



SAN MIGUEL COUNTY

COMPREHENSIVE PLAN UPDATE

Conchas/Eastern County Subarea Meeting September 13, 2017



Architectural Research Consultants, Incorporated

Albuquerque, NM

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www.arcplanning.com

Community Conversation Agenda



1. Welcome and introductions
2. Purpose of meeting and presentation
3. How should your community grow and change? - facilitated discussions
4. High points for Vision and questions/ comments for County staff
5. Adjourn

What is a Comprehensive Plan?

- ▶ It is a policy guide to decisions about the physical development of the community/county over the next 20-30 years, adopted by Board of County Commissioners
- ▶ Long-range planning prepares the county for the future, anticipates change, accommodates growth, prepares to do first things first, and guides a sense of community
- ▶ Policies inform zoning decisions, support funding requests, recommend implementation actions, and form the basis for strategies

This project will accomplish update of 2004 County Comp Plan

San Miguel County Comprehensive Plan Elements



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COMMUNITY CONVERSATIONS BY SUBAREA

Tonight is the third of seven Community Conversations



How should Your community GROW and CHANGE?

Please join us for a Community Conversation in your area! Snacks will be provided.

San Miguel County is updating its Comprehensive Plan & needs **your input** to develop policies guiding long-term growth and development in the county.

COUNTY OFFICIALS WILL BE ON HAND TO ANSWER YOUR QUESTIONS

Pecos Area Pecos Village Hall August 29, 6 to 8 PM

Gallinas Area La Placita Fire Station September 7, 6 to 8 PM

Conchas Area Conchas Fire Station September 13, 6 to 8 PM

El Valle/ Tecolote Area Valley Middle School September 14, 6 to 8 PM

San Geronimo/ Mineral Hill Area Sheridan Fire Station September 21, 6 to 8 PM

Trementina Area Trementina Fire Station September 28, 6 to 8 PM

Rociada/ Sapello Area Rociada Fire Station October 4, 6 to 8 PM

QUESTIONS? CONTACT:
ALEX TAPORA, SAN MIGUEL PLANNING & ZONING;
(505) 454-1074 ATAPOYARCO, SAN MIGUEL, NM, US
OR, STEVE BURSTEIN, PLANNER; (505) 342-1254

VISIT WWW.SMCCOUNTY.NET FOR MORE INFO

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Planning Consultant Team

- ▶ ARC
 - ▶ Longest-established NM firm specializing in planning for communities and facilities
 - ▶ Prepared County's oil and gas comprehensive plan element (2014), Las Vegas Comprehensive Master Plan (2011), and Pecos Schools Facilities Plan (2005, 2011, 2016)
- ▶ Elmo Baca/Quixote Productions
 - ▶ >30 years of experience in community and economic development, real estate investment and cultural heritage tourism
 - ▶ Mr. Baca is working in public engagement and economic development

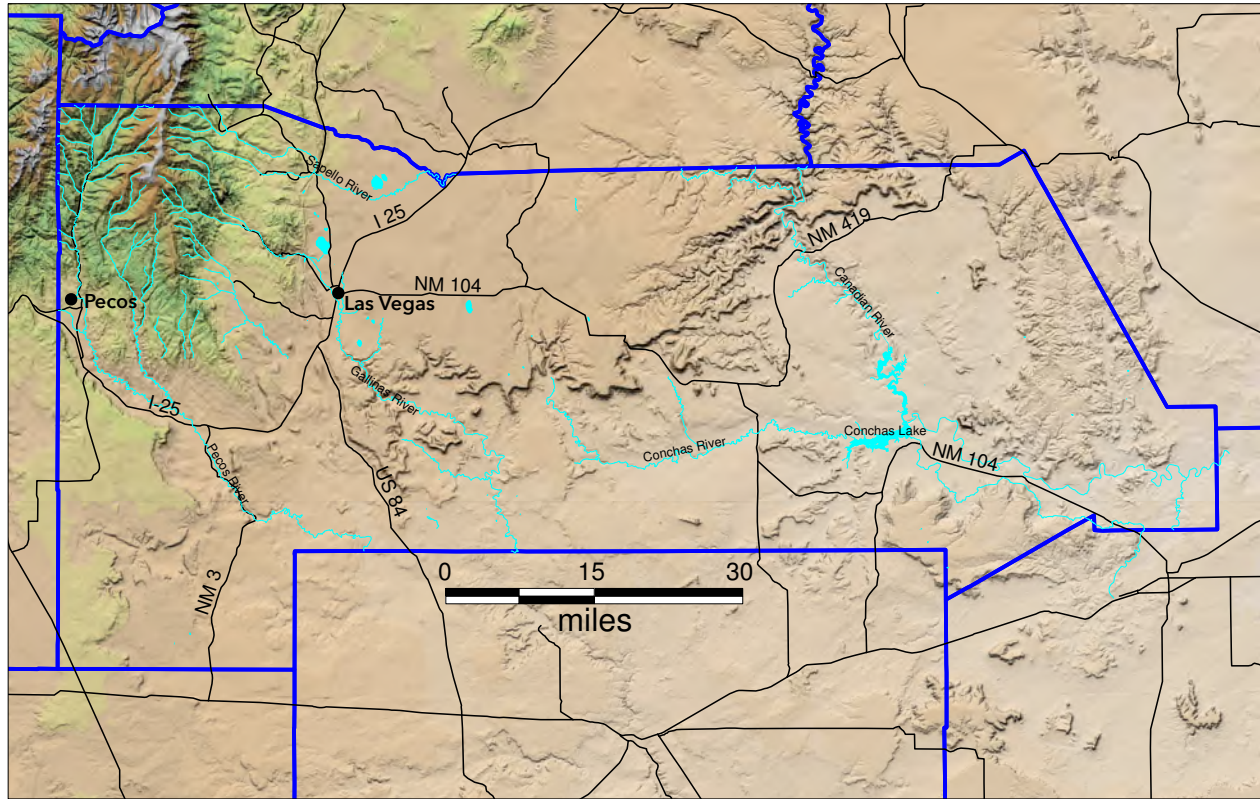
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EXISTING CONDITIONS

