



SAN MIGUEL COUNTY

COMPREHENSIVE PLAN UPDATE

Pecos Subarea Meeting August 29, 2017



Architectural Research Consultants, Incorporated

Albuquerque, NM

505-842-1254

505-766-9269

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 additional questions 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 and Completion of Pecos Valley Subarea Plan started in 2011

San Miguel County Comprehensive Plan Elements



3

COMMUNITY CONVERSATIONS BY SUBAREA

Tonight is the first 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	San Geronimo/ Mineral Hill Area	Sheridan Fire Station September 21, 6 to 8 PM
Gallinas Area	La Placita Fire Station September 7, 6 to 8 PM	Trementina Area	Trementina Fire Station September 28, 6 to 8 PM
Conchas Area	Conchas Fire Station September 13, 6 to 8 PM	Rociada/ Sapello Area	Rociada Fire Station October 4, 6 to 8 PM
El Valle/ Tecolote Area	Valley Middle School September 14, 6 to 8 PM	<small>QUESTIONS? CONTACT: ALEX TAPOTA, SAN MIGUEL PLANNING & ZONING; (505) 454-1074. ATAFOYARCO.SANMIGUEL.NM.US OR, STEVE BURSTEIN, PLANNER; (505) 342-1254</small>	

VISIT WWW.SM-COUNTY.NET FOR MORE INFO

4

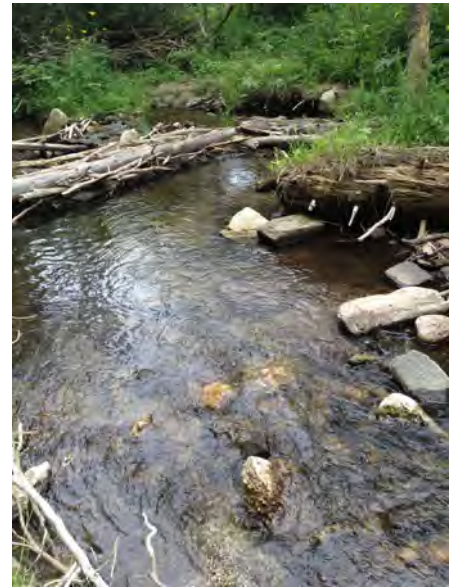
Planning Consultant Team

► 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)
- Currently working on the Village of Pecos Comprehensive Plan

