


Final

Village of Pecos

San Miguel County, New Mexico

Comprehensive Plan



PECOS
SENIOR CENTER

February 2018



Architectural Research Consultants, Incorporated

21704.0000

Acknowledgments

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Participants in Public Meetings Small Group Meetings and Interviews

Many thanks to community members who participated in public meetings, interviews and small group meetings

Thanks to the New Mexico Finance Authority for funding assistance and to the New Mexico Economic Development Department, especially to Northeast New Mexico Representative Tim Hagaman, for review of the plan and participation in the planning process

Prepared by

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STATE OF NEW MEXICO
MUNICIPALITY OF THE VILLAGE OF PECOS
RESOLUTION NO. 2017-2018 315
ADOPTION OF THE VILLAGE OF PECOS COMPREHENSIVE PLAN

WHEREAS, the comprehensive plan is a long-range policy guide to decisions about the physical development of the Village, addressing: land use, transportation, economic development, public facilities, utilities, housing, water, and implementation; and

WHEREAS, this is the first comprehensive plan of the Village of Pecos; and

WHEREAS, the comprehensive plan gives long-range and comprehensive context, support and guidance for developing Village zoning and other land use regulations, Infrastructure Capital Improvement Program, Community Development Block Grant (CDBG) grants, as well as other state and federal grants and loans that the Village may apply for; and

WHEREAS, the plan is an advisory document and does not have the power of regulations nor does it bind the Village to take specific actions; and

WHEREAS, the Village developed the 2017 Comprehensive Plan through research and analysis of current demographic and socioeconomic information, review of the Pecos Economic Development Plan 215, various analyses of land use, economic development, Village facilities, infrastructure, housing, water resources and hazards mitigation; and

WHEREAS, on April 11, 2017, the Village convened the kickoff meeting of the Comprehensive Plan Steering Committee and held a total of five meetings of the Steering Committee to help guide the development of the comprehensive plan; and

WHEREAS, the Village coordinated development of the comprehensive plan with San Miguel County's development of the Pecos Subarea Plan and County Comprehensive Plan; and

WHEREAS, public meetings were held on August 29, 2017 to receive input on Pecos and Pecos Subarea Plans and on January 23, 2018 to present and receive input on the draft Pecos Comprehensive Plan and Pecos Subarea Plan; and

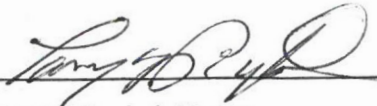
WHEREAS, the Village Board of Trustees of the Village of Pecos is enabled through Section 3-19-9 NMSA 1978 to adopt a comprehensive plan which makes recommendations on a variety of subjects; and

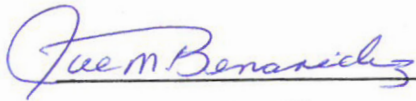
WHEREAS, the Village Board of Trustees believes that the plan is an essential document that will guide policy decisions and the allocation of financial and staff resources; and

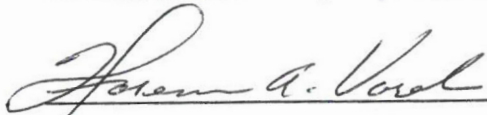
WHEREAS, the Village Board of Trustees held a public meeting on February 12, 2018 and solicited public comment on the Village of Pecos Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, by the governing body, the Village Board of Trustees of the Village of Pecos, New Mexico that the attached Village of Pecos Comprehensive Plan is hereby adopted.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF FEBRUARY 2018.

By 
Tony J. Roybal, Mayor


Modesto Joe Benavidez, Mayor Pro-tem


Florencio Varela, Trustee

Herman Gallegos, Trustee


Ralph Lopez, Trustee



Attested By 
Ramona Quintana, Village Clerk

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I. Introduction and Implementation Plan

A comprehensive plan is an official public document adopted by a local government as a policy guide to decision-making about the physical development of the community. It describes in a general way how the leaders of the government want the community to develop in the ensuing 20 to 30 years.

A. Purpose of the Plan

The Village of Pecos Comprehensive Plan is an official public document adopted by the Village government as a policy guide to making decisions about the physical development of the community. It indicates in a general way how the leaders of Pecos want the community to develop in the ensuing 20 to 30 years.

A comprehensive plan helps a municipality to prepare for the future by anticipating change, maximizing strengths and minimizing weaknesses. The plan sets policies that help guide addressing critical issues facing the community, achieving goals according to priority, and coordinating both public and private efforts.

The Village of Pecos Comprehensive Plan encompasses the functional elements that bear on physical development in an internally consistent manner. The data, goals and policies of these elements should support each other.

The plan lays out the Village’s general, long-range approach to be considered when making decisions about any new development, infrastructure or improvement programs. As a general document, the plan does not carry regulatory authority, unlike zoning and subdivision regulations, which do.

Topics Addressed in the Comprehensive Plan

The 2017 Comprehensive Plan is the Village’s first comprehensive plan. The plan relies in part on the Economic Development Plan prepared by Motiva Corporation in May 2015. The economic development plan identified the need for a comprehensive plan and helped lay the groundwork for the planning process.

The comprehensive plan encompasses all functional elements that bear on physical development in an internally consistent manner, including: land use, economic development, facilities, transportation, economic development, utilities, water, hazards mitigation, and housing.

In addition, the Implementation Plan included in Chapter I below, includes all the recommended actions from all the elements.

*Exhibit I-1:
Elements of the
Plan*



The Village Board of Trustees will consider adoption of the plan on February 12, 2018.

Community Involvement

In developing the plan, to assure that the plan would be properly considered and have broad support, the Village sought public input through the following:

- Met with the Mayor and Village staff to kick off the plan in February 2017
- Held Steering Committee meetings beginning in April 2017 (five meetings)
- Held a public meeting on the draft plan on January 23, 2018
- Held Village Board of Trustees meeting on February 12, 21018
- Conducted small group meetings and interviews throughout the planning process, including business owners, Pecos Business Association, National Park Service staff and U.S. Forest Service staff.

In addition, the Village has used the opportunity to coordinate its planning process with a parallel project of San Miguel County's. The County is developing a comprehensive plan and completing the Pecos Subarea Plan at the same time as the Village. Architectural Research Consultants, Incorporated (ARC) is also the planning consultant for the County's comprehensive planning effort. With direction from both the Village and San Miguel County, ARC coordinated the development of the village, county and subarea plans. On August 29, 2017, the County conducted the first of seven subarea "community conversation" meetings for the Pecos Subarea. The meeting took place in Pecos Village Hall. Participants included village residents, village staff, Steering Committee members, residents and business owners from the unincorporated county, County Manager and County department heads. The results of that meeting are in the Village of Pecos Comprehensive Plan.



B. Community Visioning

During its second meeting on June 20, 2017, the Comprehensive Plan Steering Committee conducted a visioning exercise. Planning consultants reviewed major growth factors and asked the Steering Committee to comment on the following questions:

1. *Strengths and Assets*
What are the best qualities, places, views, characteristics to cherish or protect, and opportunities?
2. *Challenges and Changes*
What concerns need to be addressed, changes that you'd like to see, changes that we need to prepare for (whether like or not)
3. *Dreams and Successes*
What is your dream for the Village of Pecos? What will success look like?
4. *Prioritization of the strengths, and dreams and successes ? with "dots"*

The Steering Committee conducted a lively and far-reaching discussion of its hopes and concerns for the community. The following vision statement was drafted by the planning consultants based on the input, and reviewed and modified by the Steering Committee at the July 18, 2017 meeting.

Village of Pecos Vision Statement

Our unique environment, history, and culture:

Pecos is a thriving village nestled in the beautiful Pecos River valley, with the grand southernmost Rockies up the canyon and the Pecos Pueblo ruins just down valley — a testament to the long-term settlement of this special valley. Pecos possesses a cherished rural landscape of forest, meadows, the river and mountains. The village has a rich heritage of agriculture, on which it has built a multicultural community. Pecos has long been an attractive destination, starting with the days of railroad tourism, through the heyday of Route 66, mining and dude ranches, and now increasingly with outdoor recreational tourism. The Village remains focused on its community and community services, including the Pecos Valley Medical Center, Pecos Independent Schools, and Senior Citizen Center.

Our vision for the future is:

- **Tourism**
 - Tourism is a growing component of the local economy, with more visitors to Santa Fe National Forest and Pecos National Historical Park, lodging, and restaurants.
 - The Pecos area develops innovative adventure offerings, such as various tours for hikers, mountain bikers and ATV riders, a renowned fishing derby, and festival events, and continually explores additional options for outdoor recreation including, for example, hunting and bird watching.
 - Fishing on the Pecos River is one of the many enjoyable activities, with access at several locations in and around the village.
 - Tourists and adventurers from nearby Santa Fe and beyond love to come to Pecos.
- **Community Services**
 - The Village adds a community center to host events for locals at little to no cost to them and works to continuously add recreational facilities

Our vision for the future

- such as a swimming pool and track, parks, trails, and transit service to Santa Fe and Las Vegas.
- The Village's up-to-date water and sewer systems serve the overall community, and protect the high quality of surface and groundwater.
- Village regulations keep the community safe, orderly and clean.
- A communitywide effort results in a healthy community, especially for our youth.
- Economy
 - Pecos has a clean, nicely landscaped, walkable retail area with restaurants, full-service grocery, lodging, and various stores.
 - RV parks and campgrounds offer other accommodations.
 - With a positive business climate and high-speed Internet, local entrepreneurs have started cottage businesses, new stores, and value-added agriculture, adding employment, symbiotic activities and Village revenues.
 - The Village attracts and sustains a local store that carries fresh produce and meat as well as an assortment of dry goods such as clothing and tools.
- Political Representation and Cooperation
 - The community has an increasing presence in San Miguel County and all New Mexico through effective leadership, political representation and cooperative relationships with the federal, state and county agencies that manage assets near the village.
 - Not only do locals work together within the village, they also coordinate with Santa Fe County and the small, unincorporated communities up and down the valley.
 - The village coordinates closely with the Pecos Independent School District to optimize public use of school facilities, especially sports fields, for public activities at little to no charge to the public.

C. Implementation Plan

The implementation plan presents specific actions that the Village should take to achieve its goals for the future. The actions are organized by subject. Development of each plan element identified issues, goals and policies, and various activities. The plan elements present more detailed information and a policy framework for the implementation actions. Of course, some actions achieve progress in more than a single subject area.

Key Short Term Actions

The table below lists high priority, catalytic actions. It identifies the lead parties and potential funding sources for each action.

Key Short Term Actions

	Actions	Subject Area	Lead Parties	Potential Funding Sources
1	Create regional marketing campaign - branding, billboards, tourism maps and literature, driving tours, walking tours	Economic Development	Village, PBA, SMCo, coordination with State Tourism Department, NMDOT & Santa Fe Visitors Bureau	Village, County, business community, NM True Campaign
2	Organize annual regional events that bring people into the village	Economic Development	Village economic development liaison	Village, business partners
3	Develop mountain bike and hiking trails and ATV routes or multiple use trails	Economic Development	Village, NPS-RTCA, coordinating with National Historic Park, USFS, State Parks, Santa Fe Fat Tire Society	USFS, International Mountain Bicycling Organization, or other similar organization (volunteer trail building or funds)
4	Conduct core downtown area planning and design charrette	Land Use and Economic Development	Village, NMEDD - MainStreet	NMEDD Frontier Community Initiative In-Kind Staffing
5	Develop unified development code - select consultant, hold early community meeting, draft code based on village community and steering committee direction	Land Use	Village	CDBG, NMFA planning grant
6	Build capacity to attract business development, organize for LEDA to give incentive for new catalytic businesses such as lodging, RV park, grocery, or industry; consider annexation of business location if near village	Land Use and Economic Development	Village economic development liaison, SMCo, business partners, NMEDD	Village LEDA, State LEDA, County LEDA
7	Complete Rincon Road utilities project - engineering, construction	Utilities	Village	NMFA loan or grant, legislative appropriation identified in ICIP
8	Coordinate with the National Park Service and US Forest Service to improving existing and develop new fishing, hiking and camping opportunities with supporting infrastructure	Economic Development, Recreation	USFS, NPS	USFS, NPS
9	Expand broadband to serve the community	Utilities, Economic Development	CenturyLink or other providers, Village, SMCo, Pecos Valley Medical Center, Glorieta Camps, NM Geospatial and Broadband Program, and regional partners	Connect America Fund Awards, CenturyLink,
10	Conduct an economic and policy study of annexation - particularly for East Pecos to analyze pros and cons	Land Use	Village, East Pecos Water Association	Village General Fund, CDBG, NMFA planning grant
11	Coordinate forest thinning and other means of wildfire hazard mitigation in adjacent forests	Hazards Mitigation	SMCo fire chief, fire departments, Pecos Benedictine Monastery and U.S. Forest Service	USFS, BLM Wildfire Risk Reduction Grant, NM State Forestry, and private funds

Abbreviations: Pecos Business Association (PBA), San Miguel County (SMCo), National Park Service Rivers, Trails, and Conservation Assistance program (NPS-RTCA)

Complete List of Implementation Actions

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Land Use				
■				Develop a unified development code with zoning, subdivision regulations and other development standards following the policies and the steps stated in this plan, including a public workshop to discuss the zone districts and standards
■				Conduct an economic and policy study of annexation - particularly for East Pecos to analyze pros and cons. Based on this study, pursue annexations.
	■			Work with San Miguel County to develop extraterritorial planning and platting review of subdivisions within a 1-mile radius of the village
			■	Continue voluntary clean-up programs
	■			Conduct a community charrette or visualization process to decide the type of downtown Pecos would like to create and develop principles and guidelines to achieve its vision
	■			Develop east-west streets connecting the southwest residential area to NM 63 in order to bolster the Main Street business area
		■		Contact Small Business Administration regarding business loans, approach property owners who may sell or lease currently vacant buildings or properties on Main Street
■				Coordinate with San Miguel County, Pecos National Historical Park and the Santa Fe National Forest on respective planning efforts that affect the village's land use and economy
Economic Development				
■				Spearhead areawide cooperative effort, working with the Pecos Business Association and others, to make improvements to campgrounds in the Pecos Canyon, add New Mexico True/NM Department of Tourism promotional information, add loops for bicyclists and other users in the SFNF, and sponsor a billboard on I-25 inviting visitors to travel the scenic route, stay and play
■				Create one or more annual events in the village, such as a fishing derby and a cook-out
		■		Develop a visitor center in the village as a gateway to tourist destinations
■				Encourage development of a full-service grocery store, including offering incentives such as LEDA
	■			Prepare a "gap analysis" to identify missing, complementary businesses in the village

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
	■			Work with property owners to develop lodging and an RV park in the village
		■		Survey village historic sites and buildings, develop a walking tour, create informational displays and wayfinding signage
	■			Coordinate with the Benedictine Monastery
	■			Work with USFS and local bicycling groups to open additional trails for bicyclists
	■			Develop branding of the community for thematic promotion and advertising of the community
■				Identify a project that will move forward development of a core downtown area as part of a Frontier Communities initiative for New Mexico
Facilities				
	■			Develop a community center, either as a stand-alone building, additoin to senior's center, and in collaboration with community partners
			■	Develop the ICIP on an annual basis to include facilities projects
			■	Periodically update the village asset management plan, integrating facilities
	■			Conduct periodic energy use and water consumption audits
	■			Consider creating space in the Municipal Building for community use of computers and Internet access
Utilities				
■				Complete the Rincon Road water and wastewater project to connect houses and businesses to village water and to replace septic systems with hook-ups to the village wastewater treatment system
■				Develop engineering design of new wastewater interceptor(s) and collection lines to connect East Pecos septic tank users to the village wastewater treatment system
■				Conduct a utility rate study to raise sufficient revenue to cover costs of Village water and wastewater
		■		Develop long-range utility plans to guide long-range water and sewer capital improvements and financing
	■			Close old wastewater treatment plant lagoons
		■		Drill a new well to be available as back-up to the Village's existing wells
■				Develop a facility for sanitary disposal of black water from RVs in or near the village, working with regional partners
	■			Study villagewide curb-side solid waste and recyclables pick-up service
■				Develop strategy for improving broadband Internet service in Pecos

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
	■			Develop study of and create support for extending natural gas service to Pecos
Housing				
	■			Develop an affordable housing plan, with the assistance of the NM Mortgage Finance Authority funding
			■	Develop road, water, sewer and internet infrastructure to encourage infill and small subdivision market rate housing development
			■	Promote Pecos residents' use of regional and county housing programs in weatherization, rehabilitation and energy efficiency improvements
■				Develop a zoning code to protect the character of residential neighborhoods
Water				
	■			Incorporate wellhead protection provisions into development of a zoning code
	■			Develop a drought management plan, including waterwise landscaping guidelines
		■		Develop a village 40-year water plan, or, alternately, participate in a multi-jurisdictional county 40-year water plan
Transportation				
			■	Create a multi-year priority plan for village street improvements based on criteria
	■			Develop standards for inclusion of sidewalk, curb and gutter in new road projects, including study of appropriate drainage improvements
■				Conduct a study of a new road connection from Camino Lomita Road to NM 50, including possibility of private landowner participation
Hazards Mitigation				
	■			Work with San Miguel County fire chief, Pecos Benedictine Monastery and U.S. Forest Service on coordinated forest thinning and other means of wildfire hazard mitigation in adjacent forests
		■		Conduct a Firewise program in wooded portions of the village
■			■	Participate in periodic updates to the County Community Wildfire Protection Plan
	■			Establish an emergency response management plan and procedures
Community Communications				
■			■	Improve Village's website to enhance two-way communication with and inform residents of community affairs, village activities and achievements

D. Legal Framework: State Statutes Overview

The authority of a municipality to prepare a comprehensive plan is established in the New Mexico statutes. The following discussion presents an overview of the legal framework for “comprehensive” or “master” planning (these terms appear to be used synonymously in the statutes). It quotes and discusses selected relevant statutory provisions and state regulations. The full statutes and state regulations should be consulted when researching specific questions.

General powers of counties and municipalities: The statutes of New Mexico enable the preparation of a comprehensive plan by local governments, including both municipalities and counties. Most of the statutory provisions regarding comprehensive plans are written specifically for municipalities.

Creation of a planning commission: Section 3-19-1 NMSA 1978 enables a municipality to establish a planning commission. Importantly for small communities, Section 3-19-1(D) NMSA 1978 states that the municipality governing body:

... retain to the governing body as much of this (delegation to the planning commission) power, authority, jurisdiction and duty as it desires.

Consequently, if the Board of Trustees desires to act as the planning commission due to the difficulty of finding willing appointees within a small population or for any other reason, it may do so.

Purpose of a plan: Section 3-19-9 NMSA 1978 addresses the general purpose of a master plan. Subsection (A) states:

... a municipal planning commission shall prepare and adopt a master plan for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality which in the planning commission’s judgment bears a relationship to the planning of the municipality.

Subjects on which the plan may recommend: Section 3-19-9(B) NMSA 1978 allows that, in addition to recommendations for the physical development of the municipality and its planning jurisdiction, the master plan may also address:

... streets, bridges, viaducts and parkways; parks and playgrounds; floodways, waterways and waterfront development, airports and other ways, grounds, places and space; public schools, public buildings, and other public property; public utilities and terminals, whether publicly owned or privately owned; community centers and neighborhood units and the replanning of blighted districts and slum areas; and public ways, grounds, places, spaces, building properties, utilities or terminals.

Zoning conformance to plan: The most specific statutory provision relating to land use regulations is Section 3-21-5 NMSA 1978, entitled “Zoning Conformance to Comprehensive Plan.” Subsection (A) states: “The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a

comprehensive plan....”

Approval of changes to public property and rights-of-way: Section 3-19-11 NMSA 1978 addresses the legal status of a municipality’s master plan, including:

- (A) After a master plan ... has been approved and within the area of the master plan ... the approval of the planning commission is necessary to construct, widen, narrow, remove, extend, relocate, vacate, abandon, acquire or change the use of any
 - (1) park, street or their public way, ground, place or space;
 - (2) public building or structure; or
 - (3) utility, whether publicly or privately owned.
- (B) The failure of the planning commission to act within sixty-five days after submission of a proposal to it constitutes approval of the proposal unless the proponent agrees to an extension of time. If the planning commission disapproves a proposal, it must state its reasons to the governing body. The governing body may overrule the planning commission and approve the proposal by a two-thirds vote of all its members.

Subdivision Regulations:

Section 3-20-5 NMSA 1978 govern subdivision regulations in municipalities. Each municipality has jurisdiction to approval plats within its boundary, according to Section 3-20-5. According to Section 3-20.7, no plats may be created inside a municipality without approval of the planning authority of the municipality and filing with the county clerk. Arguably, this requires the development of subdivision regulations to provide the rules and regulations.

NMSA 1978, while counties have jurisdiction only in unincorporated areas - those areas outside the boundaries of any municipalities. County subdivisions are governed by the Land Subdivision Act, Section 47-6 NMSA 1978. The act clearly requires counties to adopt subdivision regulations consistent with the act, and provides much greater detail on what county subdivision regulations must address compared to Section 3-20-5.

II. Village Assessment/Existing Conditions

This section presents information about the demographics, context and natural conditions in and near Pecos.

This section presents background information on the village of Pecos, including an analysis of demographic trends, population projections, a brief description of natural conditions, and a discussion of the historic context and resources of the community.

A. Natural Conditions

Pecos is a somewhat remote mountain town close to Santa Fe, a gateway to the Pecos Wilderness area and the Pecos National Historical Park, and the largest community within a mountainous subregion of San Miguel and Santa Fe Counties.

The village of Pecos sits within a mixed juniper-piñon-pine forest at 6,920 feet elevation along the Pecos River at the southern base of the Sangre de Cristo Mountains. Pecos Canyon extends north from the village approximately 17 miles, characterized by the river, forests and mountain ridges. NM 63 provides access to the Santa Fe National Forest and specifically the 350-square-mile Pecos Wilderness area, with multiple campgrounds, trailheads and trails. The Pecos River flows south past the village and meanders through tight hills, while west of the river are relatively flat grasslands featuring the ruins of Pecos Pueblo within the Pecos National Historical Park.

The village is 25 miles from Santa Fe, accessed by NM 50 to the west through forested hills above Glorieta Creek, then on I-25 over Glorieta Pass. Crossing the valley east of the village are forested foothills of the Sangre de Cristo Mountains rising towards a divide before entering the Cow Creek drainage. Las Vegas is 45 miles to the east of Pecos, accessed by following NM 63 south, then east and north on I-25.

*Exhibit II-1:
Oblique Aerial of
Pecos*

Source: Google Earth,
2013

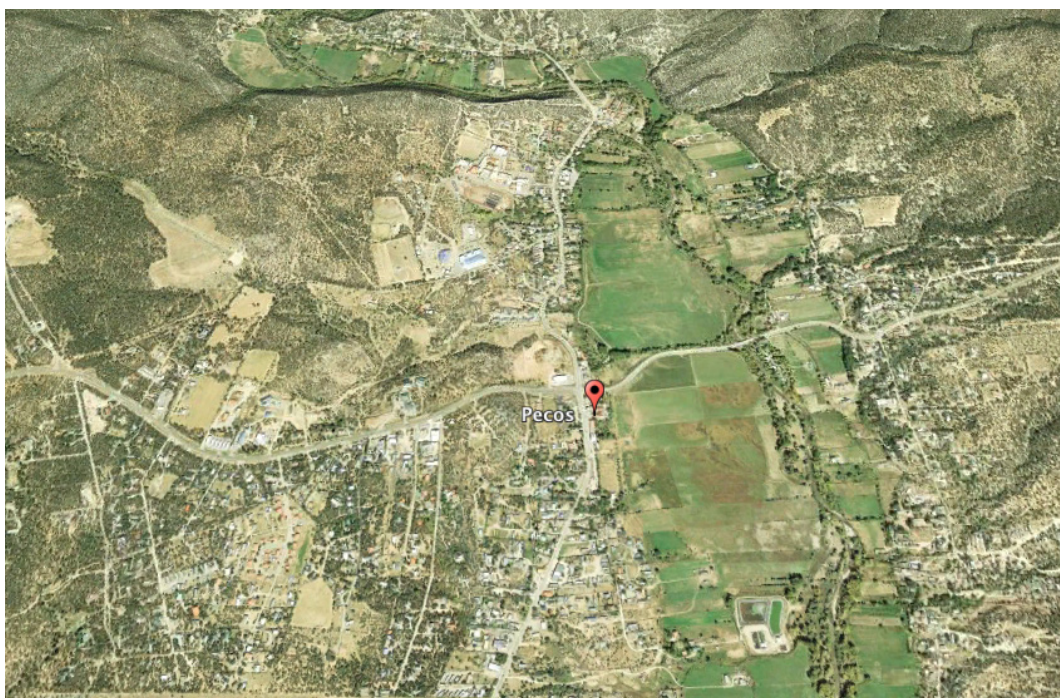


Exhibit II-2: The following map shows the location of Pecos in the context of San Miguel County's physiography.

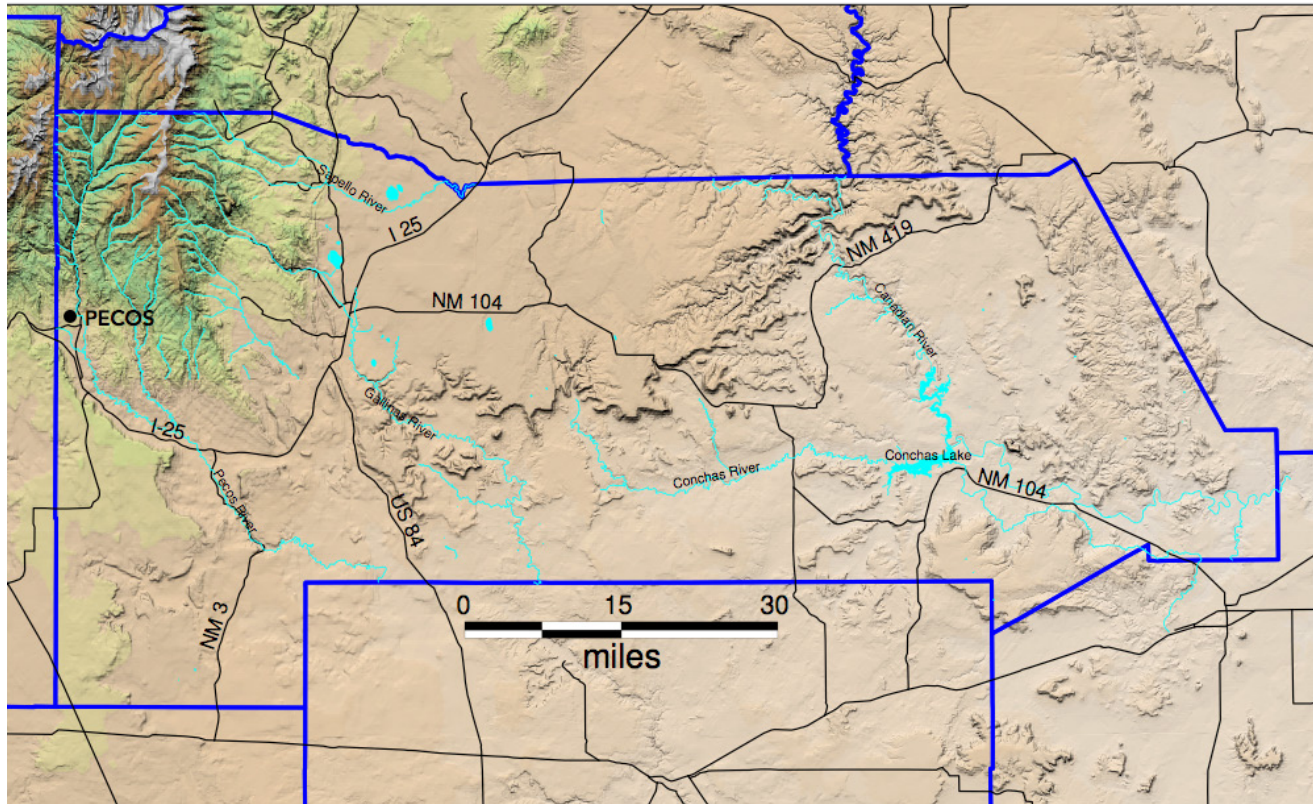


Exhibit II-3:
Pecos Climate Summary

Pecos receives an average of 16.2” in total precipitation and 27.2” of snow per year. For comparison, Cowles, New Mexico, up the canyon from Pecos, receives average annual snowfall of 79.2”, and total annual precipitation of 23.3”. Glorieta has an average annual precipitation of 15.8” and annual snowfall of 31.1”.

Village of Pecos Monthly Climate Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	47.1	49.9	55.4	63.9	73.4	83.1	85.3	82.5	77.2	67.4	55.3	48.6	65.8
Average Min. Temperature (F)	15.1	19.2	23.5	30	38.2	47	52.9	51.6	44.2	33.7	23.1	16.5	32.9
Average Total Precipitation (in.)	0.7	0.68	0.91	0.84	1.17	1.21	2.91	3.21	1.88	1.22	0.69	0.73	16.15
Average Total SnowFall (in.)	5.6	5	5.5	1.8	0.3	0.1	0	0	0	0.5	2.5	5.8	27.2
Average Snow Depth (in.)	1	0	0	0	0	0	0	0	0	0	0	1	0

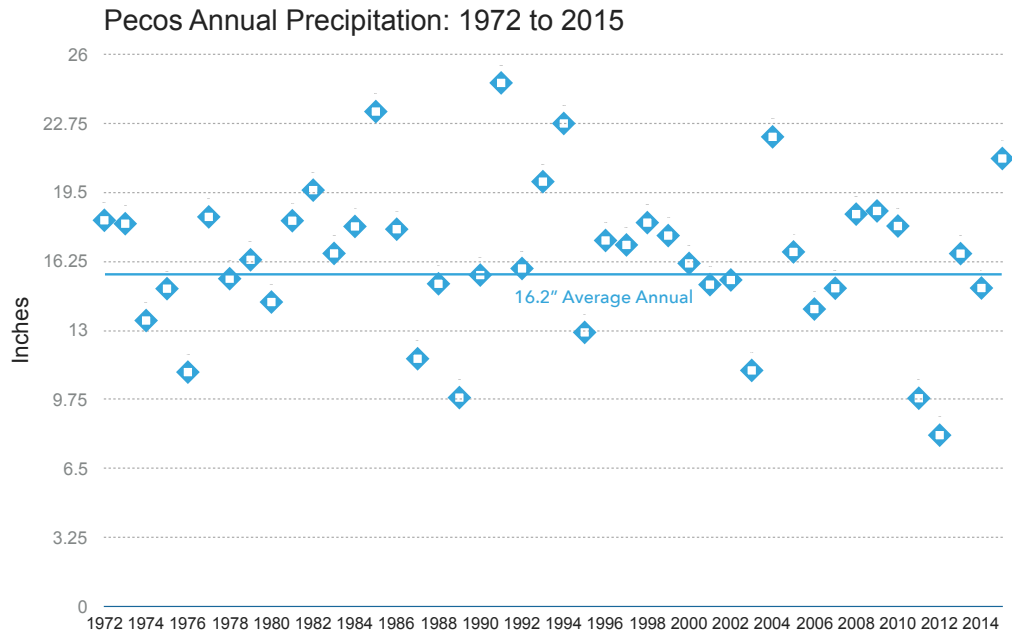
Period of Record: 01/01/1916 to 01/31/2016

Source: Western Regional Climate Center, wrcc@dri.edu

Pecos has a temperate climate, enjoying average highs from low to mid-80°F and average lows of around 50°F during the summer months of June, July and August. Winters are also moderate, with temperature averages ranging from 15°F to 49°F in December and January. The growing season (above freezing) is generally from May to September, while only July and August have no recorded days below freezing.

