

**GALISTEO WATERSHED PARTNERSHIP
NOTES FROM MEETING ABOUT SUGGESTED COUNTY DEVELOPMENT
REVIEW CODE MODIFICATIONS**

**February 26, 2007
Earth Works Institute**

PRESENT:

Ted Harrison (Commonweal Conservancy), Jan-Willem Jansens (Earth Works Institute), Beth Mills (Santa Fe County), Alan Ragins (National Park Service – Rivers, Trails and Conservation Areas), Warren Thompson (Rancho Viejo Partners), Steve Warshawer (Beneficial Farm & Ranch).

DIALOGUE:

The Problem:

- The current land use code perpetuates the problems with improper land use (lot splits, etc.).
- There is a disconnect between water planning and land use planning in the County.
- TDR's don't work here.
- Land Use Code update is mired in legal review (at County).
- Recommendations from strategic planning cannot happen fast.
- County is years behind our thinking about land use and open space planning.
- By the time the BCC is ready, they're de-elected. It's an endless education process and we're making no progress.
- The majority of the people (residents/electorate) don't seem to care.
- Differences in power and money (big vs. small landowners).
- County has lack of money for open space.
- Government is now an impediment to (smart/conservation-oriented) development.

Questions:

How can we get this BCC's buy in, win their interest, address their goals? We need to address their issues:

- Open space and trails development
- Rural live styles preservation (whatever that means)
- Farming and ranching (maintaining)
- Affordable housing increase (within a certain distance to town; telecommuting)
- Tax base increase
- Rural services delivery (costs of...)
- Water planning: infrastructure/engineering and supply security (solving uncertainties)

That are additional goals that we may have:

- Conservation (ecological, landscape, cultural, etc.)
- Local food production

Galisteo Watershed Partnership

For more info, visit GalisteoWatershed.org or call Earth Works Institute, 505-982-9806

What can we get done with this BCC?

- Formulate an ideal plan and determine how to get there step by step.
- Launching a demonstration project
- Try to include our suggested changes in the code rewrite process (e.g. to include a trails ordinance in the L.U. Code; or the idea of compact building in order to cover County services costs)
- Try to find an economic solution: sell water credits to developers to create open space. Let market forces work. Set net density limits.
- Establish other water distribution systems and leave land open.
- Meet developers' needs of getting more value in terms of \$\$, time or a package deal (?). Need to develop a regulatory package that has incentives for smaller landowners to act (tax credits, property tax relief, etc.).
- Develop and promote best practices (through the incentives):
 - Open space and trails
 - Efficient use of resources
 - Efficient use of services (bundling)
 - Financial sustainability of project (tax benefits, positive Benefit/Cost ratio)

Possible Solutions:

- Public Improvement District (PID) or Special Assessment District (SAD) or Community Stewardship Organizations (CSO) to generate funds for public service projects/public policy goals. (PID and CSO work best for new development projects; SAD is for existing subdivisions).
- Identify projects and get government out of the way: set an example.
- Pay out of the market (private initiative) and get additional funds from public sources (State, Federal, County PID/SAD, foundations).

CONCLUSIONS/DECISIONS:

1. We will look at 3 "tools" for County development review changes:
 - a. Identify an outline of what code incentives we want for rural development. We will pursue the idea to develop a rural land use process for Santa Fe County based on the rural land use process described for Larimer County (Colorado).
 - b. Identify how to fund open space and other environmental services by establishing a Public Improvement District (PID) and/or CSO (e.g. for the area south of I-25, west of Hwy 285, east of Hwy 14 and north of CR 42 or Galisteo Creek - TBD). Include also SLO and other funding sources (e.g. CSO) in this program.
 - c. Request support (funding) from Sonoran Institute to fund and coordinate the project and make the comprehensive project into a model for the West. We hope to do this work in collaboration with Beth Mills, as a new employee of the Sonoran Institute (SI). Ted Harrison and Warren Thompson will consider financing an initial data collection and synthesis project on statistics of landownership and development in Santa Fe

Galisteo Watershed Partnership

For more info, visit GalisteoWatershed.org or call Earth Works Institute, 505-982-9806

County. We may need to see if Rick Hughes is interested in participating also.

2. Once the project is going, we will need to update Jack Kolkmeier to get his support. After that, we will need to develop an outreach/education strategy to inform and get buy in from County Commissioners (one by one), and specifically with Mike Anaya and Jack Sullivan for our project area.
3. We will do some leg work in the next week to assess the feasibility of the idea and get things going.
 - a. Beth will discuss with SI whether this kind of a project would fit in her tasks for SI, and whether SI is interested in being part of any next steps (in terms of content, strategy and funding).
 - b. Alan and Jan-Willem will list priorities for open space, ecological health and water services in the study area.
 - c. Ted will look into PID information.
 - d. We will meet again on March 8, at 9:00 at the EWI office to discuss next steps.**

Galisteo Watershed Partnership

For more info, visit GalisteoWatershed.org or call Earth Works Institute, 505-982-9806