



# SAN MIGUEL COUNTY

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## COMPREHENSIVE PLAN UPDATE

### El Valle and Tecolote Area Meeting September 14, 2017



Architectural Research Consultants, Incorporated

Albuquerque, NM

505-842-1254

505-766-9269

[www.arcplanning.com](http://www.arcplanning.com)

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## 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 fourth 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

|                                    |   |  |  |
|------------------------------------|---|--|--|
| <b>Pecos Area</b>                  | Pecos Village Hall<br>August 29, 6 to 8 PM        | <b>San Geronimo/<br/>Mineral Hill Area</b>   | Sheridan Fire Station<br>September 21, 6 to 8 PM   |
| <b>Gallinas Area</b>               | La Placita Fire Station<br>September 7, 6 to 8 PM | <b>Trementina Area</b>   | Trementina Fire Station<br>September 28, 6 to 8 PM |
| <b>Conchas Area</b>                | Conchas Fire Station<br>September 13, 6 to 8 PM   | <b>Rociada/<br/>Sapello Area</b>   | Rociada Fire Station<br>October 4, 6 to 8 PM       |
| <b>El Valle/<br/>Tecolote Area</b> | Valley Middle School<br>September 14, 6 to 8 PM   | QUESTIONS? CONTACT:<br>ALEX JACOBY, SAN MIGUEL PLANNING & ZONING<br>(505) 654-1074, ATAYOVARCO@SANCOUNTY.NM.US<br>OR STEVE BURSTEIN, PLANNER, (505) 640-1234 |  |

VISIT [WWW.SMCOUNTY.NM.US](http://WWW.SMCOUNTY.NM.US) 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 will work in public engagement and economic development



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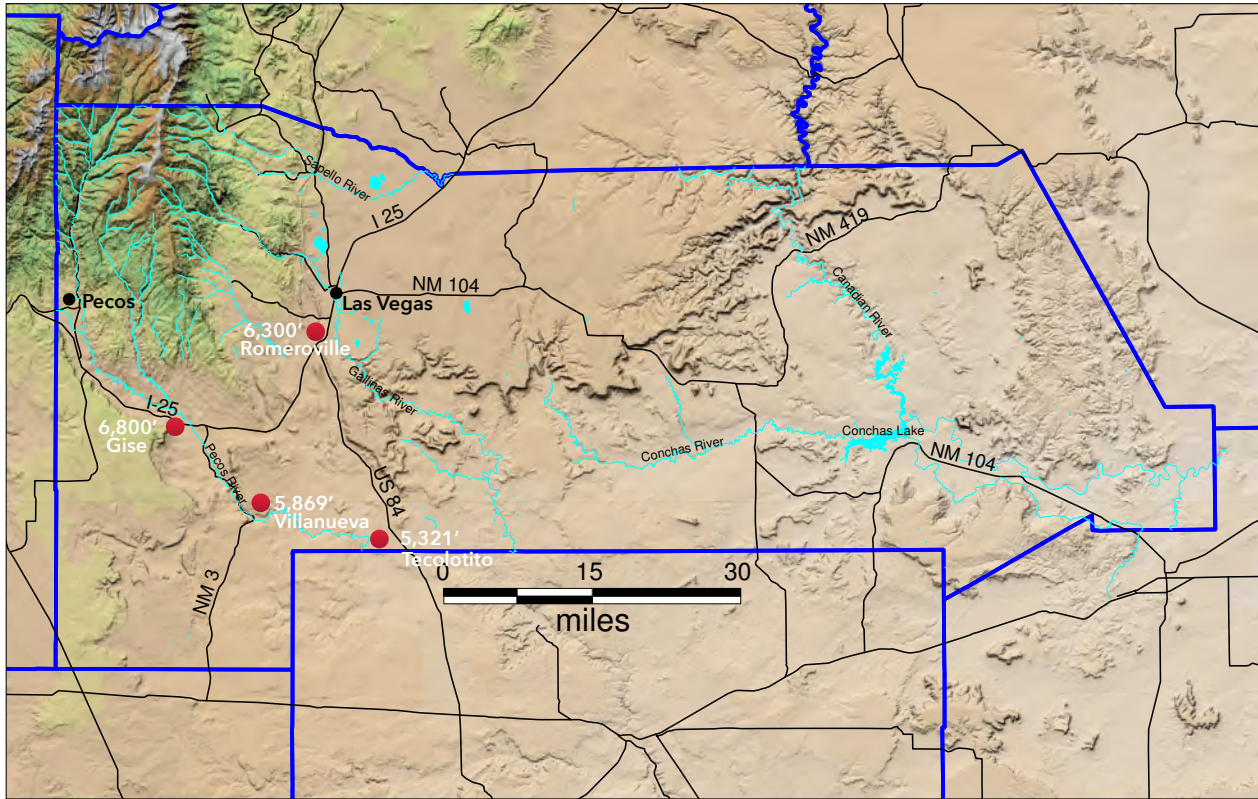
## Existing Conditions

### Land Use, Population and Housing

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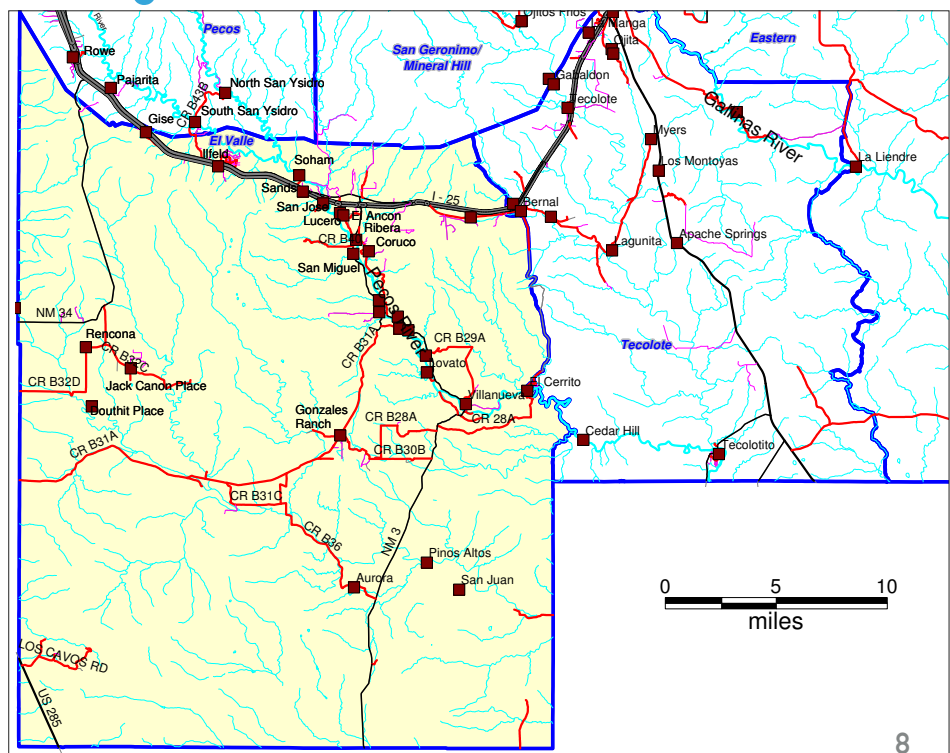
## Roads and Drainages in El Valle Subarea

I-25 and NM 3 are main roads in subarea, with NM 34 and County roads providing additional routes

