

# Sustainable Land Development Plan

Board of County Commissioners  
Special Study Session  
September 14, 2010



# What is the SLDP?

- ❑ **Update of the 1999 Growth Management Plan**
- ❑ **Vision for the County**
- ❑ **Guide for future programming for the County**



# 1999 Growth Management Plan (GMP)

## What did the 1999 GMP complete?

- Designated Specific Growth Areas, especially the Community College District
- Defined Service Areas for County Water Utility
- Created a Community Planning Program
- Created an Open Space
- Established affordable housing principles
- Established a Water Conservation Program
- Established Economic Development Target Industries & Preferred Locations resulting in, for example, the Media District

# How will SLDP update 1999 GMP?

## The Sustainable Land Development Plan (SLDP)



2010 SLDP Final Draft June 2010



- Refinement of Priority Growth Areas
- Evolve the GMP goals and directives
- Implementation of a Capital Improvements Program
- Implementation of a Land Development Code
- Evolve Community Planning Program
- Redefine the basic planning concepts of Systems and Settings
- SLDP becomes the vision and program for Santa Fe County for the next 10 Years

# Public Input Process:

- CDRC Kick-Off Meeting – December 8, 2008
- Series of Charrettes (Public Input Meetings) held in each Growth Management Area - February ~ April 2009
- Public Input Study Sessions in each GMA – October 2009
- Eleven CDRC Public hearings - since November 2009
- 17 Public Input Workshops held April ~ May 2010
- Six community/working group meetings held in Southern SF County
- Process included numerous SLDP Revisions and County Recommendations
- Numerous comments were also submitted separate from the community input meetings and workshops and recommendations were made

# Proposed Revisions:

- **Revise Chapter One - Introduction**
  - Clearly indicate that the SLDP is a guide-not a mandate.
  - Revise specific language to more clearly identify the SLDP as a guide.
- **Add Growth Management Areas Definition, GMA Objectives and GMA Map**
  - GMA Objectives are specific desired outcomes for each area of the County based on local public input.
- **Add Regional Planning section**
- **Add Glossary of Terms (draft)**
- **Chapter One: 1.1.2 Plan Directives:**
  - Remove Binding Principles from Plan Directives
- **1.4 Binding Principles for Sustainable Land Development Plan**
  - Change Title to Principles for Sustainable Land Development Plan
- **Final Editing**

# Chapter 1 - A Sustainable Vision

- ▣ The Purpose and Philosophy
- ▣ Devise a **sustainable County growth management strategy** based on land use concepts, available natural resources and fiscal strategies that understands and respects the relationships among the past, present and future. Respect the landscape that nurtures our cultures and economy.

# Key SLDP Concepts

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- ▣ Key Issues
- ▣ Keys to Sustainability
- ▣ Critical Findings
- ▣ Directives

# Key SLDP Concepts:

Directives for each chapter set the policy framework:

**Goal**-County intent to achieve a sustainable direction

**Policy**-statement of government intent. Policies direct the manner in which actions and decisions should be made.

**Strategy**-specific action or program the County will implement to achieve goals and policies and solve issues and problems.

# County Definition of Sustainability:



*“Sustainable development maintains or enhances economic opportunity and community well-being while respecting and protecting the natural environment upon which people, natural systems and economies depend.”*

# Purposes of SLDP:

- ▣ Focus on community needs and values
- ▣ Direct the location and character of future growth and resources to appropriate and designated areas
- ▣ Protect and restore the natural environment, the rural landscape and open spaces
- ▣ Conserve water and resources for present and future generations
- ▣ Redefine the zoning standards and the development review process
- ▣ Ensure effective, transparent and ethical governance
- ▣ Fiscal responsibility



# Chapter 2 Land Use Element

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- ▣ Acknowledge the landscape of Santa Fe County as the **setting** for a variety of settlement patterns and continue to work with residents to apply the most appropriate and effective infrastructure and service **systems** for their areas, including specific priority growth areas where higher density residential and mixed use places can occur.