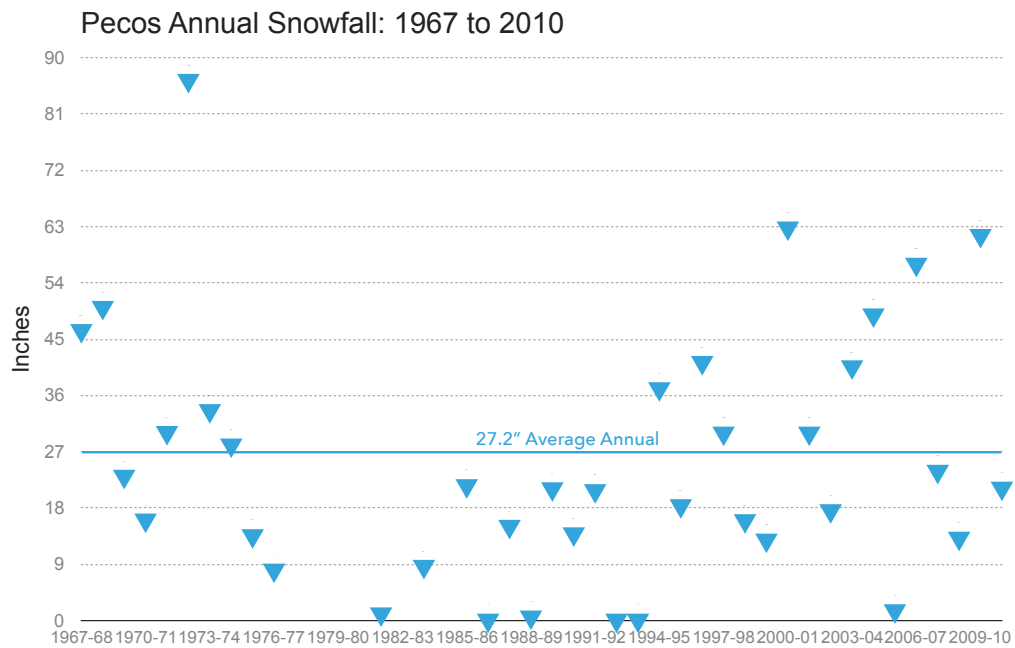
The charts below show annual precipitation and snowfall in Pecos in recent years. The annual averages vary considerably by year.

*Exhibit II-4:
Annual
Precipitation
1972-2015*



Source: Western Regional Climate Center for Pecos Ranger's Station

*Exhibit II-5:
Annual Snowfall,
1967-2010*



Source: Western Regional Climate Center for Pecos Ranger's Station

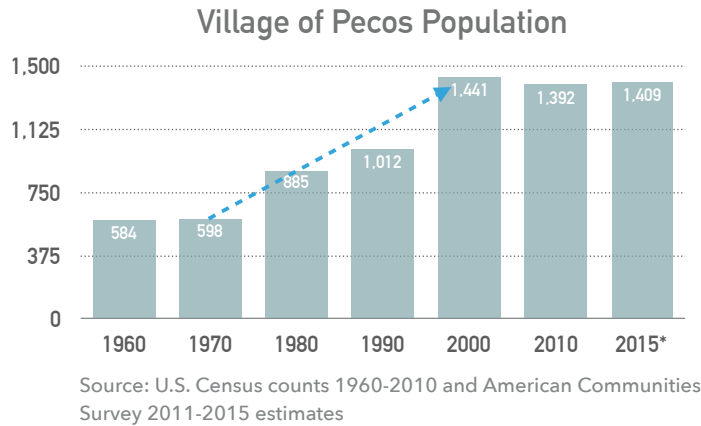
B. Demographic Trends and Projections

Long-term economic and demographic trends tend to shape the future of communities. While the past does not dictate the future, the dynamics of the community indicated by long-range trends tend to continue with some momentum into the future, unless unforeseen conditions intervene.

Area Population

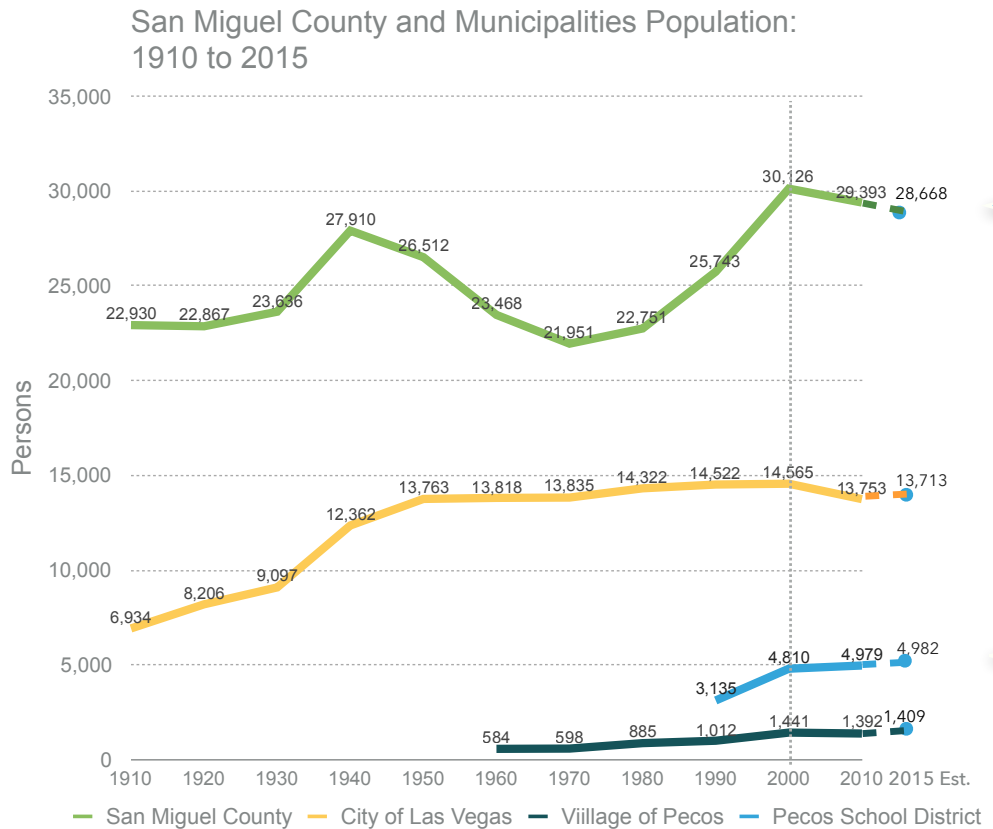
The village's population grew significantly between 1970 and 2000, and has been stable since then at approximately 1,400 residents.

*Exhibit II-6:
Pecos Historic
Population, 1960-
2015*



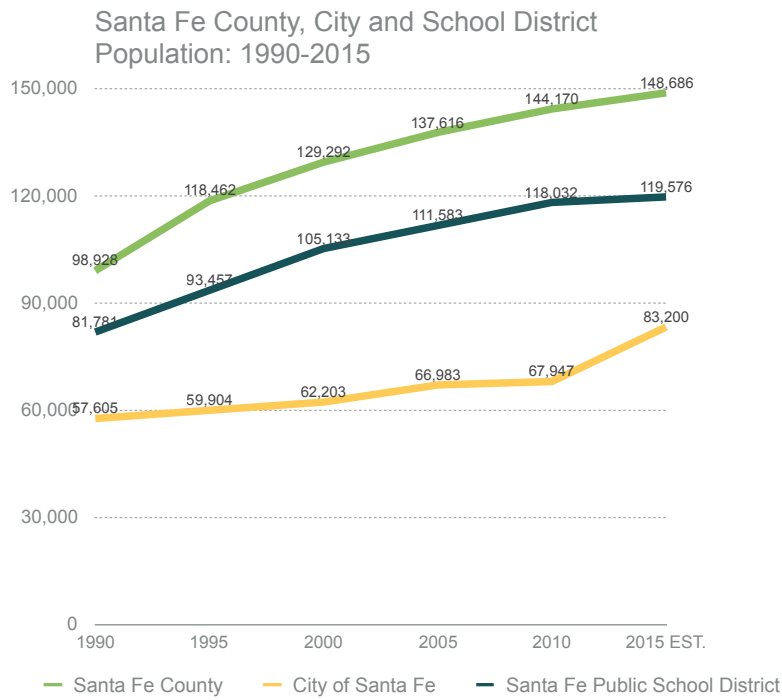
San Miguel County and the City of Las Vegas both lost population since 2000, while both Pecos and the Pecos Independent School District population have remained steady since 2000, as shown in the chart below. The County had grown consistently each decade since 1970 until a downturn began in 2000. Las Vegas population dipped below 14,000 residents in 2010 after sustaining over 14,000 persons each decade from 1970 to 2000.

*Exhibit II-7:
Population of
the County and
Municipalities,
1910-2015*



Santa Fe County, City of Santa Fe and Santa Fe Public Schools have all grown since 1990, while the rate of growth slowed considerably since 2010, reflecting the lackluster economy during and since the 2008 recession. Similarly, population growth in the state of New Mexico has slowed since 2010, and even experienced a few years of estimated population loss.

*Exhibit II-8:
Population
of Santa Fe
County and
Municipalities,
1990-2015*



Note: Santa Fe gained approximately 13,800 residents through annexations between 2010 and 2015.

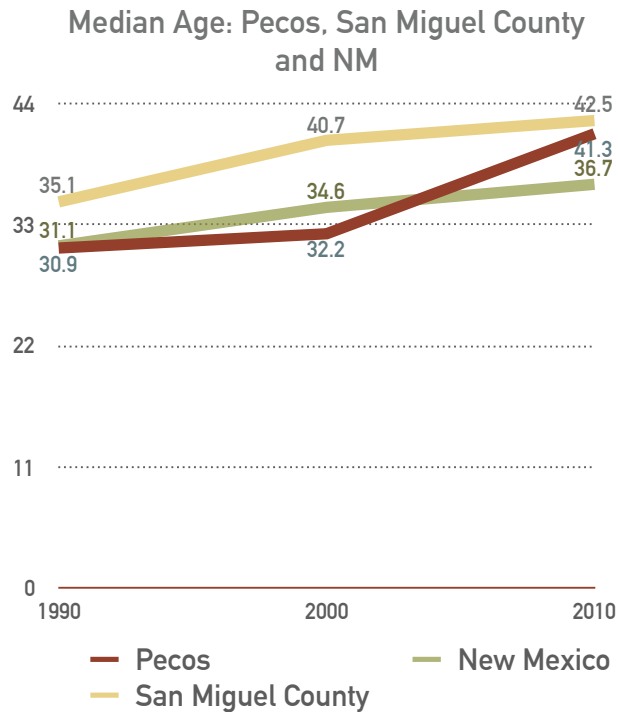
Source: U.S. Census 1990, 2000 and 2010, intercensal estimates, and Population Bureau for Santa Fe County in 2015, City of Santa Fe 2015 estimate in "Santa Fe Trends," and American Communities Survey for SFPS 2009-2014.

The Glorieta area of Santa Fe County adjacent to the Pecos Subarea had approximately 1,640 residents in 2010.

Age

Village of Pecos residents aged during the past two decades. The median age increased by over three years between 1990 and 2000. In 2010, the village's median age surpassed that of the state of New Mexico, although it is still lower than in San Miguel County.

Exhibit II-9:
Median Age from
1990-2010



Source: U.S. Census 1990-2010

Considering the population by age group, each age group under 20 fell from over 100 youths to below 100 between 2000 and 2010. The village lost 121 youths during the decade, a 25% decline. Also notable was the decline of 55 persons in the 25- to 34-year age group between 2000 and 2010, a 25% loss. Each age group over 54 years gained population during the past decade, adding 159 people, a 69% increase.

Exhibit II-10:
Village Population
by Age Group

Village of Pecos Population by Age Groups: 2000 and 2010

Age Groups	Persons		Portion of Total	
	2000	2010	2000	2010
Under 5 years	100	85	7.0%	6.2%
5 to 9 years	128	86	9.0%	6.3%
10 to 14 years	123	96	8.6%	7.0%
15 to 19 years	126	89	8.8%	6.5%
20 to 24 years	96	59	6.7%	4.3%
25 to 34 years	216	161	15.1%	11.7%
35 to 44 years	211	192	14.8%	14.0%
45 to 54 years	210	234	14.7%	17.0%
55 to 59 years	62	114	4.3%	8.3%
60 to 64 years	42	110	2.9%	8.0%
65 to 74 years	69	95	4.8%	6.9%
75 to 84 years	47	53	3.3%	3.9%
85 years and over	11	18	0.8%	1.3%
Total	1,430	1,374	100.0%	100.0%

Source: U.S. Census 2000 and 2010

The following bar charts show the age group comparison.

Exhibit II-11:
Year 2000 Village
Population by Age

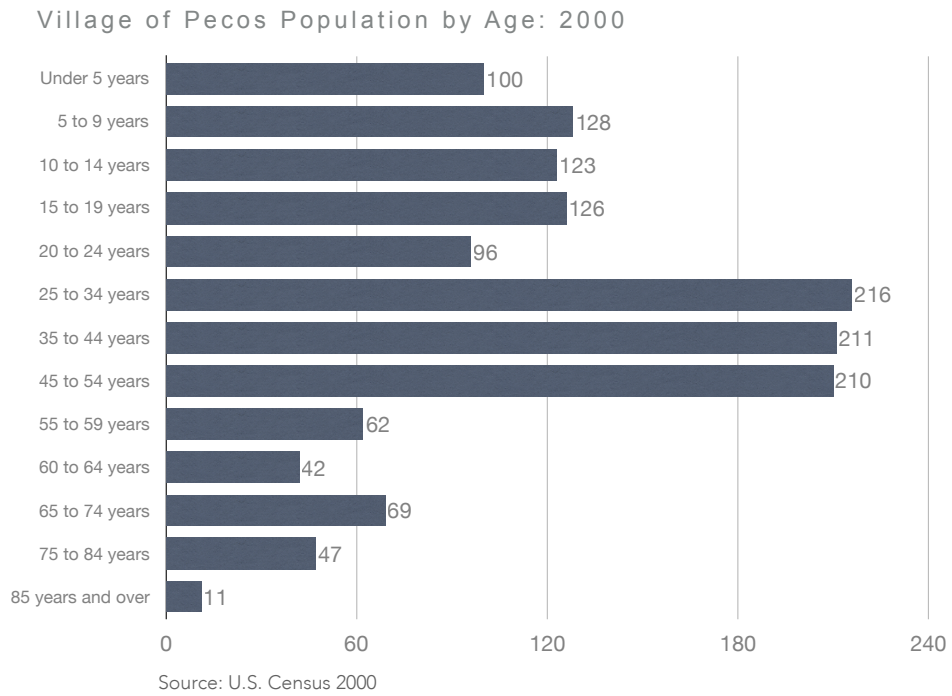
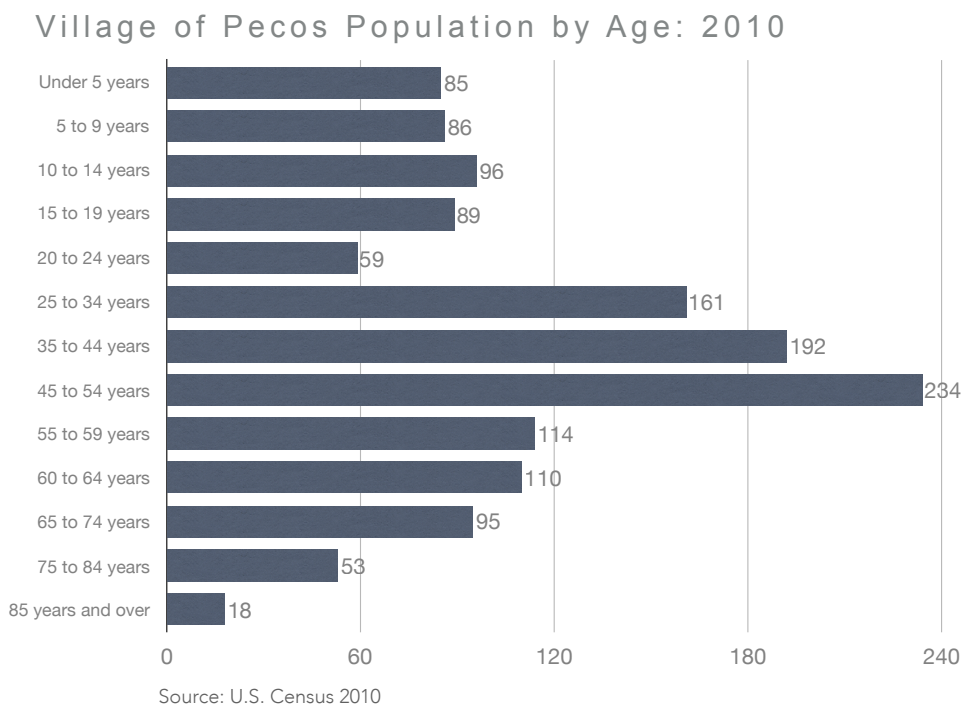


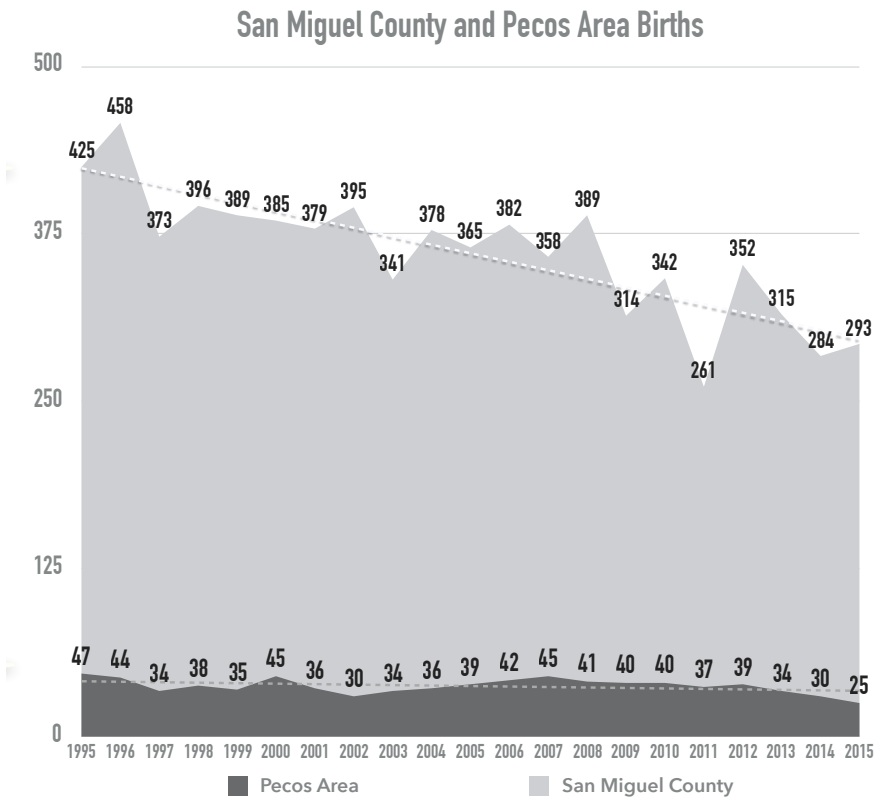
Exhibit II-12:
Year 2010 Village
Population by Age



Births

Births in the Pecos area have fluctuated, while generally declining after 1995. Between 1995 and 2015, births in San Miguel County declined more steeply as a whole (-38%) than in the Pecos area (-36%).

Exhibit II-13:
Births in the Pecos
Area and San
Miguel County



Source: New Mexico Department of Health

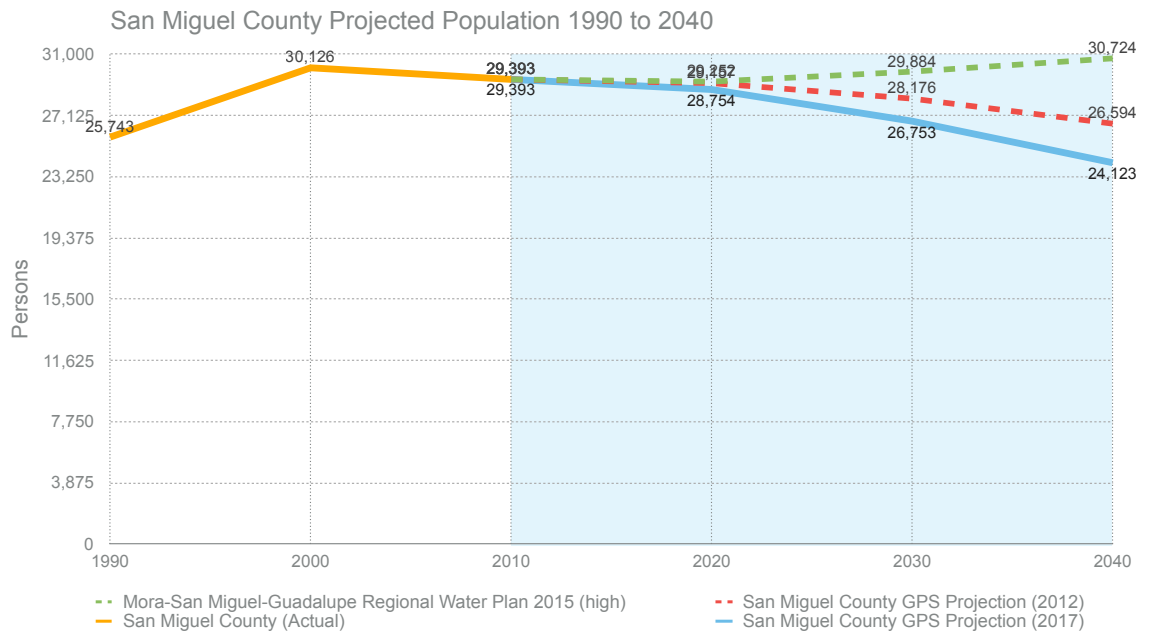
Ethnicity

The majority of residents of the village (80% in both 2000 and 2010) describe themselves as Hispanic, according to the respective censuses.

San Miguel County Population Projections

The University of New Mexico Geospatial and Population Studies (GPS) projected in 2017 that San Miguel County will decline slowly from 29,393 in 2010 to 24,123 persons by 2040. This decline represents an average annual change of -0.7% during the 30-year period. GPS projected a slower decline in its 2012 series, while the Mora-San Miguel-Guadalupe Regional Water Plan prepared in 2015 projected a high-range series showing a gain in county population of 1,400 residents during the 30-year period.

**Exhibit II-14:
San Miguel
County
Population
Projections**



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

Santa Fe County Population Projection

For comparison, GPS projects that Santa Fe County population will grow at an average annual rate of +0.7% from 2010 to 2040. Pecos is influenced by the economy and demographics of Santa Fe at least as much as by those of San Miguel County.

Village Population Projections

Planners prepared three population projections for the village extending to year 2040.

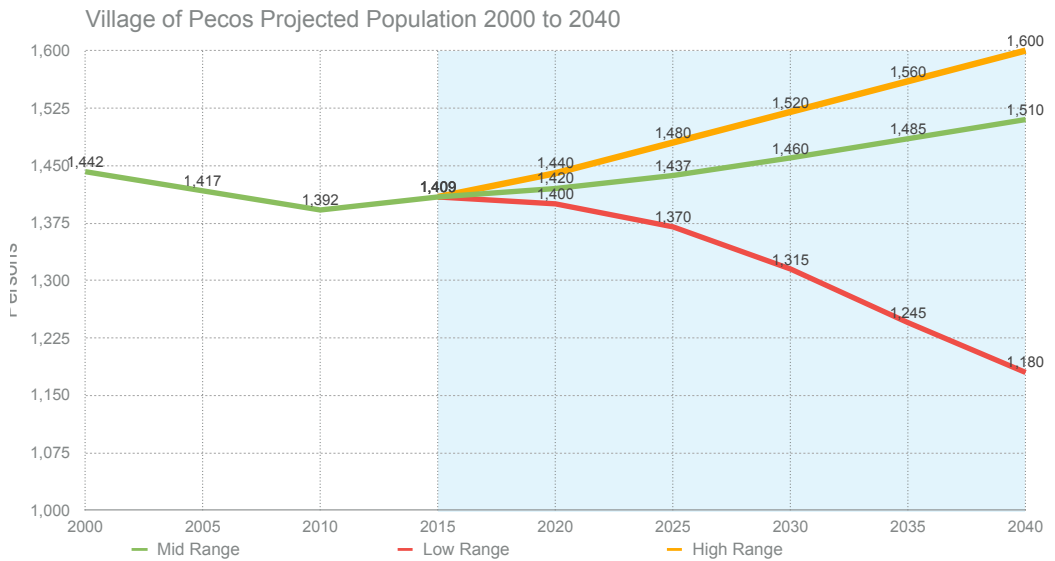
Factors considered:

- Historic trends in population growth in the village, vicinity and San Miguel and Santa Fe Counties
- Aging of the population in the U.S., New Mexico, and of existing village residents
- Declining household size
- Expected growth in housing stock

Assumptions:

- The low-range series assumes a slightly lower rate of change than GPS’ 2017 projection for San Miguel County, at -0.6% per year from 2010 to 2040
- The mid-range series assumes slow growth based on historic rates, averaging +0.3% on average per year from 2010 to 2040
- The high series assumes modest growth at a slightly lower rate of change than GPS’ 2017 projection for Santa Fe County, at +0.5% per year from 2010 to 2040

*Exhibit II-15:
Village of Pecos
Population
Projections*



C. Pecos’ Historic Context and Resources

The following discussion identifies themes in the history of the settlement of the village of Pecos, including historic events that occurred prior to the founding of the village. It is not a full history of the community. To our knowledge, no one has written a detailed account of the rich and fascinating history of the settlement and growth of the community. Such a history would help members of the community as well as visitors better appreciate the community and its area.

Pecos Pueblo - 800 to 1838

The Pecos River and beautiful valley, forests, and mountains of the area attracted Native Americans, who settled the area for centuries before the village was founded. Pecos Pueblo, down river from the village and next to Glorieta Creek (the pueblo’s source of water), was the largest and richest of the pueblos in New Mexico. The pueblo, also called Cicuique, was the most eastern of the Pueblos and spanned slightly more than five centuries, from 1300s to the early 1800s. The Towa-speaking people of Cicuique were known to have traded with the Comanches and Kiowas of the Eastern Plains. The pueblo’s population peaked at an estimated 2,000 residents, but began to decline in the 1700s due to incessant warfare with Plains tribes, Navajos and Apaches. It was abandoned gradually and then entirely by 1838, when the last remaining residents moved to Jemez Pueblo, also Towa speaking.

According to the National Park Service, “The name Pecos first appears in Spanish records in the late 1500s. The name derives from the Keresan word pe’kush and may mean ‘place where there is water.’ To the Spanish, the word sounded like ‘Pecos,’ and that became the name that was used to refer to the area.” (Source: <https://www.nps.gov/peco>).

*Exhibit II-16:
Aerial View of
Pecos Pueblo*

Source: National Park Service, Pecos National Historic Park



Spanish Explorers, Early Spanish Settlers and Pecos Pueblo- 1540 to 1814

The Pecos River was a very important route for Spanish as well as for later American settlement in southeast New Mexico. The Coronado expedition in 1540 and the Pueblo people had used the “Old Pecos Route” along the Pecos River for trade with other Native American groups that lived further south. The Spanish began its colonization of New Mexico with the expedition led by Juan de Oñate in 1589. Oñate did not advance further east than Pecos Pueblo. During the Pueblo Revolt of 1680, Pecos Pueblo participated in hostilities, including killing the priest and destroying the church. Twelve years later, Diego de Vargas led the Spaniards back to their lost province. The pueblo was reportedly cooperative and mostly tolerant of Spanish settlement in the area. (Source: <https://www.nps.gov/peco/learn/historyculture/spanish-encounters.htm>)

While the village of Pecos was not itself a Spanish Land Grant, the community was an extension of Spanish and Mexican settlement led by the nearby land grants, in particular San Miguel del Vado, the first in San Miguel County, down river from Pecos.

The Pecos Land Grant was established for the benefit of Pecos Pueblo in 1689. The boundaries were based on the “pueblo league,” measured 5,000 varas (1 vara is 33-1/3 inches or 2.78 feet) in each of the cardinal directions from the cross in the mission cemetery, roughly 27 square miles, or 17,350 acres. Since Pecos Pueblo had no neighbors at that time, the grant was not actually measured until 1814. A few years later it was contested, as more settlers were interested in moving into the area, considering lands to be “surplus” to the needs of the Pueblo, whose population had dwindled. (Source: *Kiva, Cross and Crown*, John L. Kessell, Western National Parks Association, 1995).

In 1794, Lorenzo Marquez and 51 others petitioned and Governor Don Fernandez Chacon approved the San Miguel del Vado Land Grant. This land grant was the first for Spanish settlers in the county and the origin of the community of San Miguel, 33 miles south of the village on the Pecos River. (Source: <http://www.theroute-66.com>). San Miguel del Vado played a key role as outpost communities to the east

that buffered Santa Fe and Hispanic communities in the Rio Grande from the Comanches and other Plains Indians from attacks on those settlements. Future land grants in the area were established in relation to the San Miguel del Vado Land Grant. San Miguel was later the Rio Pecos river crossing on the Santa Fe Trail where travelers paid a custom to enter New Mexico. About 12 families left San Miguel in 1834-35 and founded Las Vegas. In 1894, the U.S. federal government stripped approximately 310,000 acres of communal lands of the San Miguel del Vado Land Grant from the approved patent of its boundaries, leaving it with 5,024 acres.