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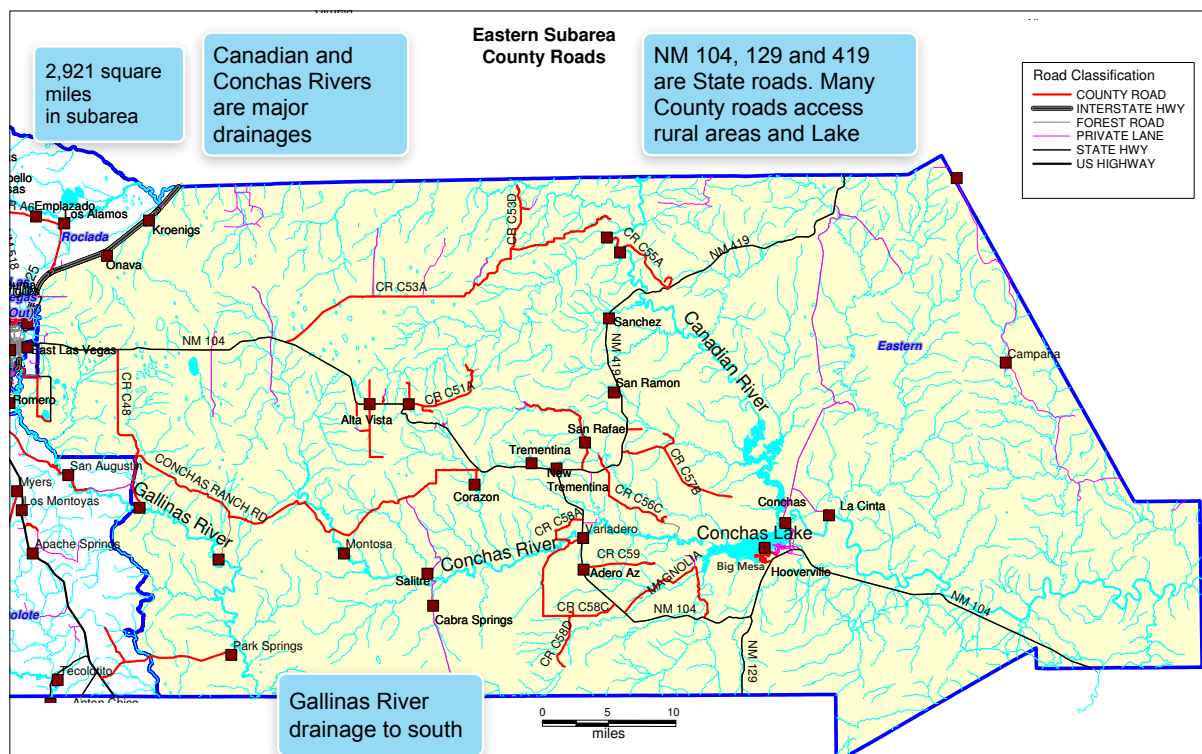
Land Use, Population and Housing



