

**Sustainable Land Development Code, Public Review Draft**  
**Series III Meeting: Zoning and Standards**  
El Norte Meeting Summary  
Pojoaque Satellite Office, October 10, 2012

**Duration:** 4:00 pm – 8:00 pm

**Present:**

**County Representatives**

David Gold, Consultant to the County

Robert Griego, Planning Manager

Tim Cannon, Senior Planner/GIS

Elisabeth Salinas, Community Planner

Vicki Lucero, Building & Development Manager

Mark Hogan, Property & Facilities Director

Buster Patty, Fire Captain

Karen Torres, County Hydrologist

Craig O'Hare, Energy Specialist

**Community Members**

10 participants

**General overview**

4:00- 6:00: One-on-one discussion among staff and community members

6:30- 6:45: Staff presentation of the zoning map including how it was developed and what it means for property owners

6:45- 8:00: Facilitated Group Discussion

## Questions and Answers/General Discussion

Public: How are community planning districts zoned?

County: Existing ordinances will remain in effect but may have to be updated. The zoning map shows that the ordinances will remain in effect.

Public: Why do they need to be updated? What if there are inconsistencies, would stricter standard apply? What can community plans regulate? Does it matter if there is a difference in strictness?

County: Community planning ordinances should take precedence, but there is some ambiguity about the relationship between the SLDC and Community Planning Ordinances.

Public: We don't want nuance, we want our community planning ordinance to stand. It is clear that they take precedence over the SLDC on the draft zoning map, but this needs to be clarified in text.

Public: How can the County better communicate? We need to get the word out about these significant changes. Mail outs would be effective. Radio Station, Que Suave, provides good outreach.

Public: Commercial properties with significant neighborhood impacts should not be permitted as home occupations. Welding shops should not be permitted as home occupations neither should wood chopping or tresse-building operations.

Public: Where are commercial zones on the zoning map? How we can create jobs. Does mixed-use district provide job opportunities? Property on 285 has been hard to develop because of county. Hundreds can we make it easier? The current master plan process is expensive. Does this code make development easier? We need to know that major differences between the new draft code and the existing code. Under the new code, what does it take to get point A to point C? Pojoaque needs businesses that service the valley. The city has industrial parks, incubators that Santa Fe County should study.

County: The community planning ordinance for this area determines where commercial uses can go. There is a lot of flexibility in this ordinance.

Public: The community planning ordinance doesn't limit uses & economic development, the process and taxes do. Pojoaque valley is going to grow and we need to maintain peace and quiet.

Public: What about mobile home parks?

County: Code doesn't distinguish between modular, manufactured or bricks-and-mortar housing. Density limits apply regardless.

Public: The second draft should have executive summary for each chapter that explains the chapter's intent and key actions.

Public: The County could get public opinion about key issues through a survey.

Public: How does code deal with compatibility of uses?

County: The County directs growth to areas that are already developed and have adequate public facilities in place or which would be easily served by public facilities.

Public: What is procedure for changing uses within zones when new use is consistent with underlying zoning? A review board?

Public: The Jacona land grant area is underutilized. We should get families together to figure out new uses of land. Maybe alternative energy uses?

Public: Appendix B needs consistent capitalization. Is x different from X? There should be a key for understanding the table with the table.

Public: How do standards make it easier for new development? Uses on Pueblo land do not need to meet standards. The areas outside of Pueblo land are at a disadvantage.

Public : There have been a number of attempts in the past to get the families associated with the land grant together and they haven't worked. It was hard to get a quorum and participation.

Public: What about impact fees? Where are they? How much do they cost? Would they apply to all development? Should impact fees only apply to large development?

County: Impact fees do not exist yet. There is some talk that they may be suspended until real estate and construction rebound so the code might go into effect without impact fees.

Public: All of these rules and exceptions must be defined; standards must be clear. The costs for property owners to meet the new code's requirements must be stated before code is adopted. Timeframes must be clear

Public: How do you get 3 dwelling units/acre in a traditional community zone versus 1 unit per .75 acre.

County: If you have central water/sewer, you can get higher density.

Public: Community water systems are having trouble serving existing customers. Mandatory new hook ups could be a major burden. Information handout needs to list "traditional community" as a residential

zone? Also, if you're going to assess impact fees for water service, does the revenue go to community water systems?

Public: Will you still require permit for grading roads?

County: Yes, you need a permit for grading lots and existing roads. Current code offers exemptions for agricultural fields. New code does not have this exemption.

Public: So if I am maintaining my field, I need a permit? This seems excessive. Maybe a permit should only be required for certain percentage of slope change or for reasons other than maintenance. Plowing should not require permit. This is an issue of special concern for rural communities.

Public: Seems like this code might need an agricultural overlay.