With the quelling of Comanche raids through treaty with Mexico, Pecos Pueblo's function as a trade center faded. Spanish colonists, now protected, established new towns to the east, such as Las Vegas, when the Santa Fe Trail became active. Passing Pecos Pueblo in 1821, travellers on the Santa Fe Trail noted that it was almost empty at that time. (Source: <https://www.nps.gov/>)

Pecos was settled in approximately 1825.

Founding and Early Days of the Village - 1815 to 1860

Pecos became settled in approximately 1825. The village is located in the northern portion of the Pecos Land Grant. Within 15 years, it was a thriving community centered around haciendas. An 1860 federal census reported four gristmills, implying that the valley had many farmers. The community economy was based on cattle and sheep raising, and field crops. The original church in the village of Pecos, Nuestra Señora de los Angeles y San Antonio, was constructed in 1834. (Source: *Images of America: Pecos*, by Paul R. Secord, 2014)

His Majesty Ferdinand VII, King of Spain granted to Juan de Dios Peña the “Cañón de Pecos,” also known as the Alexander (or Alejandro) Valle Grant, directly north of the village, on March 28, 1815.

Following the end of the Mexican War of Independence in 1821, the area became independent of Spain and part of Mexico.

Claim of U.S. Territory, Treaty of Guadalupe Hidalgo and Civil War in West - 1846 to 1862

The United States declared war on Mexico in 1846. On August 19, 1846, General Stephen Watts Kearney claimed New Mexico as United States territory. The Treaty of Peace, Friendship, Limits, and Settlement of 1848, generally known as the Treaty of Guadalupe Hidalgo, formally ended the Mexican-American War, and the U.S. assumed control over vast new territories, including much of what is now the state of New Mexico. Under the treaty, the United States agreed to recognize ownership of all types of property in the ceded areas, including land grants.

According to the U.S. General Accounting Office:

Over the next half century, the United States developed procedures to validate land grants in the territory of New Mexico in order to implement the treaty provisions. Whether the United States carried out the provisions

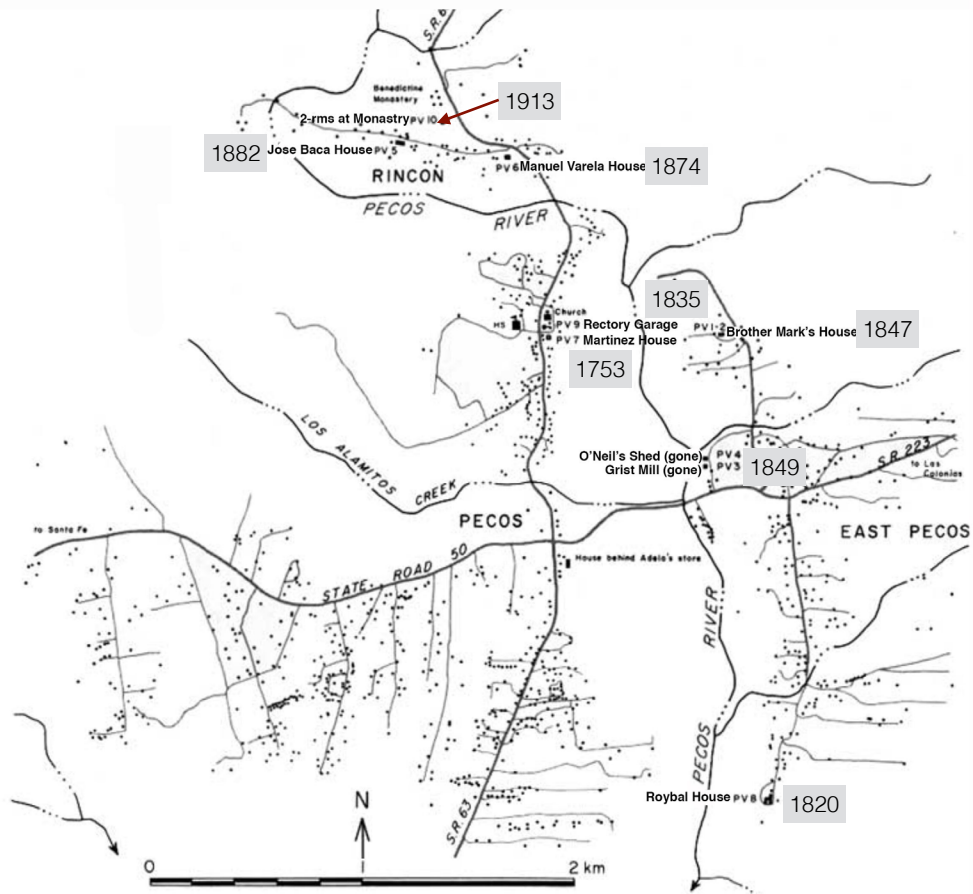
**Exhibit II-17:
Map of Village
Showing Historic
Structures**

Sources: Thomas C. Windes (1,100 Years of Construction Wood Use in the Upper Pecos) and further map analysis by Paul Secord

Based on dendro-chronological sampling (tree-ring dating) of wood used in various structures, buildings in the village uses wood dating back to 1753. The Martinez House south of the Catholic church has the oldest wood.

Village of Pecos - Historic Structures

Source: From Folsom to Fogelson, Intermountain Cultural Resources Management Professional Paper No. 66; Appendix E: 1,100 Years of Construction Wood Use in the Upper Pecos Valley, Thomas C. Windes.



Wood Dates, buildings identified on map

- PV1&2 Brother Mark's House: 1847, 1916.
- PV3 Grist Mill: 1849, 1881.
- PV4 O'Neil's Shed: 1865, 1877.
- PV5 Baca House: 1882.
- PV6 Varela House: 1874, 1875.
- PV7 Pablo Martinez House: 1753, 1811, 1830, 1833, 1837, 1838, 1839, 1840, 1841, 1848, 1850, 1851, 1865, 1868, 1921, 1933,
- PV8 Roybal House: 1820
- PV9 Rectory Garage: 1835, 1837.
- PV10 2rms at Monastery (Post Office for Valley Ranch, later Monastery Gift Shop): 1913.

of the treaty, especially with regard to community land grants, has been a controversial issue for generations.

(Source: "Treaty of Guadalupe Hidalgo: Definition and List of Community Land Grants in New Mexico," U.S. General Accounting Office, 2001)

During the Battle of Glorieta Pass, the Union headquarters, encampment and hospital were located at Martin Kozlowski's Stage Stop and Tavern (located in what became the Forked Lightning Ranch and is now the National Historic Park) in 1862.

Important Buildings and Businesses in the Community 1880s to 1920s

- The Pecos post office was established in 1883.
- Retail in 1910 included a saloon (Yellowstone Saloon) and various other businesses.

Village of Pecos, circa 1931



Source: Collection of Pecos National Historical Park, PECO 30848, Pecos, NM. Courtesy of the National Park Service

- By the 1920s, businesses included the N. Candelaria Cash Store, a saloon, a pool hall and other commercial establishments.
- The Casanova Club, now Frankies at the Casanova restaurant, was built around 1910.
- San Antonio de Padua Church was constructed in 1904-1906 on the same site as the old Nuestra Señora de los Ángeles y San Antonio church, following a fire that destroyed the original church in 1900.
- Lisboa Springs Fish Hatchery was established in 1921.

(Source: *Pecos [Images of America Series]*, by Paul R. Secord, 2014)

Battle of Glorieta Pass - 1862

Between March 26 and 28, 1862 the Civil War Battle of Glorieta Pass took place just a few miles from the village. This decisive battle thwarted Confederate efforts to break the Union hold west of the Rocky Mountains.

Tererro Mine and Mill - 1927 to 1939

Mineral deposits were discovered in 1882 (lead, zinc and copper). The American Metal Company (AMCO) operated the Tererro Mine from 1927 to 1939 and established the company town of Tererro.

Tererro Mine

Source: Paul R. Secord,
Pecos (Images of
America Series), 2014



Miners transported ore to a mill by a 12-mile-long aerial tramway, the longest in North America. The mill was located at Alamitos, just northeast of the village. The mine employed 600 people during much of the Great Depression. The mine also produced gold and silver.

The mill was built in 1926. The mill had water tanks on the hillside to provide water and fire protection. Water came through a 7,000' long, 8" diameter pipeline from the Pecos River near Valley Ranch. It processed up to 600 tons of ore per day, creating lead and zinc concentrates. A coal-fired power plant located southeast of the mill powered the mill operations. Ore from the mill was transported on a 6-mile rail spur to Glorieta. (Source: *Pecos [Images of America Series]*, by Paul R. Secord, 2014)

Fred Harvey's Indian Detour - 1920s and 1930s

Fred Harvey operated the "Indian Detour" in the 1920s and 1930s. The Pecos area was the focus of one day on the initial (1925) three-day route, a trip under the auspices of the AT&SF Railway. Lunch was served at the Valley Ranch Apache Inn. The Glorieta train station was the jumping-off point for tourists, a loading site for cattle, wool, lumber and ore, and offloading for retail supplies from merchants in Las Vegas.

Historic transportation routes important to the development of Pecos include:

- *Old Pecos Route along Pecos River*
- *Santa Fe Trail*
- *AT&SF rail*
- *Route 66*
- *U.S. 85*
- *I-25*
- *NM 63*

Route 66 Era - 1926 to 1937

Pecos was on the pre-1937 route. Route 66 brought tourists to the Pecos Pueblo and the Pecos Canyon during the era. From 1926 to 1937, Route 66 followed the Old Pecos Trail from Santa Rosa through Pecos to Santa Fe. In 1937, Governor of New Mexico Arthur T. Hannett of Gallup lost his reelection. Blaming politicians in Santa Fe, in a last act of defiance, he rerouted Highway 66 to Albuquerque and Gallup, bypassing Santa Fe (and Pecos) altogether. (Source: <https://www.nps.gov/peco/faqs.htm>)

Significant to the village's economic development, Interstate 25 is routed close to, but bypasses, the village. Interstate 25 through New Mexico replaced or directly overlaid all of U.S. 85 from Las Cruces north to the Colorado state line. Upgrades of U.S. 85 to interstate standards were completed through the state in 1980. (Source: <https://www.interstate-guide.com/i-025.html>)

Herrera Store

Source: Paul R. Secord, *Pecos (Images of America Series)*, 2014, from the collection of Joanna and Tito Herrera



Dude Ranches and Tourist Cabins in Pecos Valley, 1900s to Present

Following is a list of some of the ranches in the area catering to tourists. Most of the ranches ceased operating or became significantly less active by the 1950s.

- Valley Ranch: 1908-1950
- Irvin Ranch, 19 miles north of village, 1908-1935
- Mountain View Ranch near Cowles, 1915-1945 – began as cabins and expanded over time
- Los Pinos Guest Ranch near Cowles, early 1920s to present
- Winsor's Cabins near Cowles
- Forked Lightning Ranch, south of the village. Tex Austin purchased the ranch and hired John Gaw Meem to design a ranch house in 1925. He married Greer Garson in 1949. They ran cattle and hosted many visitors from Hollywood.

(Source: *Pecos [Images of America Series]*, by Paul R. Secord, 2014)

Additional tourist properties include:

- Tres Lagunas Ranch
- Arrowhead Lodge
- La Paz Lodge

(Source: conversation with Arthur R. Varela, 2017)



*Kelly Gross
Company (above)
and Pecos Motor
Company (right)*

Source: Paul R. Secord,
*Pecos (Images of
America Series)*, 2014



Pecos National Historical Park - 1935 to Present

First a state monument in 1935, Pecos National Monument was established in 1965. With the acquisition of the Forked Lighting Ranch and Glorieta Battlefield units, Pecos National Monument became Pecos National Historical Park in 1990. (<https://www.nps.gov/peco/faqs.htm>).

Santa Fe National Forest, Pecos Wilderness and Pecos District Ranger Station - 1915 to Present

The U.S. Forest Service established the Santa Fe National Forest in 1915, and the Pecos Wilderness area was designated in 1980. (<https://www.fs.usda.gov/detail/santafe/about-forest>).

The Pecos District Ranger Station opened to the public on Pecos' Main Street in August 1984.

Our Lady of Guadalupe Abbey (formerly Valley Ranch) - 1852 to Present

Alejandro Valle purchased the property on which the Abbey now stands on May 31, 1852. The Valley Ranching Company bought the property at auction after the Civil War on April 10, 1886. The Valley Ranch operated the Valley Ranch Apache Inn, a tourist destination. In 1947, Trappist monks from Our Lady of the Valley Abbey in Rhode Island bought the Valley Ranch and formally established the first monastery in 1948. The Benedictine monks bought the monastery in 1955 and the Olivetan Congregation now operates it. (Source: http://pecosmonastery.org/About_Us/History/index.html)

*Valley Ranch
Apache Inn*

Source: Pecos
Benedictine
Monastery, [http://
pecosmonastery.org/
About_Us/History/](http://pecosmonastery.org/About_Us/History/)



*The Village of Pecos
was incorporated in
1953 (Source: NM
Municipal League)*

Post-World War II Commercial Development

Pecos is the gateway community to Pecos Canyon and the Pecos Wilderness area and the largest community in the area. Known businesses since 1945 include:

1. Harrisons Hardware Store
2. Bustamante Store & Gas Station
3. Adelo's Store
4. Johnny's Gulf Station (Canyon Station now closed)
5. Town & Country Store
6. Casanova Store and Bar (now Frankies Restaurant)
7. Pecos Lodge Café (now Wolf's Den)
8. La Paz Cabins

9. Pancho's Shell Station
10. Lone Star Bar
11. Rainbow Club Bar and Dance Hall
12. Perea's General Store (Tacho's)
13. Casa de Herrera's Restaurant
14. Casa de Herrera Lounge
15. Mayela's Restaurant
16. Benson's Electric & Telephone Co.
17. Tony's Cabinets (now D & T's Cabinets)
18. Duran Sand & Gravel
19. Eloy Gonzales Excavating
20. E & J Storage Rental Units
21. Pecos Medical Center
22. Rainbow Mobile Home Park
23. Herrera's Mobile Home Park
24. Sam Whittington' Mobile Home Park
25. Andy Ortiz' Mobile Home Park
26. Pecos RV Campground
27. Pecos Bed & Breakfast
28. S.R. Varela's Firewood Yard (now closed)
29. Pecos Drive In
30. Juan Ortiz Store & Package Liquor
31. Alamio's Barber Shop
32. Souper's Mechanic Shop (now Sam's Auto)
33. Del Norte Credit Union (now ATM machine only)
34. Canela's Restaurant (now closed)
35. Dollar General Store
36. Family Dollar Store
37. Eloy Quintana's Shoe Repair & Barbers Shop (now closed)
38. Encinias Sand & Gravel
39. Bob Roybal's Fly Fishing Tieing.
40. Brother Maur's Print Shop (now closed)
41. Pecos Trail Contractors
42. Southwest Capital Bank
43. Eclipse Electric LLC
44. Pecos Waste Management
45. Pinon Trailer Park
46. Marcy's Electric
47. Pecos River Vacation Rental
48. Claim MD
49. Pecos Veterinary Hospital
50. Z Gallery at Hubbard Hill LLC
51. T & R School of Driving
52. Pecos People for Animal Welfare
53. Pecos Motor Co. (now closed)
54. Sofia's Kitchen
55. Pecos Valley Quality Welding
56. Melvin Varela Construction
57. J & I Mobile Home Park
58. Pecos Pablo Wrecker Service
59. Sunny's Styles
60. American Legion Ortiz y Gallegos Post #70
61. Pecos Windshield Repair
62. Pecos Canyon Storage
63. FG LLC
64. Lorenzo Quintana Plumbing & Backhoe Service
65. Varela Enterprises
66. Sentiva Networks, Inc.
67. Stenography Services
68. High Sierra Cleaning
69. Acupuncture Healing Alternatives
70. R & R Trucking
71. Kenny's Welding
72. Dirt B Gonzo
73. Ponderosa Park
74. La Rosa Wellness Center
75. Done Right Construction LLC
76. Cow Creek Ranch
77. Pecos Bar X Bar Ranch

Source: Arthur R. Varela

Historic Register Properties

The following properties in the area are listed on the State Register of Cultural Properties and National Register of Historic Places. Two of the properties, San Antonio de Padua Church and the Manuel and Eloisa Roybal House, are inside the Village.

- Pecos National Historical Park (state and national)
- San Antonio de Padua Church and collections, NM 63, Pecos (state and national)
- Manuel and Eloisa Roybal House, 12 E. Rincon Road, Pecos (state)
- Valencia Ranch, NM 63, Pecos (state and national)
- Pecos River Bridge at Tererro (state and national)
- Los Pinos Ranch, Cowles (state)
- Rowe Pueblo (state and national)

Additional properties in and near the village are likely eligible for state or national register listing. While the community has predictably lost most of its earliest buildings, those that have survived serve as a bridge from past eras to the present that could become a significant way to appreciate and explain the past and its influences on the present.

In conclusion, Pecos has had an eventful and colorful history for a small community. While the focus of this section is the history of community settlement, it is important to also document the stories of individuals and families associated with the various historic periods.

III. Land Use

A. Introduction

This section presents a broad vision of current and future land use in and around Pecos. It provides guidance on land use regulations. It also generally integrates all the elements of the plan.

The purpose of the land use element is to guide the future pattern of land use in Pecos over the next 20 years. It presents a broad vision of the current and future distribution of land use. This element provides general guidance for future studies and developing a unified development code for the Village.

B. Existing Conditions

Village Land Area

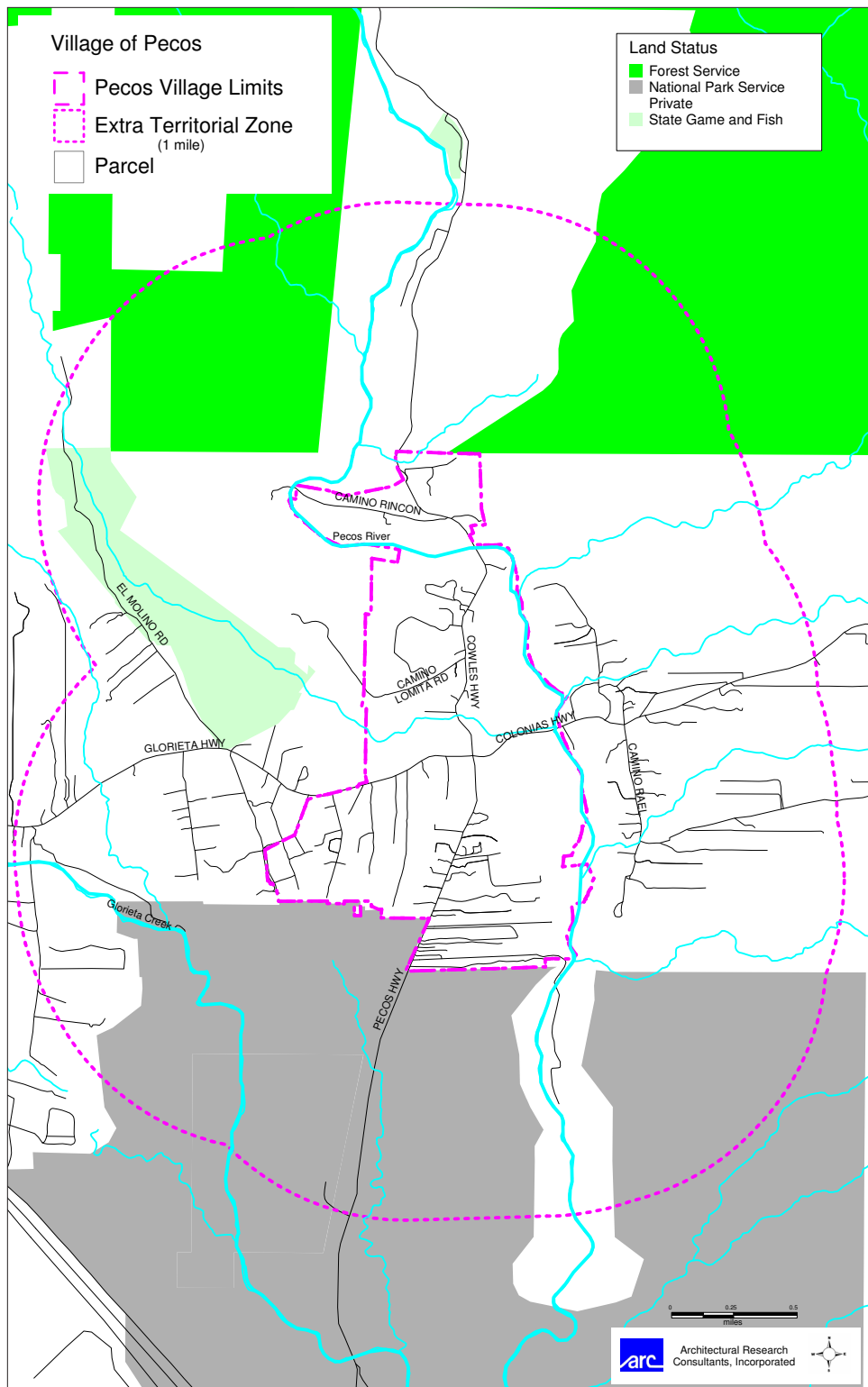
The village of Pecos consists of approximately 1,019 acres or 1.6 square miles of land area inside the village limits (Source: ARC, 2017).

Land Status

All of the land within the village is private property. Village-owned property, Pecos Municipal Schools, and the U.S. Forest Service Pecos Ranger Station are the main properties inside the village that are used for public purposes. The National Park Service (NPS) owns Pecos National Historical Park, south of the village. National Park Service land contiguous with the southern village limits only became public once NPS acquired the Forked Lightning Ranch in 1990. U.S. Forest Service-managed land is to the north of village limits, flanking the Pecos Benedictine Monastery and the New Mexico Department of Game and Fish Lisboa Spring Fish Hatchery. The New Mexico Department of Game and Fish owns land in Los Alamos Canyon northwest of the village, the former site of the Tererro Mine mill tailings ponds.



Exhibit III-1:
Land Status in
Pecos and 1-Mile
Radius

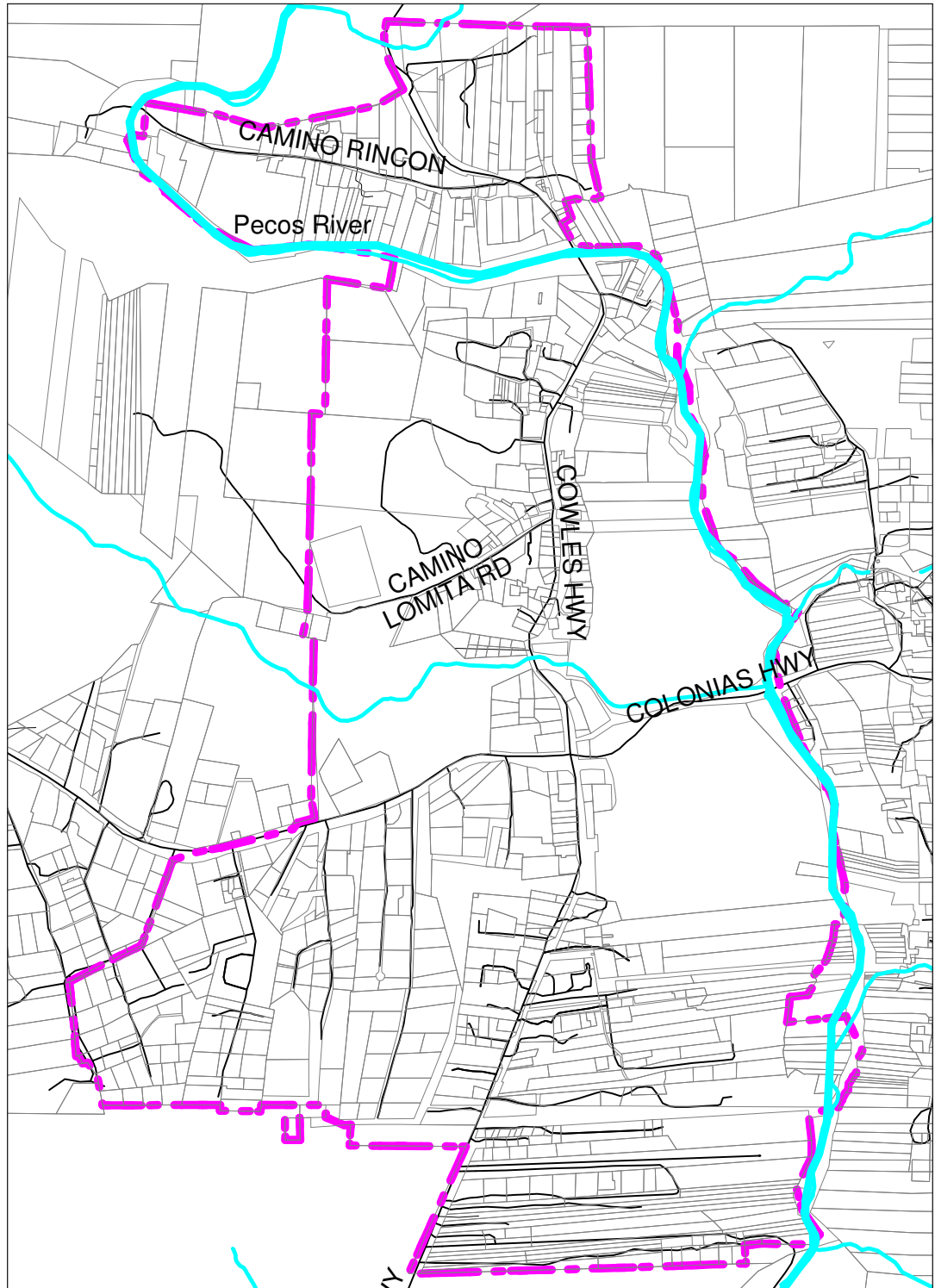


Parcels

The parcel map below shows the relative lot sizes in the village. Most residential and commercial lot sizes are in the range of 0.3 to 1.5 acres (13,300 s.f. to 65,300 s.f.). The community has some small lots, however. For example, some lots on

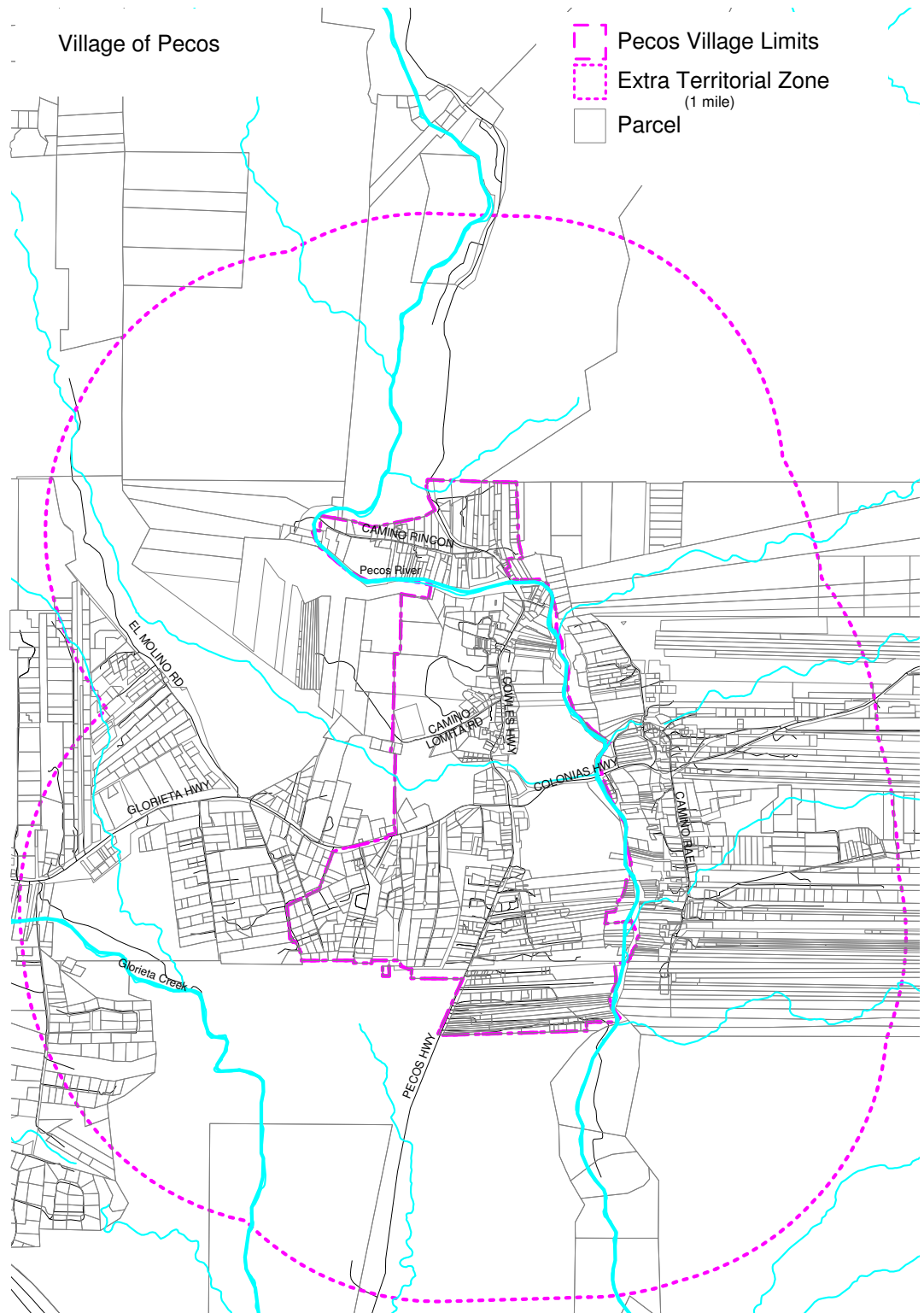
Camino Gemma measure approximately 4,000 s.f. The village also has large tracts that have not been subdivided, mainly in the valley and along Alamitos Creek. Narrow and deep lots that extend to the Pecos River show the historic ownership pattern of farm land starting just above acequias for irrigated fields and extending down to the river. They were likely split several times for the inheritance of offspring.

Exhibit III-2:
Village of Pecos
Parcels



The following map shows parcels within a 1-mile radius of the village. Several contiguous subdivisions are west of the village. East Pecos has a concentration of small and large parcels across the valley from the village.

*Exhibit III-3:
Parcels in Pecos
and in a 1-Mile
Radius*



Existing Land Use

The following table shows land uses within the village of Pecos as well as within the 1-mile radius of the village by category in acres. It maps the existing land uses.