Pecos River is the major drainage

### Road Classification

- COUNTY ROAD
- INTERSTATE HWY
- FOREST ROAD
- PRIVATE LANE
- STATE HWY
- US HIGHWAY





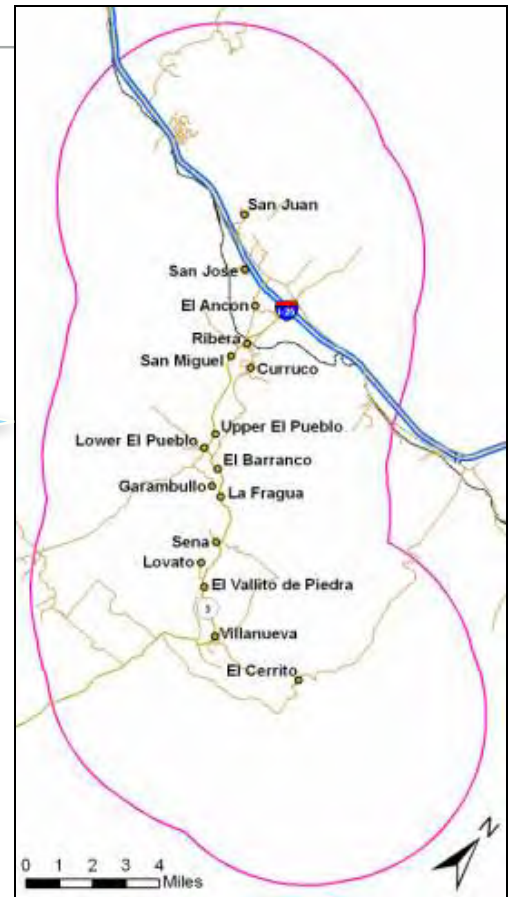
## EXISTING CONDITIONS

# Communities in El Valle – from El Valle Subarea Plan (2010)

16 communities  
identified in the plan

2017 county comp  
plan subarea is  
somewhat larger

## Planning Area



## EXISTING CONDITIONS: LAND USE

# Land Status in El Valle

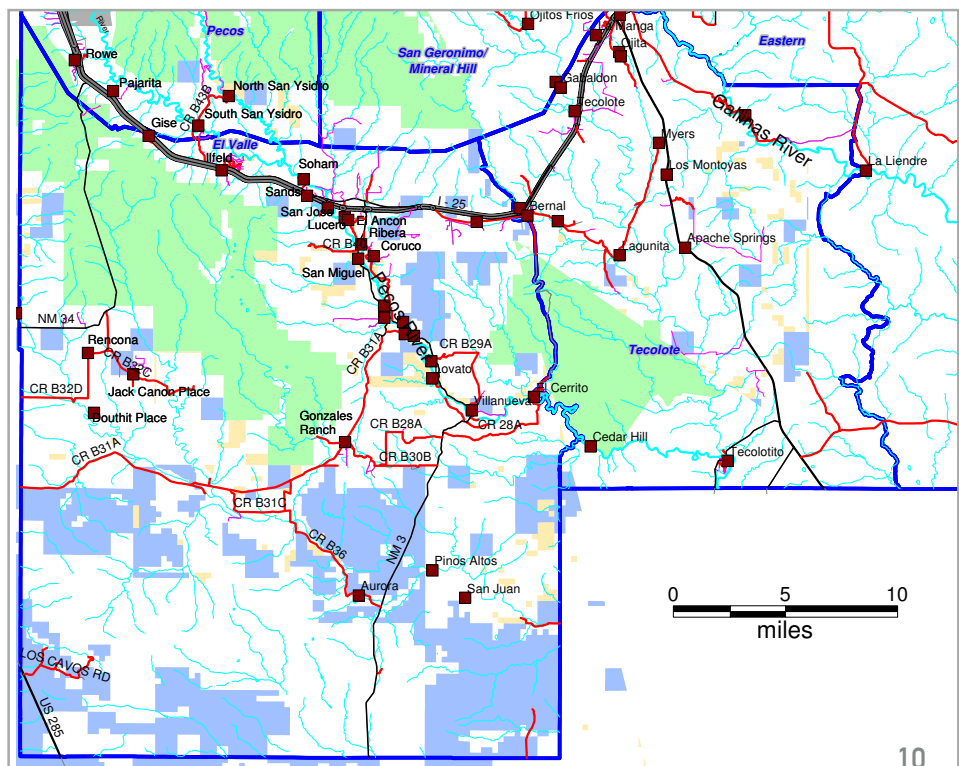
655 square  
miles  
in subarea

41% of the El  
Valle Subarea is  
public. USFS:  
108 sq. miles;  
State Land  
Office: 146 sq.  
miles

59% of the  
Subarea is  
private, 384 sq.  
miles

### Land Status

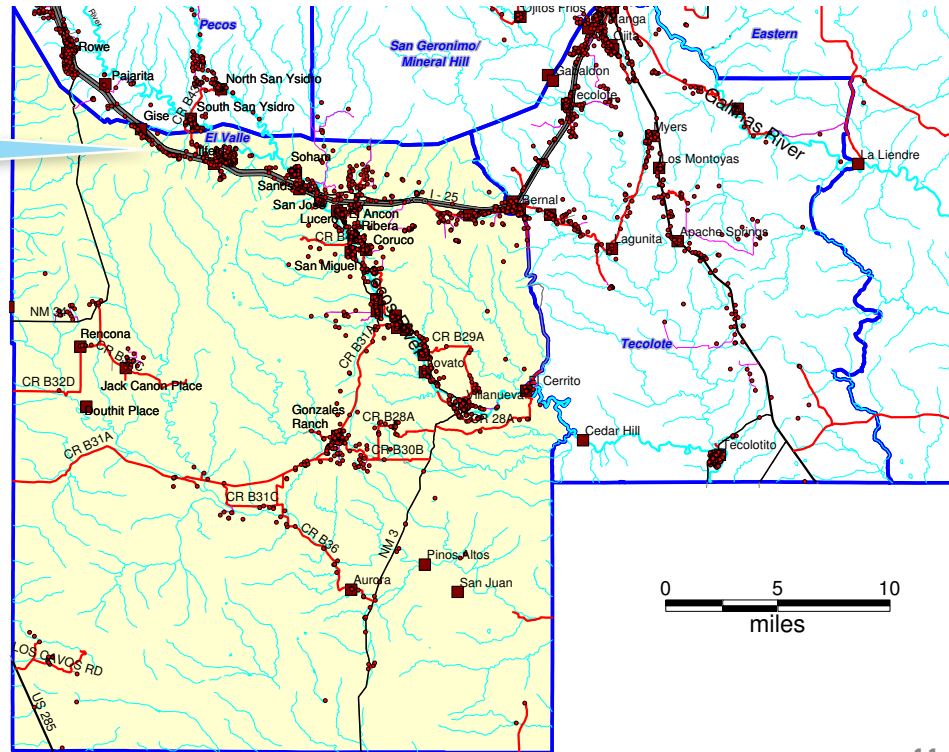
- Bureau of Land Mngt
- Department of Defense
- Forest Service (US)
- Indian Land
- National Park Service
- Private
- State Land
- State Game and Fish



## Address Points in El Valle Subarea

Most development is in communities along Pecos River

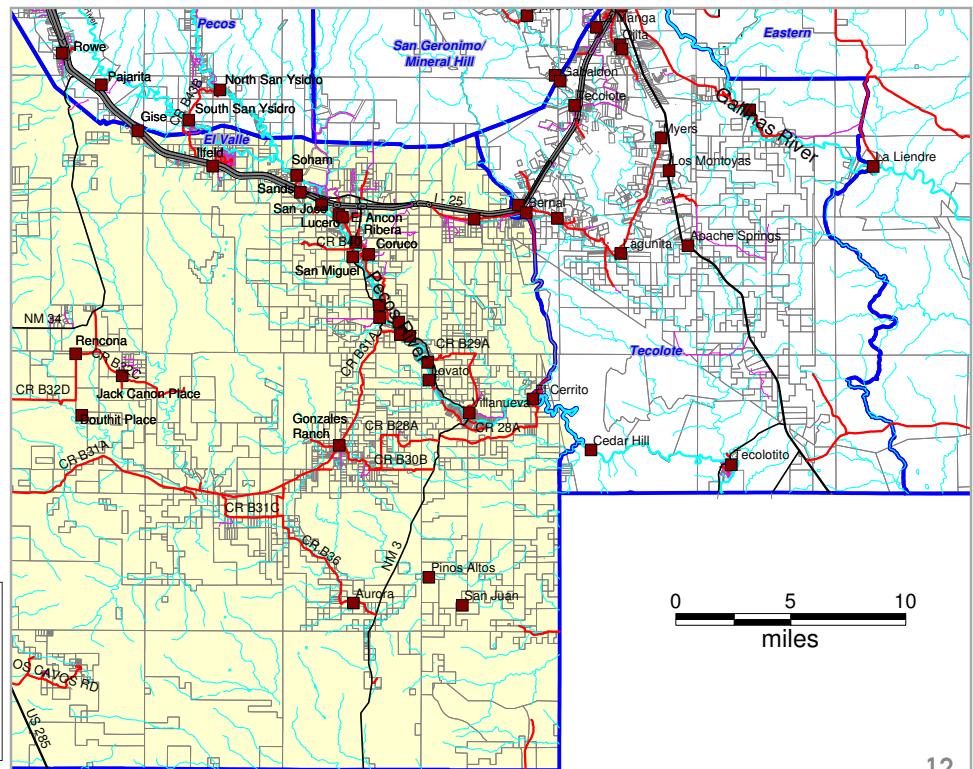
Community maps on poster board show development in more detail