► 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



Winsor Creek

5

EXISTING CONDITIONS

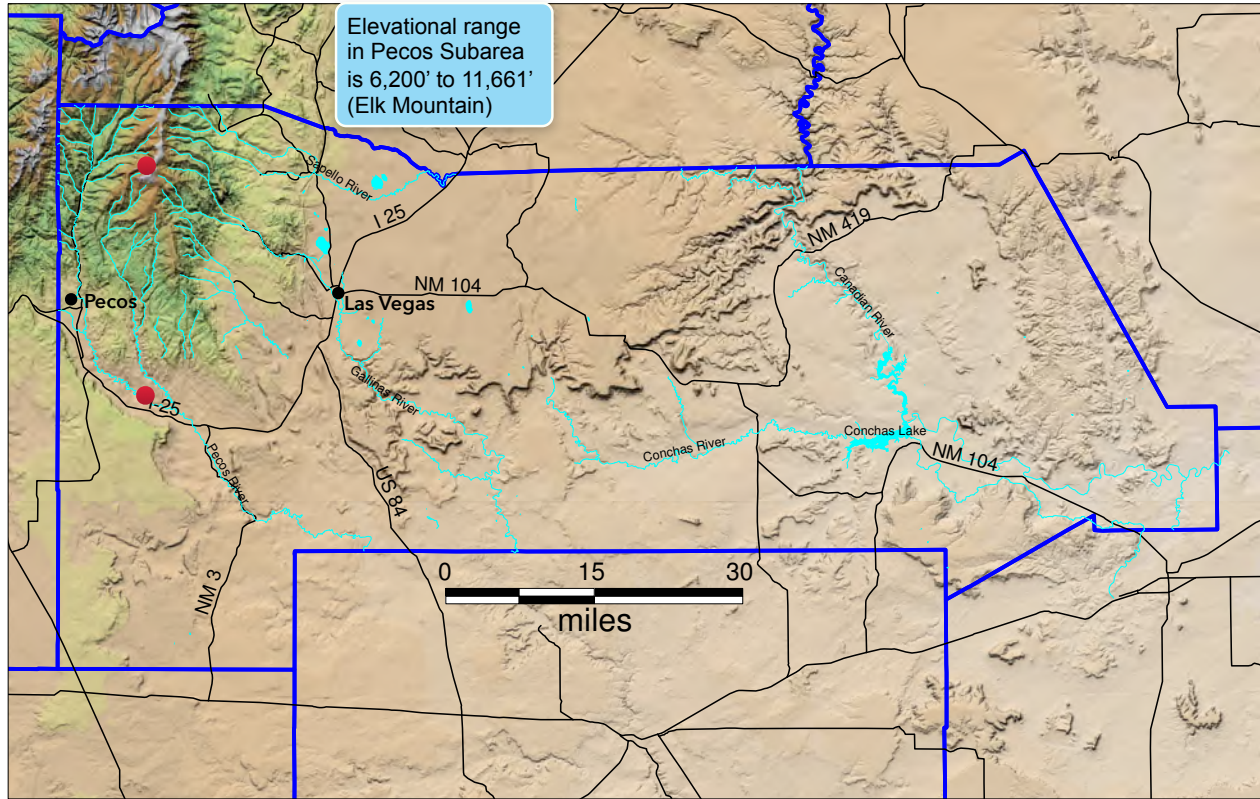
6

Land Use, Population and Housing



Village of Pecos, 1931

From "Images of America: Pecos," 2014 - permission not yet requested



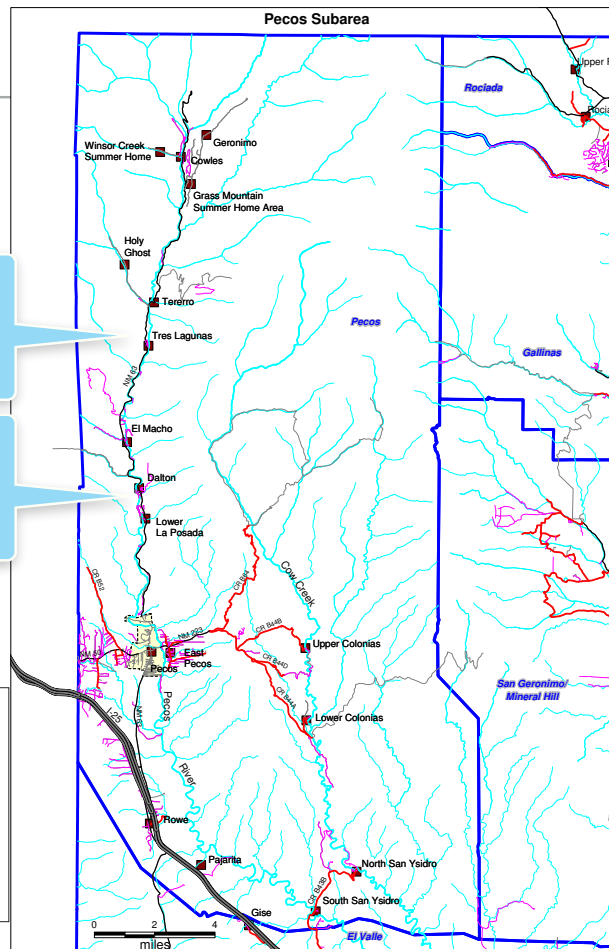
Roads and Drainages in Subarea