Inside the village, the three largest categories are vacant lands (277 acres), irrigated agriculture (241 acres) and single-family residential (247 acres). Residential lands constitute the largest portion of developed land, totaling 294 acres out of the total 410 acres developed inside the village, and another 415 acres outside the village. The Pecos Independent School District occupies 55 acres inside the village and another 24 acres outside the village. Commercial land consists of 24 acres inside the village and 28 acres outside the village. Public land use is quite limited at 23 acres and 0.2 acres in village park land. Quasi-public lands, mainly churches, occupy 3 acres in the village.

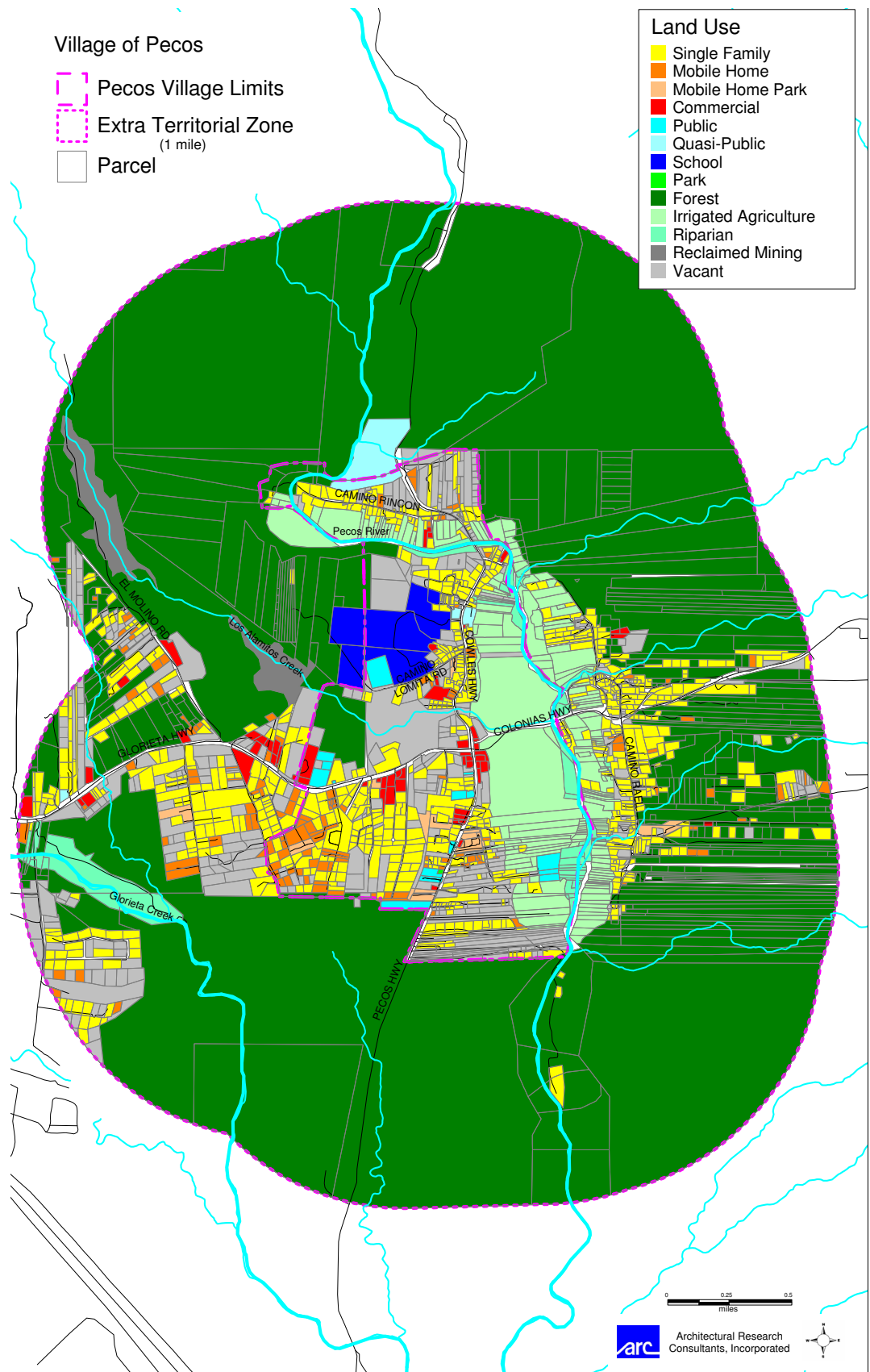
*Exhibit III-4:
Existing Land Use
Inventory*

Existing Land Use in Village of Pecos and 1-Mile Radius Around the Village

Category	Area (Acres)		Percentage of Total	
	Village	1-Mile Radius	Village	1-Mile Radius
Residential - Single Family	247.3	360.6	24.3%	6.0%
Residential - Mobile Home	40.1	46.8	3.9%	0.8%
Residential - Mobile Park	16.6	7.9	1.6%	0.1%
Commercial	24.0	27.8	2.4%	0.5%
Public	23.2	5.8	2.3%	0.1%
Quasi-public	3.2	35.8	0.3%	0.6%
Park	0.2		0.0%	0.0%
School	55.0	24.2	5.4%	0.4%
Irrigated Agriculture	241.2	142.9	23.7%	2.4%
Forest		4,864.0	0.0%	81.0%
Riparian	31.6	137.5	3.1%	2.3%
Vacant	276.7	279.2	27.2%	4.6%
Developed Land	409.7	508.9		
Rights-of-way/gaps	59.9	75.4	5.9%	1.3%
Total Acreage	1,019.0	6,008.0		

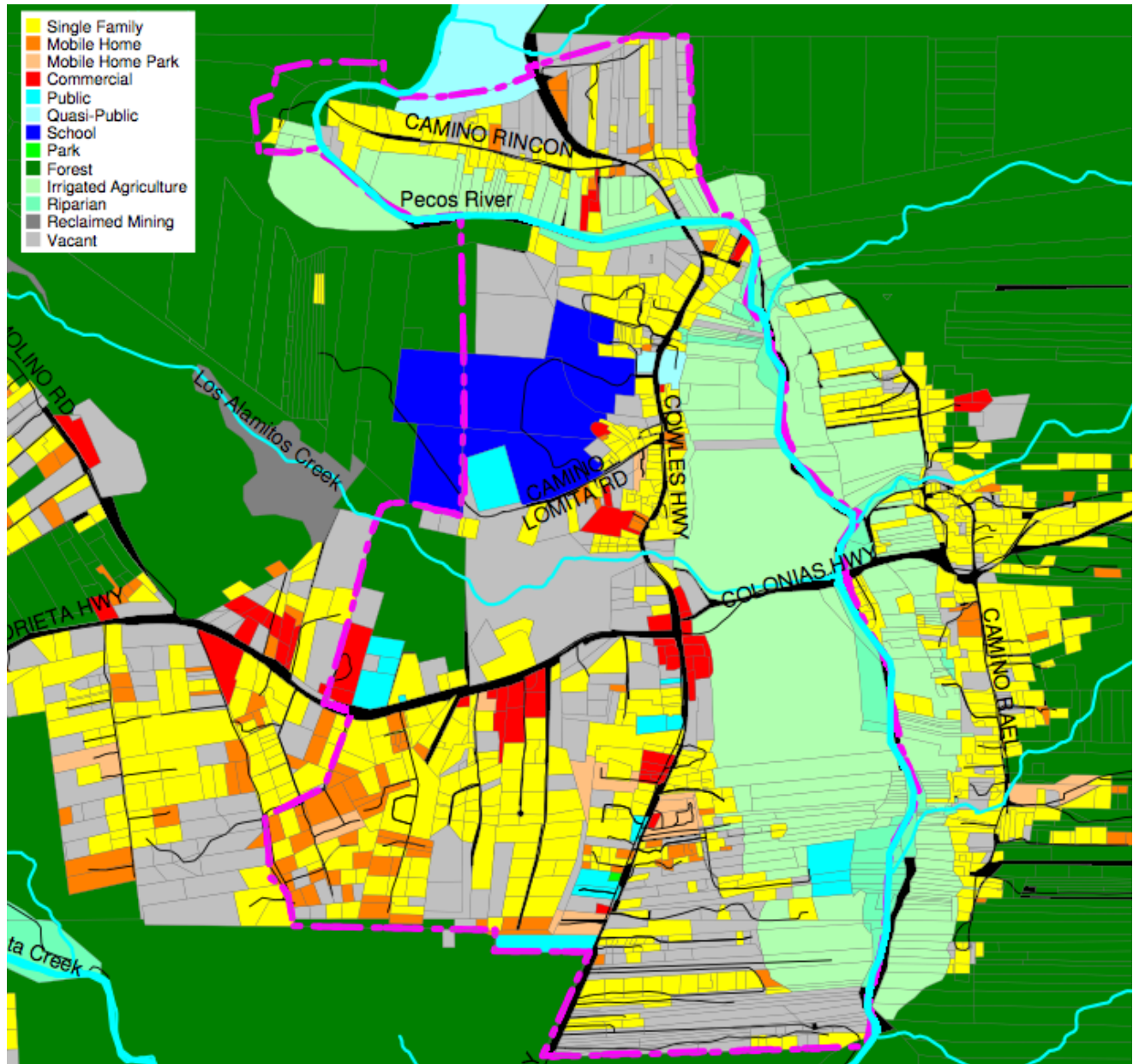
Source: ARC analysis based on aerial photography and GoogleEarth

Exhibit III-5:
Pecos Existing
Land Use Within
1-Mile Radius



*Exhibit III-6:
Village Existing
Land Use*

The following map of the village is enlarged to better show the land use pattern in the village.



C. Issues and Opportunities

Retaining Pecos' Sense of Place

Pecos is in an especially beautiful setting with its connections to the river and valley agriculture, and sweeping views of the surrounding forest and hills. The community scale is that of a village, with small clusters of commercial development and neighborhoods. The village land use pattern displays signs of its historic past, including from the eras of agriculture, mining and Route 66, although relatively few standing buildings are very old. Much of the village's commercial

and residential architecture exhibits northern New Mexico characteristics of adobe or stucco siding, single story, and hipped metal roofs. Many houses are in a rustic landscape of bushes and trees, also typical in northern New Mexico.

NM 63, primarily south of the intersection with NM 50, is the village's Main Street. This area retains the greatest concentration of businesses, although there are gaps between businesses. It is also a mixed use area with a streetscape that includes many homes.

The school district is the largest contiguous use in the village. It serves as an anchor institution, generating activity and events important to the larger community. Village Hall, the senior center and health clinic are other core institutions in the village.

Street/Land Use Pattern

The village is loosely interconnected, since most residential streets branch off from the highways of NM 50 (to the south) and NM 63 (to the west), rather than forming a network of local intersecting streets. The lack of alternative east-west connectivity in the community's largest contiguous neighborhood south of NM 63 reduces access to Main Street businesses, resulting in mostly automobile-oriented travel. Residents are not likely to walk or bicycle to the highway and then turn down to the commercial area. One advantage of this street pattern, however, is the lack of through-traffic, and a very low volume of overall traffic on residential streets, most of which are narrow rural lanes.

This pattern of north-south streets connecting to NM 63 continues outside the village limits into West Pecos, with lot sizes similar to those in the village, and onward towards Glorieta, serving larger lot rural subdivisions set back from the highway.

The street/land use pattern weakens connectivity to a village core and may encourage residents to drive out of town to shop, since their only exit from the neighborhood is to the highway. The village should consider east-west street connectivity in future development of vacant lands in the south area of the community. This possible connectivity may also be important for master drainage planning design of stormwater flow to the river.

Main Street Core Area

One of the visioning goals for the village is a clean, nicely landscaped, walkable retail area with restaurants, full-service grocery, lodging, and various stores. The vision statement emphasizes the fervent desire for a grocery store that sells fresh produce and the retention of existing businesses. As noted above, the largest concentration of businesses is on Main Street, including restaurants, a gas station/convenience store, bank and variety (dollar) store.

The core Main Street area is the highest priority location for Village efforts

to encourage business retention and infill/reuse for new businesses. Public infrastructure incentives can include the availability of municipal water and sewer service, drainage improvements in public rights-of-way and attractive streetscape improvements that accommodate pedestrians and vehicles.

As discussed below in more detail, zoning can be a significant incentive for commercial investment by helping to assure property owners and businesses that adjacent uses will be compatible and not have a negative impact.

Pecos Main Street



The village should conduct a visualization process to consider the type of downtown it would like to create and develop principles and guidelines to achieve its vision. Pecos could assist prospective businesses to contact property owners who may sell or lease property and lending institutions that may provide small business loans. In small communities, Local Economic Development Act (LEDA) funds can assist retail development.

The aerial photographs below (taken from different distances) show portions of downtown areas in Pecos and somewhat similar New Mexico communities. Streetscapes vary from full sidewalk, curb and gutter (Red River and Cimarron) to pavers and rolled curb (Jemez Springs) and no sidewalk or curb

Source: Google Earth

Madrid Main Street



Red River Main Street



Jemez Springs Main Street



Cimarron Main Street



(Madrid). Building size and type vary.

Greater east-west street connectivity would contribute to the redevelopment of a core commercial area on Main Street, particularly for businesses serving local customers. It would also better connect a larger portion of the community to Village Hall, park and any future recreational or community center development in the vicinity of Village Hall.

The Village should consider improving the streetscape, particularly in the core area. The first 800 feet south of the intersection of NM 63 and NM 50 to the road bend should be the first priority. The distance from the road bend south to Village Hall is another 1,950 feet, for a total of 1/2 mile; this area would be secondary priority. If develop occurs outside this area, such as lodging or a RV park to the south of the village, priorities for sidewalks and other streetscape improvements may change. Commercial development north of the existing businesses at the intersection is also appropriate, and could warrant streetscape improvements. As discussed in the Transportation Element, sidewalks serving students who walk to the school are a priority, likely on NM 50 north of the intersection.

Protecting the Environment

The Village is interested in protecting the high quality of land, vegetation, water and air within the village. The Village wants to safeguard residents and the environment from land uses that result in:

- Pollution of the land and or water table
- Extensive removal of significant trees and other vegetation
- Visual impacts such as unscreened quasi-industrial uses or junk in residential or commercial areas
- An excessive number of farm animals for the size of the yard/parcel

The village should discourage poor land use practices that may adversely affect the environment and particularly impact nearby land uses. While the village may use its nuisance regulations on a case-by-case basis, notification and district court action can be cumbersome and expensive. The village would probably use them only in extreme situations when conditions warrant a special action. To address these concerns, the village can develop and implement land use regulations through a unified development code that would establish development standards.

The community should also continue voluntary efforts to clean up trash and junk, and manage weeds. Voluntary clean-ups can be critical to building good will with property owners and improving the environment.

Serving as a Hub for Community, Educational, Recreational and Health Services

The village of Pecos is currently a sub-regional hub, serving the Pecos sub-area and to some extent, other nearby communities in both San Miguel and Santa Fe Counties. The Pecos Valley Medical Center is an excellent example of a local institution that has grown in stature, services offered, clientele, and employment

in recent years. As mentioned, Pecos Independent School District is very prominent within the community, and the district needs continued cooperation with the village to support its important mission.

While visitors to the Santa Fe National Forest and Pecos National Historical Park travel through Pecos, and the village is the only sizeable community offering goods and services, the village is not currently a significant recreation hub.

The village could enhance its role as a recreational hub through:

- Offering additional commercial services to tourists and visitors, including lodging, RV parks, coffee shops, visitor information and wayfinding
- Improving amenities such as cellphone and broadband services
- Hosting fishing or building trailheads and offering other recreational activities closer to the community

Land Use Regulations: Consideration of a Unified Development Code

The village does not have zoning or subdivision regulations. These critical regulations can guide land use to achieve village goals of orderly commercial and residential development, and reduction of impacts on the environment. Statutes enable zoning, which is optional for municipalities. However, subdivision regulations are arguably mandated because the statutes appear to require a municipality to have its own subdivision regulations (see page I-10).

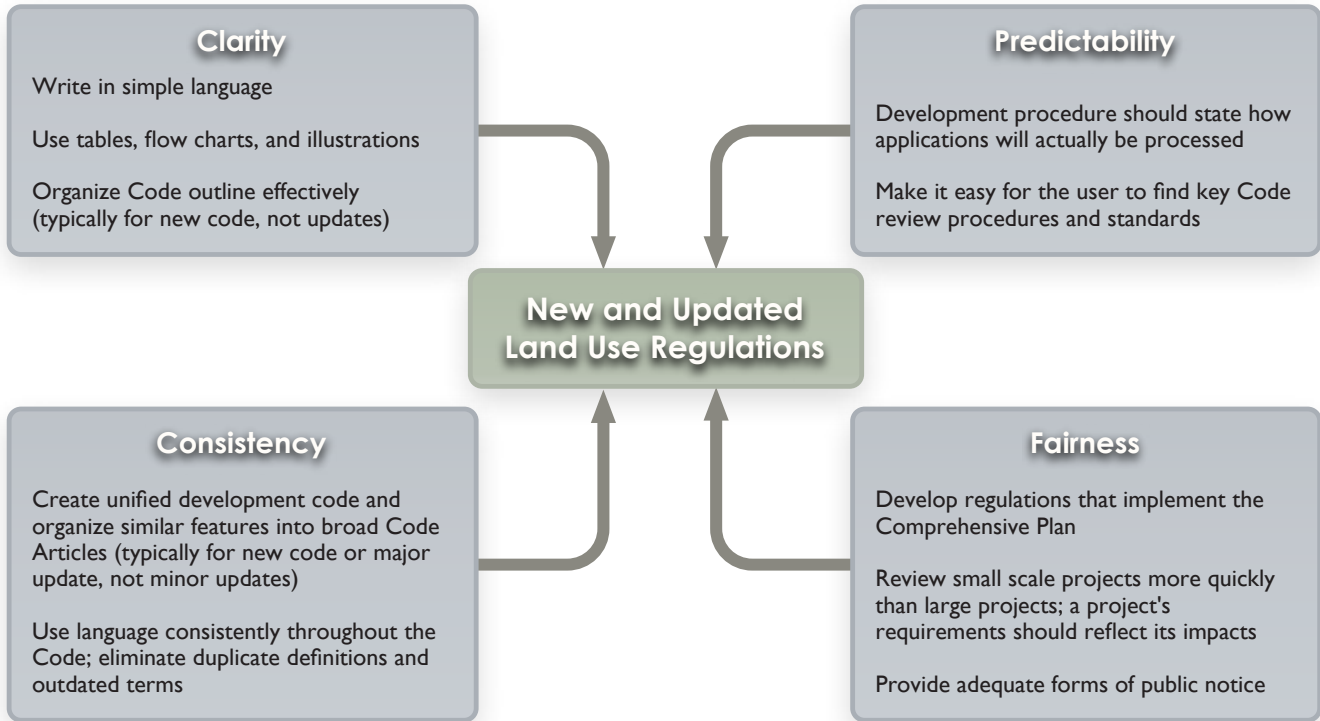
Unified Development Code Approach

A unified development code is a way to package into a single, consistent ordinance zoning, subdivision regulations, development standards, and special hazard area regulations such as floodplain regulations or steep hillside regulations. Nuisance and property maintenance ordinances are also related. Many New Mexico municipalities have them.

Successful land use regulations adhere to the principles of clarity, consistency, predictability and fairness, as described in the chart on the following page. Well-written unified development codes (UDCs) excel in meeting these principles. In particular, UDCs usually improve consistency and clarity over separate, stand-alone ordinances that may have differing definitions and approval processes, and possibly overlapping or contradictory development standards.



Principles for Successful Regulations



A unified development code may be organized in a set of articles, such as illustrated below. The example below is from the City of Grants, New Mexico's unified development code, prepared by ARC in 2012.

Exhibit III-8:
Typical Set
of Articles
in a Unified
Development Code

Articles of Land Use Code	
I	General Provisions
II	Definitions
III	District Regulations
IV	Overlay District Regulations
V	Development Standards
VI	Administration
VII	Non-Conformities
VIII	Enforcement and Penalties

Developing a Unified Development Code

The Village should consider hiring a team with a planning consultant and land use attorney to develop the code. One of the first steps in the code development process is to conduct a workshop with the public to discuss the desired zone districts and various other considerations for standards in the code.

Purposes of Zoning

The primary purposes of zoning are to:

- Divide the community into residential, commercial, industrial and other districts that are separate from one another and use properties in a reasonably uniform way
- Assure that adjacent uses are compatible with one another, e.g., they do not adversely affect neighbors
- Help maintain positive community character
- Protect public health, safety and welfare
- Allow growth without fear of adverse consequences

Main Components of Zoning

Zoning is a tool to guide future development. The existence of a zoning code should also motivate community members to be more considerate about the impacts of development activities, and present and future uses. Zoning codes vary greatly in degree of restriction or lenience, depending on the needs of the community.

The zoning code or zoning districts section within a unified development ordinance consists of both the code text describing regulations governing each zone district and an official zoning map that accurately shows the zones attributed to the properties within the village.

Uses by right and conditional uses

Uses allowed in each zone district may be “by right,” which requires no additional review for approval, or “conditional,” which requires approval by the village planning and zoning commission or the board of trustees. Most codes list uses in a *use table* for ease of reading. The community designates conditional uses as those particular uses that most likely could have external impacts on neighboring properties. The process for approving conditional uses is particularly important in a small community because it allows the Village to review the property owner’s intended activity, determine whether to approve or deny it, and attach specific conditions for approval on a case-by-case basis. Following legal procedures set in statute and best planning practices is very important for public notification, public hearing, making findings, and recording the conditions of approval.

Defining uses and updating the use table

Uses should be clearly defined in the definitions section of the code. As with the entire code in general, the use table needs periodic updates as new uses occur that had not been considered at the time of drafting, and for clarifications.

Non-conforming uses

Nonconforming uses are either existing uses that pre-date zoning or are nonallowed uses established after zoning. Existing nonconforming uses are usually “grandfathered” in. They are allowed to continue, but not to expand in the future. If a nonconforming use is discontinued for a period of time set in the code, it cannot be restarted.

Dimensional requirements

Dimensional requirements include minimum lot size, setbacks, height, and sometimes the size of building. These requirements are intended to retain community character, assist with fire protection, e.g., separation of buildings and height that does not exceed ladders or the capabilities of other fire fighting equipment, and set an orderly pattern that tends to protect adjacent properties' uses.

Variances

Variances allow exceptions or waivers to the zoning rules because of undue hardships. Some communities only allow dimensional requirement variances, others allow variances for both dimensional requirements and uses. Hearings for variances are quasi-judicial and must follow standards for fairness.

Zoning better at changing future conditions than current conditions

Zoning does not bring about immediate orderliness in a community. If existing nonconforming uses or nonconforming lots are grandfathered, then they may continue into the future. Zoning affects the layout and environmental quality of the community as new development or uses of existing properties occur over time.

Code administration and enforcement

Administration and enforcement are essential responsibilities of the Village. Usually, a municipal governing body (Board of Trustees) appoints a planning and zoning commission (P&Z) to make decisions about certain types of zoning cases and recommendations for other types of cases.

For example, a P&Z may be assigned to make decisions about conditional use permits, floodplain development permits, minor subdivisions and variances. The Village can establish an appeals procedure that makes these and other P&Z actions appealable to the Board of Trustees.

Other types of decisions are, by statute, the responsibility of the Board of Trustees as the governing body. These decisions address annexation, rezoning, and street vacations.

The table below is an example of how the City of Grants delegates decision-making.

Exhibit III-9:
Example of
Delegation of
Reviews from City
of Grants Code

City of Grants Procedural Chart / Administrative Procedures

PROCEDURE	Code Enforcement Official or designated staff	Planning & Zoning Commission	City Council
Annexation	R	RH	DH
Building Permit (1)	D		
Conditional Use Permit	R	DH	AH
Drainage & Grading Permit	D		AH
Encroachment Permit	R	RH	DH
Floodplain Development Permit	D	AH	AH
Floodplain Development Permit (with Variance)	R	DH	AH
Garage Sale Permit	D		A
Interpretation	D	AH	2 nd AH
Map Amendment	R	RH	DH
Planned Unit Development	R	RH	DH
Sidewalk and Drive Pad Permit	D	AH	2 nd AH
Sign Permit	D	AH	AH
Special Use Permit	R	RH	DH
Subdivision, Minor	R	DH	AH
Subdivision, Major Preliminary Plat Final Plat	R R	RH	DH DH
Land Use Code Text Amendment	R	RH	DH
Temporary Event Permit	D		AH
Vacations Street Right-of-Way Subdivision Plat	R R		DH DH
Variance	R	DH	AH
Zoning Permit	D	AH	2 nd AH

Statutes allow the Board of Trustees to serve as the planning and zoning commission, an important option for small municipalities.

Village staff provide application forms, explain the regulations, ensure that submittals are complete, help present cases to the planning and zoning commission and keep records of zoning decisions. The village attorney may play an important role in code administration, if needed. The attorney can help interpret the code, assure that procedures are followed, or help the governing body with the proceedings for citations, appeals to the governing body, and potentially, with district court appeals. Most communities appoint an enforcement officer to monitor activities for code compliance, work with property owners on compliance problems, and cite violations. The Village would not necessarily need a full-time planner or enforcement officer. Without enforcement, adopting zoning can arguably do more harm than good, causing confusion and likely little consistency and predictability.

Zoning Considerations

The following questions pertain to subjects that might be covered in the discussion of possible zoning districts. The Village might present these questions during one or more public workshops early in the code drafting process.

- Residential districts
 - Should mobile homes be allowed in some or all residential zones?
 - What types of home occupations should be allowed by right or conditional use?

- Should guest houses be allowed on a single parcel?
 - » Can mobile homes be secondary units?
- What limits, if any, should control the size and location of accessory structures, e.g., sheds, stand-alone garages or shops?
- Does the community need very low-density residential and agricultural zones to retain community character and protect the environment?
 - » If annexation occurs, some existing very low density properties may be brought into the village
- Does the Village need one district specifically for mobile home park or subdivision, or an RV park?
- Commercial districts
 - Should the Village have a commercial-only zone district and a mixed commercial-residential zone district?
 - » Main Street currently has a mix of businesses and homes
 - Should the Village set certain standards for large-scale commercial buildings, such as those over 15,000 square feet?
 - » Consider front façade fenestration and building materials. Is metal siding acceptable?
 - » Consider parking, landscaping, sidewalks, shielding property lights, drainage, dumpster, and outdoor storage
 - Should a wall, fence or vegetative screening be required between commercial and residential uses?
 - What limitation, if any, should be on signage?
- Agricultural protection area district
 - In the valley floor, should the Village allow some or no residential, commercial or industrial development? Should structures be clustered upland from irrigation?
- Industrial districts
 - Should the Village create an industrial zone district in the code while no specific zone may be identified in the official zoning map, although such an area may be designated through a rezoning application process?

Subdivision Regulations

Subdivision regulations guide the creation of plats. One of the main purposes of subdivision codes is to require environmental studies to determine whether land proposed for subdivision is suitable for development. To be approved, subdivisions must meet the standards in the regulations. The Village may set additional conditions that must be addressed for terrain management and other environmental practices as part of its approval.

Standards for creating plats typically include:

- Requirement that lots conform to zone district standards
- Dedication of rights-of-way and easements
- Installation of streets, water and sewer infrastructure to Village standards, including sureties such as bonding

- Meeting all other Village development standards (addressed below)
- Phasing in the case of a large master plan

Most subdivision regulations entail a simpler and shorter application process for small subdivisions, such as those with five or fewer lots, compared to large subdivisions. Minor subdivision amendments such as lot line adjustments and resubdivision should be expedited processes, allowing staff approval.

Development Standards

One of the advantages of a unified development code is to incorporate Village standards seamlessly into a single ordinance, where all development standards are in one place. A UDC makes it easier for applicants to find code provisions. It also clears up potential confusion about whether the standards only apply when creating a new subdivision or whether they apply in general.

Following are some development standard topics that the Village should consider to be applicable to any development activity:

- Restriction of development in flood-prone areas
- Restriction of development on steep hillsides
- Detention of drainage on property to protect adjacent property or conveyance to the river or other major drainage
- Fire-wise development
- Private streets and responsibility of owners to maintain those streets
- Filling and excavation
- Emergency access and fire hydrants
- Street cuts, curb, gutter, sidewalks by zone (probably not applicable to the entire village)
- Streets to be dedicated to the village
- Farm animal limits per square footage of land
- Public access to the Pecos River; the State may preempt local regulations

Design Standards or Guidelines

The Village may wish to consider setting some standards or advisory guidelines regarding architectural preservation and features of new architecture. The code could address the following topics in standards, or in nonbinding guidelines:

- Historic preservation review of modifications or demolition of historic landmark buildings
- Architectural design guidelines or standards in the Main Street area including building materials and front facade features
- Mobile homes in mixed residential zone districts, encouraging or requiring skirting, additions or an attached porch to make mobile homes more permanent and better fit in with neighboring houses



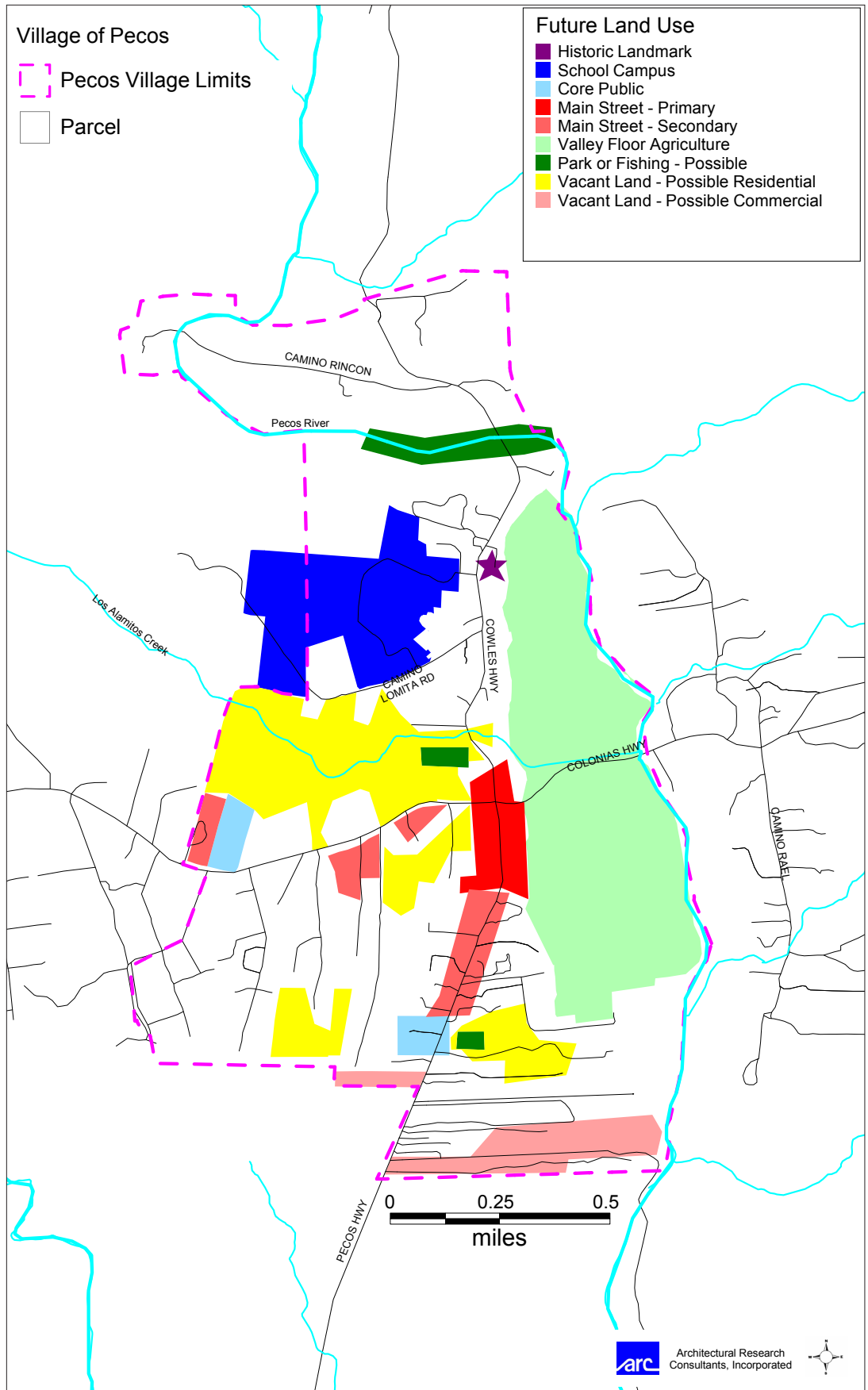
Future Land Use

The purpose of the future land use map is to guide the designation of land uses needed to accommodate growth. The following map shows some focus areas, emphasizing either retention of core institutions or areas for infill and redevelopment. The map does not identify established residential neighborhoods, since no significant changes are proposed.

