

LAND USES AND DEVELOPMENT PATTERNS

Existing land uses classifications describe land productivity, utilization or activity. Development patterns describe the land's two-dimensional arrangement or its relationship to surrounding elements or other patterns. Paired together, land uses and patterns can be mapped and categorized to describe the land use intensity. A vacant lands assessment determines potential or projected development capacity.

Future land uses describe both the predictable and desirable land use patterns within a planning horizon. These land use patterns are intended to guide and direct future development through such implementation measures as zoning (land use) and development standards (patterns). A future land use plan establishes the policy framework for appropriate future development. The key element of a land use plan is the land use map, which delineates desired uses at specific locations. Zoning and development standards are the tools to implement policies.

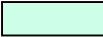
Section 4.1 provides an overview of the methodology used to determine existing land uses and development patterns and how they are then translated into future land use applications. The summary of regional existing land uses, patterns and vacant lands analysis is described and illustrated. *Section 4.2* describes the future land use designations and the future land use map. *Section 4.3* suggests implementation measures necessary to carrying out the future land use plan.


Section 4.1 Existing Land Uses, Vacant Lands and Development Patterns

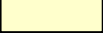
Existing Land Uses


The existing land use analysis is a parcel-level assessment of land utilization and activity. Existing land use mapping and the data it represents provide a detailed picture of how the land is currently used, its patterning, its development status, the relationship to surrounding uses and how lands interact overall. The parcel information used to generate this data is derived from the Santa Fe County Assessor's GIS (Geographic Information Systems) parcel coverages according to township and range. Land use activity was determined by superimposing the most current (2002) parcel data over the 2001 aerial imagery as well as an examination of appraisal information related to structure class and ownership.


The existing land use categories include the following assignments (with corresponding legends):


 *Open Space and Parks* includes undeveloped, public lands such as the National Forests, Bureau of Land Management, and the New Mexico State Land Office. It also applies to parcels or tracts that have been dedicated as open space set-asides or as floodplain areas as part of a specific development. These are generally treated as undevelopable or conservation areas; however, it may or may not be representative of future classifications.

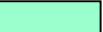
 *Agricultural* designations apply to non-subdivided tracts generally greater than 10 acres that are either developed open-range lands, or are currently in farming or ranching production. This classification also applies to estate tracts within very mountainous terrain.

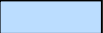
 *Rural Residential* represents residential parcels that may or may not be platted as part of a subdivision, but are generally greater than 5 acres. There are often accessory uses or structures associated with the residence, including barns, horse stalls or small storage buildings.


 *Single-family Residential* is the most predominate land use type for developed, platted acreage. It categorizes residential lots of less than 5 acres that have a single principle structure. A typical lot size within this category is 2.5 acres.

 *Multi-family Residential* refers to any tract or parcel that contains more than one principle residential structure.


 *Mobile Home Park* represents rental mobile home or manufactured housing units or spaces that are commonly income-producing property operated under property management. They are most often found within a single, larger tract of land.


 *Recreational* areas are outdoor activity areas such as golf courses, riding stables, and public arenas. They are more commonly private centers, but can also apply to public outdoor areas.


 *Institutional* uses apply to public or semi-public uses or similar institutions such as churches or schools.

 *Office* related uses are generally low-intensity, non-residential uses that represent small employment centers, often located within one or several structures. They are generally considered low-impact uses with limited traffic generation.

 *Commercial* uses are general business and retail centers of varying scale and size.

 *Mixed-Use* refers to parcels with a residential and non-residential mix. These land use types are common in the extraterritorial zone, particularly as home business/occupations.

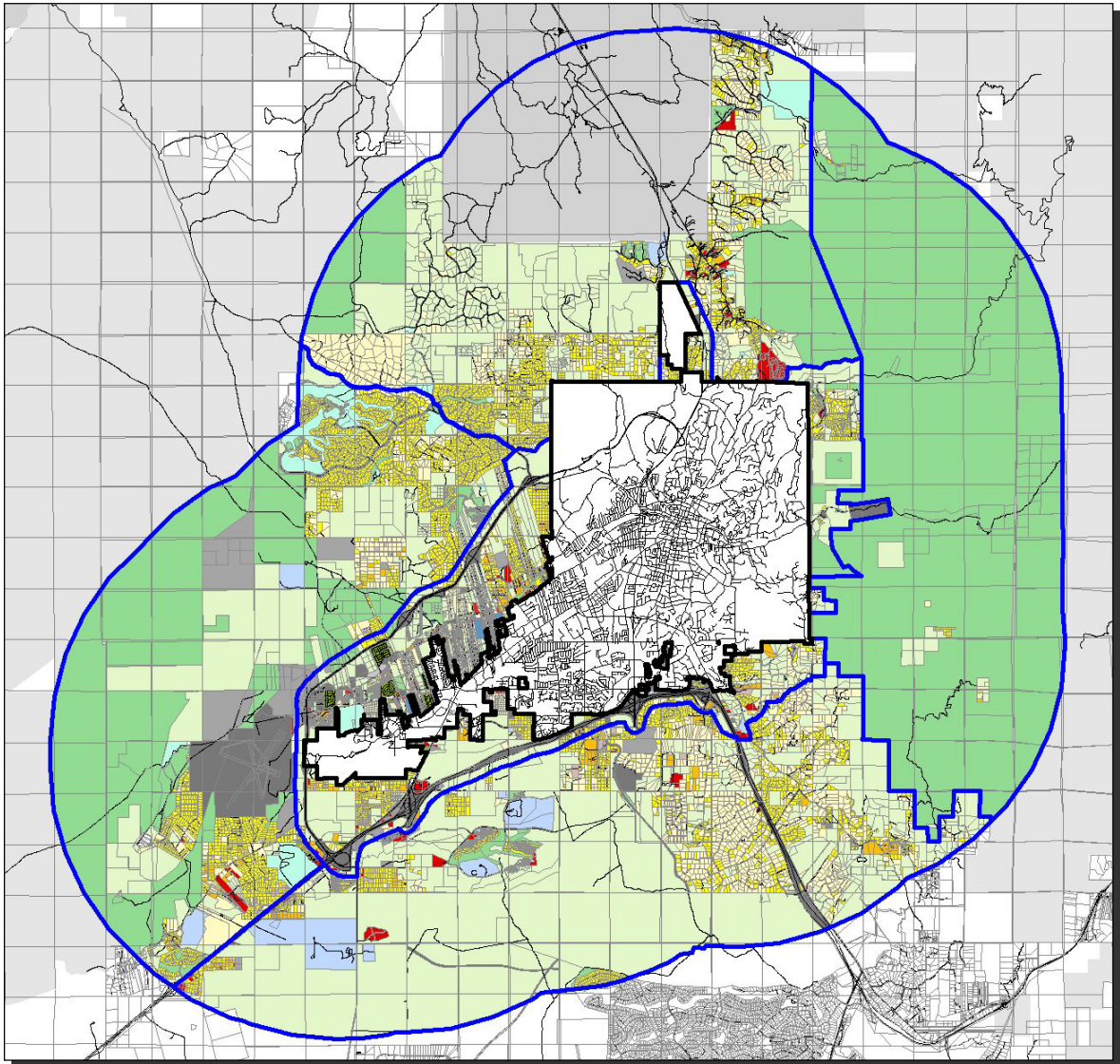
 *Industrial* uses apply to light and heavy industry and mining.