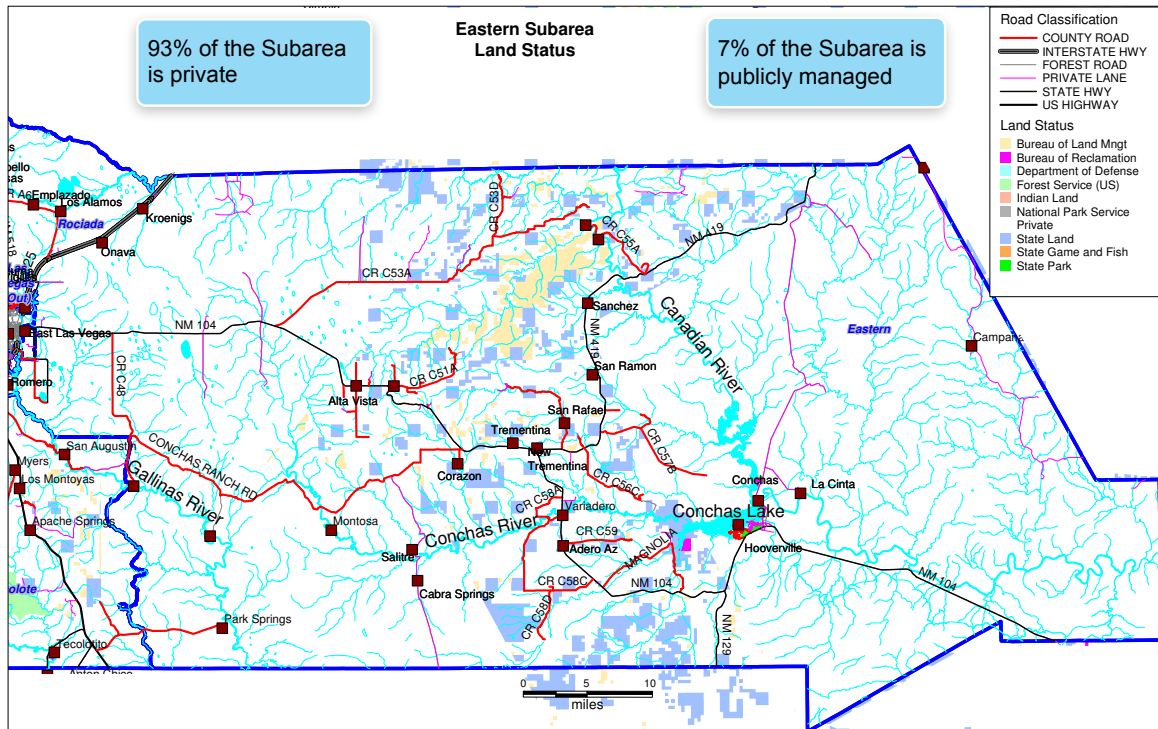


EXISTING CONDITIONS

Eastern County Subarea

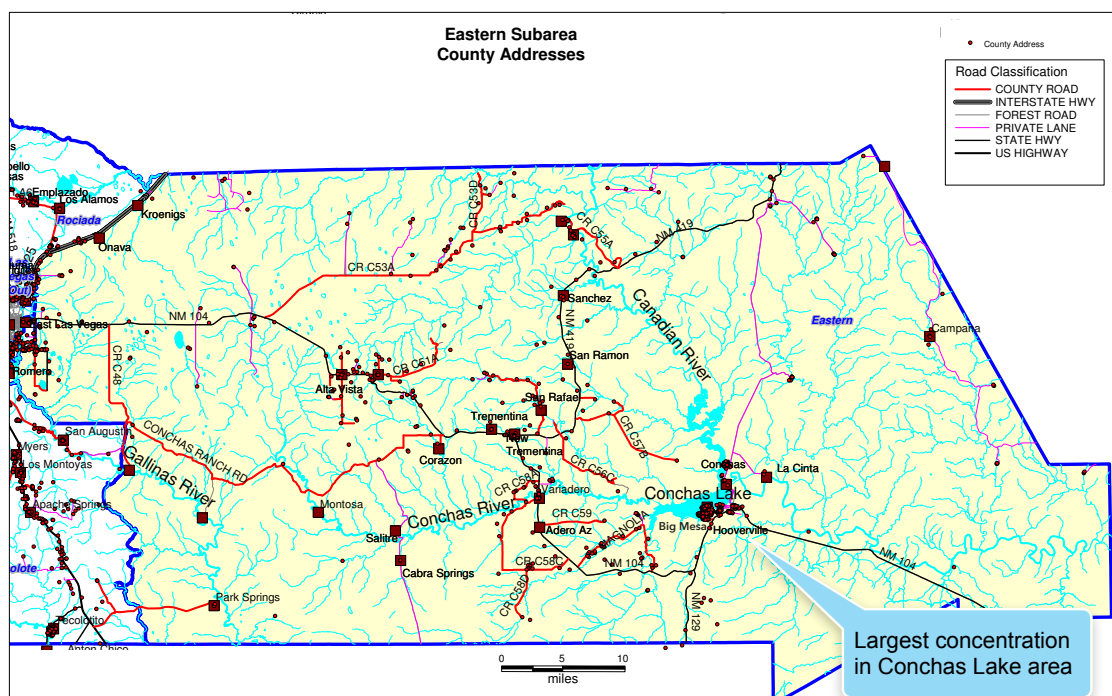


Land Status



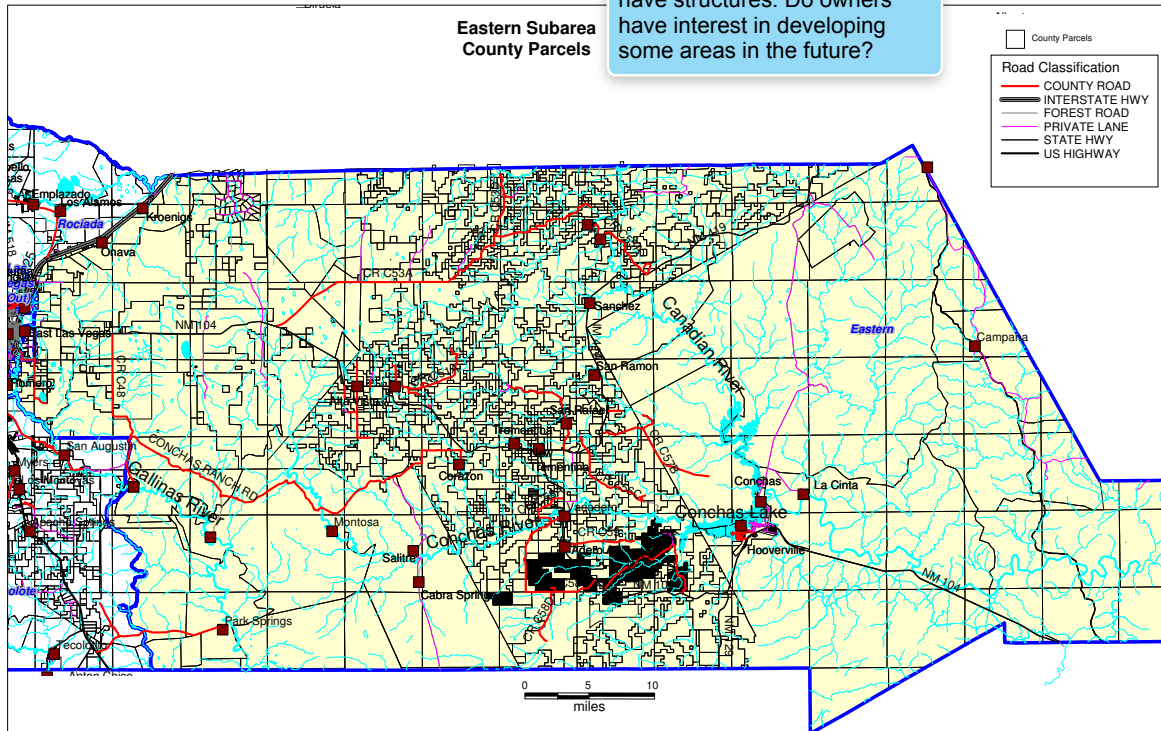
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Address Points



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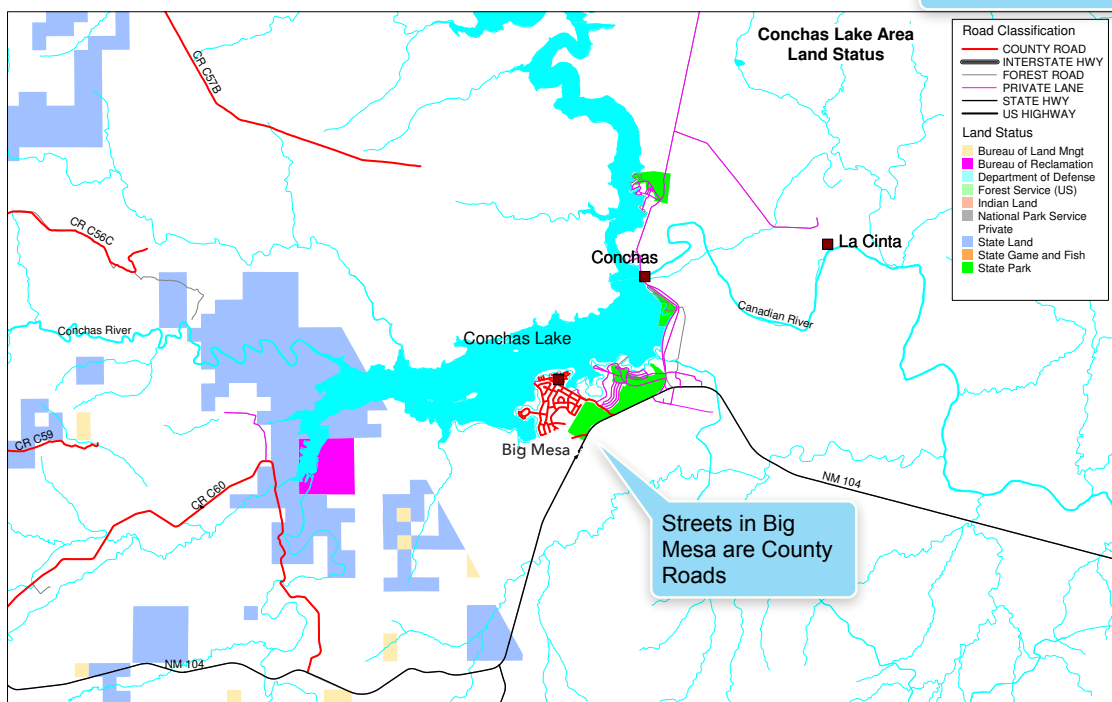
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Land Status in Conchas Lake Area

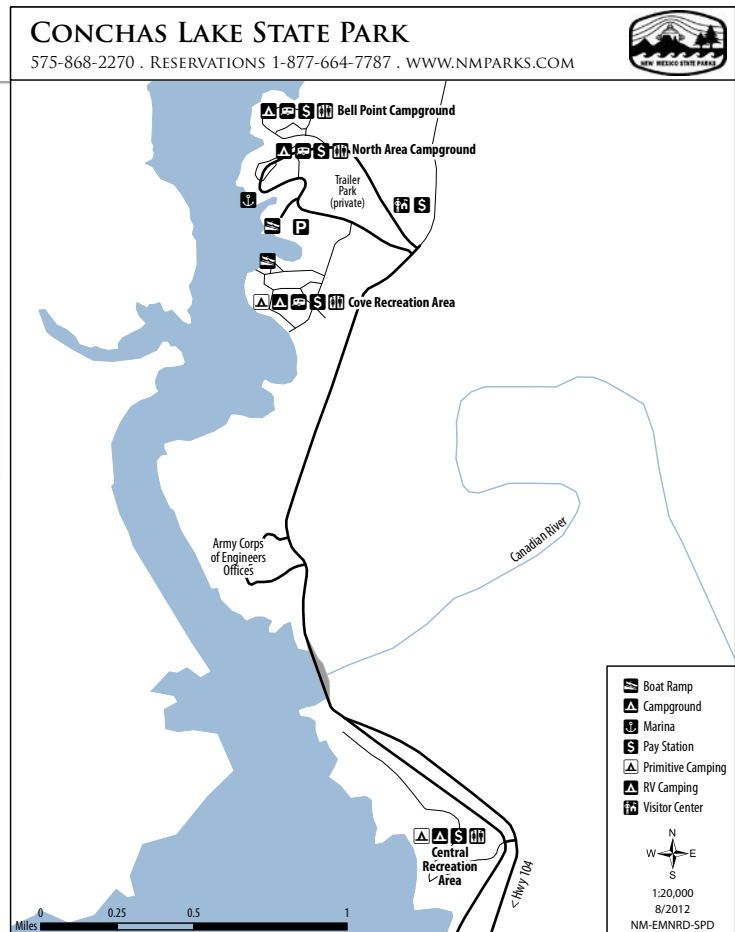
State Park, State Land Office Land and Bureau of Reclamation