Future land use categories are:

- *School Campus* - the most significant community institution in the village. The Village continues to support the Pecos school district in its current location, its efforts to accommodate students, potential growth of its enrollment, and school programs.
- *Core Public* - Village Hall, Pecos Valley Medical Center and Pecos Senior Center are very important community facilities, serving the entire community on an ongoing basis. A new community center, pool or other community gathering place could augment these identified core public uses.
- *Main Street Primary* - the area that should be Pecos' downtown area, emphasizing retention and growth of existing businesses, the addition of commercial infill or reuse, streetscape improvements and additional east-west cross streets.
- *Main Street and Other Commercial Secondary* - areas for growth in businesses and public uses, without the same emphasis on streetscape improvements as in the primary area. Main Street is mixed use, with many homes.
- *Valley Floor Agriculture* - an iconic, historic area of irrigated fields/pasture that should be conserved, and could produce food crops if property owners desire.
- *Potential Village Park* - roughly identified locations that the Village could acquire for adding recreation fields or a community center, if needed. If the community does not experience population growth in the future, existing school grounds may be adequate for most joint public/school uses. The Facilities Element of this plan discusses in more detail possible future public parks and facilities.

Exhibit III-10:
 Future Land Use
 Map



- *Vacant lands likely for mainly residential uses* - large, contiguous vacant tracts that may be suitable for village residential development
 - Alamos Creek should have a floodplain buffer
- *Vacant lands likely for mainly commercial uses* - Areas accessible to the state highways and near the core area that may be suitable for an RV park, motel or other commercial use that contributes to making Pecos a community and recreational hub
- *Historic Landmark* - San Antonio de Padua Church is the most significant historic property in Pecos. Other buildings both on and off NM 63 have historic significance. Frankie's at the Casanova is notable. Another example is the building across the highway from the church, formerly a store. If it were restored for commercial uses, it would contribute to a larger community and tourist-oriented node.



San Antonio de Padua Church

Annexation

The Village should consider whether it is interested in annexing adjacent undeveloped and developed properties. As discussed under existing land use, East Pecos and West Pecos developments are partially contiguous to the village, and may present compelling reasons for annexing some of these areas in the future. Some residents of East Pecos approached the village recently with an annexation request for East Pecos.

Need for an Economic and Policy Study of Annexation

The Village should further analyze pros and cons of annexation, including:

- Certain current services and existing facilities may not create new Village expenses, such as: existing roads if they conform to Village standards; water infrastructure and management if the current mutual domestics continue to manage potable water; County sheriff police protection; and the volunteer fire department.
- Some additional services will likely require additional Village efforts and investment, such as sewer infrastructure and maintenance, road

improvements and maintenance, snow removal, utilities billing, possible water improvements, and code enforcement.

- An advantage of annexation is the development of a coherent set of land use standards and regulations for the already interrelated community area.
- Residents in annexed areas can add to the pool of participants in Village elections who run for office and vote in local elections, and volunteers for activities and committees in the village.
- A larger population living in the village may improve eligibility for some grants and loans and may enhance the stature of community.

The Village should conduct an economic and policy analysis for any major annexation to determine whether it is fiscally prudent and in the best interests of the village. If the annexation study determines, for example, that roads in an annexation area do not conform to village standards, the village can consider requiring that those roads be upgraded as a condition of annexation.

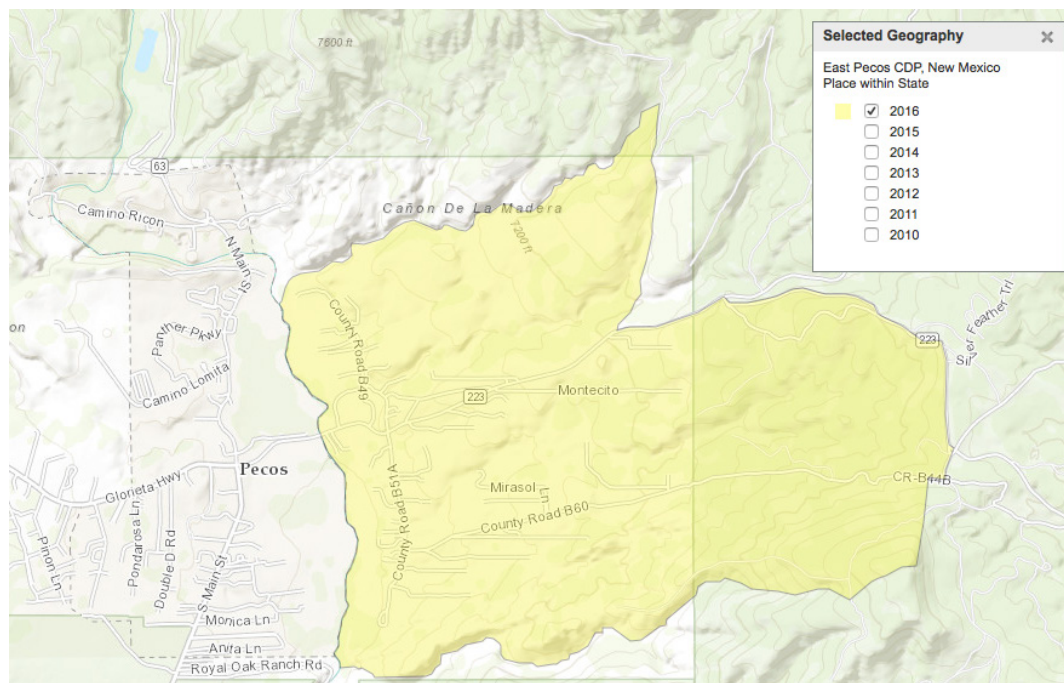
If the Village extends utilities to unincorporated areas, it should consider charging higher out-of-village fees for services, and require an agreement from property owners to not protest annexation if it is considered.

Potential revenue from annexed properties that may be added to Village coffers includes:

- Gross receipts tax from businesses. Some businesses are in West Pecos, while fewer are in East Pecos.
- Property tax at the existing rate or possibly a higher rate in future
- Water and sewer fees
- Application fees
- Development impact fees in the case of growth

**Exhibit III-11:
East Pecos Census
Designated Place
Map**

Source: U.S. Census web
site



Annexation Methods Allowed by State Statute

New Mexico Statutes enable four methods of annexing territory:

1. Arbitration
2. Boundary commission
3. Petition
4. Extraterritorial land use authority approach in class A counties only. *San Miguel County is a class B county; consequently, Pecos cannot use this method.*

Arbitration Method

Described in Sections 3-7-5 through 3-7-10 NMSA 1978, this method requires creation of a seven-member board of arbitration. Three members are property owners living within the territory to be annexed, as voted on by qualified electors residing in the territory. Three members are qualified electors and owners of real property within the municipality, and are appointed by the governing body of the municipality. The other six board of arbitration members select the seventh member as a neutral member. This member owns property within the county, and lives outside the municipality and the territory proposed to be annexed. The board of arbitration determines whether the benefits of the municipality are or can be available to a property petitioned to be annexed within a reasonable period of time. The determination of whether the annexation should proceed is final.

Municipal Boundary Commission Method

The municipal boundary commission method, described in Sections 3-7-11 through 3-7-16 NMSA 1978, is a method by which a municipality can petition to annex territory. The commission consists of three members appointed by the governor. It holds a public hearing within the municipality regarding the annexation of the petitioned territory. The commission must determine whether

the territory proposed to be annexed is contiguous to the municipality and may be provided with municipal services by the municipality. If the municipal boundary commission determines that only a portion of the territory petitioned to be annexed meets these conditions, the commission may order annexed to the municipality that portion of the territory which meets the conditions.

Petition Method

The petition method, described in Sections 3-7-17 NMSA 1978, allows petitions for annexation of territory contiguous to the municipality, signed by the owners, of a majority of the number of acres in the territory proposed for annexation. The petitioners must present their petition to the governing body of the municipality for consent or rejection.

Annexation Policies

Following are policies to guide annexations:

- Contiguity of the annexed area shall be required to meet statutory requirements
- Applications for annexation must include: boundary lines, total acreages, existing easements, streets and utilities rights-of-way and easements dedicated at time of annexation, phasing of development if an annexation area is over 50 acres (*or another land area to be specified*), floodplain areas for all drainageways, other natural conditions such as prominent land forms or vegetation, and the names of property owners of record within 100 feet of the subject property
- Findings shall be made to the satisfaction of the Village regarding the following:
 - The annexation does not adversely affect the Village fiscally.
 - The Village has water and sewer capacity to serve the area.
 - Properties annexed shall bring water rights sufficient to serve such properties.
 - Streets in the annexation shall be laid out to be integrated with existing streets, built to Village standards, and dedicated to the Village upon the Village's approval of the streets.
 - If the Village adopts zoning, applications for an annexation shall comply with applicable zoning and subdivision regulations, and the annexed property shall be zoned upon annexation.

Extraterritorial Planning and Platting

Statutes give Pecos an extraterritorial planning and platting jurisdiction over territory within 3 miles of the village limits. Section 3-19-5(A)(2) NMSA 1978 establishes 3 miles for municipalities having a population of less than 25,000 persons.

The Village should review subdivisions within its allowed 3-mile radius or most appropriately, within a 1-mile radius . The Village is concerned with development standards in case of future annexation, to assure the mitigation of impacts on

the village, and to assure public safety access. The Village should work with San Miguel County on an agreement to review proposed subdivisions according to a set of basic standards that address road construction, right-of-way, drainage, and any other subdivision matters of interest to the Village. Any subdivision to be served by village utilities or in close enough proximity to the village that it may practically be annexed should follow village street and utilities standards.

While larger municipalities in collaboration with counties are able to set zoning for areas outside municipal boundaries, Pecos is not allowed to establish extraterritorial zoning outside the village limits. Section 3-21-2(B)(3) NMSA 1978 does not allow municipalities with a population of 1,500 persons or less to establish extraterritorial zoning outside the boundaries of the municipality.

D. Goals and Policies

1. Protect the village's environment

- a. Organize voluntary clean-up of trash, junk and weeds on private and public property in the village
- b. Create a unified development code consistent with the comprehensive plan containing development standards, zoning, subdivision regulations, annexation policy and procedures, floodplain regulations, and other related provisions to be determined
 - i. Retain a planner/attorney consultant team, and include public input from events such as public workshops and community meetings, to draft the code
 - ii. Develop clear language that minimizes interpretation while generally retaining flexibility in the uses and types of development allowed
 - iii. Respect private property rights and to the extent possible while protecting public health, safety and welfare, and minimize interference with property use
 - iv. Adopt an official zoning map that shows zoning designations for all parcels in the municipal boundaries of the village
 - v. Develop code administration and enforcement capabilities
 - vi. Request that the Village Board of Trustees appoint a planning and zoning commission or, alternately, designate itself as the planning and zoning commission
 - vii. Periodically review and update regulations to assure that they are appropriate for the village

2. Maintain the compact village form of the community

- a. Promote in-fill development on vacant lots
- b. Encourage redevelopment within the existing developed area of the village
- c. Acknowledge and celebrate the excellent land stewardship and the farming heritage continued in the Pecos Valley, which contribute to the village's

setting, scenic qualities, and some of its continuing functions

- 3. Enhance the Main Street core to retain existing businesses, and add a grocery store and tourism-related businesses**
 - a. Develop a zone district tailored to promote development, redevelopment and reuse in the Main Street core area
 - b. Promote continuing mixed use development in the area
 - c. Create streetscape improvements
 - d. Add east-west cross streets in nearby neighborhoods where possible to increase accessibility to the downtown core
- 4. Promote a range of housing types to meet the needs of all economic sectors of the community**
 - a. Allow small-lot development in areas within the community
 - b. Allow attached housing in areas within the community
 - c. Allow some large lot residential development
 - d. Consider preventing mobile homes without a HUD Certification Label from moving into Pecos
 - e. Encourage demolition of derelict buildings that pose a threat to health and safety, may be an impediment to redevelopment of the property upon which such buildings are sited, and may diminish the value of nearby properties
- 5. Protect and restore the historic architectural qualities of the village**
 - a. Conduct an inventory of significant and contributing historic buildings in Pecos
 - b. Promote historic restoration of identified historic commercial and residential buildings by encouraging owners and providing information about the advantages of listing on the National Register of Historic Places or on the State Register
 - c. Discourage demolition of identified historic buildings except as a last resort for derelict structures
 - d. Encourage research and writing about the history of Pecos; publish books, articles and a guide for walking tours
 - i. Interview elders in the community
 - ii. Consider a local historical museum if interesting artifacts can be located
 - iii. Develop wayfinding signage for historic sites and displays explaining their historic significance
- 6. Promote development of lodging, an RV park or other commercial use that contributes to Pecos as a community and recreational hub**
- 7. Minimize disturbance of sensitive lands**
 - a. Retain land forms and minimize road cuts and fills on hillsides
 - b. Avoid development in floodplains and on steep hillsides

- 8. Encourage the availability of suitable land for industrial uses in or close to the village**
 - a. Consider areas to designate for industrial development where it is suitable and desirable, or to approve through a private application process
- 9. Coordinate land use planning with San Miguel County, the National Park Service and U.S. Forest Service**
 - a. Work with San Miguel County on its comprehensive plan and the Pecos Area Plan
 - b. Develop extraterritorial subdivision review procedures and standards to apply to subdivision activities within 1 mile of the village boundaries, and develop an agreement with San Miguel County on the extraterritorial subdivision review process
 - c. Work with the Pecos National Historical Park to coordinate plans for cultural and recreational tourism
 - d. Work with the Santa Fe National Forest on coordination between Village and the USFS regarding the Santa Fe National Forest Management Plan and on opportunities for hiking, biking and possibly ATV trails nearby

IV. Economic Development

The economic development element reviews the current economic conditions of the village and sets long-range priorities, goals and policies to guide efforts to invest in and improve the local economy.

It relies in part on the 2015 Economic Development Plan prepared for the Village by Motiva Corporation.

Gateway Monument Sign on NM 50, Western Entrance to the Village of Pecos

A. Introduction

The purpose of the economic development element is to describe the economic conditions of the village of Pecos and establish long-range priorities, goals and policies to guide investing in and improving the local economy.

B. Existing Conditions

The economy of Pecos is favorably influenced by the community's proximity to Santa Fe, where many Pecos residents work or shop, and where some tourists also come to visit Pecos area attractions. Pecos also has many ties to the economy of San Miguel County and specifically Las Vegas, where some residents commute for jobs or various services. Pecos also experiences significant economic "leakage" to the nearby communities of Santa Fe and Las Vegas.

Economic Indicators

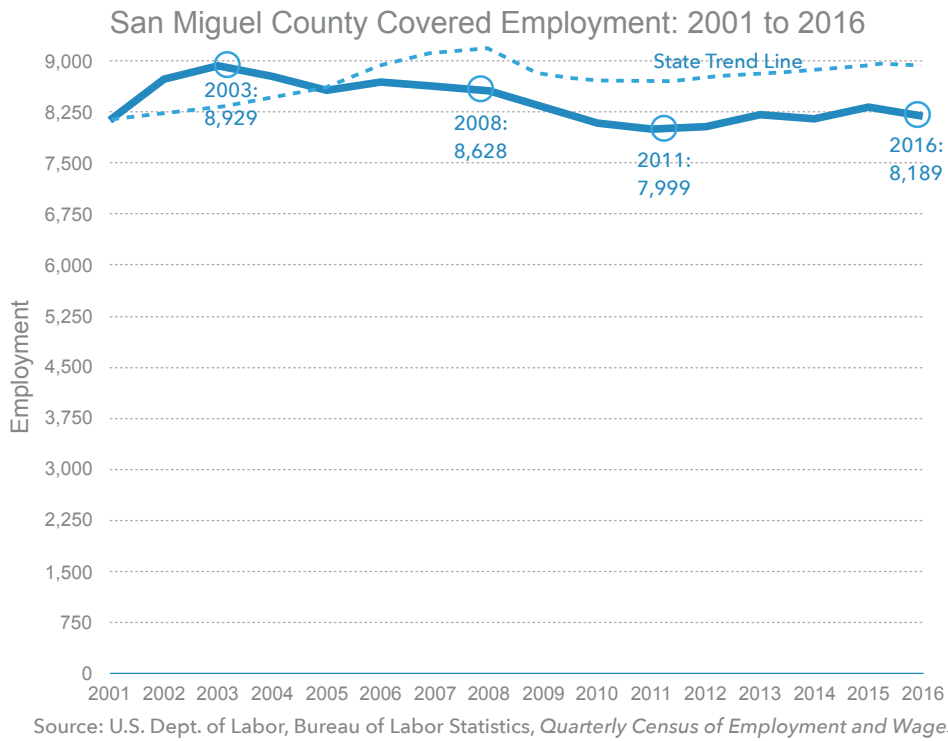
Planners have used countywide indicators for many of the economic indicators below, since county data is more readily available and dependable than subarea data.

Employment and Unemployment

Employment in San Miguel County peaked in 2003, but decreased steadily until 2011, exhibiting little recovery after the national economic downturn in 2008. County employment has not come back to its 2007 level before the downturn. Since then, it has also grown more slowly than did the state overall.

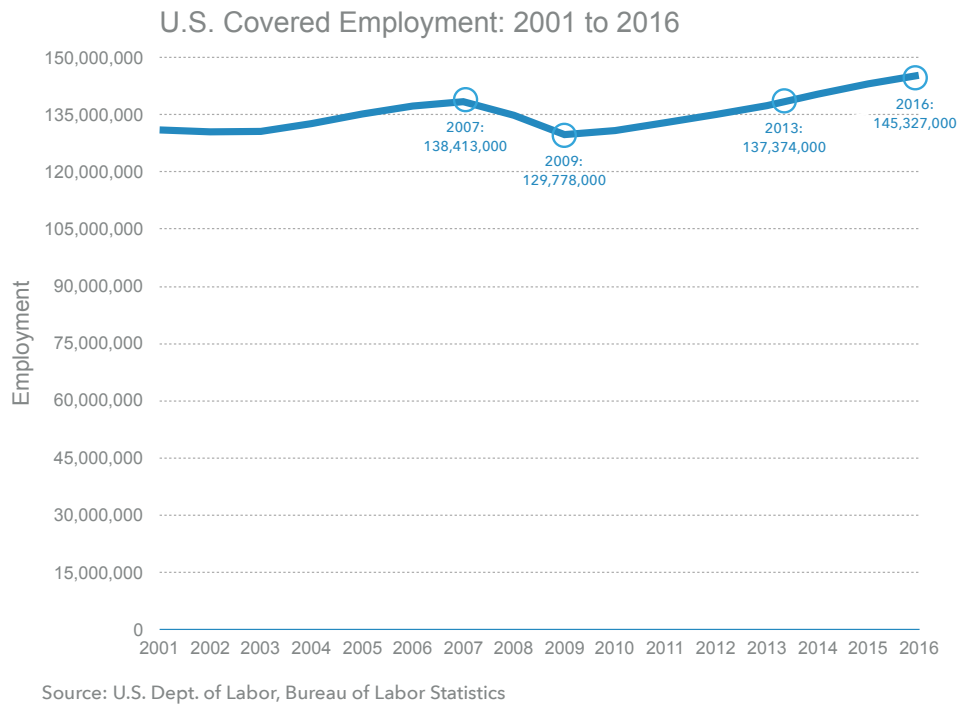


Exhibit IV-1:
San Miguel
County Historic
Employment
Compared to
Trend Line for the
State



The national trend shows a decline in employment during the recession of 2007 to 2009, then steady growth exceeding the 2007 level between 2013 and 2014, and continuing through 2016.

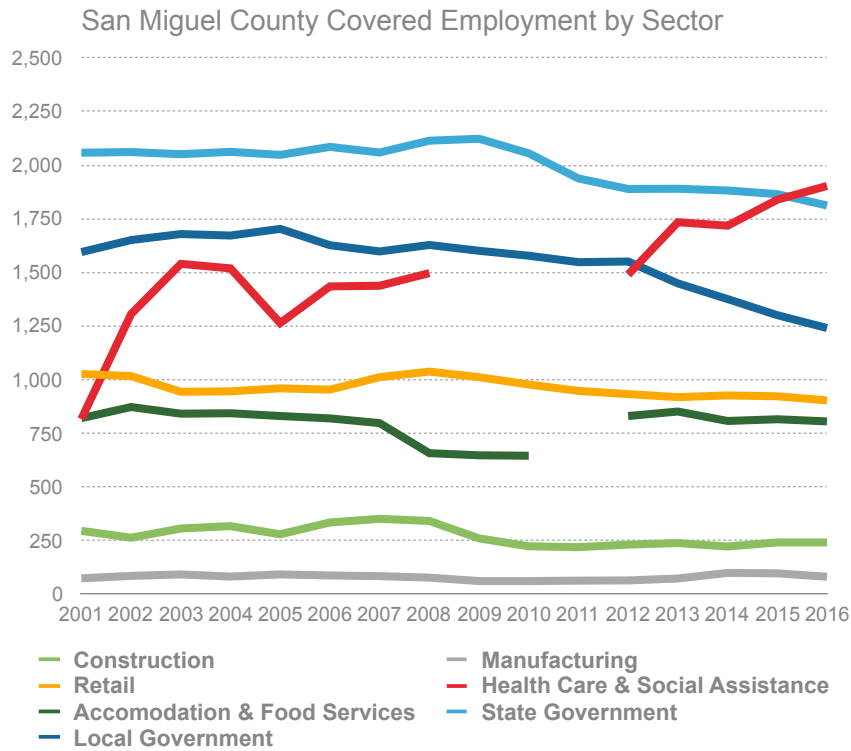
Exhibit IV-2:
U.S. Historic
Employment



The largest employment sectors in San Miguel County are state and local government, and health care and social assistance. Health care and social assistance grew over the period, overtaking both state and local government sectors by 2015, while government declined. Retail has gradually declined since 2008. Accommodation and food services grew after 2010. Construction and manufacturing, both small sectors, experienced very modest growth after 2011.

Exhibit IV-3:
San Miguel County Employment in Leading Sectors

Pecos Valley Medical Center staff increased from 37 to 57 in the last few years, and expects some increase in staff in 2017 and 2018. The Affordable Care Act, adopted in 2010, has led to increased health care in rural areas such as Pecos.



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

The following tables show detailed employment data by sector in both San Miguel County and the adjacent Santa Fe County. Santa Fe County has a workforce more than seven times larger than San Miguel County. Santa Fe County lost 7% employment since 2008, while San Miguel lost 4% during the same time period. Since a high proportion of Pecos residents work in Santa Fe County, trends in this adjacent county’s employment impact the village’s economy.

Exhibit IV-4: San Miguel County Employment in All Sectors

San Miguel County Covered Wage and Salary Employment by Industrial Sector																	Change	
Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2008-2016	
Grand Total	8,129	8,733	8,929	8,773	8,569	8,690	8,628	8,561	8,324	8,087	7,999	8,035	8,211	8,150	8,322	8,189	-372	-4%
Total Private	4,301	4,840	5,030	4,883	4,666	4,829	4,823	4,669	4,441	4,283	4,363	4,448	4,729	4,750	5,020	5,007	338	7%
Ag. For. Fish. & Hunting	D	45	48	53	75	67	63	D	D	D	D	49	38	37	45	49		
Mining	D	33	29	14	24	21	18	D	D	D	D	18	22	10	8	18		
Utilities	18	D	13	13	13	15	16	16	23	22	26	27	29	26	26	26	10	63%
Construction	296	264	307	318	280	335	352	342	261	224	220	232	239	223	242	242	-100	-29%
Manufacturing	75	86	93	83	93	88	85	78	62	62	64	65	74	100	98	82	4	5%
Wholesale Trade	81	126	90	96	92	79	69	65	49	34	35	38	40	30	26	29	-36	-55%
Retail Trade	1,027	1,017	944	946	960	954	1,012	1,038	1,012	978	948	933	919	927	923	904	-134	-13%
Transportation & Warehousing	67	D	60	55	57	51	58	58	50	46	99	107	149	217	274	256	198	341%
Information	77	89	82	79	76	86	96	90	80	78	72	70	58	44	40	40	-50	-56%
Finance & Insurance	178	211	214	218	213	224	221	213	206	202	197	210	202	211	228	245	32	15%
Real Estate & Rental & Leasing	30	25	35	39	38	48	40	36	41	46	40	48	57	58	52	47	11	31%
Professional & Technical Services	D	D	D	D	D	D	D	D	100	102	105	86	82	93	96	92		
Management of Companies & Enterprises	D	D	D	D	D	D	D	D	D	D	D	D	D	7	7	7		
Administrative & Waste Services	319	294	357	223	294	233	197	111	D	D	D	16	16	17	21	17	-94	-85%
Educational Services	152	137	129	143	115	107	108	104	D	D	D	D	D	D	D	*		0%
Health Care & Social Assistance	817	1,306	1,540	1,519	1,264	1,435	1,438	1,497	D	D	D	1,490	1,734	1,718	1,839	1,903	406	27%
Arts, Entertainment & Recreation	46	13	15	20	18	19	15	46	45	46	D	D	4	D	D	*		0%
Accommodation & Food Services	821	873	842	844	831	820	798	658	648	646	D	831	852	808	816	806	148	22%
Other Services, ex. Public Administration	116	129	122	122	119	119	111	114	104	107	117	121	112	112	148	106	-8	-7%
Unclassified	0	2	1	1	0	0	0	1	0	0	0	0	0	0	0	0	-1	-100%
Total Government	3,828	3,893	3,899	3,890	3,902	3,861	3,806	3,892	3,883	3,803	3,636	3,588	3,482	3,399	3,302	3,182	-710	-18%
Federal	175	182	170	156	152	149	149	150	159	170	150	148	143	141	136	129	-21	-14%
State	2,058	2,061	2,051	2,062	2,048	2,085	2,059	2,114	2,123	2,055	1,938	1,889	1,890	1,882	1,865	1,812	-302	-14%
Local	1,595	1,651	1,679	1,672	1,703	1,627	1,598	1,628	1,601	1,578	1,548	1,551	1,449	1,376	1,301	1,241	-387	-24%