 *Utility/Transportation* refers to roads, airports, and utility-related structures or uses.

Map 4.1.A. presents the existing land uses within the five-mile EZ in accordance with these land use classifications. Table and Chart 4.1.A then provides the generalized acreage totals^a for each classification by subarea.

Within the 159,000 acres located within the extraterritorial zoning area (not including the city limits), approximately 34%, or 1/3 of the total area, is currently considered public lands or open space areas. An additional 30% is undeveloped or agricultural lands (including large estates)

that are generally greater than 10 acres. Combined, nearly 64% of the EZ falls within these two categories. This coincides with the considerable “green” space indicated on Map 4.1.A. Residential uses (yellow) constitute approximately 19% of study area. Non-residential uses (excluding utility/transportation and pueblo lands) make up approximately 5% of the total area. Utility/transportation and pueblo lands^b represent the balance of land uses at 12%.



Map 4.1.A. Existing Land Use Map

Existing Regional Land Uses

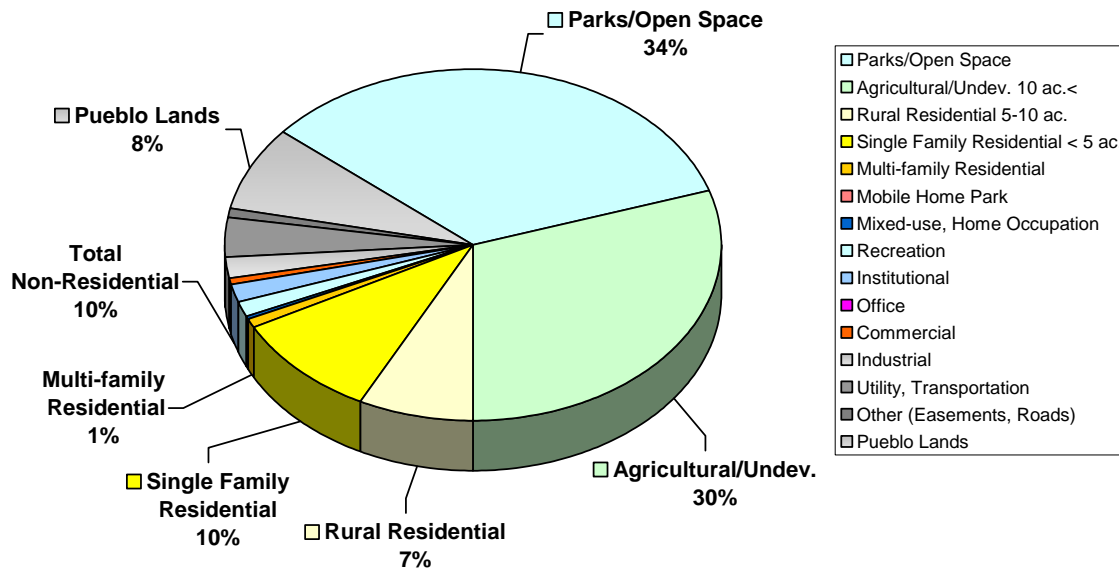


Chart and Table 4.1.A. Existing Land Use Summary

Regional Existing Land Use Summary

Existing Land Use	Avg. Acre by Class	Acreage Summary*	% of Total
Parks/Open Space	174.5	54,000	34.0%
Agricultural/Undev. 10 ac.<	47.1	47,600	29.9%
Rural Residential 5-10 ac.	7.0	11,900	7.5%
Single Family Residential < 5 ac.	1.5	15,300	9.6%
Multi-family Residential	4.2	1,200	0.8%
Mobile Home Park	3.0	400	0.2%
Mixed-use, Home Occupation	2.6	300	0.2%
Recreation	91.9	2,300	1.4%
Institutional	48.8	2,250	1.4%
Office	3.5	20	0.0%
Commercial	5.7	900	0.6%
Industrial	15.7	3,000	1.9%
Utility, Transportation	22.0	6,000	3.8%
Other (Easements, Roads)	2.5	1,400	0.9%
Pueblo Lands	104.3	12,200	7.7%
Totals		158,770	100%

* Includes a 1-2% margin of error due to duplication of parcels in base data.

