San Juan County Commission
Special Meeting
June 4, 2013

Chairman Eckstein called the San Juan County Commission special meeting to order on June 4, 2013 at 2:00 P.M. in the Administrative Conference Room located in the County Administration Building, 100 S. Oliver Drive, Aztec, New Mexico. Those present were:

CHAIRMAN	Scott Eckstein
CHAIRMAN PRO-TEM	Jack L. Fortner
MEMBER	GloJean Todacheene
MEMBER	Margaret McDaniel
MEMBER	Keith Johns
CLERK	Debbie Holmes
CHIEF DEPUTY CLERK	Tanya Shelby
COUNTY EXECUTIVE OFFICER	Kim Carpenter
ASSISTANT CEO	Linda Thompson
COUNTY OPERATIONS OFFICER	Mike Stark
ATTORNEY	Jim Durrett
DEPUTY ATTORNEY	Joe Sawyer
PUBLIC WORKS ADMINISTRATOR	Dave Keck
DEPUTY FIRE CHIEF	Craig Daugherty
GENERAL SERVICES ADMINISTRATOR	Larry Hathaway
PRESS: Farmington Daily Times	Ryan Boetel
Majestic Media	Lauren Duff
VISITORS: None	

New Business

1. Presentation on Land Development Code

Richard Grice, Sites Southwest discussed the proposed land development code with the Commission. He explained that the following:

Purpose/Benefits:

- Protect public health, safety and general welfare
- Provide for the orderly development of the County, accommodate future growth
- Protect quality of life and property values by ensuring reasonable separation of land uses
- Protect established residential neighborhoods, and allow flexible, multiple use for other areas
- Enhance land use predictability -- what can happen next door? (junkyards, trucking operations, strip clubs)

- Encourage a broader range of housing types and sizes
- Improved subdivision infrastructure bonding requirements to protect consumers and the County

Highlights of the new code:

- Five Base Land Use Districts
- RNP, Residential Neighborhood Protection-to be applied to established residential neighborhoods
- MFR, Multiple-family Residential- variety of housing types in cluster subdivisions
- CH, Commercial Highway - commercial highway frontage areas in proximity to the cities
- I, Industrial-to be applied to existing and future industrial areas
- MU, Multiple Use-to be applied to most of the County's jurisdiction
- Planned Development option for site-specific, master planned communities
- New subdivision options
- Conventional subdivision development
- Cluster residential development
- New adult entertainment standards
- Improved Site Development Standards
- Site development standards applicable county-wide to all uses, including standards for construction, off-street parking, access, fences and walls, screening and buffers, operational performance standards, water supply, liquid waste disposal, solid waste, terrain management and flood damage prevention
- Improved subdivision bonding requirements protect consumers and the County
- Clarifies and expedites development approvals, specific approval criteria for each procedure
- Impact mitigation requirements for nonconforming, nonresidential uses in residential districts

Mr. Grice stated that the county hasn't been developing in an orderly manner. And can't maintain the current growth rate and sustain urban areas. The major reason this project was started is because the county was receiving endless complaints from property owners who wanted their quality of life and property values protected. The most valuable properties in the United States are those that are surrounded by predictable land use. The county has held 68 meetings regarding growth management, land use management and citizen's advisory sub-committee (Ordinance #72). Mr. Grice indicated that this exceeds the number of meetings in 16 states that have implemented this type of process. The proposed land development code only effects 5.2% of the county, 24% is in the residential protection district, the remaining 76% is considered commercial, industrial and multiple use. San Juan County's current subdivision regulations are included in this land use management plan. Commissioner Johns questioned how this plan affects adult entertainment, farms and crop growth and car collectors. He also asked staff how the county is planning to handle the interpretation of this plan. COO Mike Stark indicated that the county has considered hiring a consultant and utilizing current staff. CEO Kim Carpenter explained there are going to be costs associated with this plan if implemented. The legal department is requesting to hire another attorney to assist with anticipated increase in litigation. There was discussion of utilizing a hearing officer. County Attorney Jim Durrett explained that each court case would cost a minimum of $25,000. Ken Hare, Citizens Advisory Committee, and property owner spoke in favor of the county having a land use code. He thanked the Commission for getting this started and said he wished it would have been

implemented 50 years ago. He also said this is an economic issue. Dr. Jim Henderson, Citizens Advisory Committee and former County Commissioner commended the Commission and staff for proceeding with this plan. Commissioner Todacheene confirmed that the sweat lodges are allowed under this plan. Chairman Eckstein asked if the County can afford to make it work well. CEO Kim Carpenter explained that if this plan is implemented staff is expecting unknown expenditures along with hiring a consultant or planner. Funding is not prohibited, but will have to be identified. Mr. Grice indicated he doesn't expect a lot of lawsuits in San Juan County. Commissioner McDaniel explained that for economic reasons the County needs to pursue land use development. General Services / Community Development Administrator Larry Hathaway, reported that there has been a lot of compliance with the junk and trash ordinances. Chairman Eckstein asked for direction from the Commission. It was the consensus of the Commission for staff to proceed with this.

Closed Executive Session

None

Adjourn

Being no further business Chairman Eckstein declared the meeting adjourned at 3:25 p.m.

APPROVED THIS 2nd DAY OF JULY, 2013

BY THE SAN JUAN COUNTY BOARD OF COMMISSIONERS:

Chairman Scott Eckstein

Chairman Pro-Tem Jack L. Fortner

Margaret McDaniel

GloJean Todacheene

Keith Johns

ATTEST:

Debbie Holmes, County Clerk
By: Tamya Shelby, deputy

SAN JUAN COUNTY COUNTY CLERK STATE OF NEW MEXICO