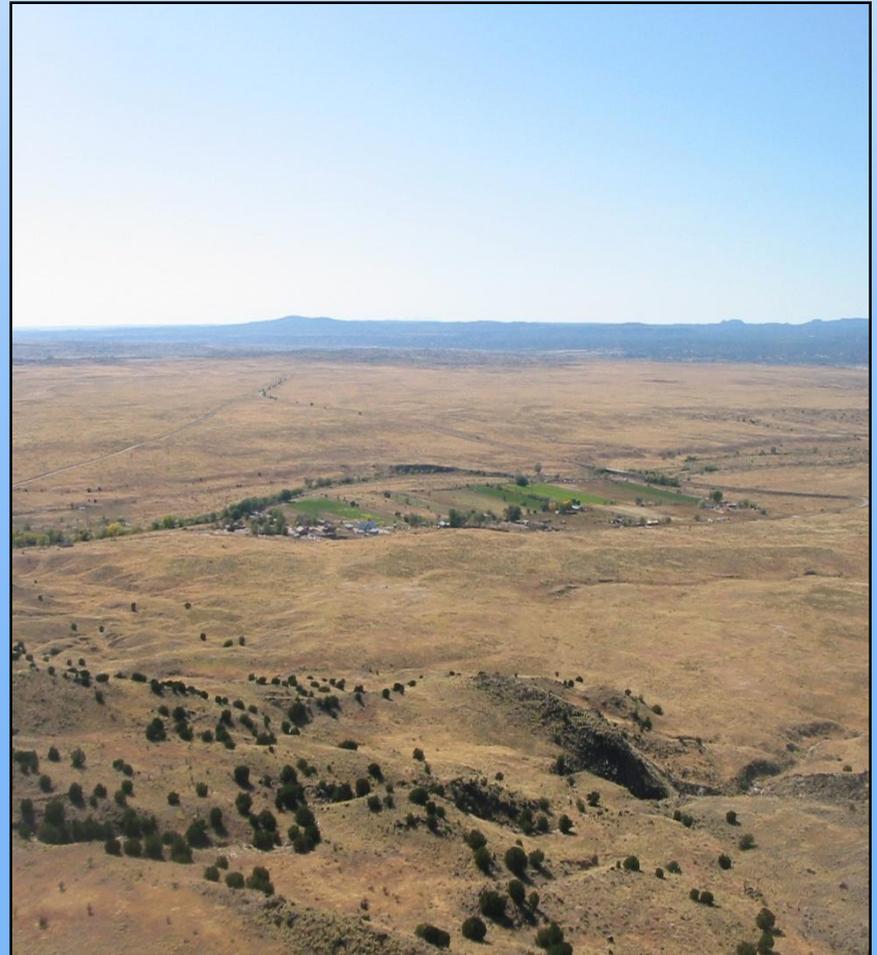
# Chapter 2: Land Use



- Land use and development should be consistent and comply with the sustainability principles in SLDP:
  - provide rational development patterns
  - land use compatibility
  - adequate public facilities and services at adopted levels of service.
- The County will use the Sustainable Development Areas Map, Future Land Use Map and Official Map to guide land use, development review and infrastructure provision by:
  - clarifying zoning regulations
  - streamlining the development review process.

# Chapter 2: Land Use continued..

- Future development patterns, through the development of appropriate land use tools and land transfer techniques should:
  - minimize land consumption,
  - provide transit options
  - meet mixed use objectives
- The County will honor existing community plans and ordinances and continue the community planning process.
- Focus commercial development in activity centers and allow mixed-uses



# Chapter 3 Economic Development

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- Establish **partnerships** that generate local economic activity supporting small businesses and industries that are in alignment with the local resources and that support a workforce that can be trained and educated in regional institutions.

# Chapter 3: Economic Development



- Pursue a diverse and sustainable local economy that:
  - supports the local workforce
  - provides new opportunities for local employers and residents.
  - trains the workforce locally
- Partnerships with other non-governmental and non-profit organizations and with experts and entrepreneurs are essential
- Target industries should be supported for future economic development.

# Chapter 4 Agriculture and Ranching

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- Understand the issues facing local agriculture and ranching practices and develop programs and strategies that respect the **changing needs and constraints** of our farmers and ranchers.

# Chapter 4: Agriculture, Ranching, and Acequias

- ❑ Preserve, promote, and revitalize agriculture and ranching as a critical component of the local economy, culture and character.
- ❑ Support community-based agriculture and acequia landscape systems as an important part of the County's heritage and land use sustainability.
- ❑ Support local food systems and develop local food security
- ❑ Identify and provide mechanisms to preserve agricultural soils.



# Chapter 5 Resource Conservation

- ▣ Learn as best we can, the **limits and potential of our natural resources** and support accordingly the conservation and appropriate uses of our landscapes of incredible beauty and great economic value.