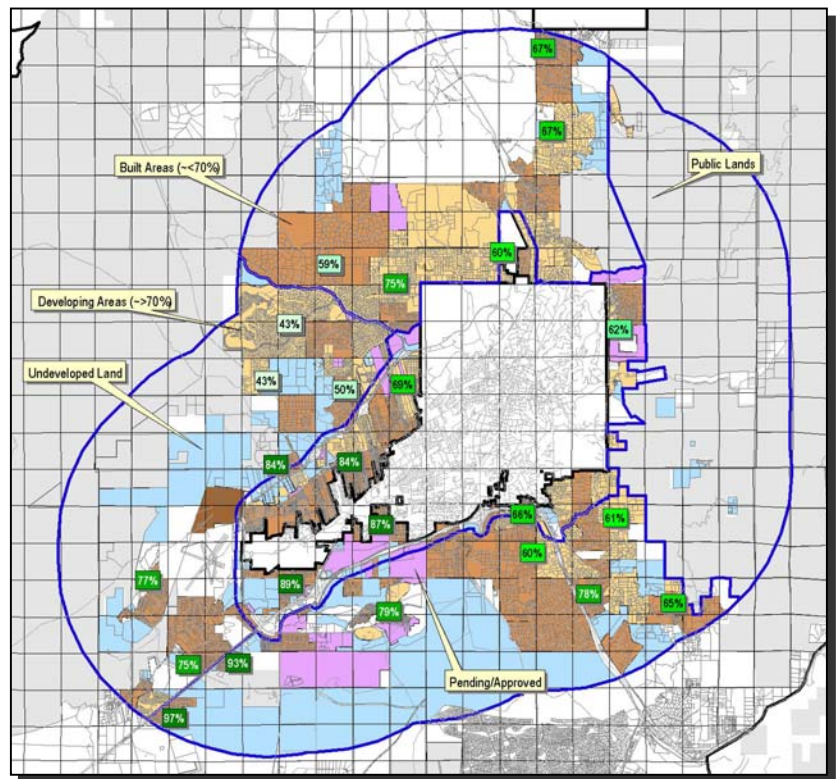
Vacant Lands

In addition to land use assignments, parcels are further categorized according to development status as vacant or developed *for non-public lands*. Vacant lands include two subclasses – vacant [residential] lots, which are generally treated as platted or subdivided land in preparation of development and undeveloped lands, which are lands that are not typically subdivided for purposes of development. Map 4.1.B and Tables 4.1.B and 4.1.C. present the summary findings of the vacant lands analysis.

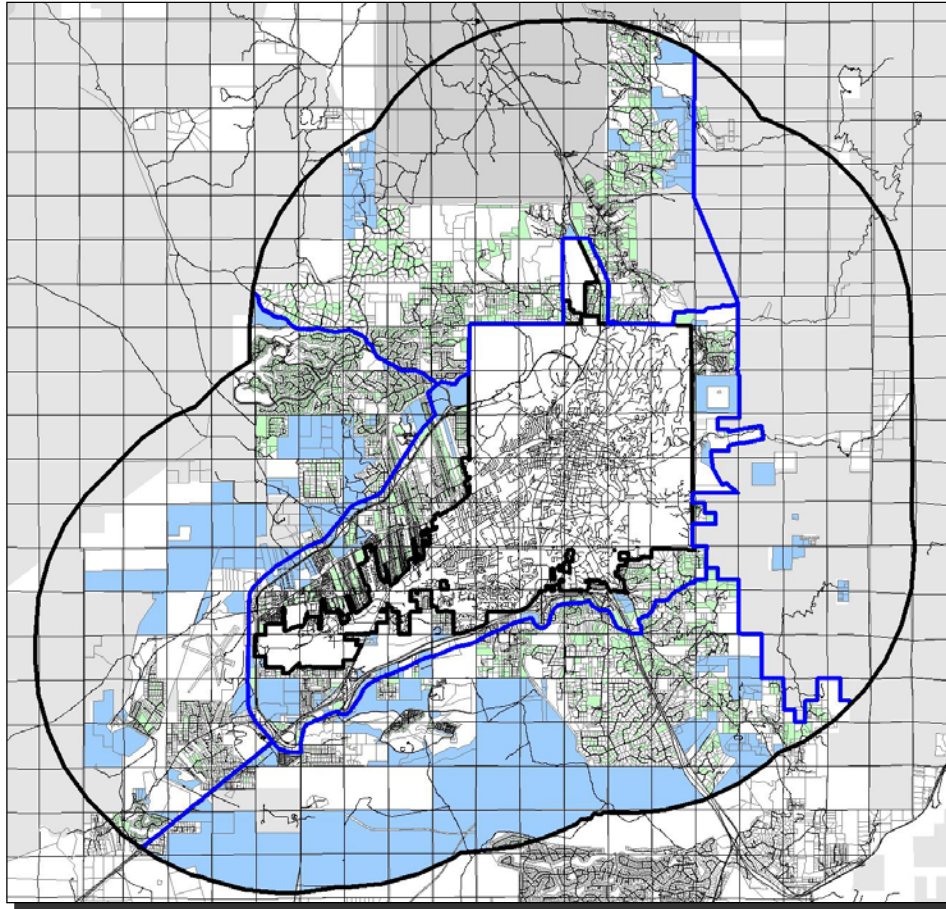
Within the entire five-mile area including public and pueblo lands (158,900 acres), total vacant developable acreage constitutes approximately 28%. Assuming that only 92,700 acres are developable (non-public/-pueblo) within the EZ, then the nearly 43,125 acres in vacant land (lots and undeveloped acreage) constitute approximately 47% of the total developable lands. Nearly 45% of the total vacant land acreage is located within the south subarea. In contrast, only 11% of the urban area remains vacant.

Currently, there are approximately 3,600 vacant lots (out of nearly 12,000) remaining within the EZ. Based on vacant lots, the *west* and *north subareas* contain the lowest build out percentages at 56% and 64% respectively. The *urban area* and *south subarea* has the highest build out percentage at 80% and 76%. Overall, the EZ is nearing 70% built out within these platted areas or subdivisions (active development).

Detailed vacant lands tables by map page and section are provided in Appendix III. Included are vacant lot percentages according to map sections. The resulting data indicates that the lowest build out percentages occur within the northwest EZ quadrant. In contrast, the highest build out percentages occur within the southwest and urban area quadrants.



*Vacant Land Assessment Map (1/2004) from Appendix III – Vacant Lands Analysis
Build out percentages by map section*



Map 4.1.B. Vacant lands analysis – vacant, platted lots (indicated in green) and undeveloped lands (in yellow)

Regional Totals for Vacant Lands Analysis (Lots)

Area	Total Lots	Total Acre	Total Vacant	Total Dev	% Built	Ave Acre	Tot Vac est. ac
Total North	2,540	17,311	908	1,632.0	64%	6.8	6,200
Total Urban Area	3,674	8,041	733	2,941.0	80%	2.2	1,600
Total West	2,940	9,885	1,282	1,658.0	56%	3.4	4,300
Total South	2,827	12,675	673	2,154.0	76%	4.5	3,000
Total EZ	11,981	47,912	3,596	8,385	70%	4.0	15,100

Table 4.1.C. Vacant lands analysis – summary table of vacant (platted) lots by subarea and class

Undeveloped Lands within the EZ by Subarea

Subarea	Land Use Class	
	"Rural Residential"	"Agricultural"
Total North	25	2,100
Total Urban Area	300	2,450
Total West	50	6,300
Total South	100	16,700
Total EZ	475	27,550

Table 4.1.B. Vacant lands analysis – undeveloped lands (acres) by subarea and class

Development Patterns

Residential development patterns within the extraterritorial zone occur in a variety of rural and semi-urban forms. Development styles range from the rural/traditional, long-lot land patterns along arroyos and waterways, to the more recent trends in compact, neo-traditional urban forms. Terrain, hydrology and utility access have historically influenced development patterns and densities within the region. Development patterns within the Santa Fe region are an evolutionary process that has been largely influenced by history and environment.