Pecos River and Cow Creek are major drainages

NM Highways most mileage, followed by County Roads

Road Classification

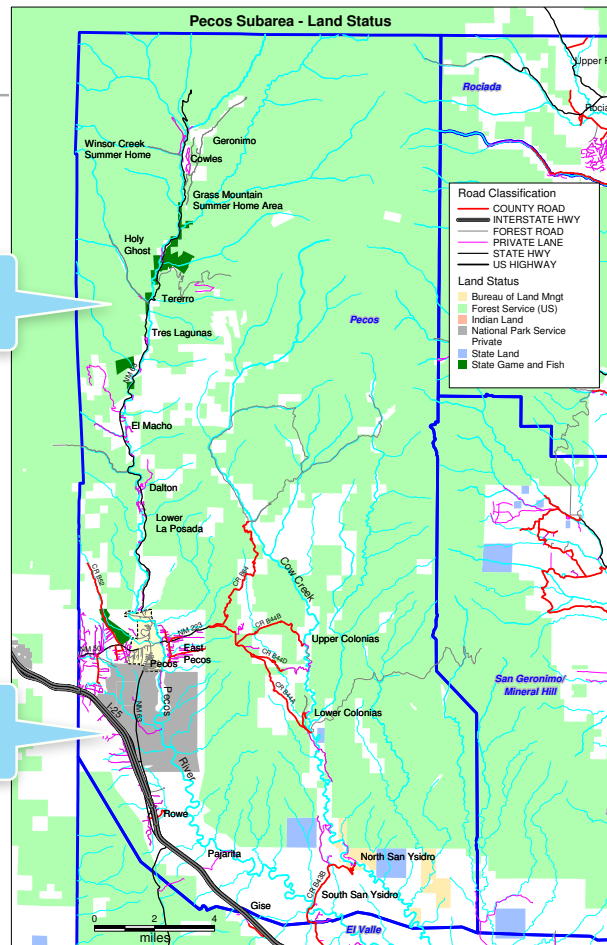
- COUNTY ROAD
- INTERSTATE HWY
- FOREST ROAD
- PRIVATE LANE
- STATE HWY
- US HIGHWAY



Land Status

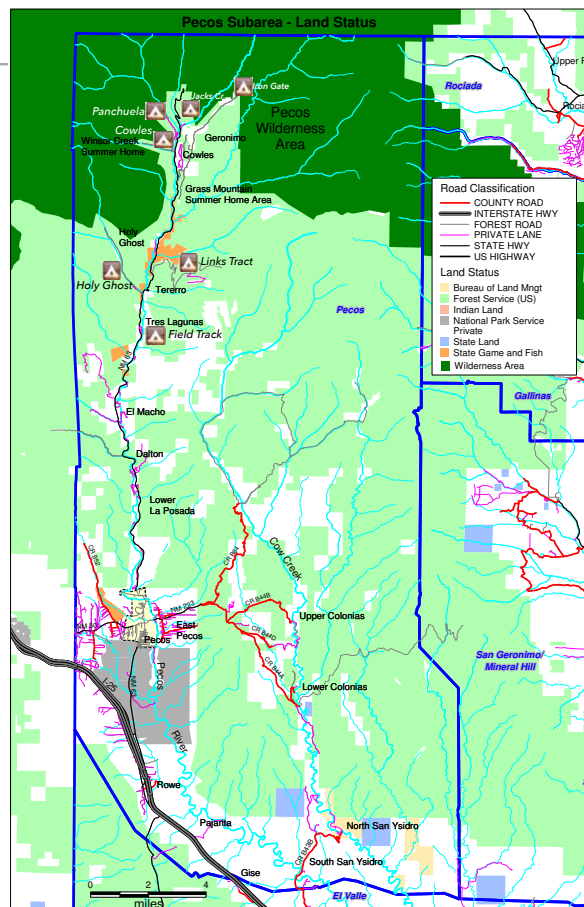
75% of the Pecos Subarea is USFS managed