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## Parcels in El Valle Subarea

Many smaller parcels in community areas and larger tracts across mostly undeveloped areas



### Road Classification

- COUNTY ROAD
- INTERSTATE HWY
- FOREST ROAD
- PRIVATE LANE
- STATE HWY
- US HIGHWAY

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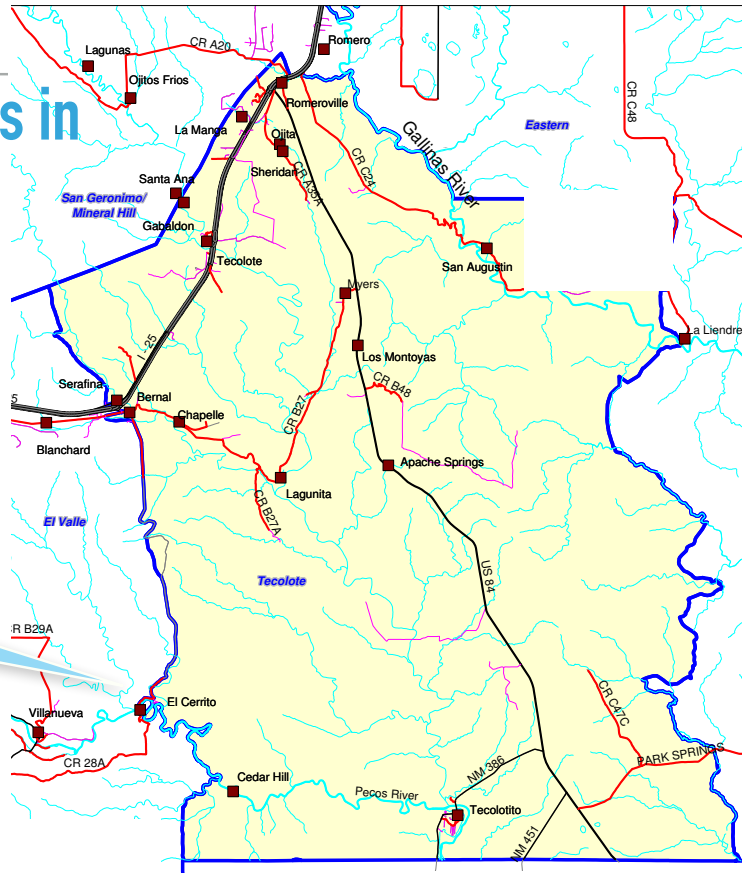
## Roads and Drainages in Tecolote Subarea

I-25 and US 84 are main roads in subarea. County roads provide additional routes

Pecos River and Gallinas River are major drainages, while Tecolote Creek and Hermanos Creek are significant

### Road Classification

- COUNTY ROAD
- INTERSTATE HWY
- FOREST ROAD
- PRIVATE LANE
- STATE HWY
- US HIGHWAY



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## Land Status in Tecolote Subarea

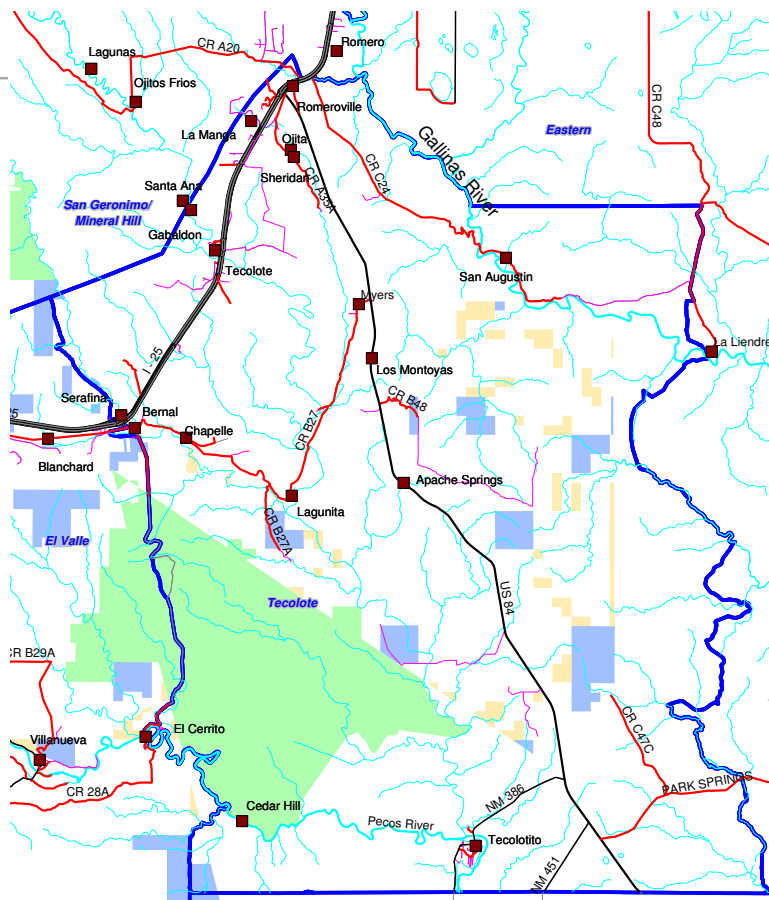
276 square miles in subarea

17%, 46 sq. miles, is public land, of which 33 sq. miles is National Forest

83% of the subarea is private, 230 sq. miles

### Land Status

- Bureau of Land Mngt
- Department of Defense
- Forest Service (US)
- Indian Land
- National Park Service
- Private
- State Land
- State Game and Fish



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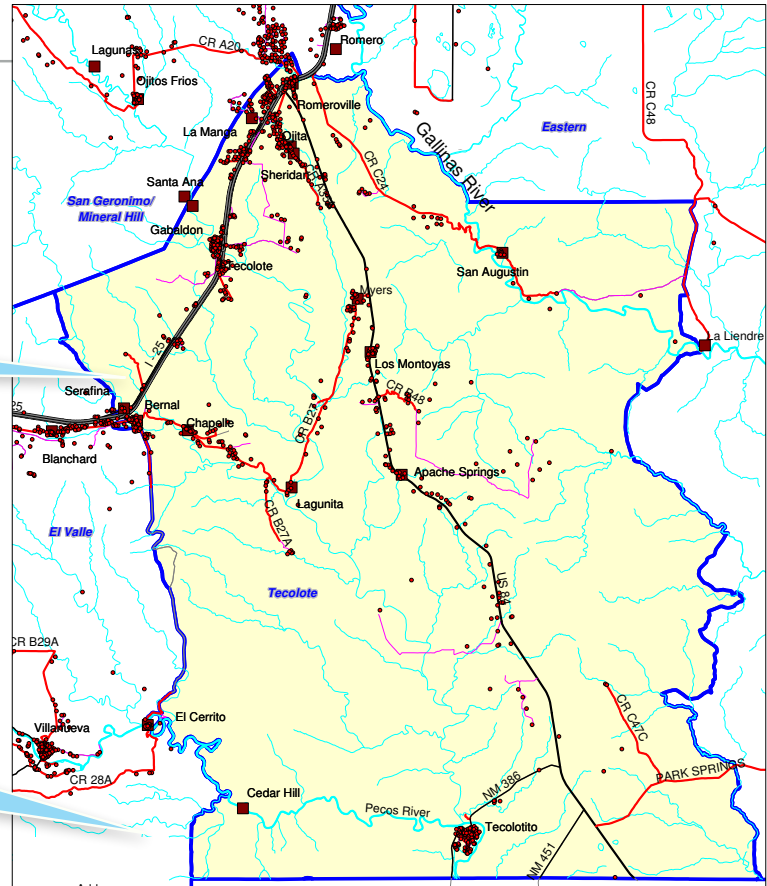