The most common residential type within the EZ is the single-family residential development with an average lot size of 2 to 2.5 acres. The pattern or style, however, can vary greatly depending on the terrain, location and underlying performance [hydrologic] zones. Figure 4.1.A. illustrates two types of “organic” rural patterns common within or near the traditional villages.

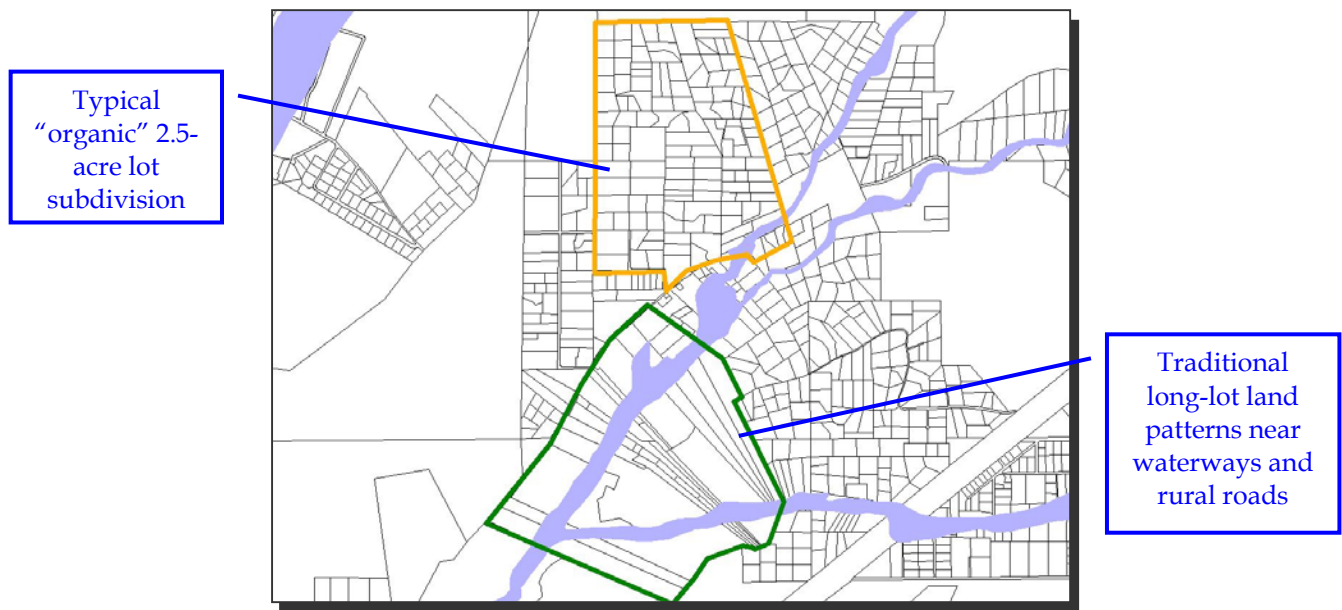


Figure 4.1.A. Two organic residential land patterns common in the EZ.

These forms are termed “organic” to describe its evolutionary development. Subdivision often occurs over a period of time and can be accomplished through lot-splits, family transfers, or as piecemeal-subdivided tracts developing over extended periods. These types of development typically rely on limited access/private roads or easements for access and are served by private community well systems or individual wells and septic systems. They possess a rural sense of place and often contain a mix of uses including agricultural and home occupations. The lot arrangements and orientation tend to be random and irregular.

Figure 4.1.B. illustrates other varied forms commonly found within the extraterritorial zone. What is most relevant about this illustration is the relationship and proximity of significantly

different patterns to one another. This kind of random patterning is common throughout the EZ – it illustrates the interesting and varied landscapes typical in Santa Fe.

The final two examples of development patterns include the mountain corridor areas and the emerging patterns of the Community College District (CCD). Development within the mountainous areas of the EZ in recent years has been subject to the Mountain Special Review District (MSRD) regulations governing slope, placement and density. The MSRD regulations were applied to mountainous areas in order to address erosion, visual and [wastewater] seepage issues. These regulations have led to larger lot subdivisions with relatively lower densities. In some examples, significant open space dedications are incorporated as part of the development in order to meet maximum density standards and terrain restrictions.