National Historic Park also large public property



9

Pecos Subarea With Campgrounds



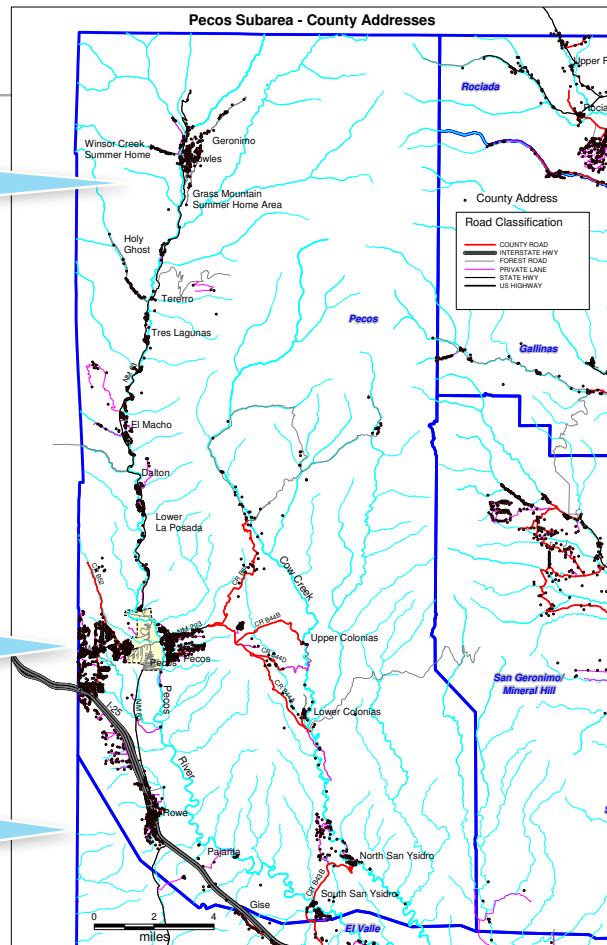
10

Address Points

Second largest concentration in Cowles

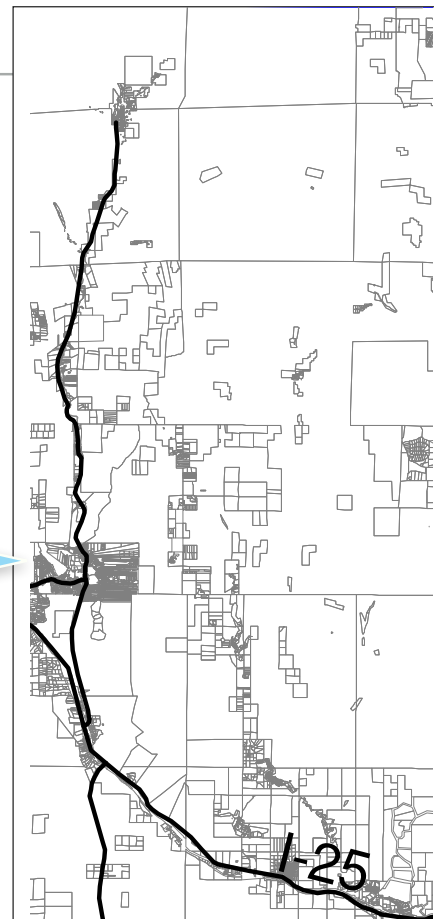
Largest concentration in East and West Pecos

Rowe is the third most concentrated area



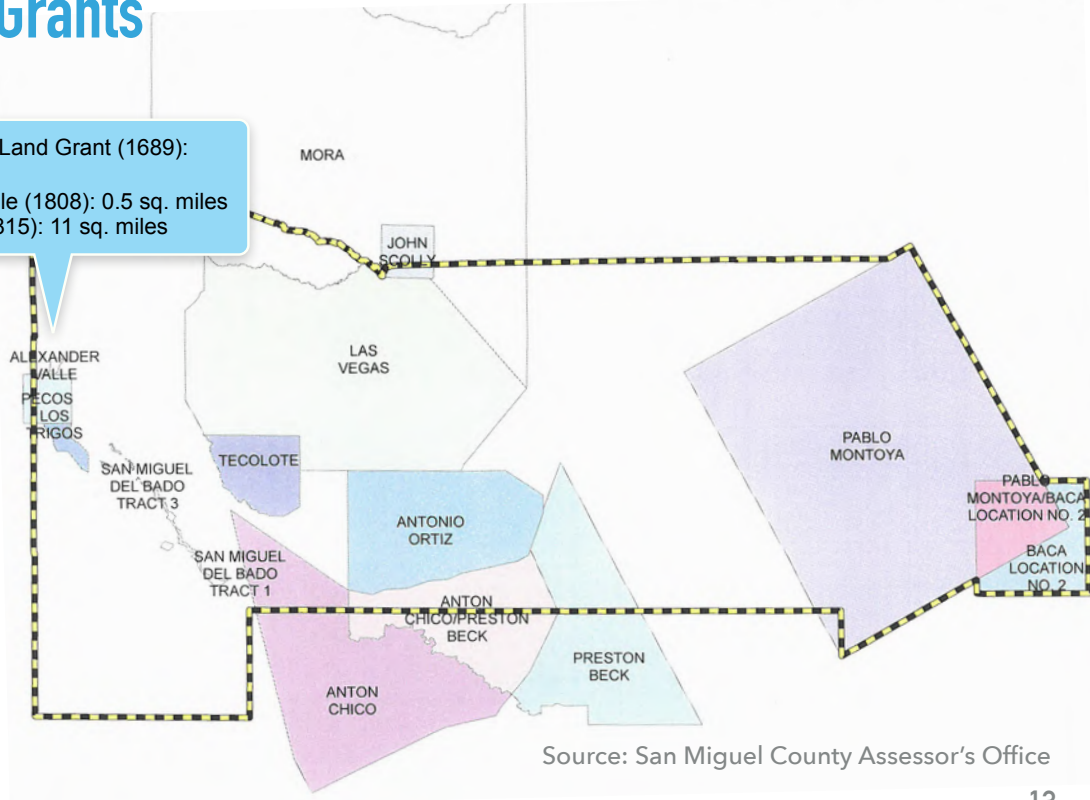
Parcels

Pecos and Rowe areas have many small lots, while some platted areas have not developed