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Conchas Lake State Park

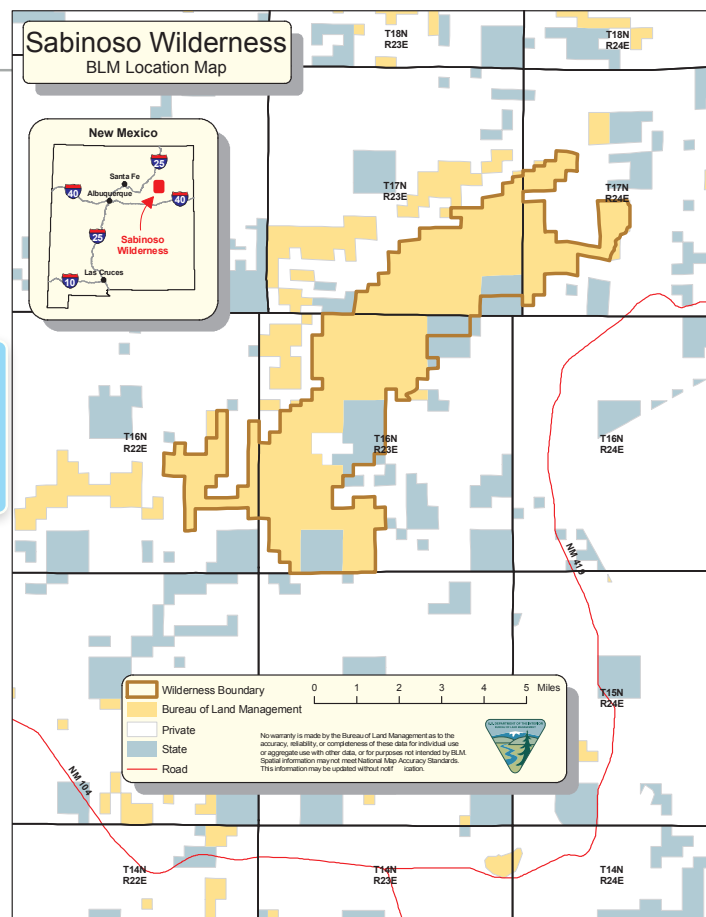
Boating, camping, fishing, picnicking, and birding