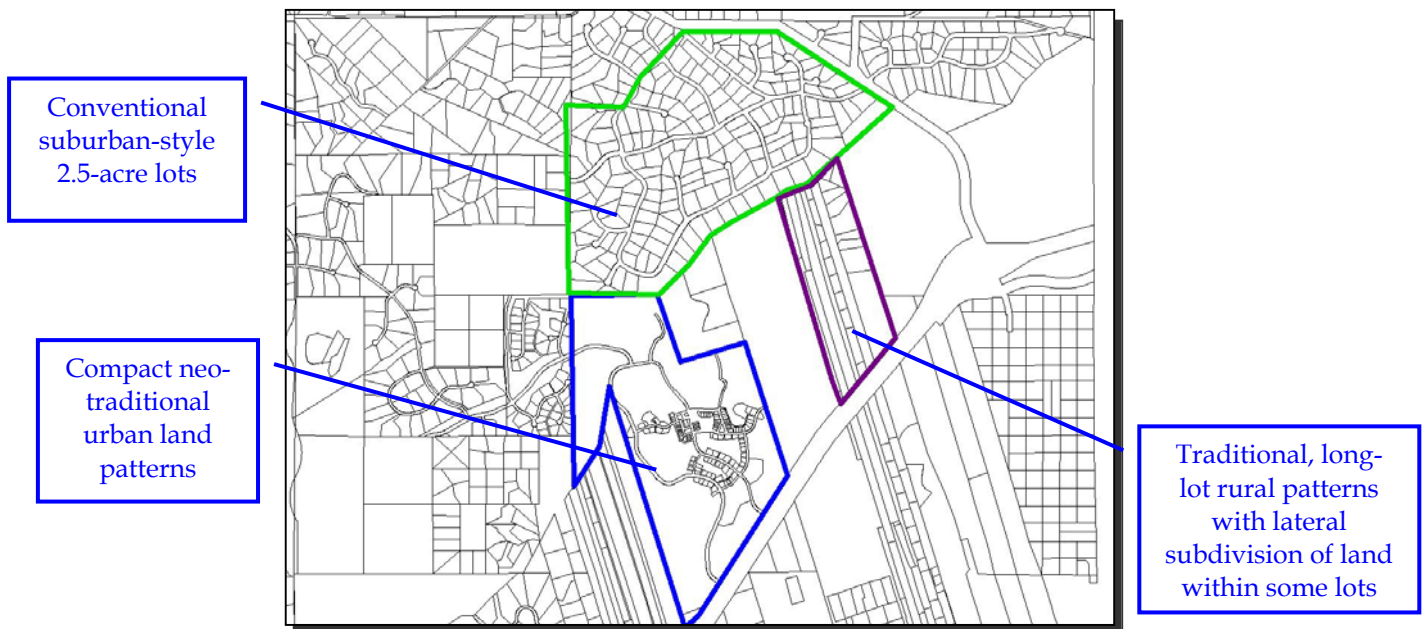


Figure 4.1.B Variation of land patterns and densities.

Development within the CCD is based on urban village clustering coupled with significant open space offsets. This results in semi-urban gross residential densities of nearly one-acre per dwelling unit. Village centers provide for mixed-use development and a variety of urban patterns and lot sizes. Vegetative and floodway protection areas are included as part of the 50% open space requirements between village centers.

Other related Santa Fe patterns are detailed in Appendix II as part of the development preference exercise. These include similar patterns within the EZ as well as the city. Preferred development patterns are presented in Section 1.5 of this plan.

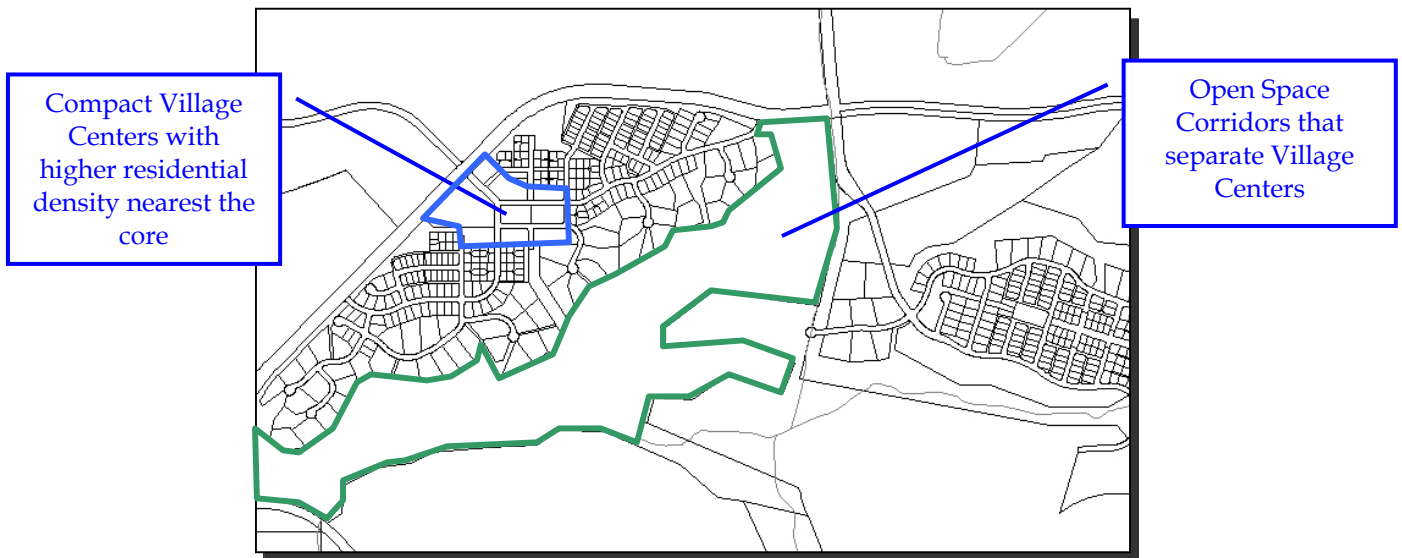


Figure 4.1.C. Community College District development patterns.

Section 4.2 Future Land Use Designations and Future Land Use Map

The future land use designations for this plan are based on a consolidation of the many different land use types contained within the City and County General Plans and the several community area plans. More importantly, the future land use categories bear a strong relationship to existing uses and patterns since there are significant portions of the EZ that are nearing build-out. The future land use designations are based on general assumptions about desired future development expressed in the various plans, coupled with the existing land uses and patterns. These categories are considered appropriate for planning at a regional scale and provide a reasonable basis for deriving future compatible zoning.

The map is based on 13 future land use categories—4 residential designations, 3 commercial and 6 general land use descriptions. Since this plan is regional in scale, these designations represent general categories that may “umbrella” several specific zoning sub-classifications.

These designations provide the basis for establishing land use-based zoning districts. The difference between future land use applications (plans) and regulatory controls such as zoning is fundamental—future land use guidelines are a matter of policy while zoning is function of code. These classifications and how they are applied, therefore, represent policy choices that are meant to guide land use decisions.

The future land use categories are described as below.

Residential Classifications:

Rural Residential. This designation generally describes single-family residential land use types or development patterns with gross residential densities generally between 1 and 10 acres. It also intended to include an array of accessory residential uses directly related to residential development, including uses such as schools, churches or libraries; low-impact recreational amenities (public or private), neighborhood parks and open space areas and limited home occupations. The intent is to allow for a variety of accessory uses, provided they enhance the primary residential elements and do not create measurable negative impacts on area neighborhoods. Land use patterning should create places of interest and variety by providing for different housing types and styles and a range of lot sizes and arrangements. Within these development styles, however, there should continue to be a rural sense of place. This type of rural development occurs in two primary classifications; remote rural development with limited services and amenities and estate or resort communities that offer higher levels of services and amenities. In accordance with these two development patterns, service requirements, including infrastructure, may be at rural or urban levels depending on the development style, overall density and general scale of development.