Land Grants

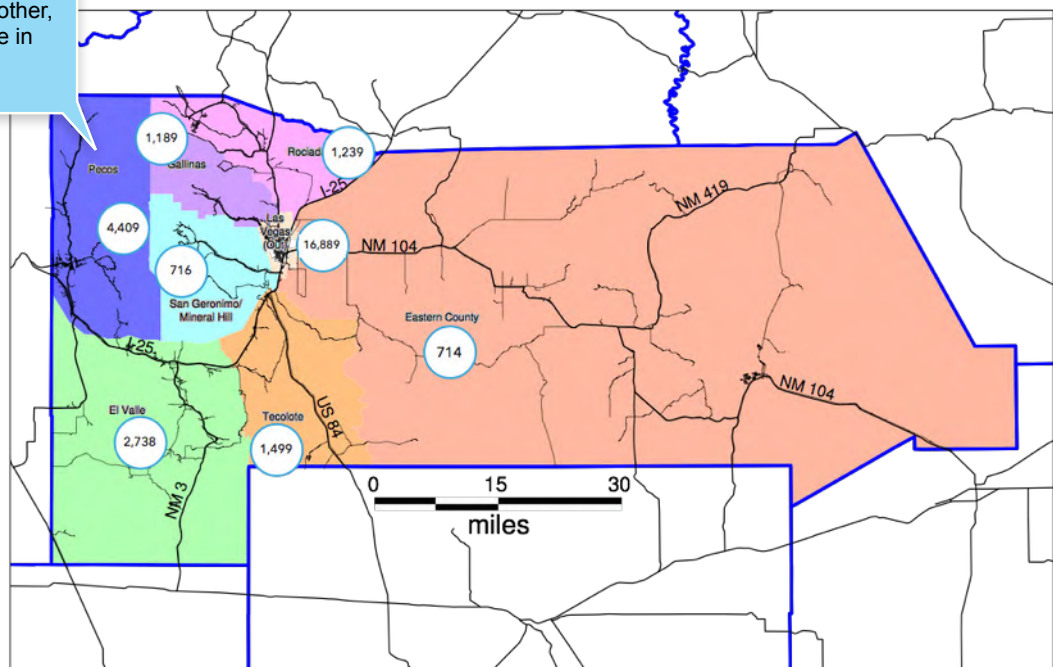
Pecos Indian Land Grant (1689):
25 sq. miles
Alexander Valle (1808): 0.5 sq. miles
Los Trigos (1815): 11 sq. miles



13

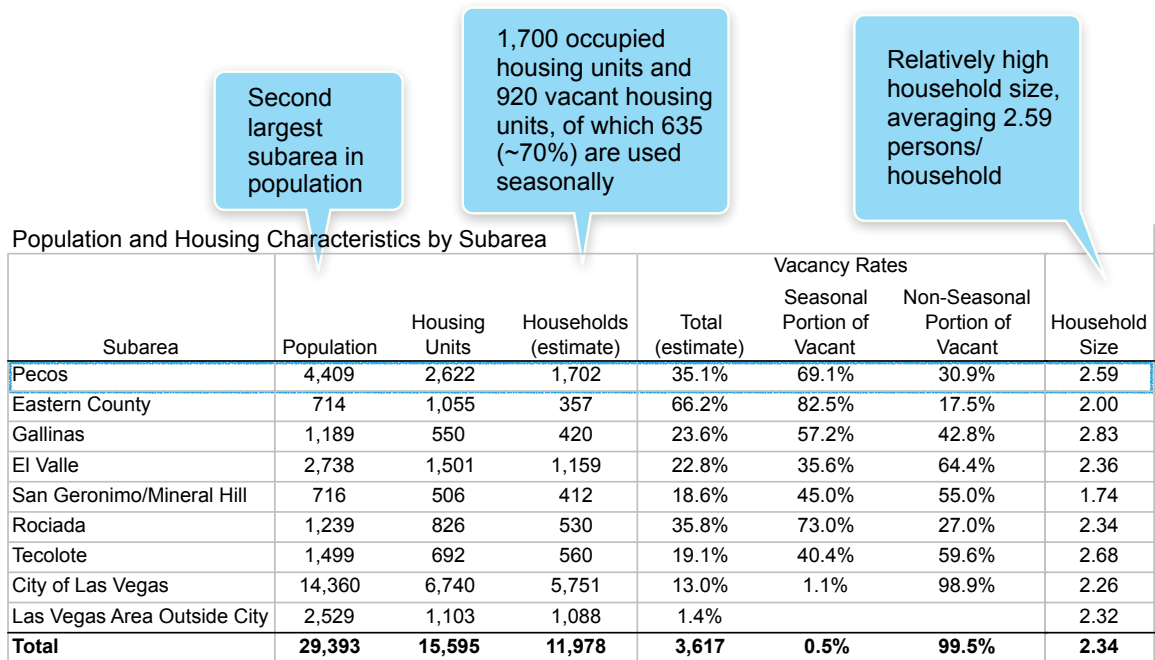
EXISTING CONDITIONS: COUNTY SUBAREAS 2010 POPULATION

Pecos Subarea has
4,409 persons, including
the Village of Pecos with
1,400 persons. Another,
1,670 residents live in
area of Glorieta to
County line