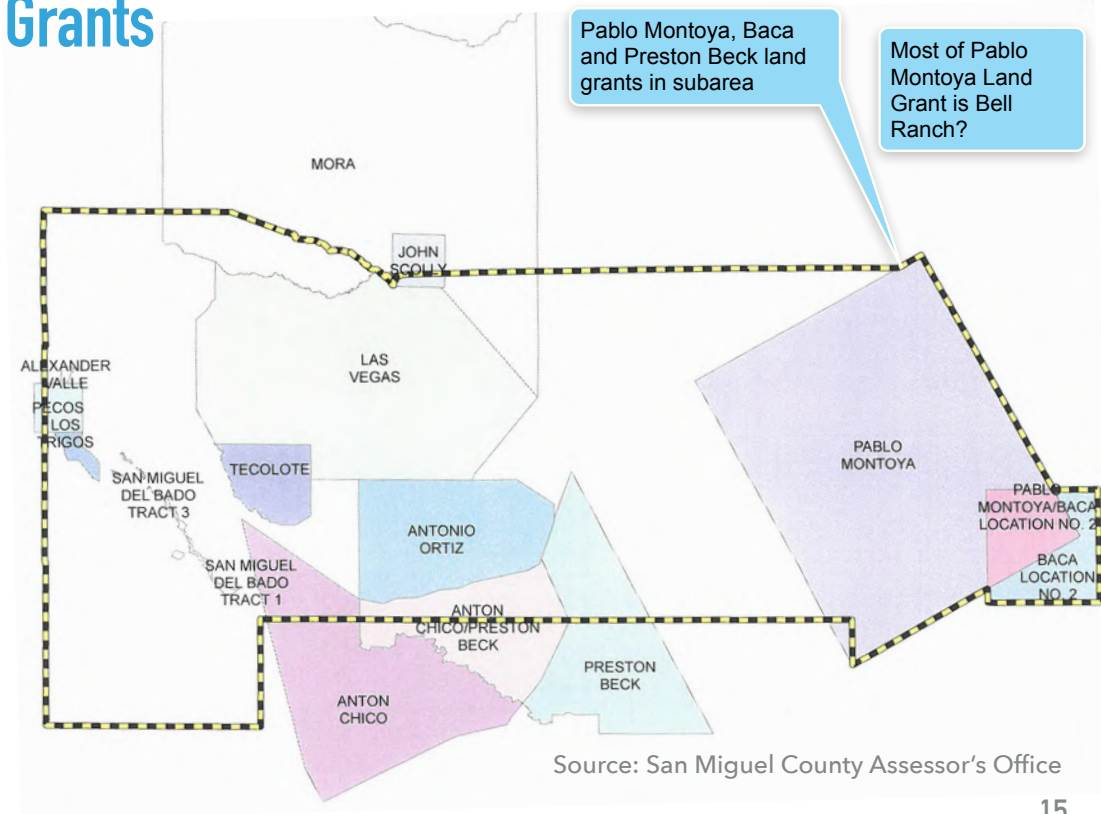
LAND USE

Sabinoso Wilderness Area

16,000 acres of BLM land designated as wilderness without public access

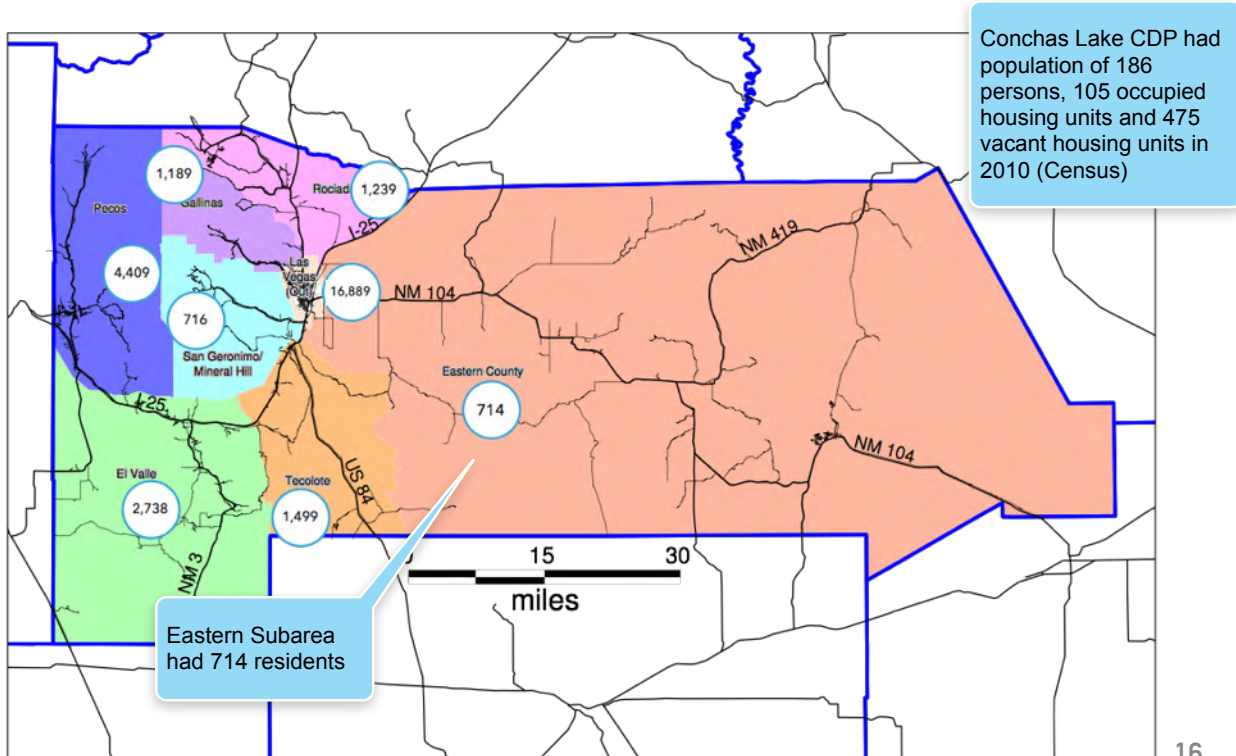


Land Grants



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County Subareas 2010 Population



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Housing by Subarea

1,055 housing units, 357 are occupied and 698 are vacant. Of vacant units, 576 are used seasonally and 122 are vacant for other reasons

Second lowest household size, averaging 2 persons/household

Population and Housing Characteristics by Subarea

Subarea	Population	Housing Units	Households (estimate)	Total (estimate)	Vacancy Rates		Household Size
					Seasonal Portion of Vacant	Non-Seasonal Portion of Vacant	
Pecos	4,409	2,622	1,702	35.1%	69.1%	30.9%	2.59
Eastern County	714	1,055	357	66.2%	82.5%	17.5%	2.00
Gallinas	1,189	550	420	23.6%	57.2%	42.8%	2.83
El Valle	2,738	1,501	1,159	22.8%	35.6%	64.4%	2.36
San Geronimo/Mineral Hill	716	506	412	18.6%	45.0%	55.0%	1.74
Rociada	1,239	826	530	35.8%	73.0%	27.0%	2.34
Tecolote	1,499	692	560	19.1%	40.4%	59.6%	2.68
City of Las Vegas	14,360	6,740	5,751	13.0%	1.1%	98.9%	2.26
Las Vegas Area Outside City	2,529	1,103	1,088	1.4%			2.32
Total	29,393	15,595	11,978	3,617	0.5%	99.5%	2.34

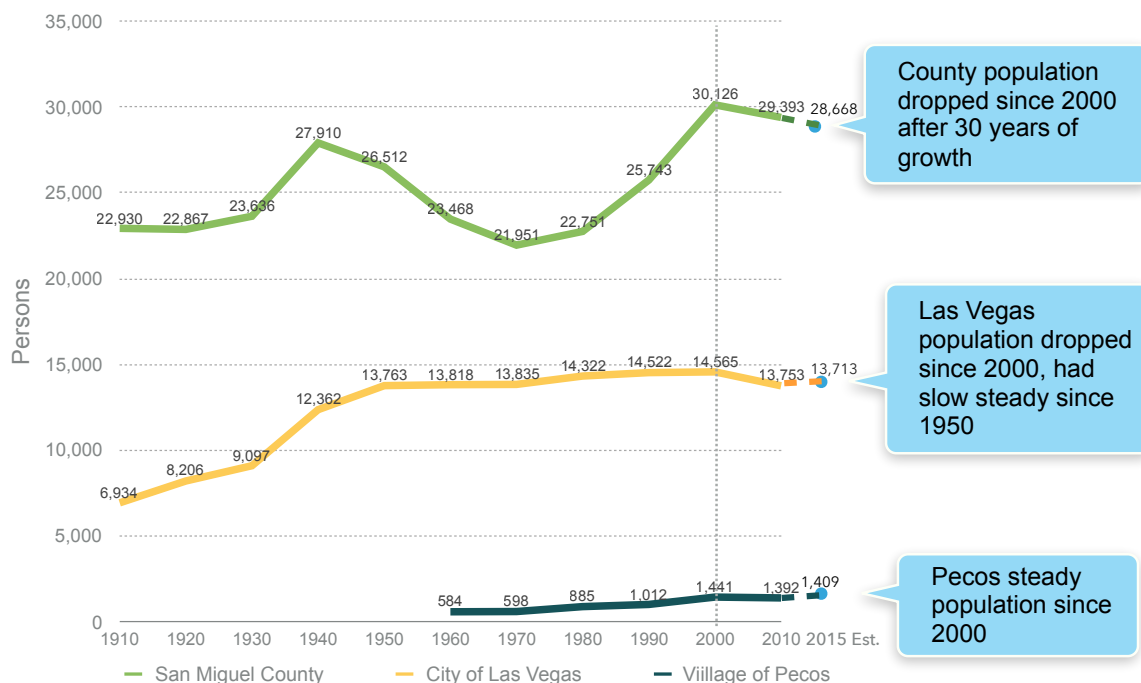
Source: U.S. Census 2010

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EXISTING CONDITIONS: DEMOGRAPHICS

Historic Population

San Miguel County and Municipalities Population: 1910 to 2015



Source: US Census 1910 to 2010 and ACS 2011-2015 Estimates

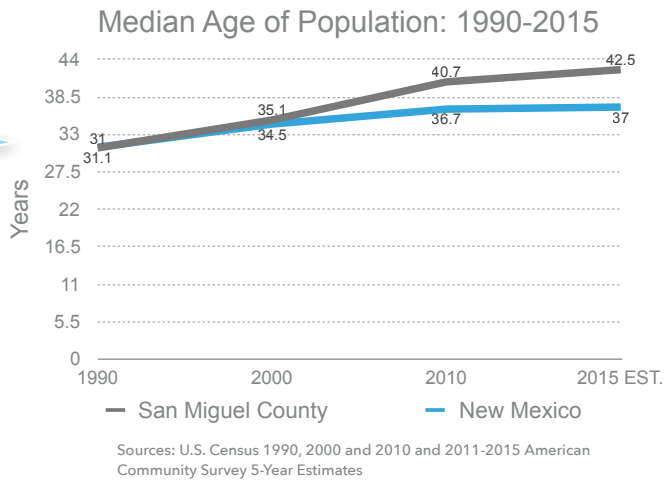
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Median Age

County population aged more than the state population

Conchas Dam CDP median age was 62.3 years in 2010, with 0 population under age 10, and 6 persons age 10-19

Decline in population under 15 years of age



San Miguel County Population by Age Groups

Age Groups	Counts			Portion of Total		
	1990	2000	2010	1990	2000	2010
Under 15 years	6,499	6,676	5,135	25.4%	22.2%	17.5%
15 to 19 years	2,229	2,785	2,478	8.7%	9.2%	8.4%
20 to 34 years	5,865	5,575	5,227	22.9%	18.5%	17.8%
35 to 64 years	7,990	11,560	12,084	31.2%	38.4%	41.1%
Over 65 years	3,000	3,530	4,469	11.7%	11.7%	15.2%
Total	19,084	23,450	24,258	100.0%	100.0%	100.0%