EXISTING CONDITIONS:  
LAND USE

## Address Points in Tecolote Subarea

Concentrations in  
communities near  
I-25

Concentration also  
in Tecolotito

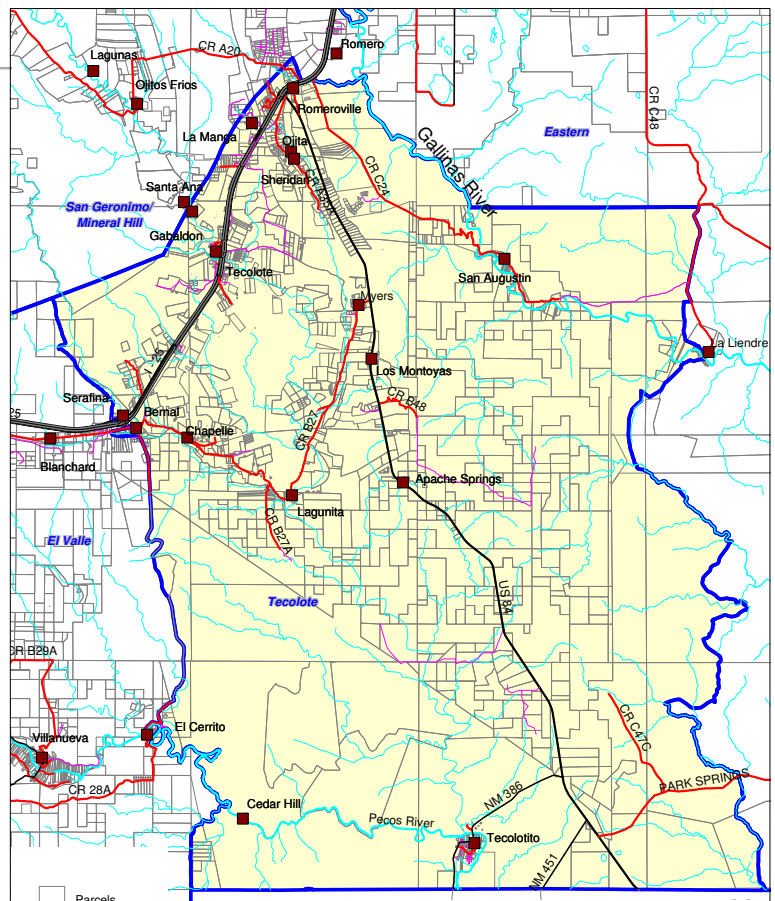


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EXISTING CONDITIONS: LAND USE

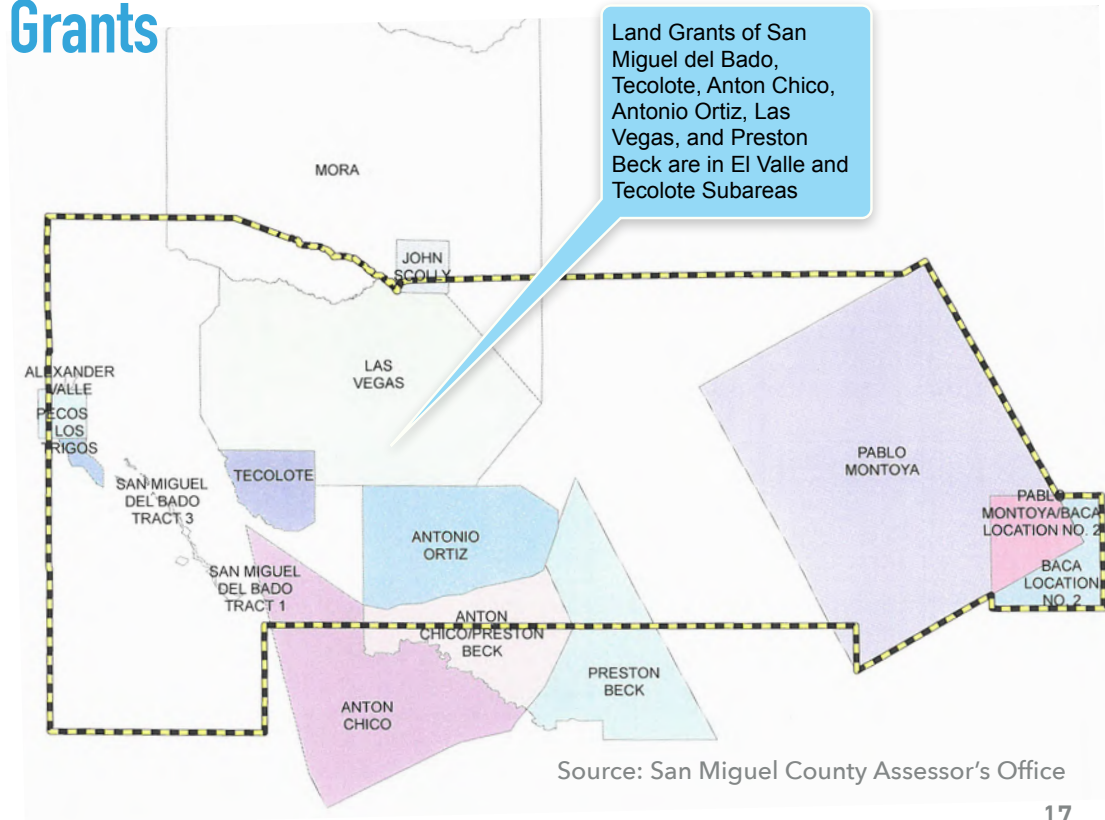
## Parcels in Tecolote Subarea

Many smaller  
parcels in  
community areas  
and larger tracts  
across mostly  
undeveloped areas



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## Land Grants



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## Land Grants in San Miguel County

- ▶ 13 land grants created between 1689 and 1846

| Land Grants in and partially in San Miguel County |                  |              |
|---|------------------|--------------|
|   | Acres            | Square Miles |
| Pecos, 1689, Spanish Indian Land Grant            | 16,000           | 25           |
| San Miguel del Bado, 1794, Spanish Grant          | 5,024            | 8            |
| Alexander Valle, 1808                             | 300              | 0.5          |
| Los Trigos, 1815                                  | 7,342            | 11           |
| Antonio Ortiz, 1819, Spanish Grant                | 163,291          | 255          |
| Tecolote, 1824, Spanish Grant                     | 41,123           | 64           |
| Anton Chico 1822                                  | 378,537          | 591          |
| Preston Beck, 1823                                | 318,690          | 498          |
| Pablo Montoya, 1824                               | 655,468          | 1,024        |
| Las Vegas, 1835, Mexican Grant                    | 431,653          | 674          |
| Baca Location #2, 1835                            | 99,298           | 155          |
| Mora, 1835, Mexican Grant                         | 827,889          | 1,294        |
| John Scolly, 1846, Mexican Grant                  | 21,701           | 34           |
| <b>Total</b>                                      | <b>2,966,316</b> | <b>4,635</b> |

Source: New Mexico in Maps (2<sup>nd</sup> Edition), Jerry L. Williams, University of New Mexico Press, 1986