14

Population and Housing by Subarea



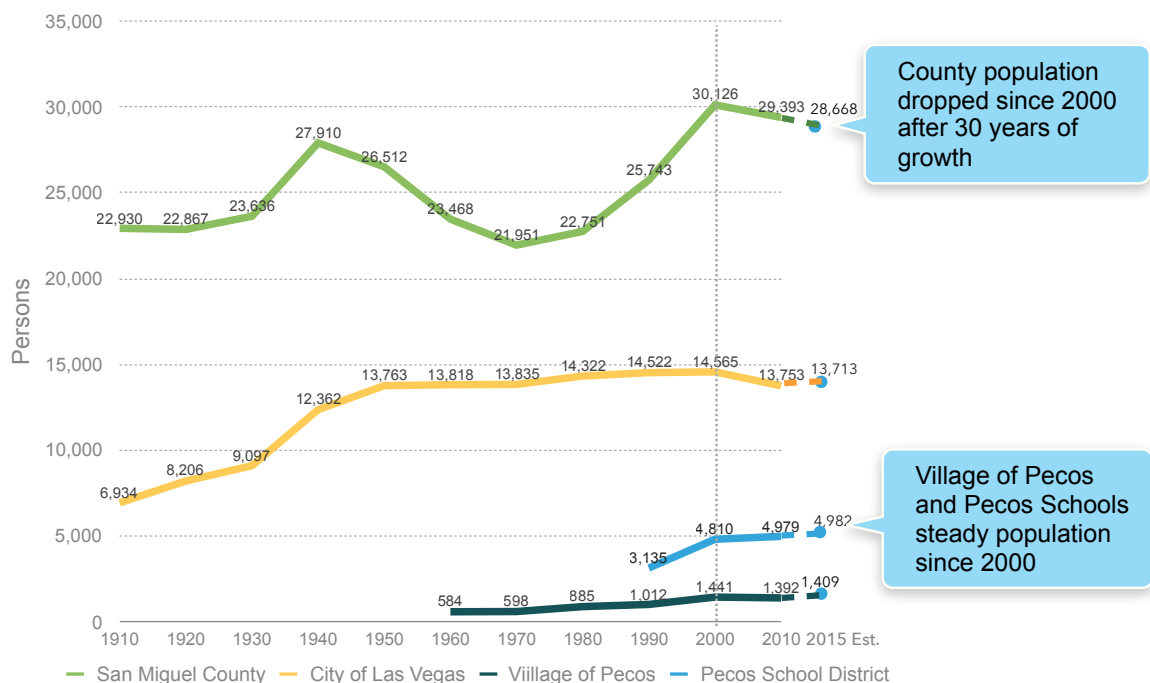
Source: U.S. Census 2010

15

DEMOGRAPHICS

Historic Population

San Miguel County and Municipalities Population: 1910 to 2015

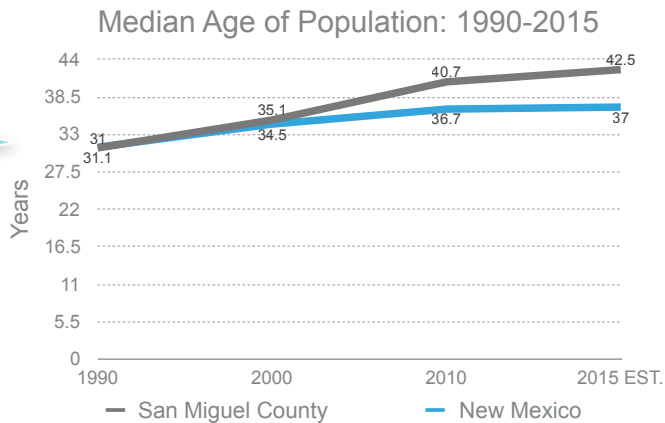


Source: US Census 1910 to 2010 and ACS 2011-2015 Estimates

16

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%

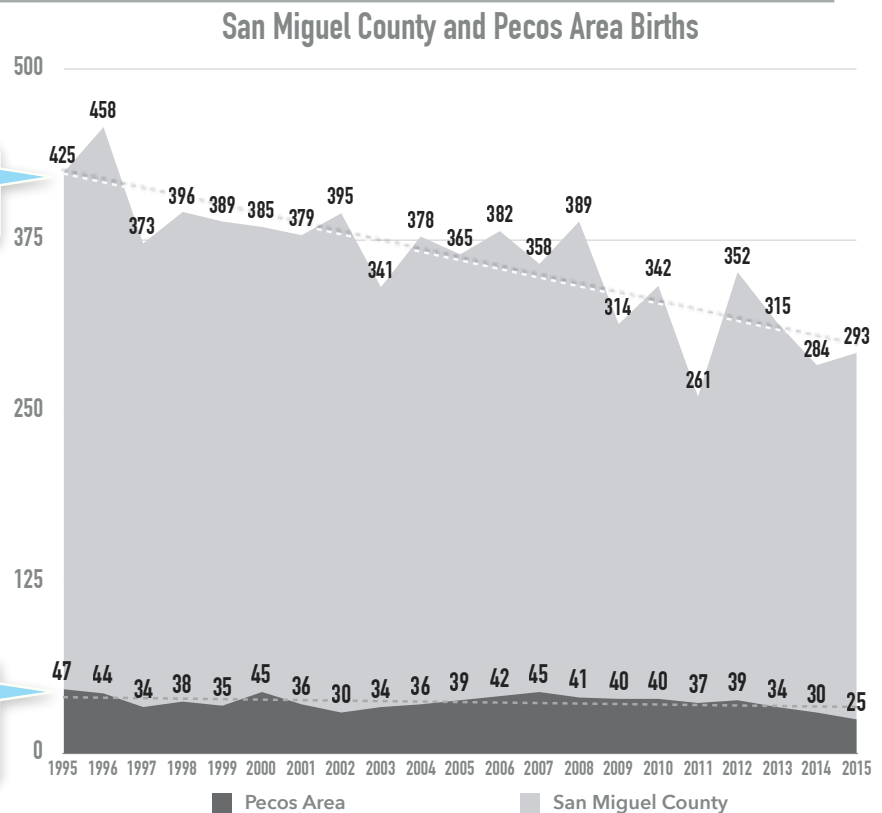
Source: 1990, 2000 and 2010 Census

17

Births

County births fallen since 1990s

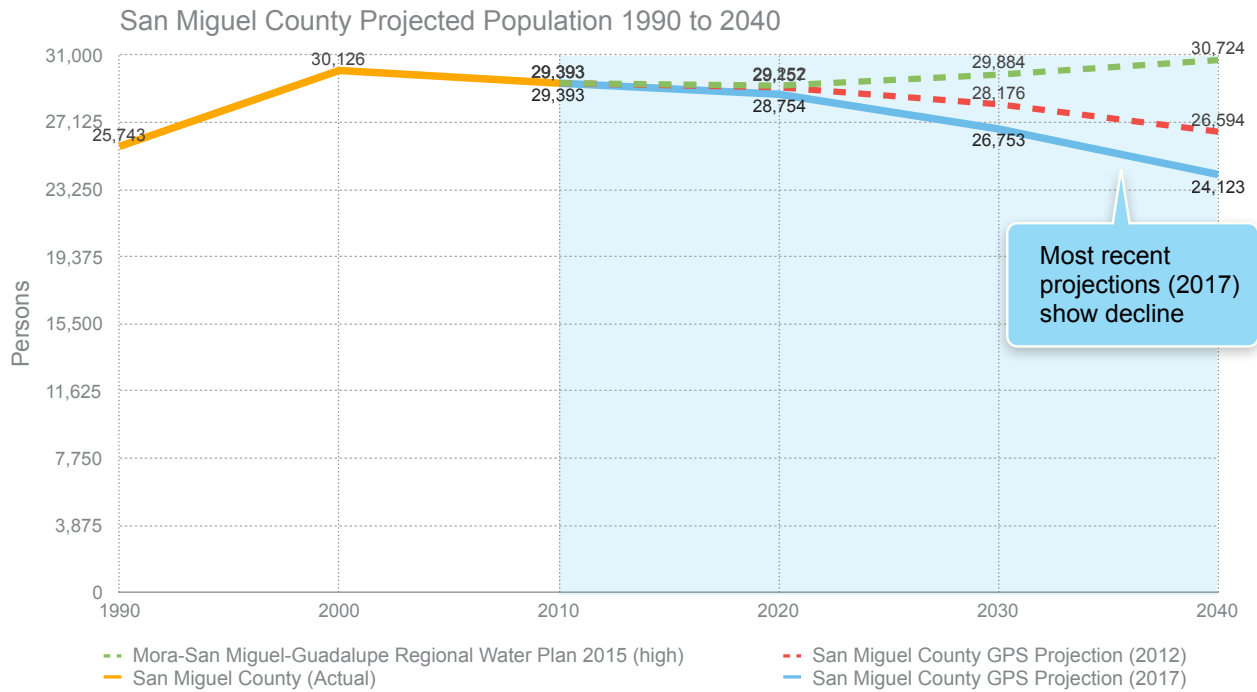
Pecos area births dropped a little less sharply than County