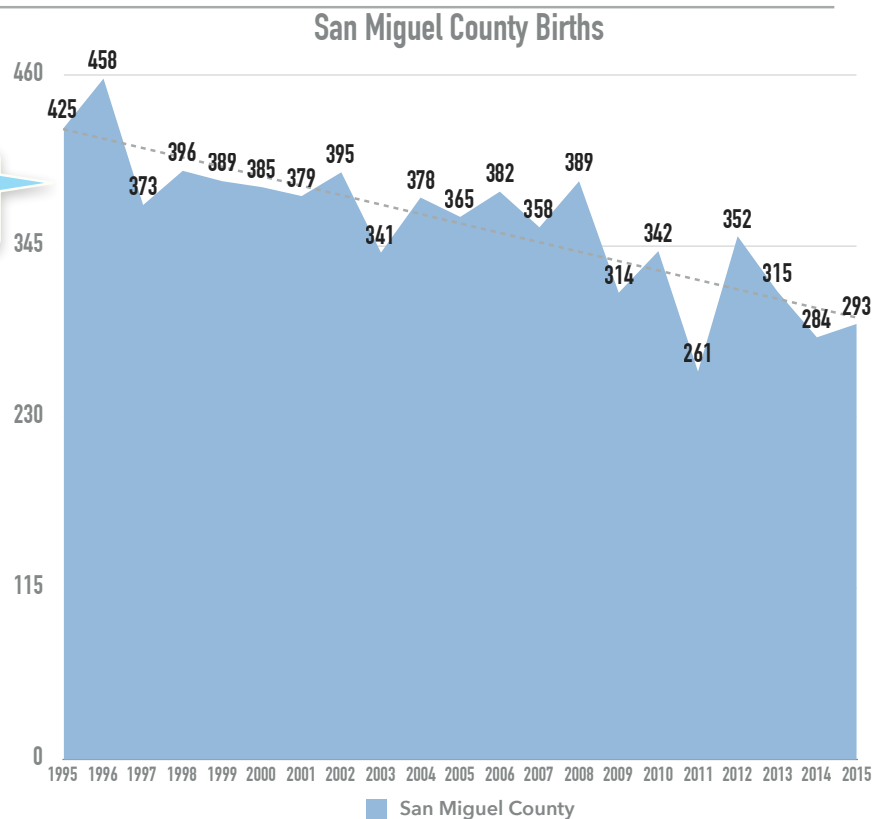
Source: 1990, 2000 and 2010 Census

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EXISTING CONDITIONS - DEMOGRAPHICS: BIRTHS

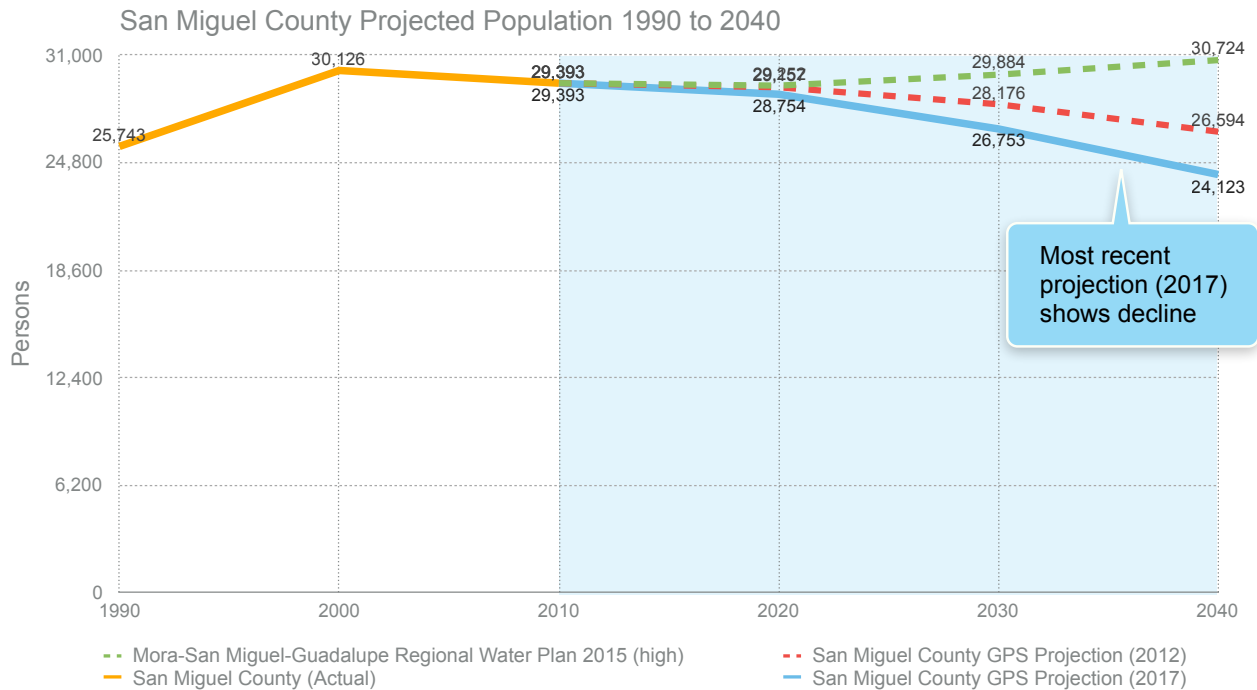
Births

County births fallen since 1990s



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San Miguel County Historic and Projected Population



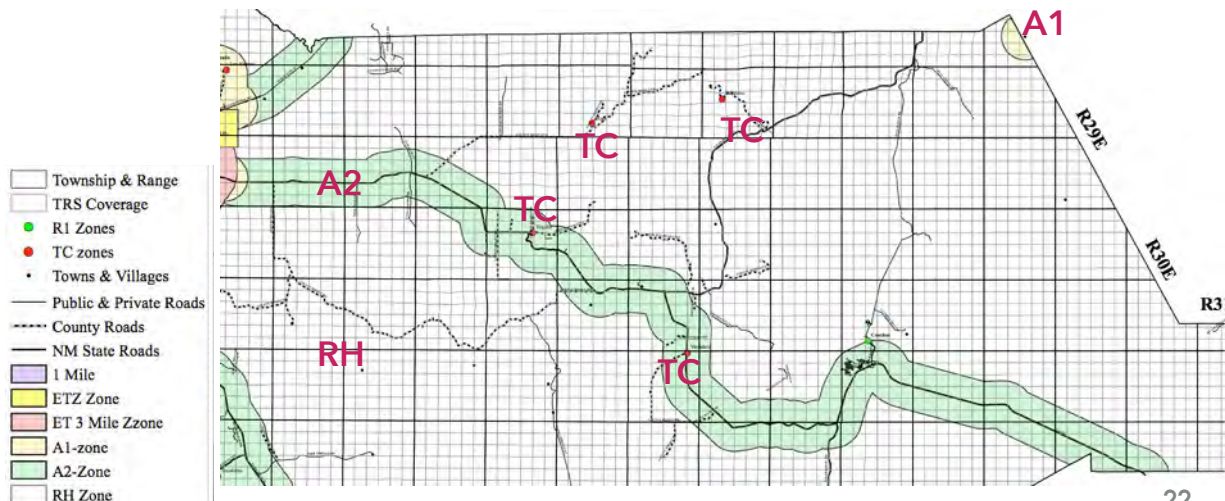
Source: UNM GPS, Mora-San Miguel-Guadalupe Regional Water Plan 2015