Although rural residential is considered the most predominate land use characteristic within the region (of developable lands), it generally performs lower when measured against the policies and principles. Because of the higher land consumption, it is not considered compact form and it generally does not provide significant affordable housing opportunity. Although these areas are often associated with home occupations, which are desirable, they generally do not provide measurable employment opportunity. These land uses do generally perform well in meeting some of the regional character policies where open space areas are provided or where they have evolved organically. These land uses generally fall within the “discouraged” pattern preferences and within the one-quarter allocation for future development. Because of its predominance within the EZ, it is a “recognized” future pattern; however, future development should be encouraged to transition to other land use patterns that perform more effectively in meeting regional goals.

Urban Residential. This categorizes single-family residential uses that occur at gross densities that are generally less than one acre per dwelling unit. It includes a variety of development forms and styles including detached or attached residential units or clustered urban patterns. Residential accessory uses include those identified within the *Rural Residential* designation; however, they may be at greater intensity and scale considered appropriate within an urban setting. Within large-scaled, master planned communities such the Community College District, accessory uses may be expanded to include mixed-use and small scale, low intensity commercial areas that can be successfully integrated into neighborhoods. Patterning should include a broad spectrum of styles and arrangements, and housing types and lot sizes. Since urban densities are expected within this category, urban service levels and infrastructure should be provided to ensure public health and safety protections. Development should occur within an urban setting; however because this designation incorporates a broad range of densities, there are two general subclasses with the designation. These include developments that required high urban levels of service based on densities generally greater than two dwelling units per acre and, development that falls within the one to two dwelling units per acre requiring moderate levels of urban services. Both subclasses required centralized water and wastewater service but vary with respect to other infrastructure and service levels. One of the distinguishing characteristics between urban and rural

residential is the proximity relationship to non-residential land uses; urban residential is fairly reliant on non-residential services and amenities; rural residential is less dependent on similar services.

This residential land use designation performs generally higher than other residential uses with respect to the policies and principles. Because it is more compact and relies on urban services, it provides greater opportunity for affordable housing. Urban residential is often a catalyst for generating employment need. Local character can be encouraged when approached through innovative and appropriate design. Development within this designation may fall within the “encouraged” and the “discouraged” pattern preferences, depending on the development style. In general, compact development that provides for a mixing of housing types are “encouraged” and fall within the three-quarters allocation of new development distribution. Suburban, uniform development is typically “discouraged” and falls within the one-quarter allocation distribution.

Traditional Residential. This category is intended to recognize and further protect the traditional, long-lot land patterns native to Santa Fe and the traditional areas within the region. These generally occur within a rural setting and at rural service levels. The uses vary within these patterns, including agricultural and home occupations. These patterns should continue to encourage organic, evolutionary development and be protected from urban encroachment through proper buffering and transition.

Traditional residential is suitable for smaller-scale, infill type development located within areas of similar patterns. These land uses are recognized within the principles and policies as areas to be “protected”; however, they are not land uses or patterns that are to be “encouraged” except as infill development where similar land uses and patterns exist.

Multi-unit Residential. This category applies to residential development where there are two or more dwelling units *per parcel*. It may include a variety of housing types and arrangements, including compound-style housing, apartments, condominiums and mobile home parks. Similar types of residential accessory uses identified within the rural and urban residential patterns are also considered appropriate within this classification. Development may occur within a rural or urban setting depending on compatible scale and intensity. These residential uses may be appropriately located adjacent to commercial uses if the scale and massing are similar. Services should be provided in accordance with the service level demands as they relate to the intensity of the uses.


Multi-unit residential accommodates compact urban form as well as potential housing affordability. This type of land use is complimentary to employment centers and often serves as transitional land uses between non-residential and residential areas. Because multi-unit residential occurs at greater densities and intensities than what is typical of Santa Fe neighborhoods, project scale and massing of these types of developments should be done with certain sensitivity in order to respect local character. In all cases, they require higher levels of urban service in order to adequately serve the increased density.

Commercial Classifications:


Low Intensity Commercial. This designation applies to commercial uses at a scale appropriate for a neighborhood or village center that are considered low impact/low intensity and that are compatible within a neighborhood or rural setting. It may include such uses as small-scaled office,

retail and general business, where the scale, massing, and orientation directly relate to adjacent or surrounding uses. The category is intended to provide a compliment of local services within or near residential areas with minimal impacts. Accessory residential uses are considered appropriate where they compliment and support non-residential land uses. In all cases, residential development should acquiesce to the principle non-residential uses in order to ensure a balanced development. Service levels and infrastructure for any commercial and/or industrial designations should occur at urban levels and should be in accordance with the degree of land use intensity.

Where a diversity of services and employment are generated, low intensity commercial satisfies the regional principles and policies. This type of development should encourage business diversity within both retail and service-type uses and should remain compatible with any adjacent residential areas. Low intensity commercial should be designed as an integrated component of a neighborhood unit. Its market area should be based on surrounding neighborhoods in order to encourage pedestrian activity and use compatibility.

 ***High Intensity Commercial.*** This classification provides for greater intensity commercial development considered appropriate at a larger community or regional scale. There should be direct and sufficient access to urban services and infrastructure that can support the greater level of intensity. It may include such uses as office, retail and general business where the scale and massing of such development are more typical of urban levels. There should be adequate physical separation and use transition where these types of uses are located near residential areas. They are intended to serve community or regional market areas.

Because high intensity commercial areas may generate significant local impacts including traffic, these land uses generally require transitions or buffers to residential areas. In order to meet the regional principles and policies, high intensity commercial areas should also include land use diversification to include a full array of services and amenities. High intensity commercial areas that promote limited or single uses only and that have a strong automobile orientation should be discouraged.

 ***Employment Centers.*** Development within this designation is typically large-scaled and employment-based. Principle uses should be defined as major employment generators such as office and business centers, limited light manufacturing centers, development and research facilities, institutional centers or places of technical, vocational or higher learning. Accessory uses should serve or relate to the principle centers, including restaurants, banks, lodging, and limited residential. Employment centers are intended to be relatively compatible with residential uses; therefore, adequate buffering and open space set-asides should be incorporated as part of the overall project.

In keeping with regional policies, employment centers may provide the greatest opportunity for promoting employment diversification/opportunity. Providing such land uses are strategically located, employment centers have the potential of reducing commuter traffic generation and creating sustainable neighborhoods or communities. These types of uses are commonly a focal point within a master-planned development or community.