Source: New Mexico Department of Health

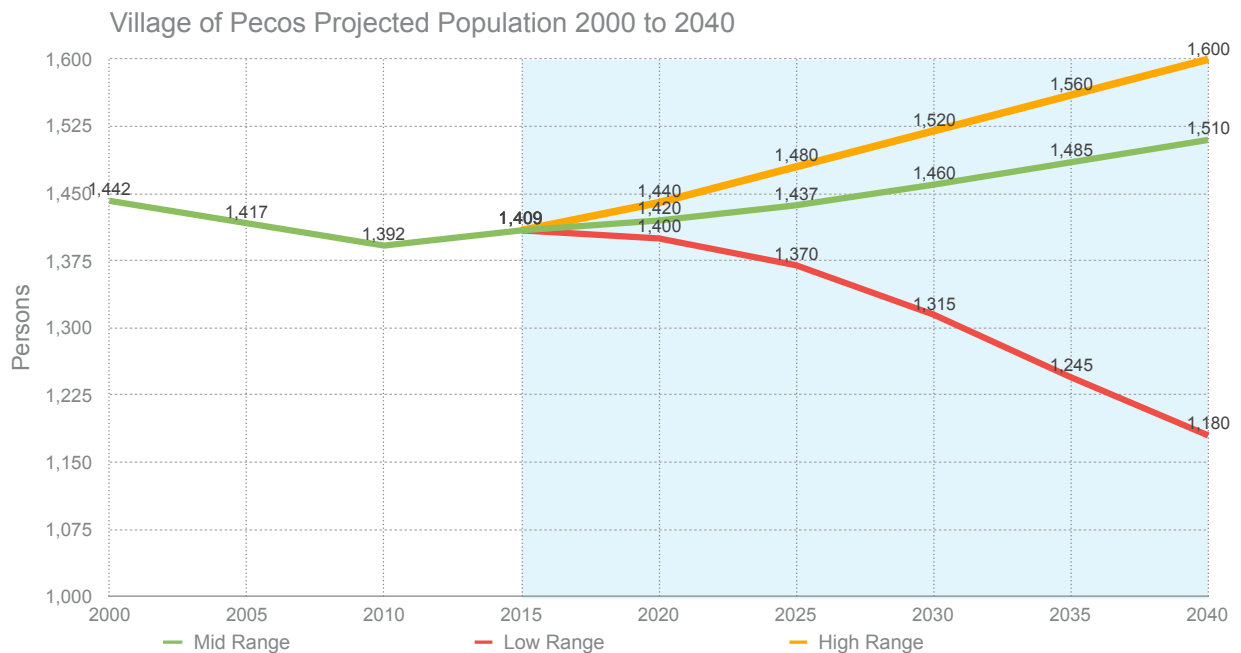
18

San Miguel County Historic and Projected Population



19

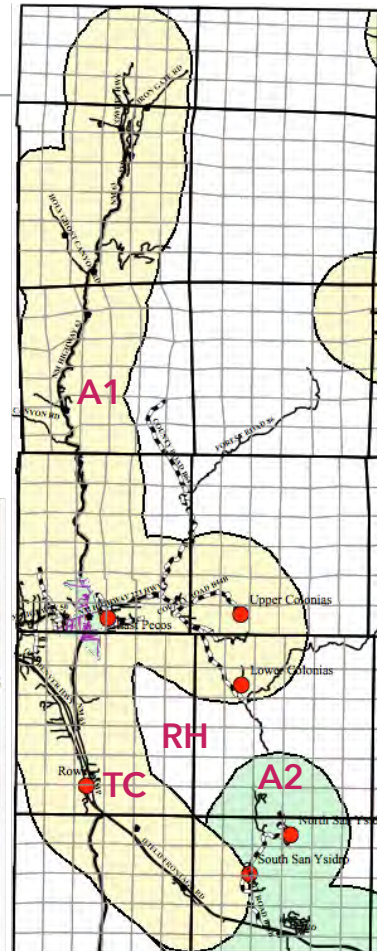
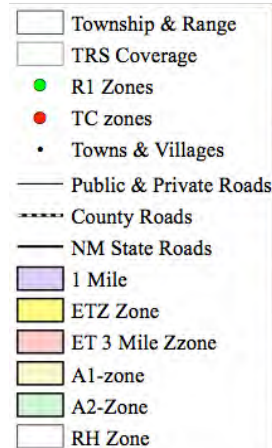
Draft Village of Pecos Historic and Projected Population



20

County Zone Districts in Pecos Area

- ▶ A1: purpose to preserve the scenic and recreational values in the National Forest and similar adjoining land, safeguard water supply, open and spacious development in areas remote from available public services; 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
- ▶ A2: purpose same as A1, 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
- ▶ 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



HAZARDS MITIGATION

Fires in Pecos Subarea

- ▶ Jaroso, June 2013 - 8 miles south of Truchas, 11,149 acres
- ▶ Tres Lagunas, May 2013 - Pecos Ridge, 10 miles north of Pecos, 10,219 acres
- ▶ Trampas, 2002, near Las Trampas and threatened Pecos Watershed, 5,800 acres
- ▶ Viveash, 2000, Cow Creek watershed
- ▶ Dawson
- ▶ Cox Fire, 2012



Tres Lagunas Fire

Source: Pecos Canyon Fire and Rescue, pecoscanyonfire.org

Existing Conditions

ECONOMICS

23



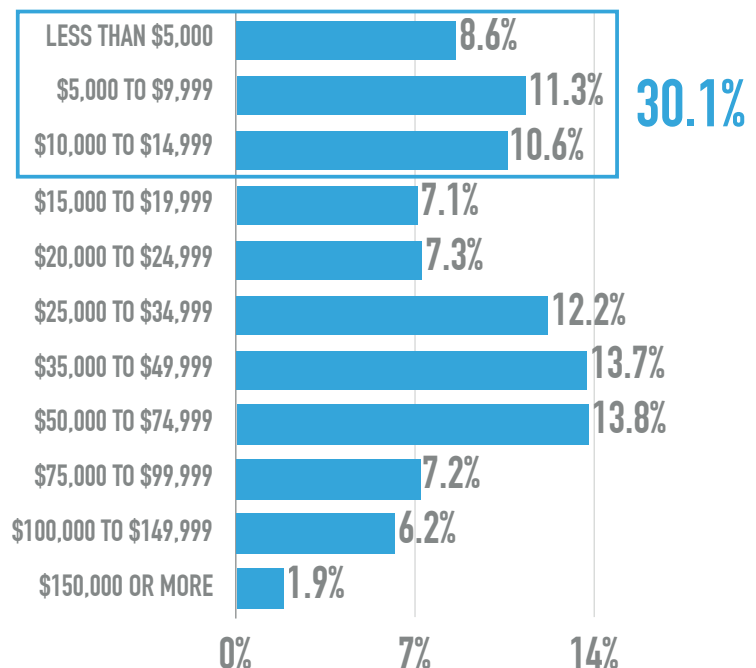
The little Herrera grocery store was a longtime business of Herrera's. He is seen above standing in the front door of his establishment; below, he is inside the store having a smoke. The two young men are Aldofo Perera (left) and "Freckles," as his son Tito Jr. was known. There are many familiar brands, many of them with the same logos they have today, if one looks carefully. Even Clabber Girl Baking Powder, gluten-free and certified Kosher, is unchanged today. Pecos can be very cold in the winter, hence the woodstove. (Both, J&TH.)

From "Images of America: Pecos," 2014 - permission not yet requested

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%)