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LAND USE

County Zone Districts in Eastern County Area

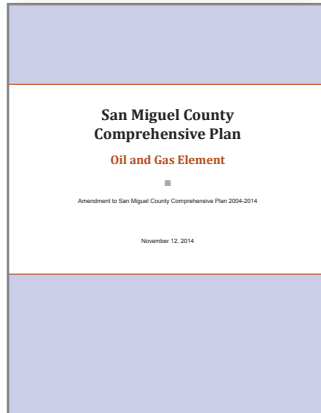
- ▶ A2: purpose to preserve the scenic and recreational values, safeguard water supply, open and spacious development in areas remote from available public services, 2-acre minimum lot size, 1 dwelling unit per parcel and 1 MH for family member up to 4 years, 20 foot front setback, 10 foot side yards
- ▶ A1: 1-acre minimum lot size, can have mobile home for family member in addition to a site-built house or mobile home, 20 foot front setback, 10 foot side yards
- ▶ TC: purpose to encourage adequate planning without negating traditional life styles, cultural historic districts - potential for historic preservation, half acre minimum lot size
- ▶ RH: purpose to permit lower density in residential agricultural areas and maintain large farms and ranches, 5-acre minimum lot size



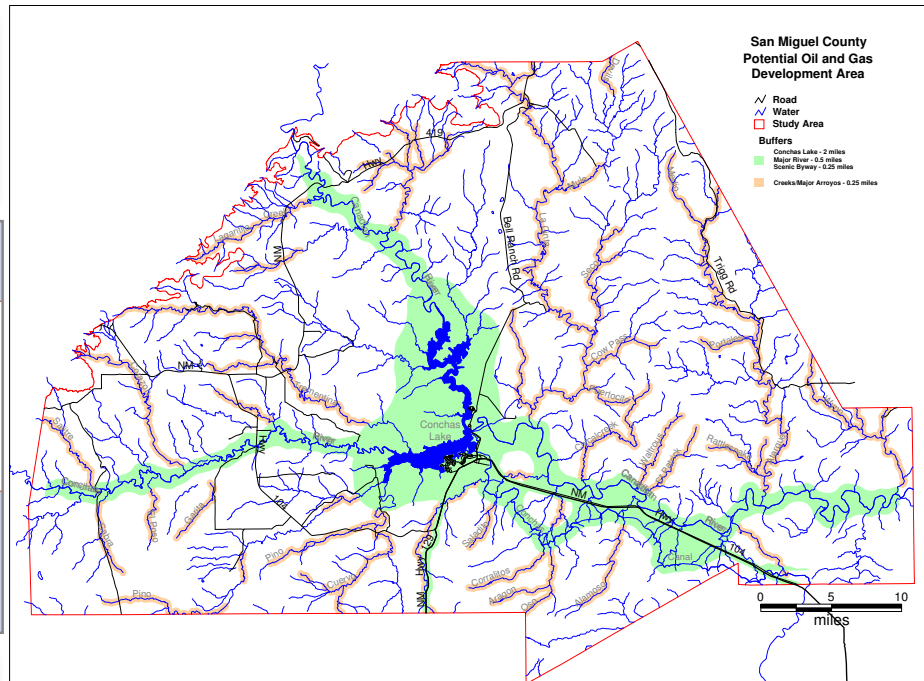
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Eastern County Area Natural Resource Conservation Zone

No oil or gas facilities allowed in setbacks from rivers, lake, arroyos, and scenic byways - according to Ordinance 11-12-14



Plan element provides background analyses and policies supporting the oil and gas ordinance



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HAZARDS MITIGATION

Possible Natural Hazards, Mitigation, and Emergency Preparedness in Gallinas

- ▶ Grassland fires, defensible spaces
- ▶ Drought
- ▶ Flooding
- ▶ Risk of dam failure

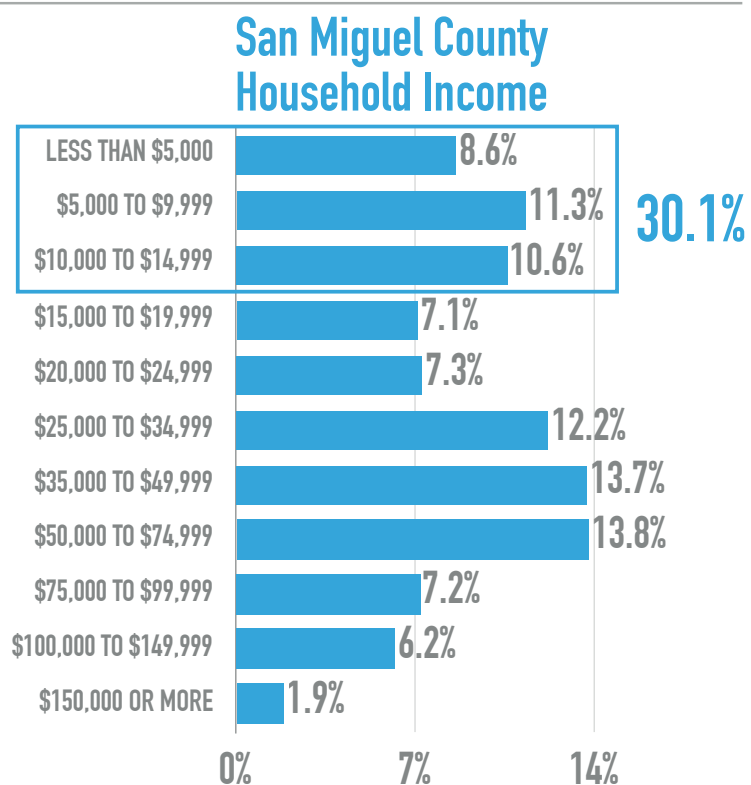
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Existing Conditions