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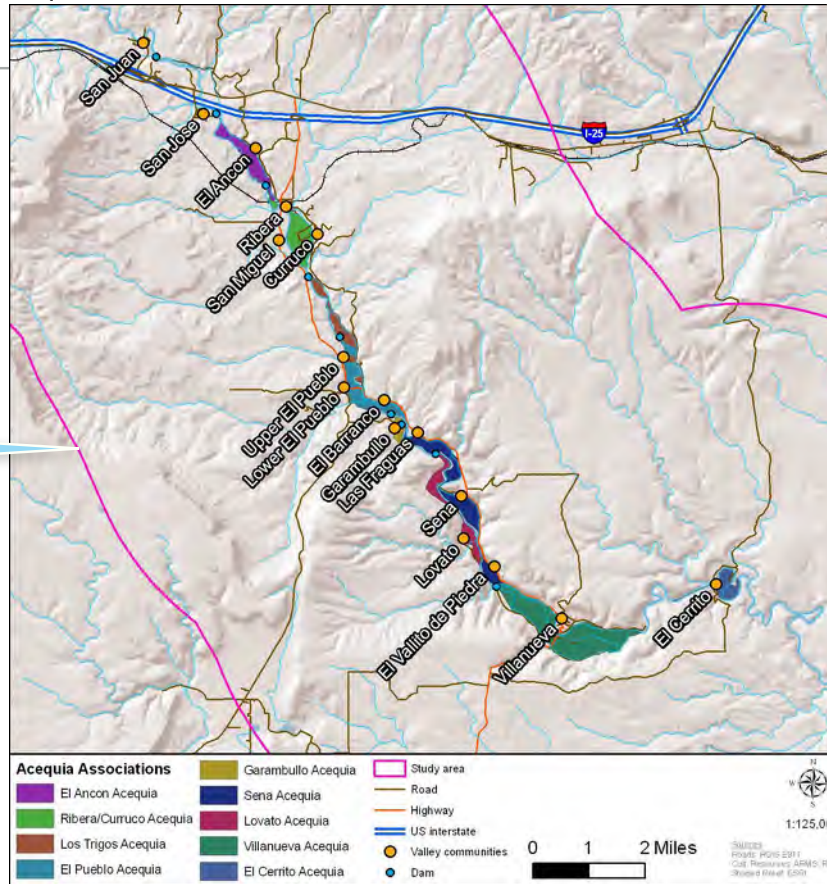
# Acequia Associations in El Valle

Nine associations in El Valle. Additional in Tecolote Subarea?

- 8,854 irrigated acres in the Upper Pecos River Basin during the 1989 calendar year. Source: 2004 Comprehensive Plan

Source: El Valle Sub-area Plan, 2010

Acequia Associations in El Valle



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## EXISTING CONDITIONS: WATER SUPPLIERS

# Rural Water Suppliers in Upper Pecos

Many of water suppliers are in these two subareas

Any community sewer systems in the subareas?

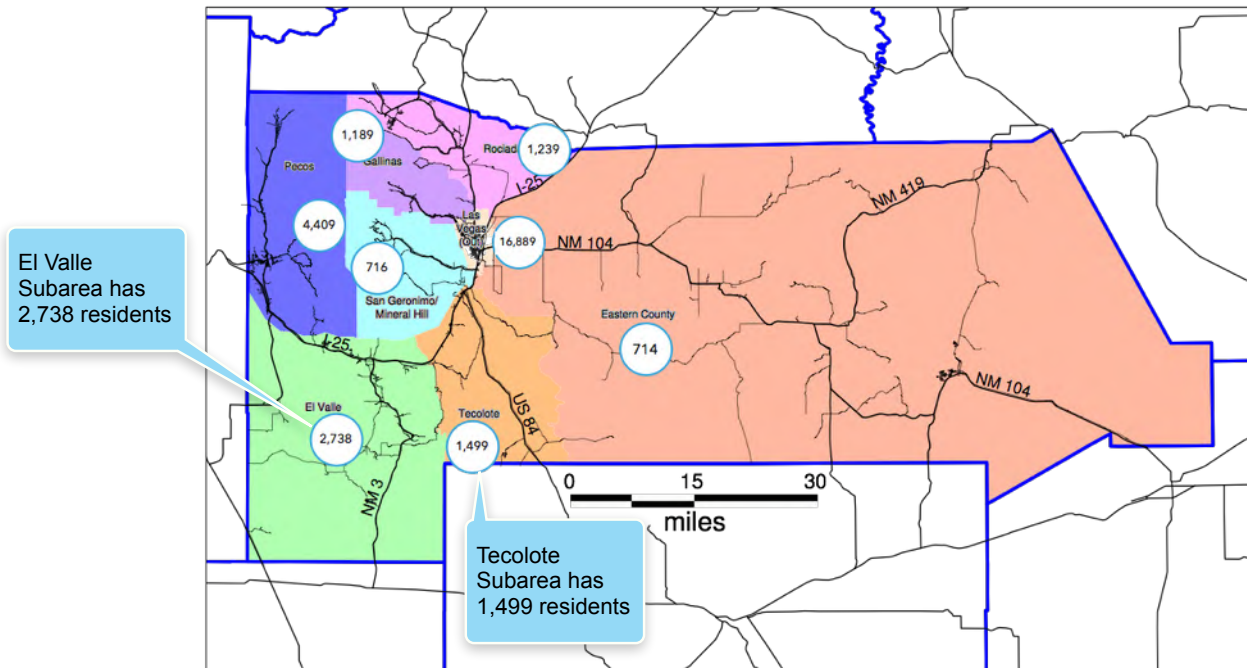
| OSE Declared Groundwater Basin(s) <sup>a</sup>              | Water Supplier <sup>b</sup>           | Population | Per Capita Use (gpcd) | Withdrawals (acre-feet) |             |
|---|---------------------------------------|------------|-----------------------|-------------------------|-------------|
|   |                                       |            |                       | Surface Water           | Groundwater |
| San Miguel County (cont.)                                   |                                       |            |                       |                         |             |
| Upper Pecos (cont.)   | Las Vegas Water Supply System (Pecos) | 14,857     | 191                   | 2,781                   | 402         |
|   | Lower Colonias MDWCA                  | 28         | 80                    | 0                       | 3           |
|   | North San Ysidro MDWCA                | 230        | 80                    | 0                       | 21          |
|   | Pecos Water System                    | 1,596      | 134                   | 0                       | 240         |
|   | Ribera MDWCA                          | 200        | 75                    | 0                       | 17          |
|   | Rowe MDWCA                            | 150        | 28                    | 0                       | 5           |
|   | San Jose MDWCA                        | 200        | 30                    | 0                       | 7           |
|   | San Juan MDWCA/Soham MDWCA            | 200        | 55                    | 0                       | 12          |
|   | San Miguel <sup>c</sup>               | 60         | 80                    | 0                       | 5           |
|   | San Miguel Del Vado MDWCA             | 100        | 80                    | 0                       | 9           |
|   | Sena Water System                     | 180        | 80                    | 0                       | 16          |
|   | South San Ysidro MDWCA                | 50         | 156                   | 0                       | 9           |
|   | Tecolote Domestic Water Users Assn    | 185        | 77                    | 0                       | 16          |
|   | Tecolotito MDWCA                      | 380        | 57                    | 0                       | 24          |
|   | Tres Lagunas Home Owners Association  | 73         | 260                   | 0                       | 21          |
| Villanueva MDWCA  | 240                                   | 80         | 0                     | 22                      |             |
| San Miguel County public water supply totals                |                                       | 22,099     |                       | 2,887                   | 996         |
| County-wide public water supply per capita use <sup>d</sup> |                                       |            | 157                   |                         |             |
| Canadian River Tucumcari                                    | Rural self-supplied homes (Canadian)  | 284        | 80                    | 0                       | 25          |