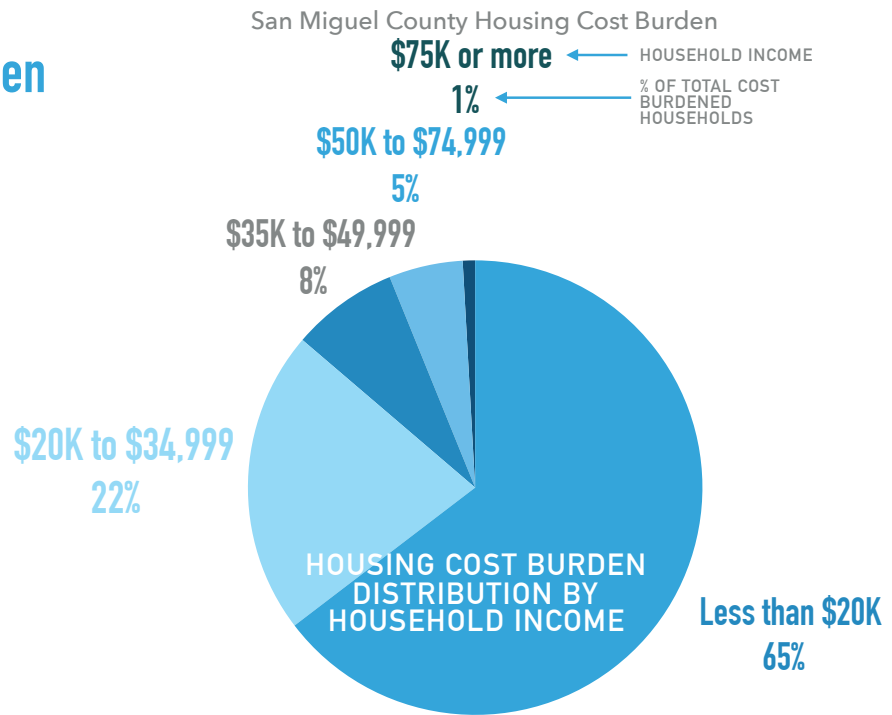
San Miguel County Household Income



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

Housing Cost Burden

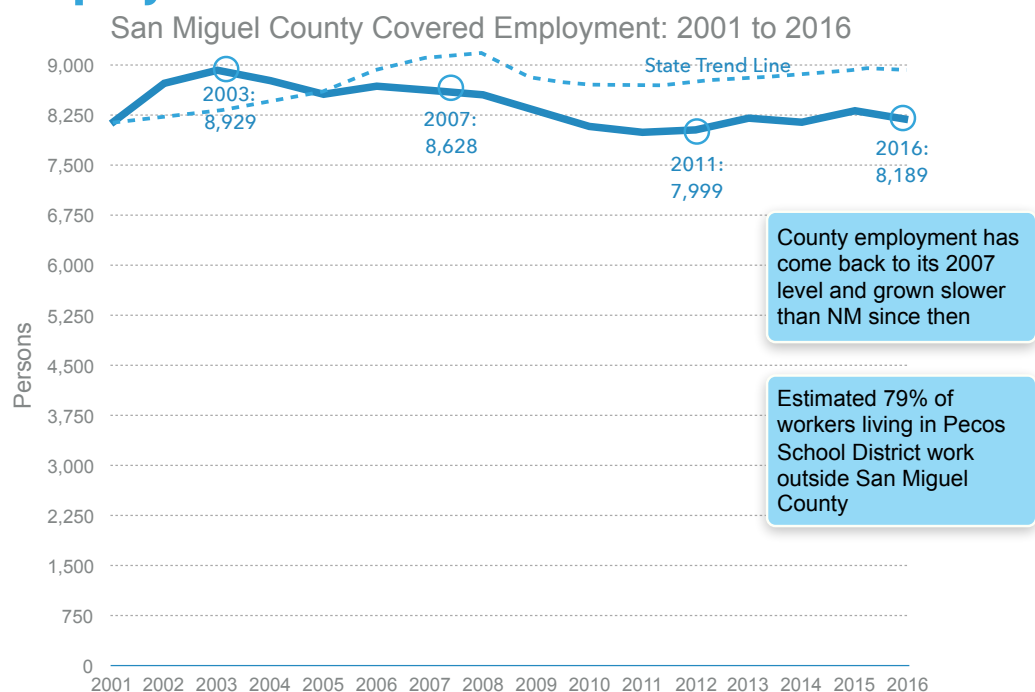
- ▶ Housing cost burdened is defined as spending 30% or more of total household income on housing costs
- ▶ Census estimated that in 2015, 34% of San Miguel households were cost burdened
 - ▶ 65% of cost burdened households earn \$20,000 or less
- ▶ 30.5% of New Mexico households are cost burdened



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

25

County Employment

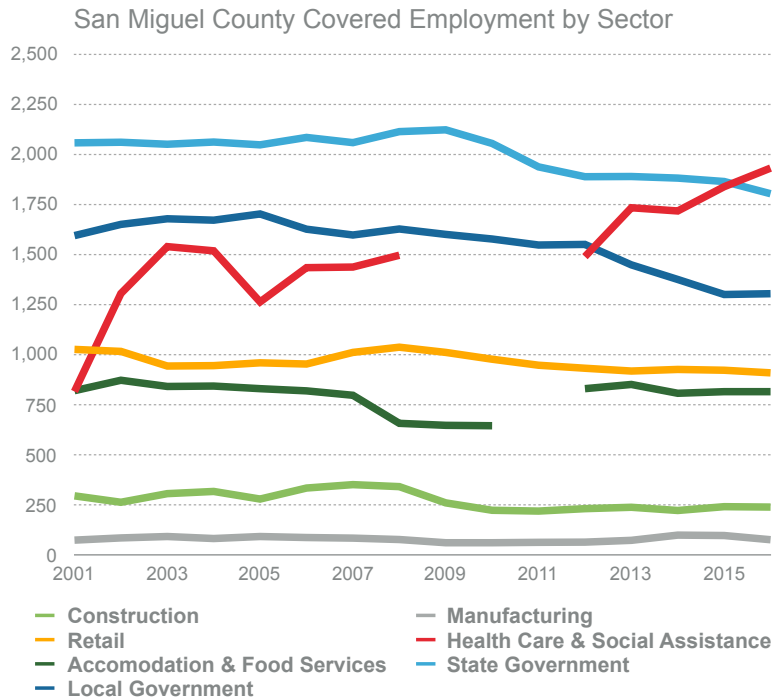


Source: U.S. Dept. of Labor, Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*.

26

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



27

Thank you!

ARC Team Contact Information

Steve Burstein, AICP, Project Manager and Planner

sburstein@arcplanning.com

Liza Miller, Planner

lmiller@arcplanning.com

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

Elmo Baca, Owner

elbaca1104@aol.com

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

28