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

Exhibit IV-5: Santa Fe County Employment in All Sectors

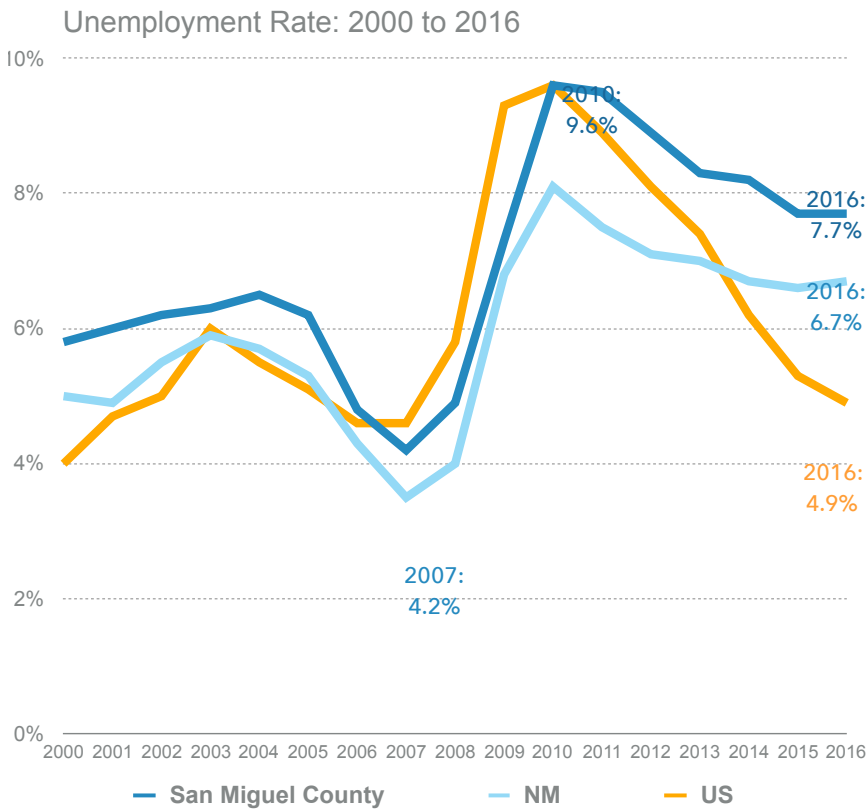
Santa Fe County Covered Wage and Salary Employment by Industrial Sector																	Change	
Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2008-2016	
Grand Total	57,987	58,731	60,201	61,038	62,857	63,898	65,908	65,710	61,775	60,538	60,523	60,271	60,642	60,451	61,081	60,937	-4,773	-7%
Total Private	41,367	41,884	42,904	43,679	44,508	45,208	47,348	46,953	43,160	42,445	43,123	43,311	43,735	43,524	44,363	45,303	-1,650	-4%
Ag. For. Fish. & Hunting	184	147	144	130	118	129	122	144	114	113	141	156	173	187	165	170	26	18%
Mining	169	143	100	88	101	161	155	155	120	101	92	99	86	101	143	142	-13	-8%
Utilities	148	134	132	123	101	116	114	108	136	132	125	126	124	125	131	136	28	26%
Construction	4,389	4,257	4,415	4,412	4,409	4,729	4,710	4,391	3,154	2,792	2,718	2,682	2,759	2,559	2,587	2,630	-1,761	-40%
Manufacturing	1,399	1,251	1,164	1,207	1,207	1,116	1,068	914	801	769	765	780	825	836	860	849	-65	-7%
Wholesale Trade	836	986	950	980	1,104	1,148	1,218	1,254	1,114	1,005	971	911	944	920	982	1,000	-254	-20%
Retail Trade	8,343	8,359	8,473	8,493	8,570	8,753	8,932	9,094	8,546	8,416	8,576	8,870	8,902	8,810	8,630	8,590	-504	-6%
Transportation & Warehousing	526	560	538	564	538	536	555	583	528	538	515	525	559	602	554	541	-42	-7%
Information	973	887	925	874	1,051	1,197	1,688	1,626	D	1,049	852	744	847	781	817	849	-777	-48%
Finance & Insurance	1,529	1,711	1,738	1,780	1,803	1,855	1,788	1,809	1,755	1,694	1,734	1,772	1,779	1,645	1,585	1,555	-254	-14%
Real Estate & Rental & Leasing	1,072	1,004	1,030	1,048	1,001	1,217	1,075	942	847	804	759	747	801	814	798	836	-106	-11%
Professional & Technical Services	2,594	2,534	2,595	2,766	2,755	2,773	2,854	2,839	2,625	2,568	2,577	2,473	2,378	2,347	2,423	2,389	-450	-16%
Management of Companies & Enterprises	200	205	203	229	360	269	250	225	225	223	234	192	192	182	229	228	3	1%
Administrative & Waste Services	1,679	1,773	1,989	2,117	2,213	2,048	2,470	2,273	1,811	1,615	1,970	1,726	1,826	1,720	1,841	1,867	-406	-18%
Educational Services	1,320	1,273	1,389	1,425	1,566	1,550	1,485	1,539	1,237	1,196	1,295	1,410	1,486	1,562	1,614	1,703	164	11%
Health Care & Social Assistance	5,155	5,627	5,944	6,121	6,231	6,142	7,298	7,608	7,799	8,153	8,429	8,445	8,236	8,304	8,682	8,845	1,237	16%
Arts, Entertainment & Recreation	1,051	1,072	1,033	973	1,005	949	1,003	993	971	890	888	926	971	1,056	1,114	1,177	184	19%
Accommodation & Food Services	7,557	7,650	7,786	7,926	8,006	8,177	8,229	8,026	7,991	8,031	8,089	8,279	8,386	8,484	8,660	9,228	1,202	15%
Other Services, ex. Public Administration	2,229	2,279	2,321	2,407	2,351	2,331	2,329	2,431	2,284	2,356	2,394	2,449	2,459	2,490	2,548	2,568	137	6%
Unclassified	16	34	36	16	18	13	4	1	D	0	0		0	0	0	0	-1	-100%
Total Government	16,619	16,847	17,298	17,359	18,349	18,691	18,560	18,757	18,616	18,094	17,400	16,960	16,908	16,926	16,717	15,634	-3,123	-17%
Federal	1,358	1,300	1,233	1,211	1,148	1,124	1,065	1,031	1,038	1,179	1,027	980	958	947	943	972	-59	-6%
State	9,378	9,505	9,884	9,770	10,044	10,168	10,143	10,274	10,169	9,667	9,174	8,762	8,779	8,903	8,762	7,723	-2,551	-25%
Local	5,884	6,042	6,180	6,378	7,157	7,398	7,352	7,452	7,409	7,248	7,198	7,218	7,170	7,076	7,013	6,938	-514	-7%

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

Unemployment

Unemployment has fallen in the county since the peak after the recession. However, county unemployment remains higher than in the state or the U.S. since 2010.

Exhibit IV-6:
Unemployment
Rates in County,
NM and U.S.



Source: New Mexico Department of Workforce Solutions: Economic Research and Analysis Table C

Median Income

The estimated median household income in the village of Pecos was estimated at \$19,504 in 2015. For comparison, San Miguel County was \$29,237; city of Las Vegas, \$23,904; East Pecos CDP, \$26,581; city of Santa Fe \$50,737; and state of New Mexico, \$44,963. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

Poverty Level

The village has a relatively high poverty rate. An estimated 34% of the population in the village earned income below the poverty level during a 12-month period. This rate compares to 21% in San Miguel County, 11% in Santa Fe County, and 16% in the state. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

Tourism in the Area

Recreational tourism is one of the main drivers for the local economy. Camping, fishing, hunting, and hiking are some of the main activities that both locals and visitors to the area enjoy. Visitors to the National Forest and the National Historical Park make many of the purchases in the village.

Visitorship at Pecos National Historical Park

Pecos National Historical Park (PNHP) visitorship has dropped from peak years during the 1970s of 60,000 visitors to under 40,000 since 2012. However, for most of the past 16 years, PNHP visitorship has been steady, with some uptick in the past four years. PNHP staff noted that family vacations to most smaller national parks have declined nationally since the 1970s, while visitorship in the large national parks, such as Yosemite, Yellowstone and Grand Canyon, has increased. As discussed under the next section, Pecos National Historical Park is considering ways to increase its offerings and hopes that visitorship will increase.

*Exhibit IV-7:
Pecos National
Historical Park
Visitorship*



Source: U.S. National Parks Service

Visitorship to Campgrounds In Pecos Canyon

Visitors to the Pecos Canyon trails, campgrounds and forest roads in the Santa Fe National Forest come through the village and are larger contributors to the Pecos economy, compared to PNHP. The seven reported campgrounds had an average of over 9,000 campsite visits in the past three fiscal years, with each year showing a gain of around 3.5% over the prior year. Jack's Creek had the most visitors, however, its numbers declined the most from year to year. Iron Gate visitorship increased the most. The U.S. Forest Service did not report an average size of campsite parties.

*Exhibit IV-8:
U.S. Forest Service
Campgrounds
Visitors*

**National Forest Campgrounds in Pecos Canyon Area
Visitors**

Campground	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Three Year Total
Panchuela	1,459	1,331	1,379	4,169
Jack's Creek	2,242	1,885	1,780	5,908
Jack's Creek Eq	944	971	1,057	2,972
Iron Gate	727	795	993	2,515
Cowles	634	663	645	1,942
Field Tract	1,285	1,413	1,451	4,148
Holy Ghost	1,454	1,955	2,110	5,518
Total	8,745	9,013	9,416	27,173

Source: Santa Fe National Forest

Data were derived from payments made to fee receptacles in the respective campgrounds.

The Pecos District Ranger indicated that the campgrounds are generally full during weekends, but not during the weekdays.

National Forest campgrounds north of the village of Pecos include:

- Cowles Campground (9 spaces)
- Field Tract Campground (14 spaces)
- Holy Ghost Campground (23 spaces)
- Iron Gate Campground (13 spaces)
- Jacks Creek Campground (40 spaces)
- Links Tract Campground (12 spaces)
- Panchuela Campground (5 spaces)

Glorieta Camps

Located 7 miles west of Pecos are the 2,400 acres of grounds and the facilities of Glorieta Camps, formerly know as Glorieta Conference Center. Glorieta Camps offers Christian adventure camping and retreats. The programs are primarily for youths, although some are for families; retreats accommodate individuals, circle of friends or business associates. In summer of 2017, Glorieta had 28,973 guest participants; its goal is to have 50,000 guests by 2020. An estimated 2,000 to 2,500 people per day come during the peak summer period. The Camps currently employ 64 full-time staff members and about 220 youths during the summer. Glorieta Camps estimates its annual revenue across eight programs is over \$6.5 million and purchases from local vendors for food, supplies and services total over \$1.5 million.

In addition to serving as an employment opportunity for local residents working directly or indirectly (contracting), Glorieta Camps is a major activity center that brings visitors to the area who may shop and recreate in Pecos. The Camps are interested in partnering with the Village and other entities in the region to promote joint economic development and services. For example, the Camps recently completed a project with CenturyLink for broadband Internet connection, which may better enable the village to receive broadband. The Camps want to have natural gas extended to its buildings, as does the Village. The Camps could participate in a Village recycling program. The Camps are interested in broader retail services in the village such as a grocery store and residents are willing to be surveyed in a “gap analysis” for various retail services.

The Village should include Glorieta Camps in pursuing regional economic development strategies.

Lodging in the Area

New Mexico True, a tourism campaign by the New Mexico Department of Tourism, lists the following lodging in the area:

- Benedictine Monastery and Our Lady of Guadalupe Abbey
- Cow Creek Ranch
- Dragonfly Canyon Retreat
- Hummingbird Cabin
- Los Pinos Ranch
- Pecos Cabins (formerly Mark Rents Cabins)
- Pecos River Cabins
- Wilderness Gateway Bed & Breakfast

All of these facilities are outside the village, which has no permanent lodging.

Airbnb listed on October 9, 2017 five properties for rent inside the village, nine properties west of Pecos to Glorieta and two north of Pecos. During the summer months, additional properties may become available.

Commuters

An estimated 79% of workers living in the Pecos School District work outside San Miguel County. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates) According to the 2011-2015 ACS, 67% of workers living in the village travel 30 minutes or longer to work. Another contingent of the work force works in Las Vegas, while some residents from Santa Fe and Las Vegas commute to jobs in Pecos, particularly at Pecos Valley Medical Center and Pecos Independent School District.

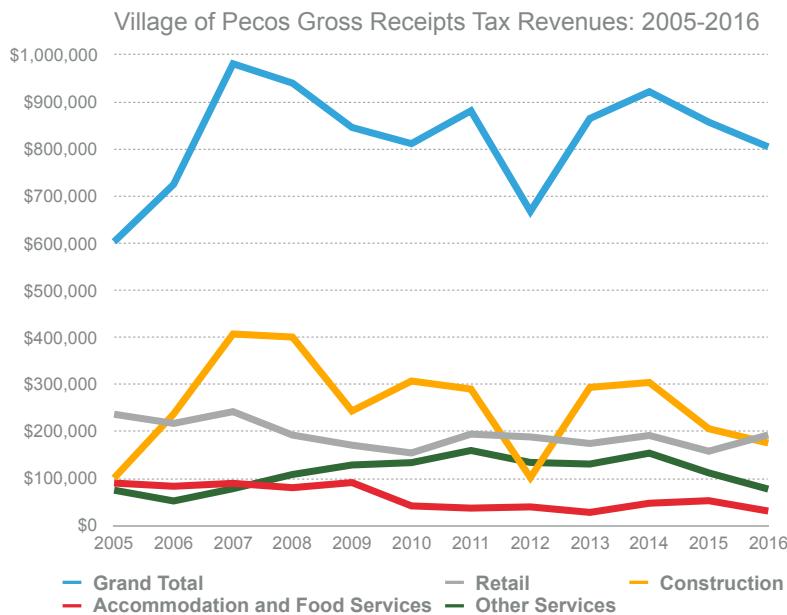
Educational Attainment

The education level of approximately half the population in the village of Pecos (49%) includes some college through completion of a graduate degree, just slightly less than in San Miguel County (53%) and New Mexico as a whole (58%). An estimated 12% of the village population has earned a bachelor's or graduate degree, compared to 20% in San Miguel County and 26% in New Mexico. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

Village Gross Receipts Tax Revenues

Gross receipts tax (GRT) revenues have generally increased during the past 11 years. Construction is the largest single category, accounting for 20% to 40% of total revenues. Large projects and events account for spikes in construction GRT. In 2010 and 2011, the Village built the \$6.5 million wastewater treatment plant and senior center building, and improved paving and the municipal office building. In 2012 and 2013, the Pecos Valley Medical Center made improvements. In 2013, the community suffered flood and fires, resulting in a decrease in visitors, although it received some revenue from firefighters at the Tres Lagunas and Jarosos fires. Retail has been generally stable, although slightly declining. The accommodations and especially food sectors declined over an 11-year period.

*Exhibit IV-10:
Village of Pecos
Gross Receipts Tax
Revenues*



Source: NM Department of Taxation and Revenues, RP 80 quarterly reports

Property Tax Revenues

The following table shows property tax rates and revenues, and other factors of Pecos and nine similarly sized New Mexico communities. The Village of Pecos has the lowest residential property tax rate, property tax revenues, and estimated median household income of the ten communities. The village is in the “middle of the pack” in the ratio of household income to property tax revenues. The ratios of household-income-to-tax revenues are lower for four communities and higher for five communities. By considering median income as a measure of the ability for residents to pay property taxes, Pecos’ property tax rate is arguably set at a reasonable level, although possibly a little low. Other factors should also be considered in setting property tax rates, particularly nonresidential property characteristics.

Exhibit IV-11: Comparative Property Tax Rates and Income

Village of Pecos and Similar Sized NM Municipalities Population, Property Taxation, and Income

Municipality	Population			2015 Property Tax Characteristics						
	2010	2000	Change 2000-2010 (number and percent)	Residential Property Tax Rate	Obligation for Municipal Operating Purposes	Net Taxable Value	Obligation for Municipal Operating Purposes Per Capita	Net Taxable Value Per Capita	Estimated Median Household Income 2015	Ratio of Income to Municipal Obligation for Municipal Operating Purposes
Chama	1,022	1,199	-177 -14.8	3.652	\$99,517	\$25,299,253	\$83	\$21,100	\$48,750	2.04
Dexter	1,266	1,235	31 2.5	1.124	\$15,086	\$10,770,287	\$12	\$8,721	\$40,667	0.37
Fort Sumner	1,031	1,249	-218 -17.5	1.909	\$22,863	\$11,831,976	\$18	\$9,473	\$26,016	0.88
Springer	1,047	1,285	-238 -18.5	5.278	\$63,823	\$10,935,549	\$50	\$8,510	\$31,250	2.04
Loving	1,413	1,326	87 6.6	1.626	\$17,768	\$10,046,031	\$13	\$7,576	\$34,519	0.51
Elephant Butte	1,431	1,390	41 2.9	4.225	\$255,167	\$60,394,449	\$184	\$43,449	\$30,341	8.41
Pecos	1,392	1,441	-49 -3.4	0.434	\$12,880	\$21,347,204	\$9	\$14,814	\$19,504	0.66
Capitan	1,489	1,443	46 3.2	3.196	\$79,664	\$23,096,290	\$55	\$16,006	\$36,103	2.21
Hurley	1,297	1,464	-167 -11.4	1.305	\$14,115	\$11,558,460	\$10	\$7,895	\$38,274	0.37
Estancia	1,655	1,584	71 4.5	1.499	\$17,614	\$24,260,162	\$11	\$15,316	\$28,587	0.62
Average	1,304	1,362	-57 -4.4	2.425	\$59,850	\$20,953,966	\$45	\$15,286	\$33,401	1.81

Sources: U.S. Census 2000 and 2010, NM Taxation and Revenue Department Property Tax Facts, 2016, and American Communities Survey, 5 Year Average 2011-2015

C. Issues and Opportunities

Economic Development Themes in the Vision Statement

Much of Pecos’ vision statement presented in the Introduction chapter deals with economic development, envisioning a strong economy based on enhanced activities in the village and greater area that provide many of the attractions upon which the village depends. The vision statement identifies developing tourism by increasing visitorship to the national forest and national historical park, adding innovative adventure offerings, and attracting more tourists and adventurers from nearby Santa Fe. It also discusses improving the village’s retail area with restaurants, lodging and various stores, with emphasis on a local grocery store carrying fresh produce and meats. The vision also describes the high value of village cooperation with federal and state agencies, and with San Miguel and Santa Fe Counties, as well as local groups, needed to move economic development forward.

Village of Pecos Economic Development Plan, 2015

Consultants Motiva Corporation prepared the Village’s Economic Development Plan in 2015. This document focuses on both economic and community development, and provides the organizing policy direction for the economic development element of this comprehensive plan.

The primary goals are:

- Develop structure and funding base to encourage economic development
- Create jobs for people within the village of Pecos
- Make improvements to the community so that visitors and businesses are encouraged to become a part of the community
- Further develop existing or underdeveloped economic initiatives through partnerships with state and federal agencies, and local businesses.

The plan identifies priority actions, including:

- Add hyper links at state and federal agency web sites to link to the Village of Pecos web site
 - New Mexico True campaign currently posts some information about Pecos, but more information could be added
- Increase campground capacity
- Improve cleanliness of campground facilities
- Balance law enforcement and public safety
- Maximize the use of the hatchery
- Transfer New Mexico Game and Fish Department properties in Pecos Canyon to the New Mexico State Parks Division
- Create a Village economic development liaison position to move forward on funding applications, pursue opportunities, and provide coordination

Opportunities identified in the 2015 Plan include:

- Develop a visitor center in the village as a gateway to tourist destinations
- Create an annual event, such as a cook-off that might tie in with the Jemez Pueblo Feast Day
- Open additional trails for bicyclists and provide them with lodging
- Sponsor a “frontier community” New Mexico Economic Development Department application
- Enhance outdoor activities for tourists and the community such as a swimming pool, cross-country skiing, guided tours, and ziplining

Target businesses identified in the plan include:

- Cottage industries
- Wood products - lumber mill
- Bottled water
- Micro brewery
- Vineyards or hops farm
- Arts/culture
- Film/television production
- Grocery store
- Private RV campgrounds
- Lodging
- Hardware store
- Bike rentals

- Flea market, farmers market, or mobile market
- Specialty care added to the Pecos Valley Medical Center
- Assisted living for the senior population

Funding sources for which the Village should consider applying to support local projects include:

- N.M. Job Training Incentive Program
- N.M. Local Economic Development Act — both local and state funding
- N.M. Legislative Capital Outlay
- N.M. Frontier Communities Initiative
- U.S. Department of Agriculture - Rural Business Development Grant
- U.S. Department of Agriculture - Community Facility Grant
- U.S. Housing and Urban Development Department - Community Development Block Grant

Other Considerations for Economic Development Opportunities

The following discussion provides additional information and ideas about economic development opportunities and target businesses, following the goals in the 2015 economic development plan.

- *Local Economic Development Growth should Enhance Area Employment*

The prevalence of commuting demonstrates that the village’s economic wellbeing is intrinsically linked to employment opportunities in nearby cities, especially Santa Fe, and does not depend entirely on jobs and businesses in the village. However, the community aspires to provide better local employment opportunities, and additional services and amenities within the village rather than exist as just a “bedroom suburb.”

Outdoor Recreation In and Near Pecos

Currently the big draws in the area are the Santa Fe National Forest, Pecos Wilderness Area (in the National Forest) and Pecos National Historical Park. The village supports:

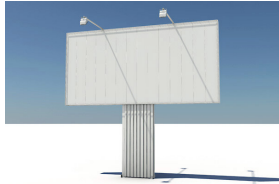
- Improvements to both U.S. Forest Service campgrounds and New Mexico Game and Fish Department campgrounds
 - If the New Mexico State Parks Division takes over campgrounds in canyon, now operated by the New Mexico Department of Game and Fish, the campgrounds would likely be upgraded
 - Providing sanitary disposal for RV black water in Pecos or in the canyon would be an important environmental improvement and encourage more RV tourists to visit the area. Additional dumpsters should also be available in the area for campers.
 - Additional campsites with electricity, water and sewer would better accommodate RV tourists
- Improvements to trails and some roads in the National Forest for use by bicyclists, ATVs, equestrians and hikers
 - Add loops (e.g., Davis Willow Rd. to Elk Mountain) to Cow



Mountain Biking and “Bikepacking” Are Growing in Popularity

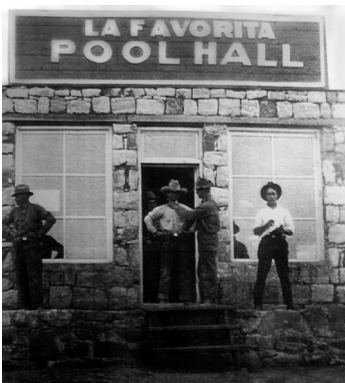
Creek watershed, Glorieta trail through the Glorieta Camps and nonmotorized trails on the east side of the National Historical Park accessed by a bridge across the Pecos River

- Develop new or improve existing trails to serve as a “purpose-built” trail with banked turns, berms, and dips for competitive mountain biking. The National Park Service Rivers, Trails, and Conservation Assistance Program might assist with trail design. Members of the Santa Fe Fat Tire Society have stated that they believe mountain bikers from Santa Fe would be interested in riding trails in and near Pecos, especially if trails in the National Forest are connected to create loop options. The International Mountain Bicycling Organization might also be engaged to help develop trails.
- Promote the trails through publicity, including notices to local groups such as the Santa Fe Fat Tire Society, national sports groups and the bikepacking community
- A shuttle service between Santa Fe and Pecos area trailheads would allow hikers to enjoy trips from one side of the Sangre de Cristo Mountains to the other



A Billboard or Two on I-40 Could Advertise Pecos

- Participate in sponsoring a billboard on I-25 inviting visitors to travel the scenic route to Pecos and Pecos Canyon, and stay and play
- Hold an annual fishing derby and encourage opening more private lands to public access for fishing. The September 2017 fishing derby was a great success, and the event has the potential to grow in succeeding years.
- Develop an RV park in the village as a convenient base for trips to attractions in multiple directions and for using local services
- Promote the Pecos area as a four-season source of tourist activities, including cross-country skiing and snowmobiling in winter; camping, hiking, and fishing in spring and summer; and aspens and hunting in the fall.



La Favorita Pool Hall

Source: Paul R. Secord, *Pecos (Images of America Series)*, 2014, from the collection of Joanna and Tito Herrera

Cultural Tourism

The premier cultural tourist destination in the area is the Pecos National Historical Park. Other cultural and historic activities may be added in the area:

- Survey village historic sites and buildings, and develop a walking tour
 - Add historic information to kiosks and other displays, and to wayfinding signage. Historic restoration would contribute to cultural tourism.
- Pecos was on Route 66 prior to 1937 and has some buildings from that era, such as Sammy’s Auto. Currently, some tourists, many from outside the U.S., travel through Pecos. Route 66 tourism could be expanded by locals to offer more attractions and histories of the area, as well as through linking with state and national associations that provide tourist information.
- The Benedictine Monastery and Our Lady of Guadalupe Abbey have 1,000 acres and offer both group and personal retreats, including overnight

accommodations. The Village should ask the Monastery whether it is interested in hosting more events or expanding accommodations. For example, St. Anthony's Greek Orthodox Monastery in Florence, Arizona offers tours of its Greek architecture and orchard as well as rooms for rent and a gift store. It is the number one attraction in Florence, according to TripAdvisor, and has appeared in travel articles. Alternatively, ask whether the Monastery would consider brewing beer, as does the Benedictine Monastery of Christ in the Desert in Chama.

Pecos Tourism Hub

Pecos currently has several important businesses that cater to tourists and travelers, and they deserve continuing support to grow and prosper. If Pecos had a larger base of shopping and services in an attractive walkable core area, and lodging and/or RV campgrounds, it would be positioned to capitalize on added outdoor recreation and cultural tourism.

Some observers have noted that the Millennial generation desires micro-brewery beer, coffee, and Internet where they vacation. The Village should consider ways to attract a wider variety of visitors to enjoy Pecos' many attractions, including these amenities.

Pecos needs partnerships with similar communities, advertising, Internet presence and promotions to build tourism. Members of the Pecos Business Association identify collaboration with Santa Fe tourism promotion as a particularly important way to bring more visitors into the Pecos Valley and Pecos Canyon. Community branding is another important component in moving forward with tourism and other types of economic development.

Agriculture

The Village, property owners and San Miguel County should explore the viability of growing high value crops such as hops, vineyard grapes and vegetables in the very attractive and close Pecos Valley. They might offer incentives.

Cottage Industries and Home Businesses

The Village should promote development of various types of businesses that can be appropriately located in homes or in business districts, as well as manufacturing activities that may grow in the community. Typically, village utilities, broadband, and various forms of community development discussed in this plan are essential to supporting any such development. The zoning and development standards discussed in the Land Use Element would guide selection of proper locations and conditions for operation, as well as help protect property investments.

Local Economic Development Act (LEDA)

Since 2002, 83 New Mexico communities and counties have passed LEDA

ordinances, including the Village of Pecos. LEDA allows public support of economic development for projects tailored to local needs as public-private partnerships. A LEDA allows municipalities and counties to enter into joint powers agreements for economic development projects, and to work with private business to provide land without violating anti-donation regulations. Pecos could consider using LEDA as a development tool to assist businesses that wish to expand services or purchase equipment to increase productivity. A major component of LEDA is the “closing funds” that the State can appropriate as capital outlay to match business private investment, thus adding state resources as a significant economic development incentive.

For example, LEDA initiatives funded the following infrastructure improvement and job creation projects:

- San Miguel County: \$15,000 for infrastructure improvements at Intergalactic Bread Co., for refrigeration storage space in FY 2014
- Silver City: \$100,000 in funds for the Little Toad Creek Brewery & Distillery building in FY 2016. The project will complement private investment of \$512,000 and create 11 new jobs in addition to the existing 26 jobs.

New Mexico’s Frontier Communities Initiative

The New Mexico Economic Development Department (NMEDD) approved a new program in 2013, the Frontier Communities Initiative. Designed for communities with populations of less than 7,500, it is managed through the NMEDD/ MainStreet Program. The program provides professional services, but no funding to develop catalytic economic development projects within a traditional or historic commercial district or historic commercial corridor.

The goal of the program is to expand the local capacity for people to continue to work together after the project is finished, strengthening existing community development groups and support networks to continue revitalization, bolster community pride and identity and preserve cultural heritage, transmit values and history, build economic and social capital, and stimulate economic development.

When applying for assistance, a community must identify a catalytic project from one of six categories. To receive assistance, the application will demonstrate the project’s positive impact on job creation, business development and/or enhancement of the economic environment for the community. It will show how the project will create an authenticity meaningful to Pecos and its project partners. Community members will serve as volunteers to help develop the project.

D. Goals and Policies

1. Develop the structure and funding base to encourage economic development

- a. Create a position for a village economic development liaison to move forward on funding applications, pursue opportunities, and coordinate with partnering local and state agencies, businesses, business associations and other interested entities
 - i. Develop additional capacity for economic development as needs arise at village or areawide levels
 - ii. Work with such groups as the Pecos Business Association, one or more chambers of commerce in San Miguel and Santa Fe Counties, San Miguel County, Glorieta Camps, National Park Service, U.S. Forest Service, New Mexico State Parks, North Central Council of Governments, New Mexico Department of Tourism and New Mexico Economic Development Department to develop and implement economic development strategies, activities and projects
 - iii. Conduct periodic strategic economic development planning sessions to prepare coordinated initiatives and responses to opportunities
 - iv. Improve communication between the Village, U.S. Forest Service, National Park Service, Glorieta Camps and the business community about changes that affect visitors
- b. Consider a way to increase Village revenues, such as through growth or annexation, to support additional village services and facilities

2. Create jobs for people within the village of Pecos

- a. Promote Pecos in the area's outdoor recreation target sector
 - i. Increase campground capacity
 - » Support private campground development, such as an RV campground in the village
 - » Work with the U.S. Forest Service, New Mexico Department of Game and Fish, and National Park Service to support expansion of existing or development of new public campgrounds
 - ii. Improve cleanliness of campground facilities
 - iii. Install a centrally located dump station to serve campers in the area
 - iv. Maximize use of the hatchery
 - v. Transfer New Mexico Department of Game and Fish properties in Pecos Canyon to the New Mexico State Parks Division
 - vi. Develop a visitor center in the village as a gateway to tourist destinations
 - vii. Create one or more annual events, such as a fishing derby and a cook-out
 - viii. Work with USFS and both local and national bicycling groups to open additional trails for bicyclists
 - » Develop a plan collaboratively to phase improvements, many of which will require volunteers

- b. Promote Pecos as a subregional center and tourism hub
 - i. Enhance the village’s role as the main provider of retail services, entertainment, education, medical services, professional services for residents and visitors to Pecos Canyon, Santa Fe National Forest, Pecos Wilderness Area and Pecos National Historical Park
 - ii. Prepare a “gap analysis” (a component of “economic restructuring” under the MainStreet Four-Point Approach [www.preservationnation.org]) to identify particular types of complementary retail businesses that are missing in the village and would be supported by travelers, seasonal residents and permanent residents
 - iii. Encourage development of a full-service grocery store for local residents as well as visitors
 - iv. Support local businesses and expand the local retail and services business base, particularly in the core downtown area, to attract visitors to walk, dine and shop as part of their experience of the valley and canyon
 - v. Encourage development of lodging and an RV campground in Pecos
 - vi. Develop branding of the community
 - vii. Work with the Pecos Business Association to promote the area’s tourist attractions and accommodations
 - viii. Consider surveying historic sites and buildings in the village and encouraging historic restoration, and developing a walking tour with interpretative signage
 - ix. Promote listing of additional structures and sites on the National Register of Historic Places or State Register of Cultural Properties
 - x. Add informational and wayfinding signage
- c. Promote the creation of jobs that pay a living wage and business opportunities to provide jobs for Pecos’ youth and working families, enabling them to continue living and working in the community
- d. Promote agriculture
 - i. Work with property owners, the county extension agriculture agent, San Miguel County, and groups in the county that advocate for agricultural development, to consider the viability of vineyards, hops farming and growing other higher value crops in the valley
- e. Promote home occupations and manufacturing economic diversification
 - i. Promote the use of small-diameter forest products for the health of the forest and as an economic activity. For example, tree thinning in and near Pecos could provide pulp wood, particle board and wood pellets.
 - ii. Consider LEDA incentives
 - iii. Adopt zoning and development standards to guide the location and operation of economic development activities
- 3. Establish an improved community where visitors and businesses are encouraged to become part of the community**
 - i. Retain the natural qualities of the community that contribute to the long-range viability of tourism
 - ii. Assure that infrastructure is in place to support economic

development, including broadband (refer to the Transportation, Utilities and Facilities Elements of this plan for more information)

4. Further develop existing or underdeveloped economic initiatives through partnerships with state and federal agencies and local businesses

- i. Use the Village’s LEDA ordinance to build infrastructure and dedicate local and state funds to economic development projects
- ii. With assistance from the New Mexico Economic Development Department, identify a project that will move forward development of a core downtown area as part of a Frontier Communities initiative for New Mexico

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V. Facilities Element

The facilities element describes and assesses village facilities and principal non-village public facilities in or near the village. The element provides strategies and policies to guide improvements.

