

Sustainable Land Development Code, Public Review Draft

Stanley Informational Open House

Meeting Summary
September 12, 2012

Duration: 4:00 pm – 8:00 pm

Present:

County Representatives

Commissioner Anaya, Santa Fe County Commissioner District 3

Stephen Ross, County Attorney

Robert Griego, Planning Manager

Vicki Lucero, Building & Development Manager

Wayne Dalton, Building & Development Supervisor

Erick Aune, Senior Planner

Sarah Ijadi, Senior Planner

Elisabeth Salinas, Community Planner

David Gold, Consultant

Community Members

7 participants

General overview

4:00pm- 8:00pm: One-on-one discussion among staff and community members.

Points of Discussion

Public Review Process

There was a community concern that County outreach efforts have been deficient because they have not adequately stressed the importance of getting involved in the public review process for the Sustainable Land Development Code, Public Review Draft (SLDC PRD).

There was a community concern that a 7 week review period will not provide enough time for the public to thoroughly review the SLDC PRD.

There was a community concern that the uncertain timeframe for adopting the new code will breed confusion, mistrust, and overreaction among community members as they review the document.

Sand and Gravel

Community members expressed concern that the SLDC, PRD's provision exempting sand and gravel mining operations of less than 20 acres from being classified as a Developments of Countywide Impact does not protect the public against the considerable neighborhood impacts associated with sand and gravel mining operations less than 20 acres.

Staff described that small mining operations will still be regulated as a conditional uses that will only be able to locate in a limited range of zoning districts. Staff described that exemption is needed so that staff can regulate small mines will it re-writes its Mining Ordinance.

Base Density

Community members asked if the base densities would function as guidelines or requirements for new development and what exemptions would allow property owners to increase density above the base density limits. Community members also asked if current lots that are smaller than minimum lot sizes established in the SLDC could still be built upon.

Staff described that one of the public's responsibilities in the public review process is to review the base densities that are proposed in the SLDC, PRD to make sure that they are appropriate for their area. Staff also described that property owners could increase density on their property above the base density limits through rezoning, through planned development districts, and other processes. Staff also described that they may need to add language to the code that addresses whether existing lots that fall below the SLDC's minimum lot sizes may be built upon.

Zoning

Community members stated that it is difficult to understand the implications of zoning districts without a zoning map.

Staff described that bringing forward the districts in advance of the map was necessary because it would be difficult to make changes to both the map and the language simultaneously as the public provides feedback.

Community members stated that it might be appropriate for different areas in the County that fall under the same zoning district to have different building and dimensional standards. As an example, Commissioner Anaya stated that it may be appropriate to have higher height restrictions in the South given the area's custom of building tall barns and having pitched roofs on multi-story homes.