# Chapter 5: Resource Conservation



- Protect, preserve and conserve the County's vast natural resources, archaeological, historic, cultural, and scenic view shed resources.
- Preserve, support and enhance the character and function of communities, neighborhoods and rural areas.
- Protect vegetation and wildlife habitats, including rare, native species, threatened and endangered species.

# Chapter 6 Open Space

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- Provide **separations and connections** within our scenic landscapes that provide visual and recreational opportunities within agreed-upon settlement and development areas.

# Chapter 6: Open Space, Trails, and Recreation



- Acquire, preserve and maintain a significant amount of land to support a network of public and private open space, parks and trails throughout the County.
- Establish an interconnected system of trails and parks, with continuous regional trail and park connections for pedestrians, equestrians, and cyclists.
- Identify funding options for the operations, maintenance and acquisition of open space
- Support development of partnerships and engage the public in open space programming

# Chapter 7 Renewable Energy

- ▣ Set forth regionally appropriate policies and programs that establish Santa Fe County as a model for the **efficient production and use** of a wide variety of renewable energy resources.

# Chapter 7: Renewable Energy

- ❑ Reduce greenhouse gas emissions and dependence on non-renewable energy use.
- ❑ Promote and encourage the development and use of sustainable, renewable energy production and distribution infrastructure
- ❑ Create a viable “Green Energy Economy” and community.



# Chapter 8 Sustainable Design

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- ▣ Recognize that sustainable design elements and patterns have been in use in our region for centuries and evolve contemporary policies and programs that continue to **mitigate adverse effects on the environment and economy.**

# Chapter 8: Sustainable Design

- ❑ Development should be consistent and comply with the principles of sustainability and conservation methods established in this Plan.
- ❑ Utilize green design and local construction materials and techniques
- ❑ Promote sustainable development through “green” building and development techniques.
- ❑ Limit solid waste production and support recycling to reduce landfill use.



# Chapter 9 Public Safety

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- Continue to ensure that land use decisions take into account their effect on and their relationship to **health, safety and welfare concerns.**

# Chapter 9: Public Safety

- ❑ Preserve and protect public health, safety, welfare and property through adequate provision of law enforcement, fire and emergency response, and emergency communication services.
- ❑ Identify funding sources for operational and capital growth.
- ❑ Establish and maintain a 911 public education/community outreach program.
- ❑ Obtain and utilize the latest in emergency communications equipment and technology.

# Chapter 10 Transportation

- Consider **new approaches and options** for new roads and transit alternatives that support land use policies focused on safe and convenient access to employment, education and goods and services for all parts of the County but especially in priority growth areas.