General Classifications:

Heavy Industry, Mining, Utility, Transportation. This classification represents high-impact land uses that are not considered compatible with residential areas. Land uses that emit or create measurable levels of noise, vibration, and noxious fumes, or restrict light or compromise air quality are included within this category. These uses should generally be restricted to non-urban areas where there is adequate separation of space and area for growth and expansion; however, urban service levels and infrastructure should be provided where required. In all cases, land uses within this category should remain separate from residential areas unless significant buffering or transitions are provided.

Mixed-Use. Mixed-use development includes residential and non-residential uses generally within the same project. It includes village centers and live-work land patterns. It may be as small in scale as a home business operation, or may be as large as a village center. The essential component of this classification is that it provides an array of compatible use arrangements, while ensuring an adequate residential/non-residential mix. The appropriate balance between residential and non-residential land uses would depend on the size, scale, density and intensity of the project. More importantly, one type of land use should not dominate the other use(s). The most distinguishing element of a mixed-use type development is that there is an appropriate and sustainable balance of land uses in order to maintain the residential/non-residential mix. Projects should occur within a master planned setting in order to clearly delineate the intended balance of land uses and their spatial relationships.


Rural. This category classifies larger tracts of land, including agricultural uses and/or residential estates greater than ten acres. This classification is also used to identify undeveloped, open-range lands located beyond the urbanizing area as well as areas of significant terrain constraints. This designation is intended to hold certain lands in reserve for future development beyond the 2020 year planning horizon. Actual tract acreages are to be determined according to supportable hydrology, but in no case, shall be considered less than ten acres since the land is designated as future reserve. Moreover, supportable densities within rural designated areas would be determined according to underlying hydrology or not less than ten acres, whichever represents the lower density. This designation also is intended to define the boundary between the rural and urbanizing fringe.

In accordance with regional policy, rural land uses provide a definable distinction between what is urban and what is rural. It sets apart lands from urbanization, although it continues to promote rural-lifestyles and agricultural uses within the urban fringe. Within rural designated areas, there is also a potential reduction on the reliance of wells and septic by as much of seventy-five percent.

Public Lands, Open Space/Parks. Open space areas are active or passive parks and public lands that are intended as passive open space or public lands held in trust. Generally, these lands are not considered future developable lands *within the planning horizon*. Public and private recreational areas are also included within this category.

Protection Corridors (Mountain, Floodway, Vegetative/Agricultural). Protective corridors apply to areas with either existing regulatory measures that provide added health safety protections, or are intended to protect a unique or valued natural feature or element. More specifically, it applies protective corridor status to the areas within the Mountain Special Review District (MSRD); the

FEMA 100-year floodplain areas; highway setback corridors; airport noise contours, easements and buffers; and the open space, vegetative corridors within the Community College District.

 ***Institutional/Places of Assembly.*** This designation represents uses of land where groups of people tend to congregate for educational, religious, artistic, cultural or social enrichment. They may be publicly or privately owned, but the use reflects a place of public assembly. This would include public or private institutions such as churches, schools, museums, colleges, performance theatres and public safety facilities.

The *Regional Future Land Use Map^d* is presented on the following page. Each of the land use colors represented on the map correspond to the designations above. It is important to recognize that a plan represents a living document—it must include a process for amending land uses as conditions or policies change.

There is ongoing debate as to the most appropriate process and how often plan amendments should be considered. Currently, the City General Plan suggests an independent, consolidated process for general plan amendments in order to separate the policy-making process from land use decisions. In practice, however, this process has proven time consuming for the developer and incurs an “information disconnect” between the amendment and zoning process. It is expected that the process will be revised to allow for concurrent review of both policy and regulation since one generally depends on the other.

The County Growth Management Plan does not actively incorporate an amendment process—it allows for later plans to supercede the plan of origin. Although this effectively eliminates the need for amendments, it also creates “policy confusion” since guidelines are dictated according to the most recent action. This process allows policies to be housed in multiple locations and unless there are sophisticated tracking systems, it is likely that policies will overlap or even conflict. It is recommended that land use policies be kept in one place and amended rather than superceded.

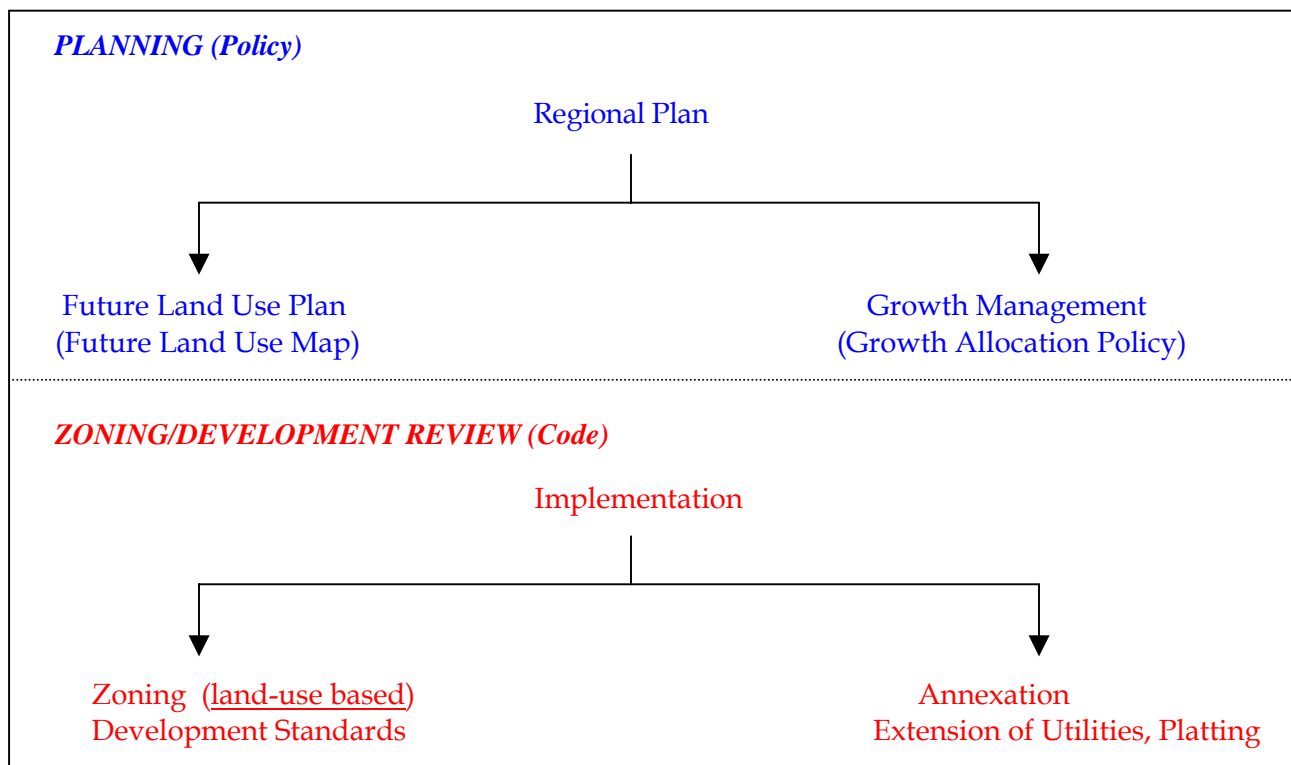
For purposes of this plan, it is critical that an amendment process be accepted and incorporated within the plan and corresponding land use code(s). Consistent with recent trends mentioned above, it is suggested that plan amendments be considered in concurrence with land use decisions, however, policy decisions have to be acted upon independently prior to consideration of land use decisions. This maintains the zoning-based-on-planning relationship while providing the necessary information for making fully informed decisions.