Source: Mora-San Miguel-Guadalupe Regional Water Plan, 2016

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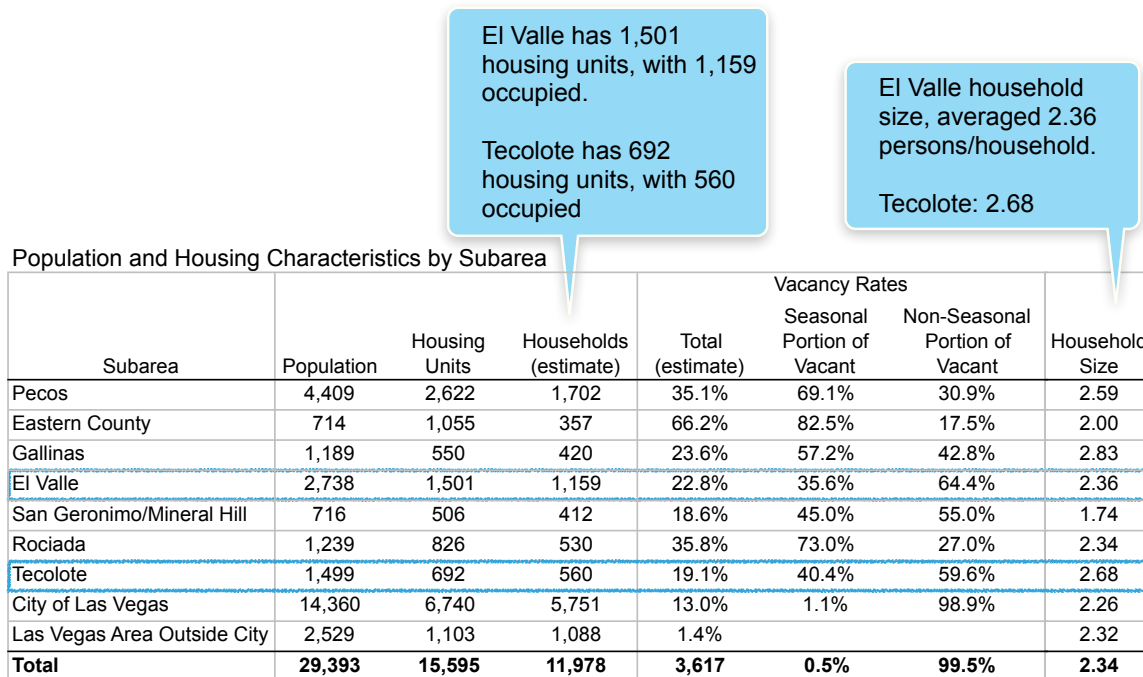


## County Subareas 2010 Population



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## Housing by Subarea

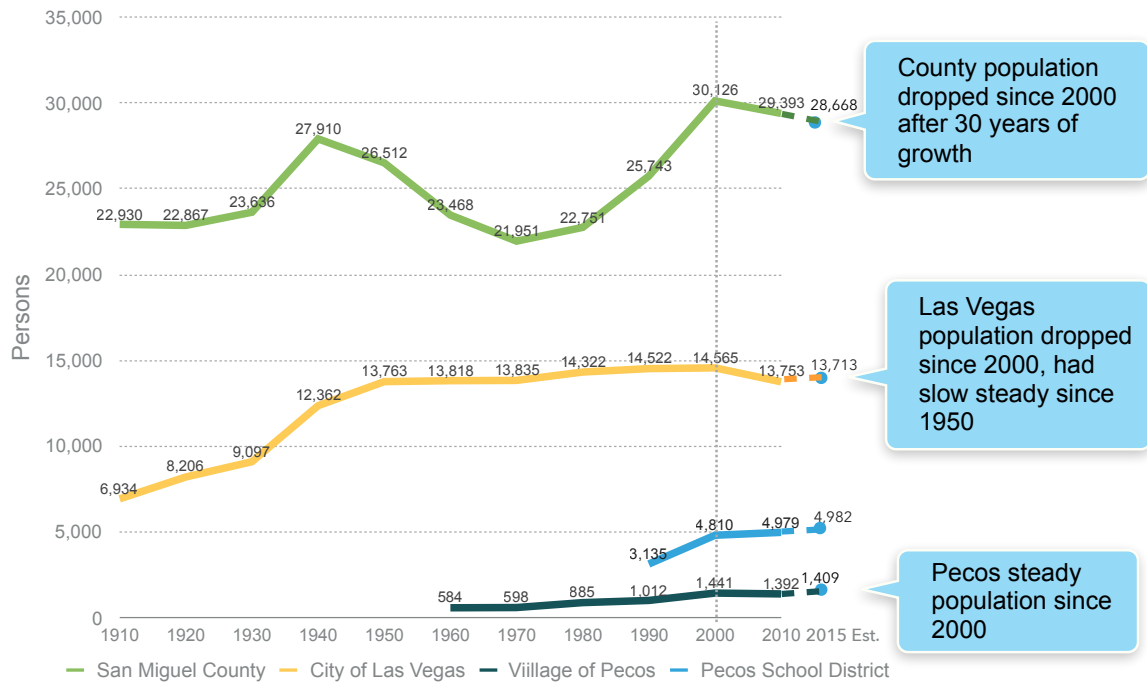


Source: U.S. Census 2010

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## Historic Population

San Miguel County and Municipalities Population:  
1910 to 2015

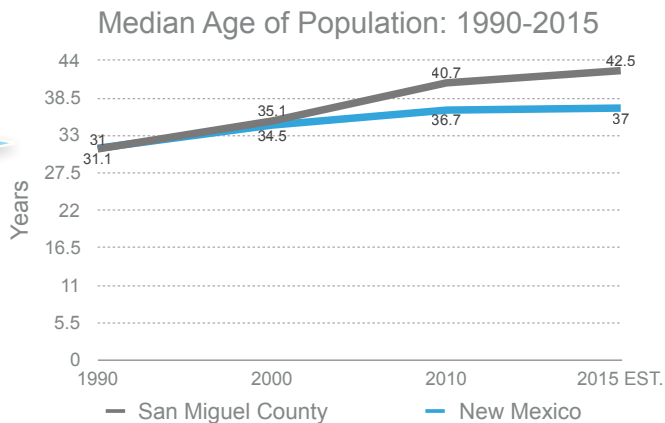


Source: US Census 1910 to 2010 and ACS 2011-2015 Estimates

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## Median Age

County population aged more than the state population



Sources: U.S. Census 1990, 2000 and 2010 and 2011-2015 American Community Survey 5-Year Estimates

Decline in population under 15 years of age

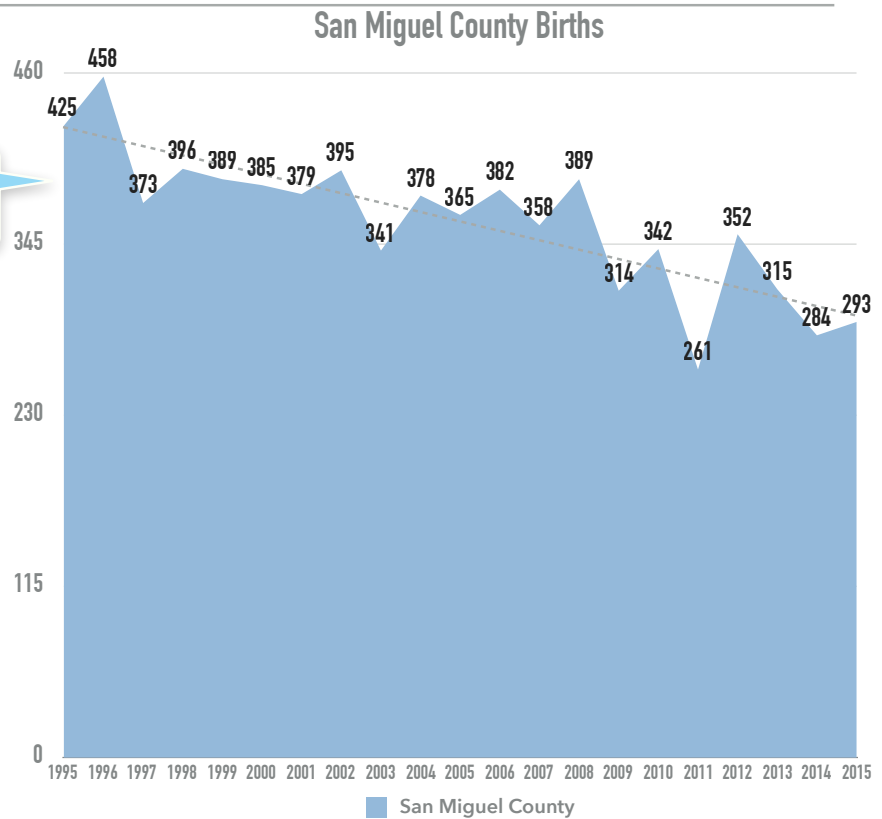
San Miguel County Population by Age Groups