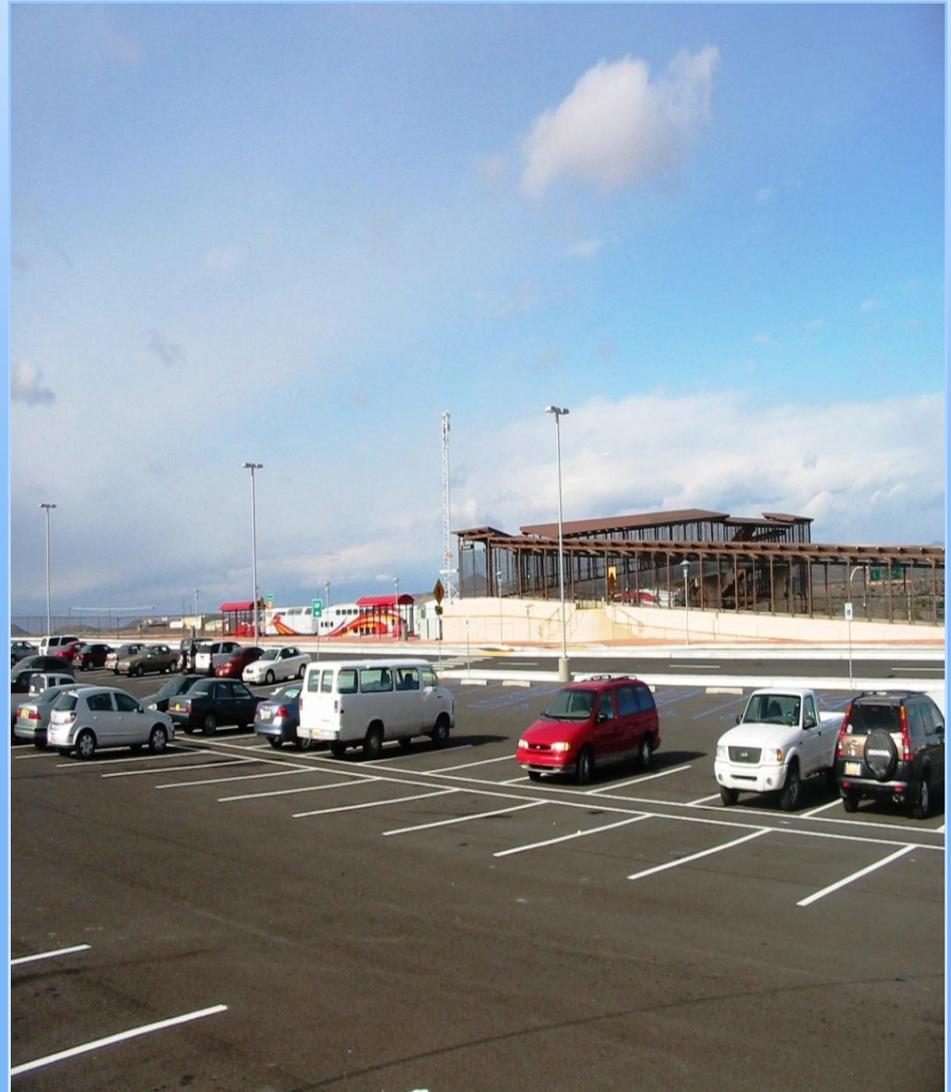
# Chapter 10: Transportation

- ❑ Coordinate with Local, State and Federal governments and transportation organizations to develop a cohesive, safe, and efficient transportation network and transit opportunities.
- ❑ Expand safe, convenient and efficient public transportation services to:
  - ❑ Encourage reduction in automobile trips
  - ❑ Provide mobility for all people, including underserved populations.



# Chapter 10: Transportation

- ❑ Ensure safe, context-sensitive design standards for transportation improvements that reflect local preferences and the needs of all types of transportation users.
- ❑ Require consistent and efficient road standards.



# Chapter 11 Water, Wastewater and Stormwater Management

- ▣ Regionally align **available community infrastructure systems** with land use policies that consider geographic settings and needs.

# Chapter 11: Water, Wastewater, & Stormwater Management



- ❑ Land use and development should be consistent with water management, environmental and hydrologic capabilities and constraints.
- ❑ New development should incorporate water conservation and reclamation measures where appropriate
- ❑ Provide for a sustainable long-term water supply capable of meeting current and future needs.
- ❑ Protect groundwater by identifying sources of contamination

# Chapter 12 Adequate Public Facilities and Financing

- ▣ Continue to research and utilize **an expanding choice of financing options** that support directed infrastructure and are based on providing the highest quality and most cost-efficient services.

# Chapter 12: Adequate Public Facilities and Financing

- ❑ Protect and enhance the County's fiscal resources and ensure high quality public facilities and services.
- ❑ Ensure that adequate public facilities and services are provided and maintained.
- ❑ Equitably finance facilities and services.