A. Introduction

The purpose of the Facilities Element is to assess village facilities and to guide short- and long-term strategies that will result in high quality, well-maintained facilities for the village of Pecos. The facilities element is intended to guide improvements to village-occupied facilities.

B. Existing Conditions

Village-Owned Facilities

Village Complex

92 South Main Street
PO Box 337
Pecos, NM 87552
(505) 757-6591

Pecos Municipal Building

The Pecos Municipal Building was built in 2005. It houses the New Mexico Motor Vehicle Department field office, Village of Pecos Administration, and

Water and Sewer Department, Pecos Municipal Court, and office space for the San Miguel County District Attorney. The building also houses the Village Board of Trustees chamber, kitchen and a secondary meeting room. The facility has had some recent improvements, including new floors, furniture, security cameras and energy-efficiency improvements. It is in excellent condition.



Village Complex Aerial Photo

Source: Google Maps, 2017

The Village would like to expand services to include a County Sheriff's office and a local judge, and develop space at the Municipal Building for community computer/Internet access.

Municipal Park

A municipal park, with a playground and picnic tables with shade structures is adjacent to Village Hall. It was completed in 2008. The basketball court behind the Municipal Building is another recreational amenity on the site and still in use.

Village Warehouse

Located behind the Village of Pecos Municipal Building, the warehouse houses some village equipment. It is not large enough to house all equipment, and some equipment is stored outside and exposed to the elements which damages hydraulic elements. Village equipment includes two backhoes, a skid loader (currently housed at the warehouse), and a snow plough attachment. The Village does not own a full-sized plough.

The Village would like to demolish the existing warehouse and build a larger one on the site. A larger warehouse would protect all village equipment and serve as a staging area to improve response time for water breaks and sewer leaks.

Pecos Pool

Also located behind the Pecos Municipal Building, the pool has been closed for a number of years, due to cost. The Village does not anticipate funding to be available for reopening and maintaining the pool. At this time, the Village plans to eventually fill the pool in, demolish the pool building and use the land for storage.

Pecos Senior Center

209 NM Highway 50
Pecos, NM 87552
(505) 757-3000

The Senior Center was built in 2010. The Village owns the building and manages its improvements and repair.

The Village maintains a memorandum of understanding (MOU) with the City of Las Vegas for the operation of the center, which serves breakfast and lunch for seniors for a suggested donation.

Home delivery of meals is available to housebound seniors. The center offers a variety of activities and entertainment. The Village occasionally makes the facility available for community events, although clean-up has been an issue in the past.



Pecos Senior Center

Village Fire Department

(505) 757-6299

The Village of Pecos owns and maintains the fire station. It is a metal building for storage of fire department equipment.

The Fire Fund pays for fire department equipment and training, allocated by the state Fire Marshal from federal grants.

The department currently has 23 volunteer fire fighters and a fire chief (a village employee). The department upgraded its radios and acquired a new fire truck in 2016. The Village will continue working with the fire department to acquire new equipment and building its volunteer base.



Village of Pecos Fire Station

Ownership of the Sheriff's Posse property and the conditions for the property to revert to the Village should be researched. With this understanding and with further discussions with the Sheriff's Posse, future uses of the property can then be considered.

Non-Village Facilities

Sheriff's Posse/ Pecos Valley Cowboy Church

104 S Main St., Pecos, NM 87552
(505) 757-2504

Abutting Pecos National Historical Park land at the southern gateway to the village on NM Highway 63, the Sheriff's Posse building and rodeo grounds host the Pecos Rodeo and Parade in August.



Sheriff's Posse and Rodeo Grounds Aerial Photo

Source: Google Maps, 2017

Due to the location and size of the site, it may be a candidate for development as additional RV parking or additional recreational activities or events in the village.

Pecos Valley Medical Center

199 Highway 50, Pecos, NM
87552
(505) 757-6482

Pecos Valley Medical Center (PVMC) is a community health center licensed as a Diagnostic and Treatment Center by the NM Department of Health since 1979. It received Federally Qualified Health Center status from the U.S. Health Resources &



Pecos Valley Medical Center

Services Administration in 1998. It is also a registered 501c3 nonprofit corporation. PVMC serves an area of over 500 square miles and provides primary medical care, oral health and behavioral health care, and an in-house pharmacy.

PVMC currently has two buildings: the dental and administration building (approximately 6,500 square feet, built between 1998 and 2001), and the medical building (approximately 6,179 square feet, completed in 2013 and funded through a USDA loan program).

The Center is planning to build a new dental and administrative wing of approximately 9,500 square feet. The proposed project will include a second story for administration.

The medical center is a community hub and vital institution in the village of Pecos. In the last few years, staff have increased from 37 to 57, and the center expects more growth in 2018; 85% of employees live in the Pecos area.

Pecos Independent Schools

North Hwy 63
P.O. Box 368
Pecos, NM 87552
(505) 757-4700

The Pecos Independent School District campus in northern Pecos houses elementary through high school students. It has baseball and football fields with a track and other outdoor and indoor recreation opportunities.

The district allows community groups to use school facilities free of charge and has indicated a willingness to consider extending the service for village events as well. The Village should stay in contact with the School Board to coordinate community events services.



Pecos Independent Schools Campus Aerial Photo

Source: Google Maps, 2017

U.S. Post Office

63 S Main St., Pecos, NM 87552
(800) 275-8777

A U.S. Post Office branch is located in the village on Main Street. The facility is attractive, but parking is limited.



Pecos Post Office

Source: Google Maps, 2017

Pecos National Historic Park

Encompassing over 6,500 acres, Pecos National Historical Park off of Highway 63 just south of the village of Pecos hosts puebloan archaeological ruins (Pecos Pueblo), a 19th century ranch (Forked Lightning Ranch, once owned by actress Greer Garson) and an American Civil War Battlefield. Visitors can fish, camp and hike, participate in guided tours or observe an annual reenactment of The Battle of Glorieta Pass (originally fought March 26 to March 28, 1862).



Pecos National Historical Park Location

Source: National Park Service web site

Annual park visitorship has remained relatively steady since the mid-1990s at between 30,000 and 40,000, but spiked up in 2010 and 2011 above 40,000 before returning to the previous range after 2011. In 2016, 39,715 guests visited the park.

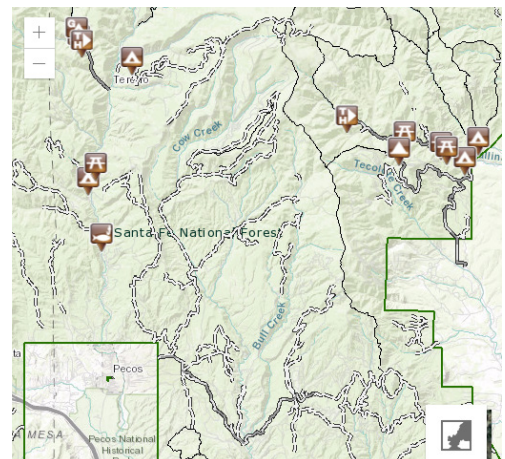
The location of the park, between the village and the Interstate, means it is not necessary for visitors to the park to travel through the village itself. Teaming with park managers to develop cooperative events to draw visitors, and then further into the village may allow the village to capture more economic benefits from the park.

Santa Fe National Forest Pecos Ranger District and Campgrounds

18 Highway 63, Pecos, NM
(505)757-6121

The Pecos District Ranger Station opened to the public on Pecos' Main Street in August 1984.

The Santa Fe National Forest surrounds the Pecos area on three sides. The Pecos/Las Vegas District, sharing a district ranger and staff officers, manages the area. Numerous camping, fishing and picnicking spots are north of the village, as are trails for day-hiking, backpacking and horse riding.



Santa Fe National Forest Campground Locations

Source: Santa Fe National Forest

Wildfires

Wildfires are a seasonal reality in the forest, and thinning and prescribed burns are routinely underway. Although several small fires usually occur every year, no very large fires in the Santa Fe National Park have reached Pecos in recent years. The most notable fire was the Tres Lagunitas Fire in 2013, which burned 10,200 acres, threatened hundreds of

properties in the county and came within 10 miles of the village.

RV Waste Dumping

The Village is concerned over a lack of RV dumping stations at National Forest camping grounds, leading to unsanitary dumping behavior by visitors. The Village will continue to work with the National Forest, New Mexico State Parks and other public and private partners to develop adequate dumping facilities in the area.

C. Issues and Opportunities

Facilities Desired in Visioning Statement

The vision statement in Chapter I of this plan contains several aspirational developments that are related to village facilities, including:

- Opening up fishing opportunities on the Rio Pecos
- Festival events in the village
- Adding a community center to host events for locals at little or no cost to them and working continuously to add recreational facilities such as a swimming pool, track, parks, and trails

Continuing Existing and Expanding into New Services

The Village will continue working to expand access to services in the village, including a judge and County Sheriff's office, additional fire stations, and expanded post office parking.

The Village will work to expand the variety of services available to residents, including licensed day care, expanded recreational opportunities, and ultimately, a community center. The Village will work with the local school district and other public and private groups to expand locations that can host community and private events at little or no cost to residents.

A wing could be attached to the Senior Center that would allow community use of the facility contingent on local funding and the acceptance of the Area Agency on Aging

The following facilities need additional research and consideration of options:

- Community center: possible new village facility, shared use with seniors in the senior center, or coordination with other public or private facilities
 - Participants in public meetings discussed several possibilities. The Pecos Senior Center may be able to expand the facility and serve both elderly and youth. Use is currently restricted to seniors based on Area Agency on Aging funds for the building of the senior center. However, if the County or Village provides funds to build an extra room and with separate access, the facility could serve all ages. Members of the community expressed interest in renovating the East Pecos school as a community center. In addition, the American Legion is building a community center in Pecos, which may be available to all age groups.
- Ownership of the Sheriff's Pose property and conditions of ownership: consider future uses of the property such as for recreation or adding accommodations of visitors

discuss a new fire substation with the school board. The project would require an agreement between Pecos Independent Schools, San Miguel County Fire Chief and Pecos Canyon Fire Department, state Fire Marshal and Village of Pecos. The Village would fund construction with the Fire Fund.

D. Goals and Policies

- 1. Continue to maintain existing village facilities and develop new village facilities to meet the needs of the community, including enhancement of the quality, safety and variety of village services, preservation of historic properties, support for economic development, and maintenance of public property**
 - a. Periodically update the village asset management plan, integrating facilities planning for an integrated approach to facilities and utilities management and maintenance
 - b. Maintain a central database of all warranties, repairs and requests for repairs and improvements
 - c. Periodically assess the structural condition of all village facilities, and conduct life-cycle maintenance improvements and building replacement as needed (ongoing)
 - i. Anticipate recurring maintenance needs
 - ii. Develop a comprehensive maintenance schedule, using best practices
 - d. Develop the ICIP on an annual basis to include facilities projects
 - i. Identify funding sources for the construction of expanded warehousing facilities to house village equipment
 - e. Research community center development options
 - i. Conduct outreach to obtain advice from neighboring communities that have recently developed community centers, such as Ribera
 - ii. Consider partnering with local organizations to develop community center facilities and programs. Potential partners include Pecos Independent Schools, Pecos Valley Medical Center and American Legion
 - f. Research the potential of developing space at the Pecos Municipal Building for computer and Internet access for the community
 - g. Continue to support local institutions that serve the community
- 2. Improve energy and water use efficiencies of village facilities and grounds**
 - a. Conduct periodic audits of energy use and water consumption, and develop means to reduce them
 - b. Evaluate heating and cooling systems and other major energy uses, and seek means to reduce ongoing costs
- 3. Determine appropriate reuse or demolition of village properties that are no longer needed for their original purpose**
 - a. Determine best use of former swimming pool facility
 - i. Identify funding source for demolition or refurbishment

VI. Utilities

The utilities element establishes long-range priorities, goals and policies for existing and future public and non-public infrastructure. It also provides long-range, comprehensive context and support for the five-year Infrastructure Capital Improvement Program.

The Village contracted in 2012 with engineering services company, Medina Consulting LLC, to prepare an asset management plan. Much of the information in this section comes from the plan document.



A. Introduction

The purpose of the utilities element is to inventory existing utility infrastructure and establish long-range priorities, goals and policies that promote efficiencies and best practices for utilities investments and coordination.

A main objective for preparing a comprehensive plan is to provide the rationale for infrastructure planning and funding requests. The utilities and facilities elements provide a long-range planning perspective for the five-year Infrastructure Capital Improvements Plan (ICIP) required by the New Mexico Department of Finance and Administration.

Infrastructure planning is also associated with the plan's Land Use Element because it takes into account the long-range direction and intensity of growth. These factors determine the type and location of needed new or expanded services. In addition, the economic development element recommends certain initiatives that have physical planning implications for utilities and other village and quasi-public facilities.

B. Existing Conditions

Water Supply and Distribution System

The Village of Pecos operates and maintains a municipal water system serving the residents, businesses and public uses in the community. Components of the system include municipal wells, water treatment, storage tanks, and distribution lines.

Wells

The Village currently has two producing groundwater supply wells, the Rincon and Valley Ranch Wells. Wells are 250' to 480' deep and fed from the Pecos River. Each well has its own disinfection system. These wells have historically produced good water quality and are located on the edge of the village limits, which provides some protection from future contamination. The 2016 Annual Water Quality Report (Consumer Confidence Report), prepared by New Mexico Environment Department as required by the federal Safe Drinking Water Act, reported no violations of drinking water standards.

Storage

The Village currently uses two 250,000-gallon water tanks and one 100,000-gallon tank to store potable water, for a total storage capacity of 600,000 gallons. The 250,000-gallon water storage tanks were installed in 2011 through 2013 and are located west of the Pecos Independent School District. The 100,000-gallon water storage tank is located north of NM 50, along County Road B-52. The Village also has one unused 100,000-gallon tank.



A village water tank is visible in the mid-horizon

Booster Pump Station

The Village operates a booster pump station that provides water service to residents located at elevations higher than the elevation of the existing water storage tanks. The pump station was built in the early 2000s in an effort to provide water service to a large portion of residents whose private wells were contaminated by local mine tailings. The pump station is located on the same property as the working 100,000-gallon water storage tank.

Distribution Lines

Water lines include 5 miles of 2" to 8" water lines with various pipe materials. Most of the distribution lines are located along state and county roads. A few smaller lateral distribution water lines pass through private property to provide additional residential connections and allow for looping of the distribution system. The village system has no interconnects with the East Pecos mutual domestic water and West Pecos mutual domestic water systems.

The Village has replaced and repaired various water lines as funding has allowed.

Exhibit VI-1:
Water and Sewer Lines in the North Half of the Village

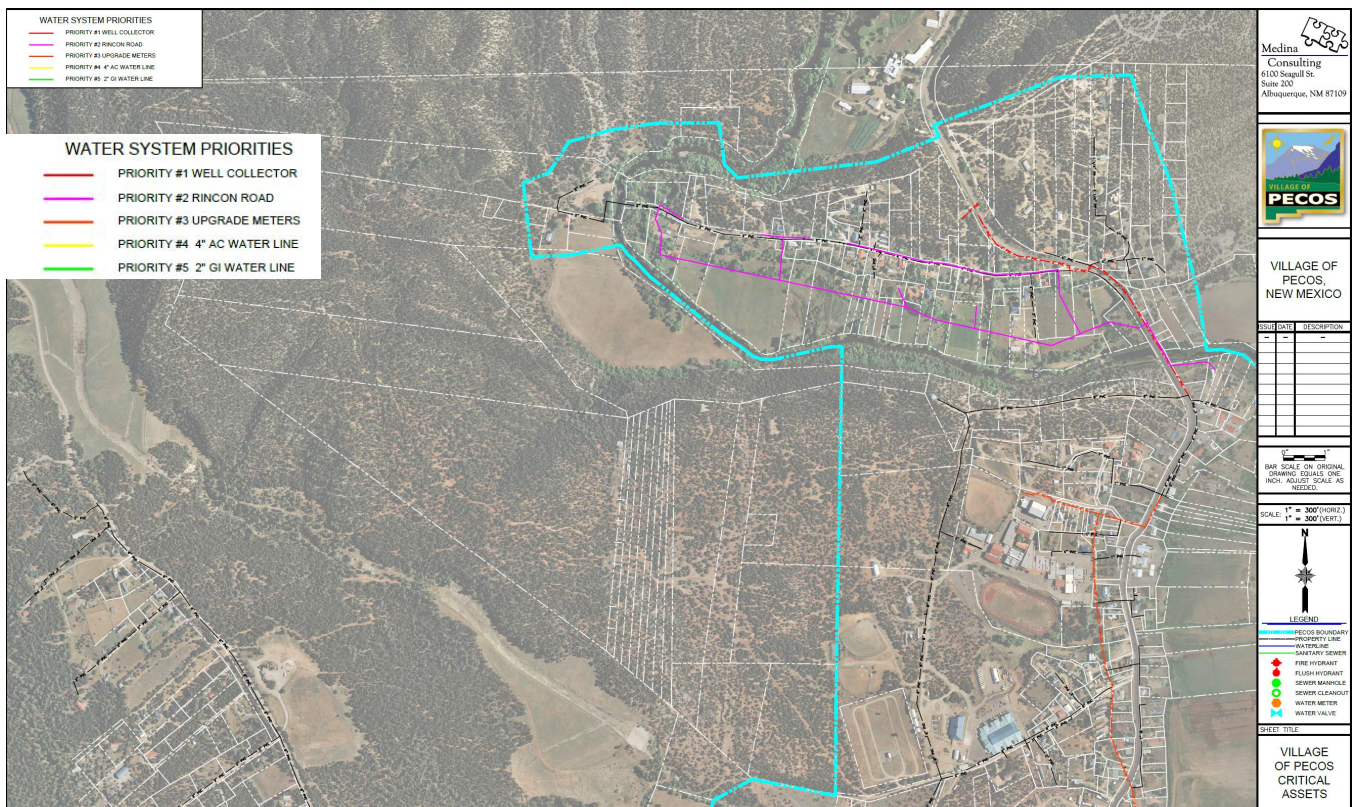


Exhibit VI-2: Water and Sewer Lines in the South Half of the Village



Water Meters

The Village of Pecos has installed meters on virtually all existing water service connections. Most of the meters had originally been installed behind or inside private property. As funding becomes available, the Village has upgraded many existing meters to automatic (radio) reading meters to improve its ability to track water usage. The Village uses meters to disconnect service in the event of leaks or payment delinquency. All current consumers pay a flat rate per month per active service connection.

In 2016, the Village pumped 55 million gallons (169 acre-feet). The estimated water loss is 5 million gallons (~9%).

Wastewater Collection and Treatment System

Collection

The Village of Pecos sewer collection system consists entirely of a conventional gravity sewer system, with no lift stations. The sewer system includes 8" polyvinyl chloride (PVC) and clay pipe with typical 6' manhole ranging from 6' to 20' in depth. The older portions of the collection system, which consist of clay pipe, need to be replaced and upsized to prevent leakage and accommodate the expansion of the collection system.



Wastewater Treatment Plant

The Village of Pecos built a wastewater treatment plant in 2010 consisting of a new head works, new sequencing batch reactor, and new ultraviolet disinfection. This effort was a major capital project for the Village and a great accomplishment. The plant has a permit for discharging treated water into the Rio Pecos. As a relatively new facility, the wastewater treatment plant is in excellent condition and has a design life of at least 25 years.

The wastewater treatment plant has a capacity of 145,000 gallons per day. Currently, the plant treats 80,000 to 90,000 gallons per day. The plant also has six sludge drying beds.

Non-Village Utilities

Landfill and Transfer Station



San Miguel County operates a transfer station in West Pecos, near the village. County residents pay \$35/month for use of the transfer station. While the transfer station has recycle bins, they reportedly have only light use.



Pecos waste management offers private pick-up in the village for an additional \$35/month.

The Village had its own landfill, which is now closed. It has an ongoing expense of approximately \$5,000/year for monitoring methane gas from the old landfill. No methane gas released to the environment has been detected.

Illegal dumping sometimes occurs in East Pecos Pit on National Forest land and near Los Alamos Creek. Illegal dumping particularly occurs on Sunday and Monday when transfer station closed.

Acequias

Acequia Associations operate three ditches in the vicinity of the village to irrigate the Rio Pecos valley floor. The associations are entirely separate from the Village government.

According to *A Review of the Historic Significance of and Management Recommendations for Preserving New Mexico's Acequia Systems* by Neal W.

Ackerly for the New Mexico Historic Preservation Division, 1996, p. 96:

Water rights have been adjudicated under the 1931 Hope Decree for acequias in seven sections along the Rio Pecos (Martinez 1990). In the section extending from the headwaters to Irwin's gauging station, ditches include the Panchuela (1916) and Simmons (1860). In the section extending from Irwin's gauging station to Cow Creek, there are 15 acequias including West Urban (1870), Valley Ranch (1862), Rincon (1860), East Pecos (1824), West Pecos (1799), and Molino (1824).

The Pecos area has the following four acequia associations:

*Exhibit VI-3:
Acequias Near
Village*

Acequia Association	# of Irrigators	Acreage of Irrigated Agriculture
Rincon Ditch	5	27
East Ditch	43	181
West Ditch	28	225
El Molino Ditch	5	10

Source: New Mexico Acequia Commission

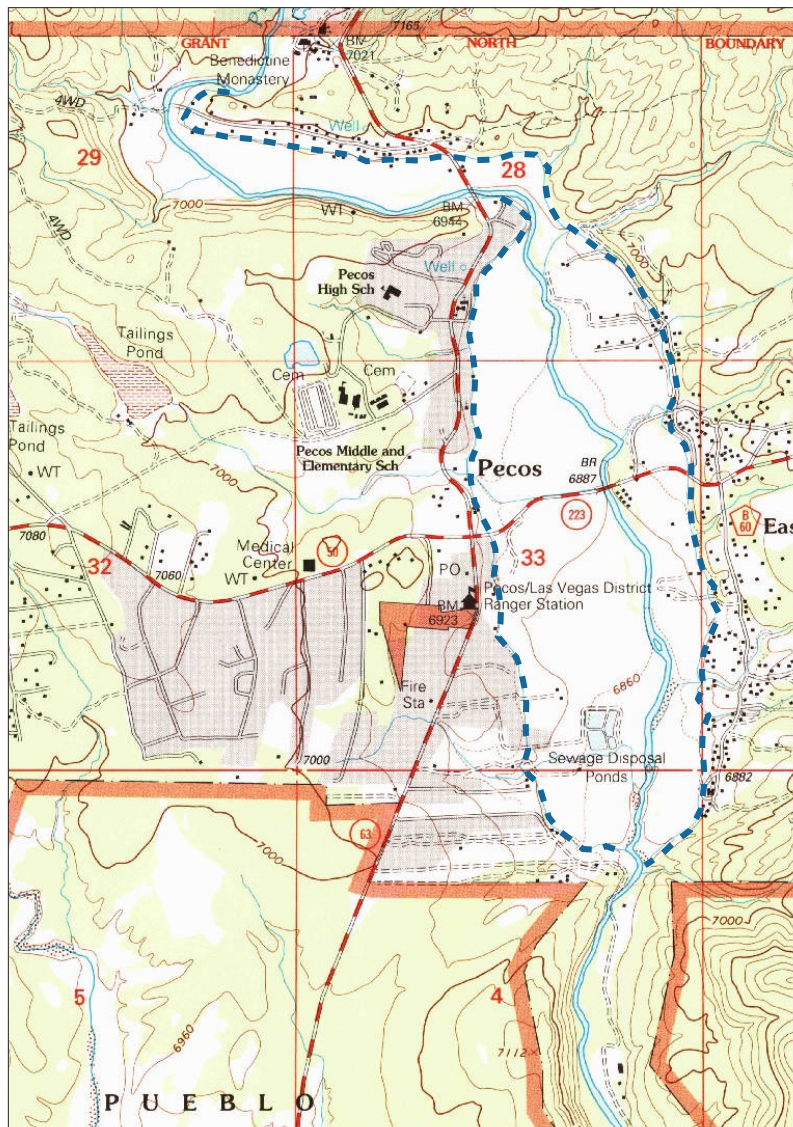
(Source: www.nmacequiacommission.state.nm.us/AcequiaCommission/Acequia.../Acequia-list)

The acequia in Rincon is concrete lined, however, it is dirt in south Pecos.

The map below shows the acequias (dashed blue lines) visible on the USGS topographic map and aerial imagery. The third acequia may not be as visible on these sources.

*Exhibit VI-4:
Acequias in Rio
Pecos Valley Next
to Village*

Source: USGS / ARC





Electricity

The Mora-San Miguel Electric Cooperative provides service to the village. The village is represented on the Cooperative District 5 board. Village officials report that electric service is generally reliable in the village.

The Cooperative has taken several steps to promote energy conservation. It is installing smart meters for reading from its office as well as in homes and businesses, allowing consumers to identify variance in usage over the day, information needed to save electricity. The Coop offers rebates for Energy Star® appliances. In addition, Touchstone Energy Savers offers energy-efficiency information, energy use audits and incentives, featured on the Coop’s web site.

Telecommunications

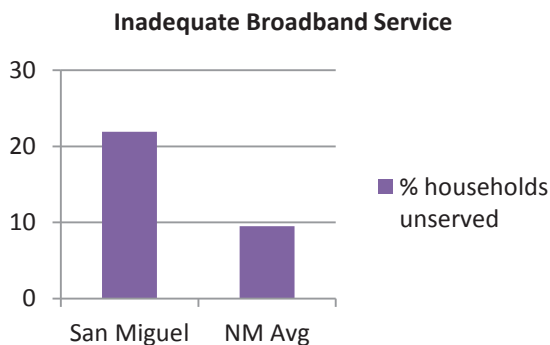


CenturyLink provides land-line service to customers throughout the village and Internet service to portions of the village. Internet service is spotty. Pecos Independent School District and Southwest Capital Bank have fiber optic service. The Pecos Valley Health Clinic is working with CenturyLink on installation of high speed fiber optic.

Public participants in the planning process have expressed the need for fixed wireless broadband available to homes, businesses, and perhaps an Internet cafe in Pecos. Following are some providers in the area:

- Sensitiva Networks offers service in Pecos Valley, however it is relatively slow at 1.5 to 3 Mbps, but is fairly affordable.
- NMSurf of Santa Fe provides limited coverage in Pecos. Service depends on whether a potential customer has a clear view of the Tesuque Mountain. NMSurf has considered expanding service in area, but reportedly, potential customers have long data plans with the phone company and many are not willing to pay for faster service such as 5 to 10 Mbps for \$45.99/month
- HughesNet and DISH Network TV also offer Internet service in Pecos

*Exhibit VI-5:
Inadequate
Broadband Service
in San Miguel
County and State*



Source: NM Broadband Program, 2014

According to the Governor’s State Broadband for Education Initiative, other providers also operate in the area, although they may not offer service in Pecos. Overall, San Miguel County had a high proportion of households that do not receive Internet service, over 20%, compared to New Mexico at under 10% in 2014.

For those who do not have Internet service, phone data plans can be very expensive, due to steep overage charge.

C. Issues and Opportunities

Water and Wastewater System Improvements

The Village has made considerable progress in essential upgrades to the water and wastewater systems over the past decade. It has identified additional projects that will be needed in the next several years.

Funding options include but are not limited to New Mexico Finance Authority Water Trust Board loans, New Mexico Legislature Capital Outlay, U.S. Department of Agriculture loans and grants, and Community Development Block Grants. The Village is developing funding strategies for imminent projects. With strained state financing at this time, options are currently limited, however, they may improve in succeeding years.

Rincon Road Utilities

Engineering design, acquisition of right-of-way and construction of water and sewer lines to service Rincon Road is a significant village project in process. The project will connect approximately 70 households to village water and sewer to comply with U.S. Environmental Protection Agency (EPA) and New Mexico Environment Department (NMED) environmental standards and prevent source water contamination. The project is being released for bid at the time of writing.

New Well

The Village plans to drill a new well to have greater redundancy in case of problems with existing wells.

Water lines and Wastewater Collection Lines

The Village intends to continue upgrading and replacing obsolete, damaged asbestos water lines. Sewer lines must also periodically be replaced or repaired.

Utility Rates

The Village is working with consultant Medina Associates, LLC to study utility rates. The last rate adjustment, in 2010, was quite small. The consultant will collect data from the water meters and will use it to propose a rate structure based on usage instead of a flat rate. The Village expects that a new rate system will curtail water abusers and raise sufficient revenues to pay for the utility. As an enterprise fund, municipal utility systems should be self-sufficient, according to state law. The Village is concerned about the affordability of utility rates for low income residents, particularly elders with fixed incomes.

Some water and wastewater utilities have developed customer assistance programs (CAPs) that use bill discounts, special rate structures, and other means as an approach to help financially constrained customers maintain access to drinking water and wastewater services. EPA conducted a study of CAPs and found that 31% of large utilities (>100,000 users) offer one or more CAPs and 22% of medium-size utilities (10,000 to 100,000 users) offer CAPs. The report contained

no data about small utilities, demonstrating that it is more difficult to defray costs for smaller population groups. Utility bill discounts were the most popular type of CAP. (Source https://www.epa.gov/sites/production/files/.../dw-ww_utilities_cap_combined_508.pdf)

Low Income Home Energy Assistance Program (LIHEAP) is a federally-funded program that helps low-income households with their home energy bills. Since the program is targeted to energy bills, it may not be available for water and wastewater utility bills.

LIHEAP should be helpful for cost-burdened households to meet their housing needs. The New Mexico LIHEAP program may be able to offer participants one or more of the following types of assistance:

- Bill payment
- Energy crisis help
- Weatherization and energy-related home repairs

Energy Conservation

Overall, the Village is interested in energy conservation in the efficient operation of its utilities. The Village currently has under contract to an electrician for raw water pumps, one of the major users of electricity.

Pecos experiences some of highest rates of lightning strikes in the state. Having lightning protection is important; however, it is costly.

Wastewater Treatment Plant Capacity and Improvements

The increased wastewater generated by new users on Rincon Road is well within the capacity of the wastewater plant.