| 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

## Births

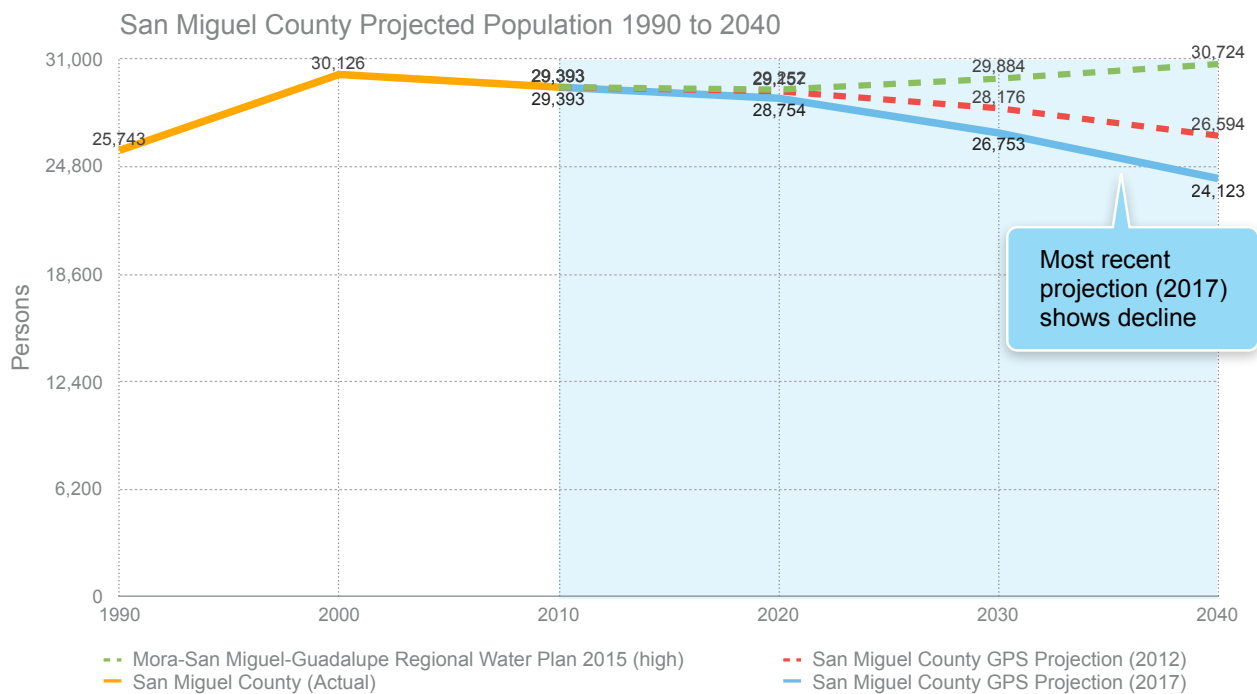
County births fell since 1990s



Source: New Mexico Department of Health

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## San Miguel County Historic and Projected Population



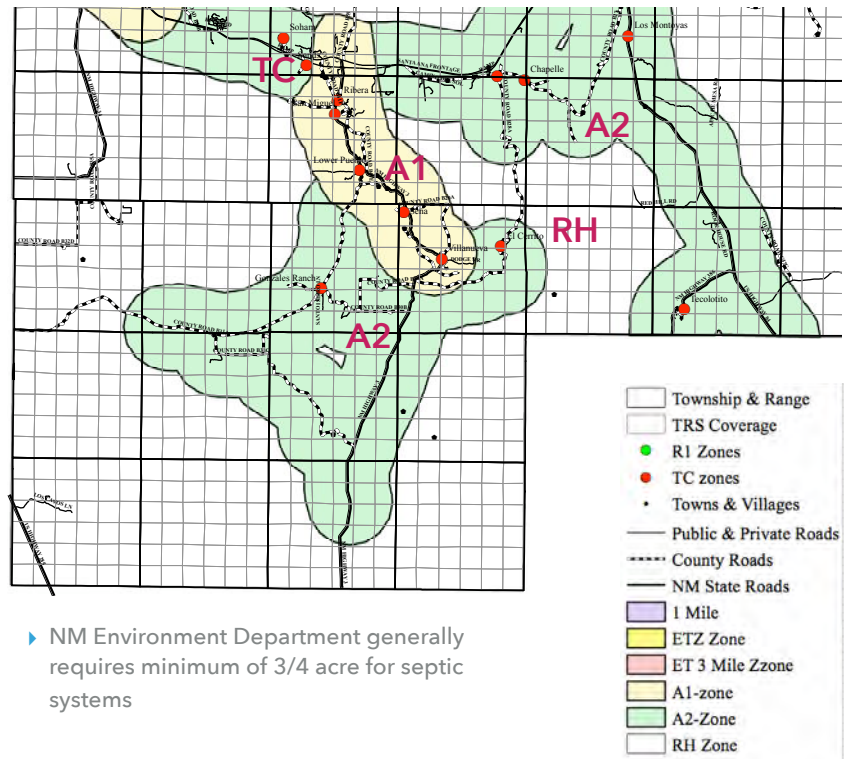
Source: UNM GPS, Mora-San Miguel-Guadalupe Regional Water Plan 2015

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## County Zone Districts in Subareas

- ▶ 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



- ▶ NM Environment Department generally requires minimum of 3/4 acre for septic systems

## Wind Energy Facilities Ordinance 02-08-11

- ▶ Regulating through a conditional use permit: the location of wind energy facilities to protect adjacent property owners, protect and preserve historic, scenic, archeological and cultural character
- ▶ Setbacks of >100 feet from property line and one half mile from occupied residence, school, commercial building, and scenic or historic area

## Possible Natural Hazards, Mitigation, and Emergency Preparedness

- ▶ Forest or grass fires, defensible spaces
- ▶ Drought
- ▶ Flooding
- ▶ Surface or ground water pollution

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## Existing Conditions

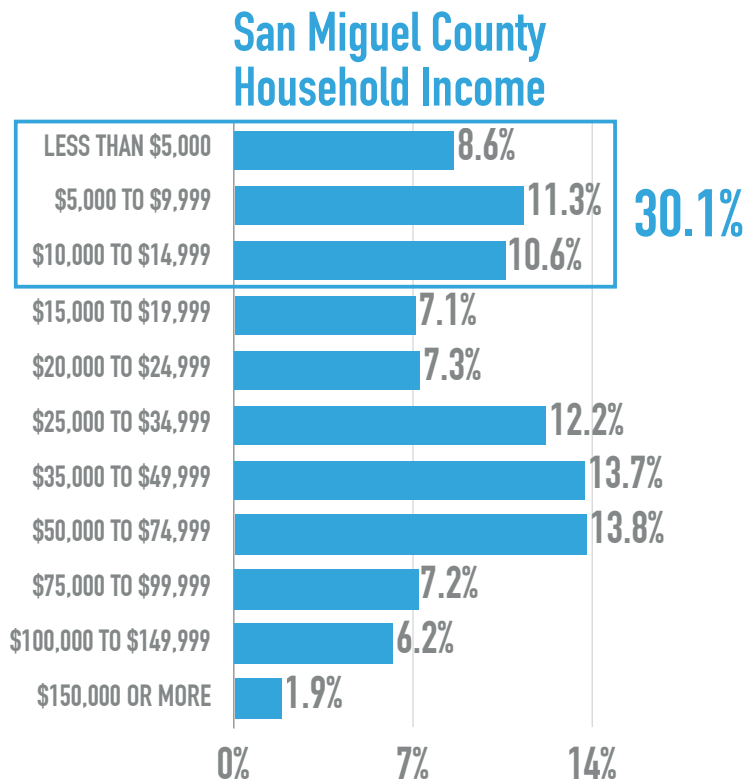
### ECONOMICS

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## 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%)