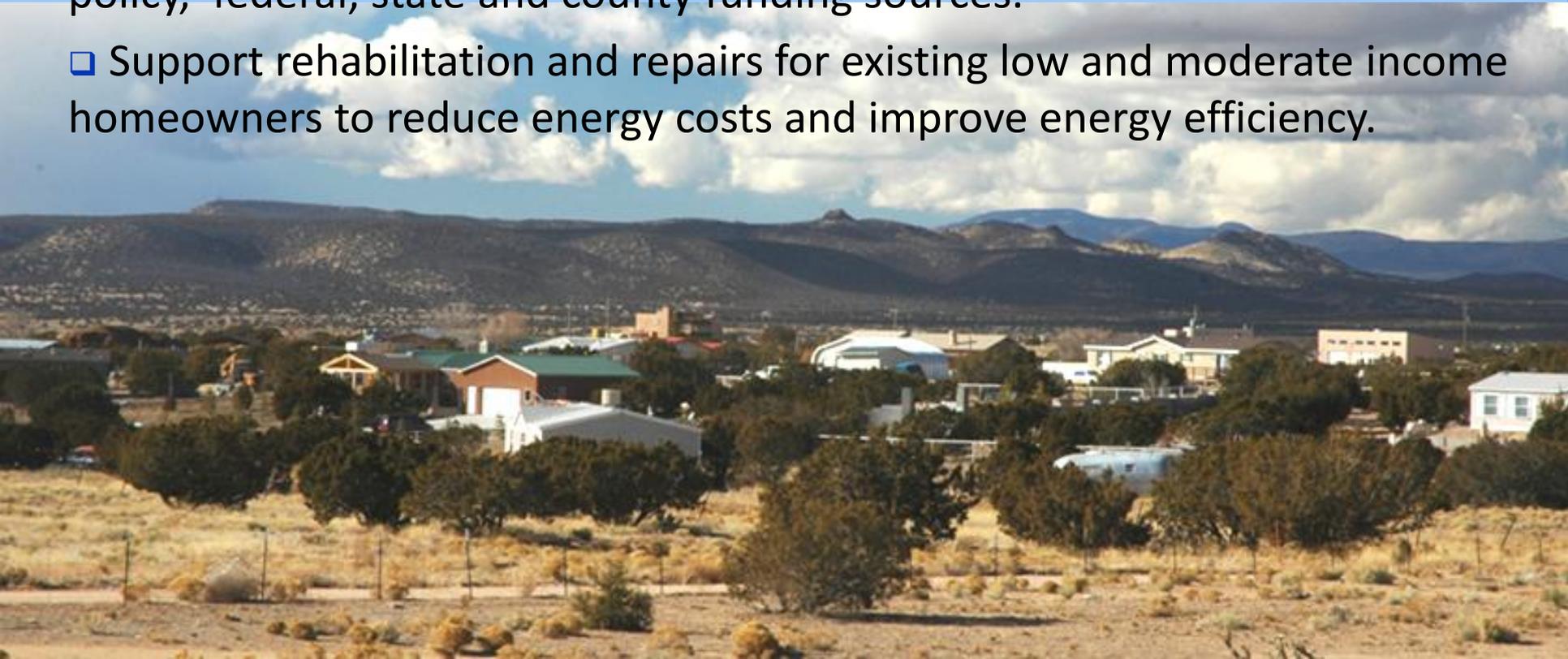
# Chapter 13 Housing

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- ▣ Continue to create and implement policies that support both the development community and the **housing needs of our diverse residential population.**

# Chapter 13: Housing

- ❑ Promote and support workforce housing, within priority growth areas.
- ❑ Provide incentives and services for developers and homebuyers such as; funding, water, sewer, roads and infrastructure.
- ❑ Endorse retention and stabilization of affordable homes through policy, federal, state and county funding sources.
- ❑ Support rehabilitation and repairs for existing low and moderate income homeowners to reduce energy costs and improve energy efficiency.



# Chapter 14 Governance

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- ▣ **Partnership with our communities** to cooperate in valid participation and governance and to, truly, attempt to streamline all processes while protecting our fiscal and natural resources.

# Chapter 14: Governance

- ❑ Promote intergovernmental cooperation and coordination to address regional issues and support County goals.
- ❑ Evolve the role of community planning and public participation.
- ❑ Ensure clear, consistent, efficient and equitable development regulation and review.
- ❑ Include the public in on-going growth management planning and development review activities in the County.



# Chapter 15 Implementation

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- ▣ Update and implement a **County Strategic Plan** and Work Program to include specific departmental directives based on the principles and ideas of the SLDP.

# Chapter 15: Implementation

The Plan implementation program includes:

- (1) Sustainable Land Development Code
- (2) Official Map
- (3) Financing Mechanisms for Adequate Public Facilities
- (4) Establishment of a Capital Improvements Plan
- (5) Infrastructure Capital Improvement Program
- (6) County Strategic Plan and Work Program

# **SLDP Outstanding Issues:**

## **▣ Chapter 2: Land Use**

- ▣ Developments of Countywide Impact**
- ▣ Desire to bring forth existing mining code. How mining areas are defined.**
- ▣ Sand and Gravel Mining to be part of mining code supported by community.**
- ▣ Petition from mining representatives**

## **▣ Cost Analysis**

- ▣ Clear Directives for Implementation**
- ▣ Costs for Implementation of SLDP, CIP, and Code**

## **▣ Future Land Use Map designations including Santa Fe Canyon Ranch**

## **▣ Adequate Public Facilities**

## **▣ Process and Implementation**

# Public Comments, Staff Evaluation and Recommendations

- ▣ Public Comments, Staff Evaluation and Staff Recommendations Matrix