What is essential for a plan’s success is to create a plan that 1) allows for changes and 2) requires changes. If a plan is so restrictive that it cannot be changed, then it is eventually shelved. If a plan is so flexible that it never requires amendments, then it is not properly guiding land use decisions since conditions will always change.

Section 4.3 Land Use Regulations and Implementation

The regional plan is essentially made up of “two halves” – the future land use plan (Chapters 1 & 4) includes the regional policies and principles, the desired development patterns and future land uses. The growth management plan (Chapter 6) provides the strategy for the staging of future development by linking access to infrastructure and available resources with regional principles and policies. As noted previously, both the land use and the growth management sections represent the policy framework for establishing land use regulations. Although it is not within this plan’s purview to suggest or create these regulations, a framework is suggested below.

The following flow chart illustrates the relationship between the future land use and growth management plan. It also presents the broader relationship between planning and implementation. Upon consideration and adoption of the plan, the RPA is to recommend subsequent implementation measures including zoning districts and an annexation plan. This plan suggests further measures, including utility extension policies and a possible utility management plan that would guide and direct development of new water sources.



It is recommended that an implementation development schedule occur within a two-phase process. The first is a “post-plan” process intended to join the policies created within this plan to the regulations that are to follow. This is also addressed within the RPA JPA and includes the recommendation of zoning districts that correspond to the plan and an annexation plan. It is also recommended that the Growth Prioritization Program be included in that first phase.

This should be done immediately following acceptance of the plan in order to develop the necessary utility extension policies to carry our water delivery, particularly if shared or wholesale water delivery is related to the plan. Post plan implementation becomes a two-pronged process; growth prioritization would occur through a utility (water/wastewater) planning function; conceptual zoning districts suggested by the land use designations would occur through the planning function and annexation programming would result from those two functions. This allows implementation to move forward independent of the RPA.

The second phase of plan implementation would entail development of all necessary regulations including code revisions related to zoning (land use and hydrology), development standards designed to implement the regional policies, annexation programming (City requirement), subdivision regulations and water or wastewater codes. These tasks are not specifically covered within the RPA JPA and are expected to be undertaken by the appropriate governing body(s) that assumes the post plan functions mentioned above.

One of the fundamental purposes for undertaking a regional plan was to create a certain degree of uniformity between the three jurisdictions' land use practices. The City and the County are currently revising their codes—the EZA code has not been substantively revised since the early 1990's. It is suggested that in addition to modifying the land use and subdivision regulations for the EZA, that the entire jurisdictional "gamut" be considered as well. This is a matter of regional policy and is beyond the scope of this plan, however, the plan opens up new opportunity for reconsidering the purpose and scope of the Extraterritorial Zoning Authority.

It has been of ongoing concern that the two-mile extraterritorial boundary (which no longer represents an actual two-mile boundary) no longer serves its intended purpose (1985) and should be reevaluated in terms of location and perhaps usefulness. If future land use regulations are to be uniform inside and outside of that two-mile line and if there is agreement on annexation, the intended purpose of the EZA would theoretically be met.

The remaining question of joint city/county review would have to be considered within the context of restructuring the EZ. It is suggested that at a minimum, the City and County should move towards one set of regulations that are applicable to the entire EZ area as was the intent of this plan. Moreover, these land uses designations would serve as the basis for zoning districts within the five-mile EZ irrespective of jurisdiction. In its consideration of this issue, the RPA has recommended that zoning be designed and applied in accordance with this plan. This could be done as part of the BCC code rewrite and expanded to include the full extraterritorial zone.

With respect to jurisdictional concerns, the two-mile EZ boundary should, at a minimum, be realigned to reflect a realistic boundary such as an actual two-mile line, the urban transition boundary identified in Chapter 6 or the urban area boundary. Further still, the two-mile boundary may be eliminated altogether^e if the land use regulations are applied consistently throughout. These are larger policy questions that the governing bodies together may chose to consider at a later time. The governing bodies should decide if the Extraterritorial Zoning

Ordinance (EZO) is to be rewritten to be in keeping with this plan, or if the BCC code, when revisions are made to incorporate this plan, is to replace the current EZO and be evenly applied throughout the entire EZ. The latter is recommended by this plan.

^a The acreages for each category has been rounded to reflect the degree of accuracy of the data. There is a marginal degree of error within the totals due to incomplete or inaccurate parcel data.

^b The pueblo lands refer to the Tesuque Pueblo.

^c These are general analogies to describe land status – the classifications were more loosely followed during the assessment.

^d At the time of this report, the Airport Development District planning process was ongoing. The future land use designation shown for a portion of that area (Calabasas) is shown as “Rural Reserve” in order to avoid conflicts between this plan and the ADD plan. It is expected that as that process is completed, amendments relative to that area would be brought forward to the RPA for incorporation into the regional plan through the recommended amendment process.

^e Termination of the EZA may require legislative revisions to state code; however, since the EZA is technically a creature of the JPA created to carry out the duties and responsibilities set forth in state code, it may only require mutual termination of those creation agreements.