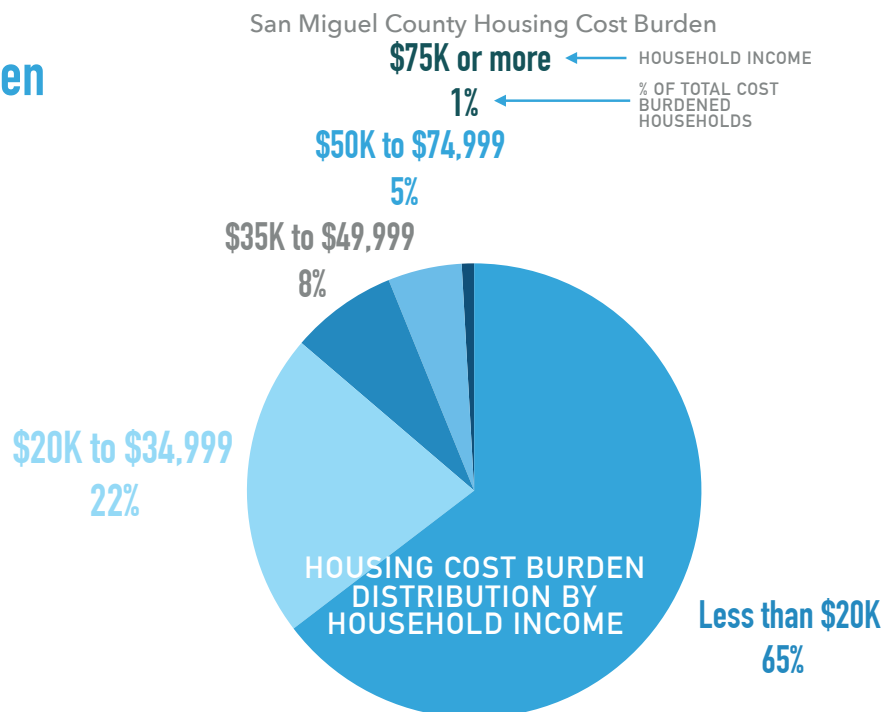
Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates

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## HOUSING COST BURDEN

### 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

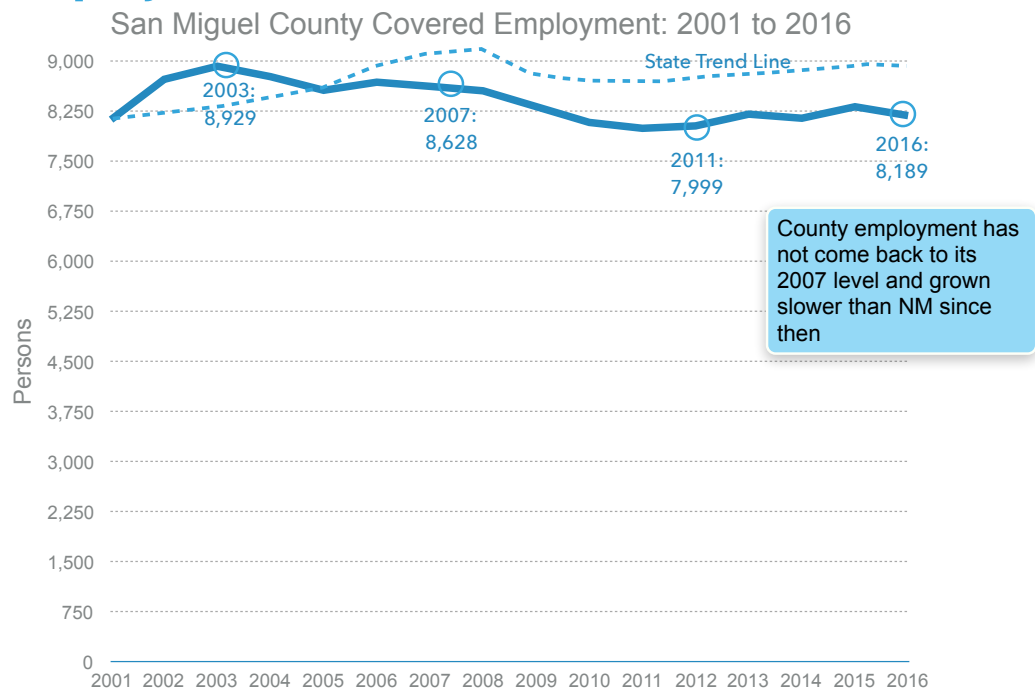


Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates

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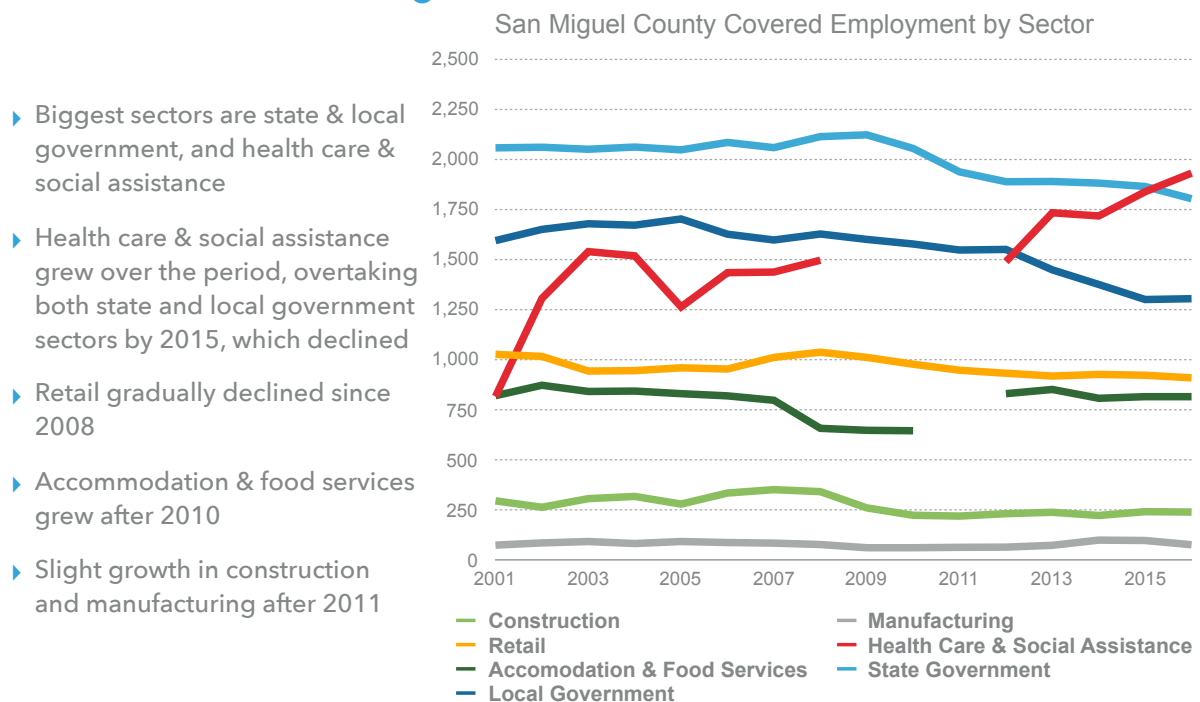
## County Employment



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

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## Growth in Leading Sectors



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

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## 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. Consider establishing a community land trust as an option for preserving agricultural and culturally significant land
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. Use zoning to protect scenic corridors while encouraging economic development that support heritage tourism, agri-tourism and ecological tourism

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## Policies in 2010 El Valle Subarea Plan – Examples

1. Notify land grants of proposed development projects within or adjacent to land grant holdings
2. Adopt zoning to protect existing neighborhoods from incompatible new development adjacent to housing
3. Restrict development on agricultural and grazing land
4. Support acquisition of conservation easements
5. Community should consider forming an agricultural cooperative to share farm equipment and other farm resources

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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

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## Thank you!

### ARC Team Contact Information

Steve Burstein, AICP, Project Manager and Planner

[sburstein@arcplanning.com](mailto:sburstein@arcplanning.com)

Liza Miller, Planner

[lmiller@arcplanning.com](mailto:lmiller@arcplanning.com)

Architectural Research Consultants, Incorporated  
220 Gold Avenue SW, Albuquerque, NM 87102  
(505) 842-1254

Elmo Baca, Owner

[elbaca1104@aol.com](mailto:elbaca1104@aol.com)

Quixote Productions  
144 Bridge Avenue, Las Vegas, NM 87701  
(505) 577-2415

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