ECONOMICS

HOUSEHOLD INCOME

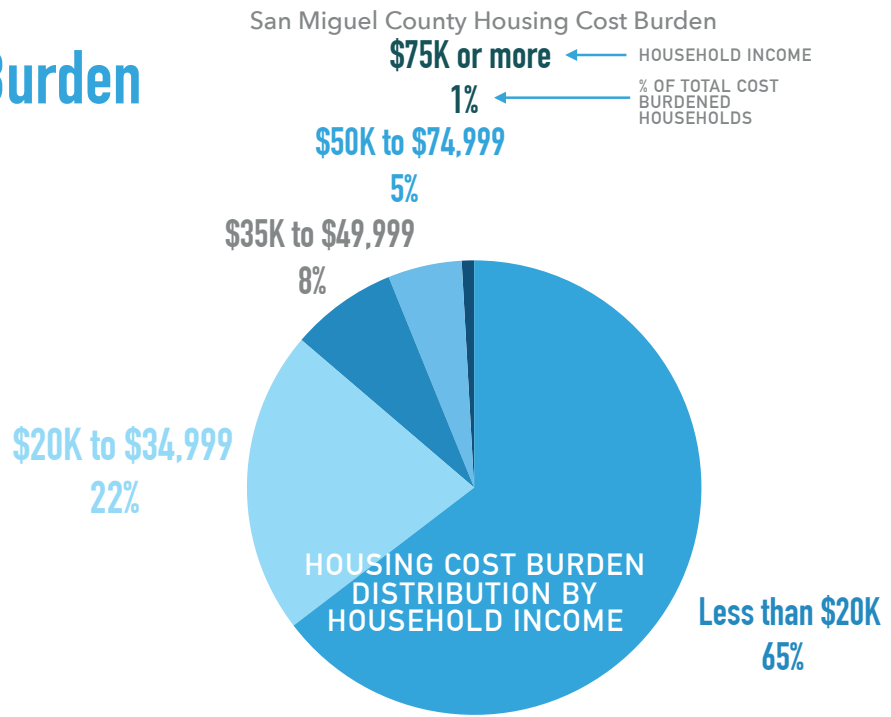
- ▶ In 2015 the median household income in San Miguel County was estimated at \$29,237
- ▶ The New Mexico median income was \$44,963
- ▶ The county has a significantly higher portion of households with incomes below \$15,000 (30.5% of all households) than does NM (16.4%)



Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates

Housing Cost Burden

- ▶ Housing cost burdened is defined as spending 30% or more of total household income on housing costs
- ▶ Census estimated that in 2015, 34% of San Miguel households were cost burdened
 - ▶ 65% of cost burdened households earn \$20,000 or less
- ▶ 30.5% of New Mexico households are cost burdened

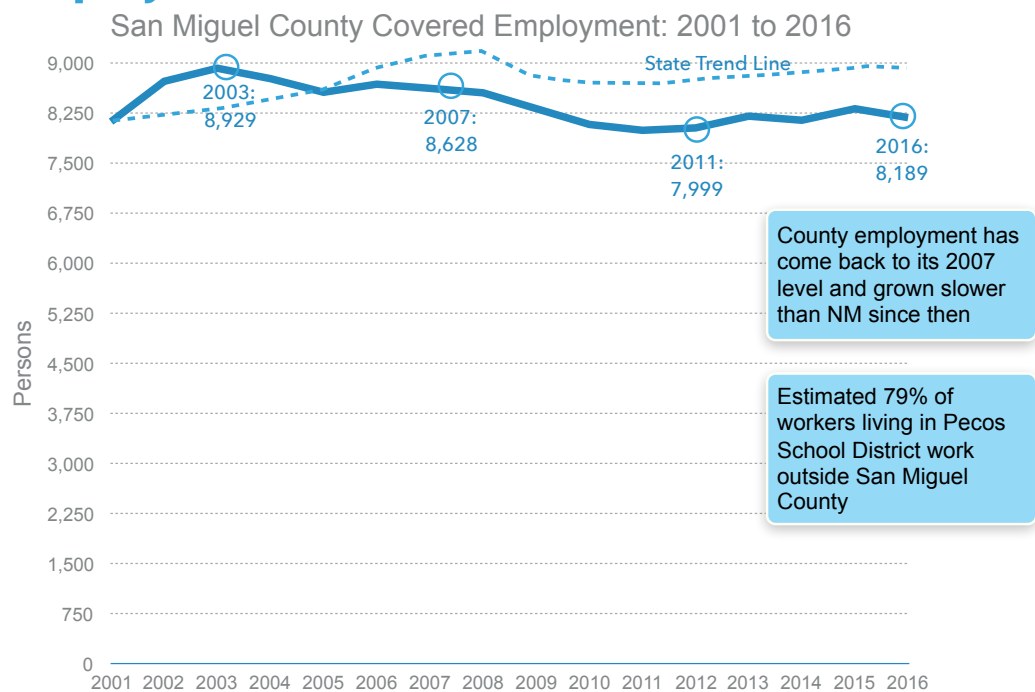


Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates

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ECONOMICS: EMPLOYMENT

County Employment

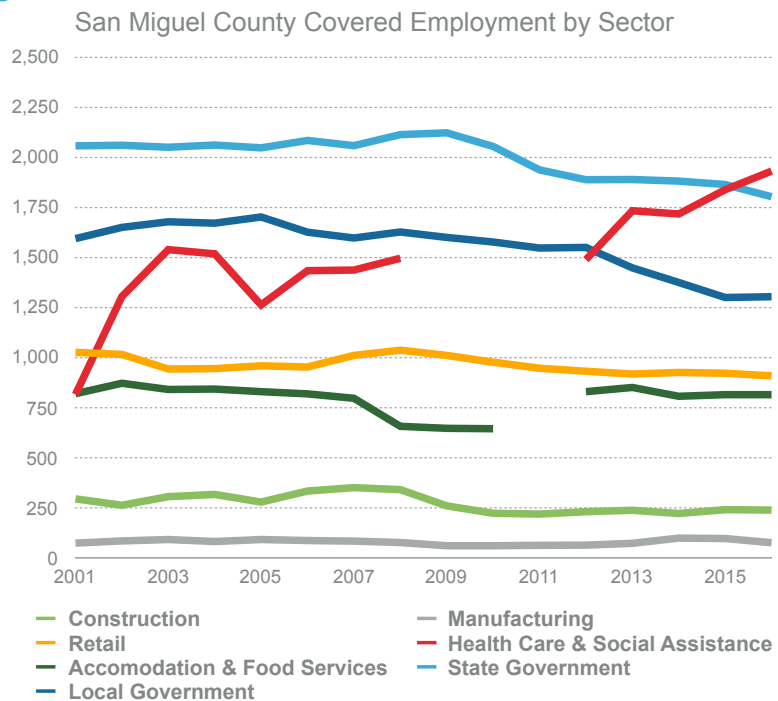


Source: U.S. Dept. of Labor, Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*.

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Growth in Leading Sectors

- ▶ Biggest sectors are state & local government, and health care & social assistance
- ▶ Health care & social assistance grew over the period, overtaking both state and local government sectors by 2015, which declined
- ▶ Retail gradually declined since 2008
- ▶ Accommodation & food services grew after 2010
- ▶ Slight growth in construction and manufacturing after 2011



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Community Conversation Discussion Topics

How should your community grow and change?

- What do you see as the major strengths and assets of the County, and specifically your subarea?
- What are your hopes and dreams for your subarea? For County?
- What are the County's challenges in moving forward during the next 10 years? What would you like to see change?

High points for Vision and additional questions

Discussion with County staff

Policies in 2004 Comprehensive Plan – Examples

1. Economic development will be approached as a partnership effort with all the stakeholders working together to encourage and facilitate economic development within the County.
2. The County will support and promote grass-roots initiatives to provide economic opportunities based on locally available resources, small-scale, low-environmental-impact production technology, traditional skills and cultural values.
3. San Miguel County will ask state and federal land management agencies to restore higher elevation vegetative zones and forests to reduce risk of catastrophic fire and restore watershed yield.
4. San Miguel County will approve new subdivisions that address its affordable housing goals.
5. The County will seek state technical assistance and/or funding to monitor and reduce contamination from septic tanks in areas where water quality is deteriorating
6. The County will investigate funding assistance and tax incentives to encourage water conservation and the use of rainwater collection devices and drip irrigation.

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Thank you!

ARC Team Contact Information

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