The sewer lagoons associated with the previously replaced sewer treatment plant need to be permanently closed. The Village's current groundwater discharge permit requires that they be closed and abandoned within the next two years. The Village has hired engineering firm Chavez Paulette Consulting, LLC to develop a plan for closing the lagoons. Engineer Robert Paulette is considering options for dealing with seepage into the lagoons, and drying then removing sludge.

The Village is also working with Chavez Paulette Consulting on a study of connecting residences in East Pecos to the wastewater treatment plant. The East Pecos Domestic Water Association has approximately 220 customers, although the geography for wastewater collection has not yet been established. The Chavez Paulette study will determine whether the entire water district would be encompassed. Plant capacity should be adequate to accept the additional East Pecos users. The Village will need to address a number of concerns about extending sewer service to East Pecos, including system design, property owner consent, easements and rights-of-way for wastewater collection lines and rates.

As discussed in the land use element, the Village should conduct a study to consider the pros and cons of annexation versus extending utility service outside village limits. The merits of connecting nearby West Pecos septic tank users to the village wastewater system should also be considered in the future.

The existing wastewater treatment plant has the option of adding a third sequencing and batching basin. The third unit would expand the plant capacity by an estimated 50%, or 200,000 gallons per day. While the village does not currently need this improvement, if growth warrants it, the design and cost would need to be determined.

Broadband speeds are a moving target. The Federal Communications Commission defines broadband as digital speeds of at least 25 megabits per second (Mbps) for downloading and 3 Mbps for uploading. Just two years ago those numbers had been 4 Mbps for download and 1 Mbps for upload. (Source: American Planning Association, Planning magazine, October 2017)

Internet and Broadband

Broadband connectivity is very important for economic development. It is a major factor in attracting new businesses and providing existing businesses with the opportunity to be more profitable and productive. Low-income households are particularly underserved. The Center for Public Integrity Analysis of Federal Communications reports that 80% of low-income households in San Miguel County are without broadband service. (Source: American Planning Association, *Planning* magazine, October 2017)

Connect America Fund Awards may also be available. The Federal Communications Commission adopted comprehensive reforms of its Universal Service Fund and intercarrier compensation systems to accelerate broadband build-out to the approximately 23 million Americans (as of December 31, 2013) who lack access to infrastructure capable of providing 10/1 Mbps fixed broadband.

Another possible solution is for a small working group in the area to define and address local Internet problems, The state or a local consultant might be able to meet with the group to identify and explore options. If, for example, the Village, Glorieta Camps, Pecos Business Association, and other interested organizations and individuals work together, they may have more power to obtain and improve broadband in the area. The State of New Mexico is interested in expanding broadband in rural areas. The New Mexico Geospatial Advisory Committee and New Mexico Broadband Program Manager Gar Clarke may be able to assist Pecos in obtaining improved Internet service.

Financial assistance may be available to connect low-income residents to the Internet.



Natural Gas Versus Reliance on Propane

The village does not have natural gas. Residents rely mainly on propane for cooking and heating. Propane is expensive, and natural gas would be highly desirable.

The closest existing natural gas line is in Eldorado, 19 miles west of Pecos, and extending it to Pecos would be costly. When the late New Mexico Representative

Lucky Varela studied extending natural gas to Pecos, he learned that extension unlikely, based on the small population size and mountainous terrain. Glorieta Camps would likely be a major user of natural gas if available, and has expressed interest in working with the Village to advocate for a natural gas line extension.

Summary of utilities plans and studies proposed in this plan

- Asset management plan (periodically updated)
- Utility rate study
- Wastewater treatment plant, system expansion options, and close-out of old wastewater lagoon
- Annexation costs and benefits feasibility and policy study
- Broadband Internet service improvement
- Energy conservation for village infrastructure (utilities and buildings)

Infrastructure Capital Improvement Plan

The Village developed an infrastructure capital improvement plan (ICIP) prioritizing five projects over the next five years. The ICIP is a useful mid-range planning document for describing village priorities for capital projects and providing documentation to potential funding agencies. The ICIP should be consistent with the comprehensive plan. Planners typically refine or reprioritize projects when updating them each year.

*Exhibit VI-6:
Village ICIP
Summary*

Village of Pecos ICIP Capital Projects, Fiscal Years 2019 to 2023

Priority	Project Description	Time Frame	Total Project Cost	Funded to Date
1	Plan, design, construct and replace supply well, well waterlines, and any asbestos water lines Phase I - 7,000 feet of well collector water line Phase II - design and construction documents for replacing 5,000 feet of asbestos waterlines and new water supply well Phase III - construct new supply well	2019-2020	\$1,825,000	\$50,000
2	Rincon Road Wastewater Extension Phase I - lift station and bridge crossing at the Rio Pecos Phase II - design, and build 5,000 feet of sewer collection along NM 63 and Rincon Road	2019-2022	\$4,500,000	\$2,000,000
3	Main Street Waterline Design and construct 6 inch water line to meet water system demands and fire protection requirements, replacing existing 2 inch water line	2019-2020	\$350,000	
4	Ponderosa Lane Waterline	2020-2022	\$310,000	
5	East Pecos Sewer Line Extension	2020-2021	\$1,000,000	
			\$7,985,000	\$2,050,000

D. Goals and Policies

1. Protect the community’s health and environment

- a. Complete the Rincon Road water and wastewater project to connect houses and businesses to village water and to replace septic systems with hook-ups to the village wastewater treatment system
- b. Implement wellhead protection measures to minimize the potential for

- land uses near village wells to impact water quality
 - c. Develop engineering design of new wastewater interceptor(s) and collection lines to connect East Pecos septic tank users to the village wastewater treatment system
 - i. Consider utility connections and other possible services to East Pecos as part of an annexation study, as discussed in the land use element in this plan
 - d. Close old wastewater treatment plant lagoons in compliance with the NM Environment Department and EPA standards
 - e. Drill a new well to be available as back-up to the village's existing wells
 - f. Continue to identify options and pursue solutions for sanitary disposal of black water from RVs in or near the village
 - i. Work with potential partners such as San Miguel County, New Mexico Environment Department, Pecos Business Association, Upper Pecos River Watershed Alliance to develop a strategy for funding and building a sanitary disposal facility
 - g. Encourage village and nearby residents, businesses and institutions to properly dispose of and recycle their solid waste
 - i. Discourage illegal dumping through working with San Miguel County public works and code enforcement to devise longer transfer station hours, possibly lower transfer station pricing, more aggressive code enforcement, and volunteer clean-up
 - ii. Involve U.S. Forest Service in patrolling and enforcing laws against illegal dumping on National Forest lands
 - iii. Study whether villagewide, curb-side pick-up service can be cost-effectively delivered to achieve higher recycling and effectively eliminate illegal dumping
- 2. Use renewable energy and advance sustainability of the community's water and energy demands**
- a. Conduct an efficiency study of village utilities and make improvements to save water and electricity needed to operate utility systems
 - b. Encourage rooftop solar energy installations by the Village and private property owners.
- 3. Achieve life-cycle cost savings and fit capital planning and improvements into municipal budgeting**
- a. Conduct a utility rate study to raise sufficient revenue to cover costs of Village water and wastewater
 - i. Consider a customer assistance program to help financially constrained customers maintain utility services
 - b. Develop long-range utility plans to guide long-range water and sewer capital improvements and financing
 - c. Develop the ICIP on an annual basis, with a realistic prioritization, costing and approach to programmed improvements
 - d. Periodically update the village asset management plan

4. Enhance water efficiencies and promote water conservation

- a. Identify and repair water line leaks
- b. Replace water and sewer lines as needed
 - i. Prioritize pipe replacements when conducting major work on any village streets and through condition analyses that identify failing pipes
- c. Use treated wastewater effluent to water non-human consumption crops, turf or other beneficial use
- d. Continue to install automatic (radio) reading water meters for the entire water system as a capital project in the ICIP

5. Advocate for improving broadband Internet access at affordable rates

- a. Work with the State of New Mexico, San Miguel County, local Internet providers, and possibly with an Internet service consultant to develop a strategy for improving broadband Internet service in Pecos and the vicinity

6. Advocate for New Mexico Gas Company to extend natural gas service to Pecos

- a. Work with the New Mexico Gas Company, San Miguel County, Santa Fe County, New Mexico legislators and agency representatives to evaluate the benefits and costs of extending natural gas service to Pecos and connecting customers

VII. Housing Element

The housing element provides analysis of housing needs, and goals, objectives and policies for coordinated actions of the village and the private and nonprofit parties that provide housing in Pecos.

There is a discrepancy between the 2010 Census count of 719 housing units in the village and the 2010 and 2015 Census ACS estimates of 814 and 881, respectively.

Where available, this plan will reference 2010 Census count data, which planners consider to be more accurate. If count data is unavailable, the plan will reference estimate data.

A. Introduction

The purpose of the housing element is to identify existing and projected future housing needs in the village of Pecos. The housing element establishes long-range priorities, goals and policies to guide village efforts and assist in the coordination of various private and nonprofit entities that provide housing in the community. This element provides guidance to meet the demands for new housing and improving housing quality.

B. Existing Conditions

Average Household Size

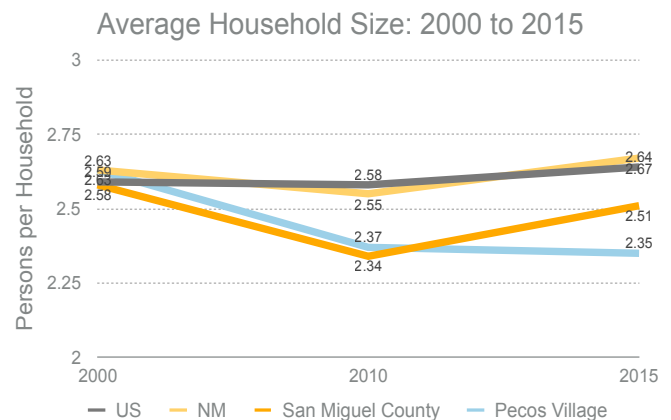
Household size is decreasing in the U.S., and dropped significantly in Pecos from 2000 to 2010. From 2010 to 2015, however, average household size in the U.S., New Mexico and San Miguel County rose again but continued to decline in the village of Pecos. Lower household size results in a need for more housing units to house the same population.

Housing Type

According to U.S. Census American Community Survey (ACS) estimates, the village of Pecos gained 336 housing units from 2000 to 2015. It gained 189 mobile homes, 110 single family and 37 multifamily units. In 2015, ACS estimated that 51% of housing units in Pecos were mobile homes.

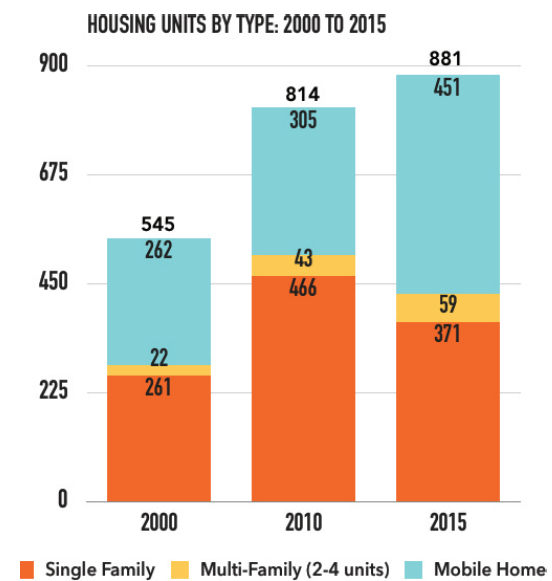
From 2000 to 2015, the village population shrank by an estimated 32 people, illustrating the effect of shrinking household size.

Exhibit VII-1: Average Household Size



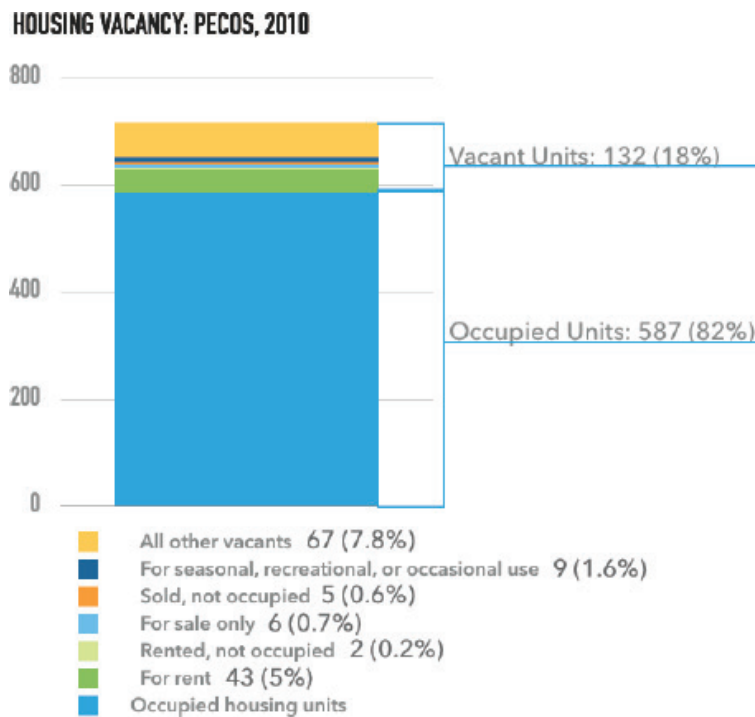
Source: U.S. Census 2000, 2010 and U.S. Census 2011-2015 American Community Survey 5-Year Estimates

Exhibit VII-2: Housing by Types



Source: U.S. Census 2000 counts, 2010 estimates, and 2011-2015 American Community Survey 5-Year Estimates

Exhibit VII-3: Village of Pecos Housing Vacancy



Source: U.S. Census 2010

Housing Vacancy

In 2010, Pecos had a vacancy rate of 18%. The majority of vacant units are classified as “other vacant,” which often indicates abandoned homes. In the greater Pecos area (measured as the Pecos Subarea by ARC), the vacancy rate is much higher at 35.1%, however, 69.1% of those vacant homes are seasonal (vacation) homes. Most vacation homes in the area are outside the village limits, where 80.1% of vacant houses are seasonal. The 2010 Census reported just nine seasonal homes in the village.

Exhibit VII-4: Pecos and Subarea Housing Characteristics

Village of Pecos and Pecos Subarea Housing Characteristics: 2010

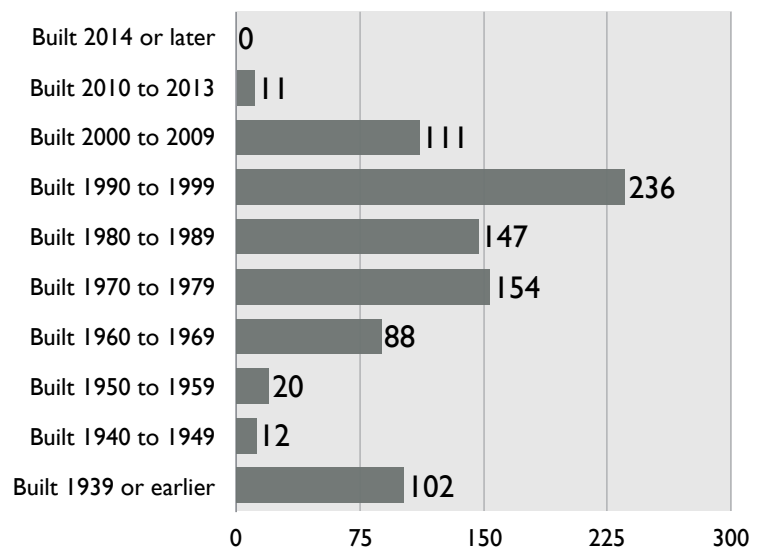
	Population	Housing Units	Households	Vacant Housing Units	Vacancy Rate	Seasonal Portion of Vacant	Household Size
Village of Pecos	1,392	719	587	132	18.4%	6.8%	2.4
Pecos Subarea	4,409	2,622	1702	920	35.1%	69.1%	2.4
Subarea Outside Village	3,017	1,903	1,115	788	41.4%	80.7%	2.7

Source: 2010 Census, ARC analysis of block data for subarea

Age of Housing Stock

Overall, the housing stock in the Village of Pecos is relatively new. Over one-half, 57%, are less than 40 years old, and just one-fourth of homes were built before 1970. As the housing stock ages, the burden of home maintenance increases and the village may experience increased maintenance issues in coming years.

Exhibit VII-5: Age of Housing



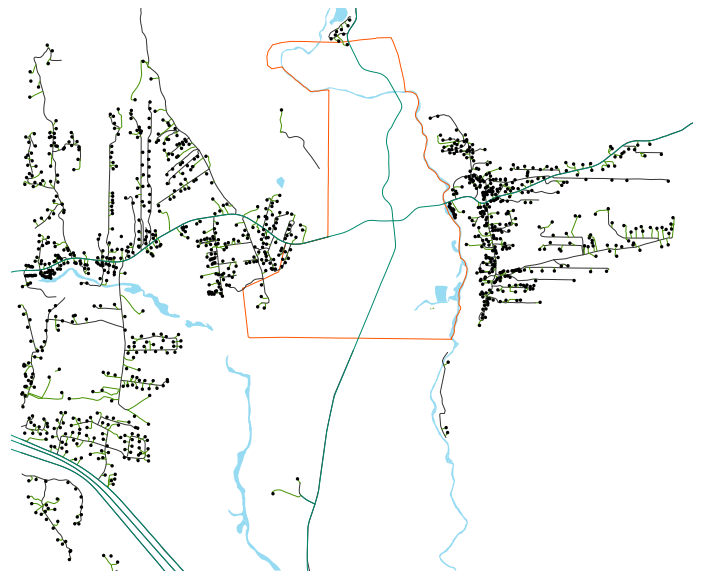
Source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates

Housing Distribution In Area

As the county rural addressing points map illustrates, a considerable number of houses in the Pecos area are outside the village limits. (The map at right does not include address points within the village.)

The Pecos area housing market as a whole illustrates regional trends, but the housing markets in and outside the village limits exhibit some distinct contrasts.

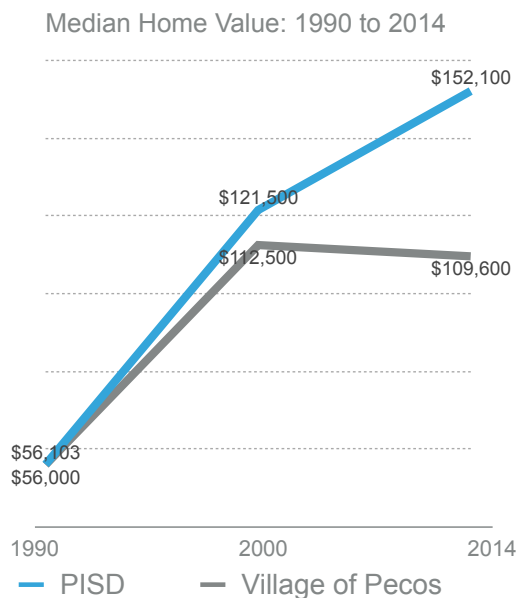
Exhibit VII-6: San Miguel County Address Points



Pecos Housing Market

For Pecos, NM, on July 17, 2017, realtor.com listed: 19 homes for sale in the Pecos area and a median listing price of \$160,000. Listing prices ranged dramatically from \$48,000 to \$799,000. Real estate market trends for the Pecos area, reported on July 11, 2017 at realtor.com show a relatively stable listing price range from 2014 at \$248,000 to \$234,000 in July of 2017.

Exhibit VII-7: Pecos Area Home Value



Source: Census 1990 and 2000 School District Tabulation (STP2) estimates, and 2010-2014 American Community Survey 5-Year Estimates

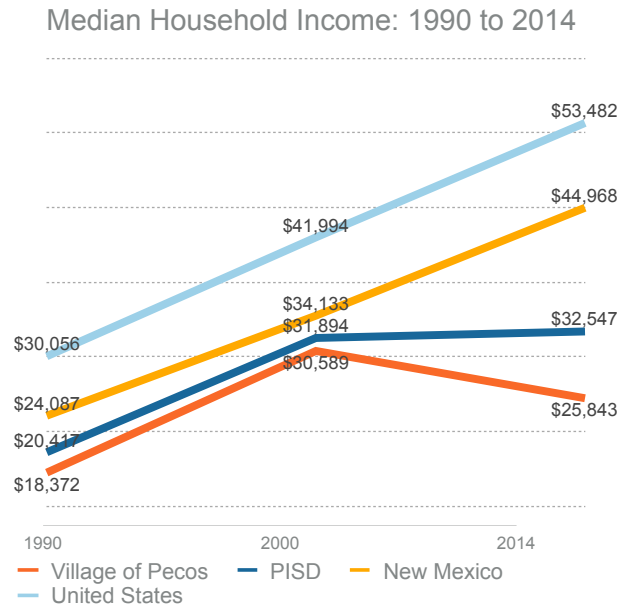
Pecos Area Home Values

As vacancy rates and the percentage of seasonal homes show, the housing market inside the village of Pecos differs from the surrounding housing market. Homes in the greater Pecos Independent School District (PISD) area have a median value well above homes in the village. In 1990, home values in the two areas were nearly identical. However, in succeeding years, home values in the district have reportedly climbed steeply. At the same time, home values in the village nearly kept pace with that rise until 2000, then fell slightly from 2000 to 2014. In 2015, the median home value for the state of New Mexico was estimated at \$113,000 (source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates).

Pecos Area Median Household Income and Housing Affordability

Median household income in the village follows a similar pattern to home values in relation to the greater PISD area. Historically slightly higher in the school district as a whole than in the village, average household income in the village fell from \$30,589 in 2000 to \$25,843 in 2014, while in the district over that same period, incomes rose slightly from \$31,894 to \$32,547. Average household incomes in the village and the school district are well below state and national averages and have not kept pace with upward trends since 2000.

Exhibit VII-8: Median Household Income



Source: Census 1990 and 2000 School District Tabulation (STP2) estimates, and 2010-2014 American Community Survey 5-Year Estimates

Possible drivers for the decline in home values in Pecos include:

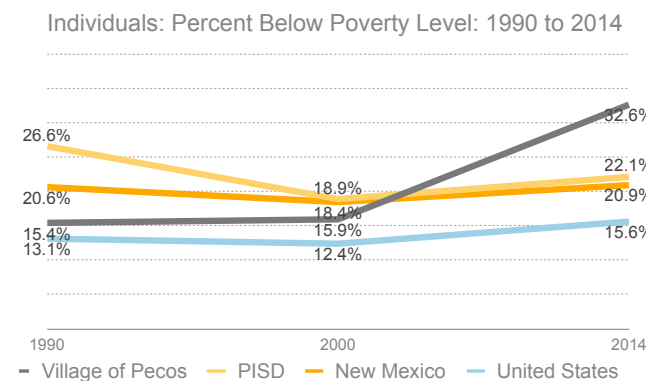
- Housing stock quality has declined
- Limitations in utilities and village services or availability of vacant land has discouraged new housing development in the village
- Pecos’ segment of the area housing market was mostly older and smaller houses, while newer, bigger houses were built outside the village
- A mismatch exists between residents’ attitude towards growth and new residents’ adjustment (or lack of adjustment) to village character

If the Village developed an Affordable Housing Plan (see below), reasons for this decline could be further examined, and the Village could develop a strategy to shape the types of housing in the community that the village wants and needs.

Poverty

Lack of economic growth in Pecos since 2000 has had a marked impact on the percentage of incomes below the poverty level. In 2000, the individual poverty level in Pecos was 15.9%, below the averages for the school district (18.9%) and the state (18.4%). Since then, poverty in Pecos has increased to 32.6%, well above district, state and national averages of between 22.1% and 15.6%.

Exhibit VII-9: Population Below Poverty Level



Source: Census 1990 and 2000 School District Tabulation (STP2) estimates, and U.S. Census 2010-2014 American Community Survey 5-Year Estimates

Cost of Housing

The median monthly housing cost for homeowners in the village of Pecos is estimated at \$520 and the median monthly housing cost for renters is estimated at \$620. In 2017, the UNM Bureau of Business and Economic Research (BBER) reported that the average monthly rent for an apartment in New Mexico was \$581. (Source: UNM BBER Mid-April 2017 Apartment Survey)

Pecos has 195 renter-occupied housing units and 404 owner-occupied housing units. The Pecos Housing Authority manages 32 affordable apartments.

Housing Cost Burden

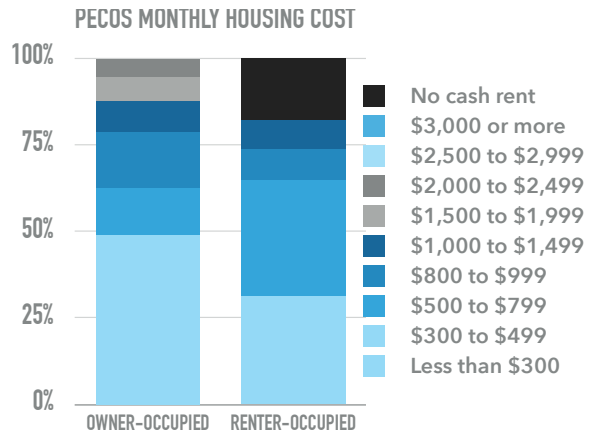
Housing cost-burdened is defined as spending 30% or more of total household income on housing costs. In New Mexico in 2015, an estimated 30.5% of all households are housing cost-burdened.

The Census estimated that in 2015, 42.2% of Pecos households were cost-burdened. The majority of cost-burdened households (79%) had incomes below \$20,000 per year. In fact, a full 90% of those households with incomes below \$20,000 in Pecos are housing cost-burdened.

Subsidized Housing

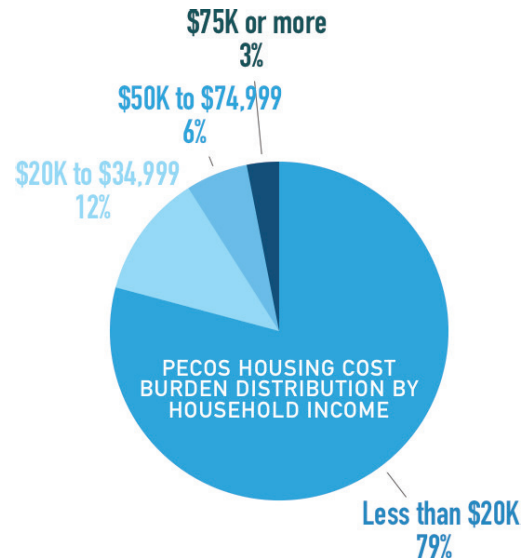
Pecos has one 34-unit public housing project, located at 101 Chamisa Road. It is income-based rent-subsidized. The Pecos Housing Authority manages the development and the Bernalillo County Housing Division in Albuquerque in turn manages the Authority.

Exhibit VII-10: Monthly Housing Costs



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

Exhibit VII-11: Housing Cost Burden Distribution by Household Income



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

C. Issues and Opportunities

Affordable and Market Rate Housing Demand

The high percentage of housing cost burden and relatively high median rental cost in Pecos indicates a need for improved availability of affordable housing. While median home values within the village fell from 2010 to 2015, they are not far below the state average, and home values in the Pecos area as a whole are well above the state average and climbing, indicating a significant demand for housing in the Pecos area. The high rate of poverty and low household incomes in the village indicate the need for affordable housing, although the home values in the larger Pecos area indicate a demand for market-rate housing, as well. The area may be well positioned to attract mixed-income housing development to boost the supply of desirable housing while also providing affordable housing for village residents.

Workforce Housing

Pecos has a reported lack of quality, affordable mid-level workforce housing. The local school district reported difficulty in recruiting teachers, due to a lack of available quality housing at affordable rates. The District maintains eight teacherages, but all are full and there is a waiting list. Affordable, quality mid-level housing is important for attracting professionals.

Market Rate and Higher Income Housing

There has been a trend of development of high value homes in the nearby unincorporated areas of San Miguel County and the Glorieta area of Santa Fe County. The Village may consider attracting similar housing development as an economic driver. Maintaining and improving village services and utilities is an important element of attracting higher-end housing. The Village is working to improve its water facilities and is developing strategies for improving broadband access. The Village may also consider partnering with local landowners to encourage new market-rate and higher end housing development.

Development Incentive

Mixed income housing can be an attractive option for developers because including affordable units in a development can be eligible for public incentives. A number of state, federal, and foundational grants and financial products are available for affordable housing developers and communities wishing to develop affordable housing. Funding sources and housing assistance programs change frequently, but the New Mexico Mortgage Finance Authority is the state resource for affordable housing funding options.

If a community wishes to offer housing development incentives, adopting an affordable housing plan enables it to include local incentive options to encourage housing development.

The Village is interested in attracting a share of higher-end housing within its existing village limits. The Village is currently working toward improving its utilities. At this time, it is not in a position to extend utilities for low-density development outside the current village boundaries.

Affordable Housing Planning

The purpose of an affordable housing plan is to identify the existing and projected future housing needs of a community and coordinate activities involving housing, economic development and other subjects. Affordable housing plans establish long-range priorities, goals and policies to guide efforts and assist in coordination of various private and nonprofit entities that provide housing.

MFA Guidelines:

Require affordable housing plans to provide an in-depth analysis of housing need, conditions, resource, costs, and context in order to best inform funding and grant decisions.

Allow a community access to new funding and grant opportunities.

The Land Use Element in this plan shows that Pecos has a considerable inventory of vacant land, some of which is suitable for new housing.

Affordable Housing Plans should be prepared following the guidelines of the New Mexico Mortgage Finance Authority (MFA), addressing housing primarily for persons and households of low or moderate income. The plans also deal with the full spectrum of housing needs, including market-rate housing. Affordable housing plans can be joint efforts between municipalities and counties.

Plan adoption enables a community to adopt an affordable housing ordinance and prepares the community to participate in the MFA's programs by providing guidance on housing needs that are best addressed by MFA-affiliated housing programs identified in this plan.

New Mexico Affordable Housing Act and Affordable Housing Ordinances

New Mexico's Affordable Housing Act enables legislation that exempts affordable housing from the antidonation clause of the New Mexico State Constitution. Under the act, municipalities or counties that wish to donate, provide, or pay all, or a portion, of the costs of affordable housing (including land, acquisition, renovation, financing, or infrastructure) must have in place an affordable housing plan, or a housing component in their comprehensive plan, in addition to an affordable housing ordinance. "Affordability" is defined as paying no more than 30% of income for rent or mortgage payment, and utilities.

Objectives of the Affordable Housing Act include:

- Ensuring that state and local housing assistance grantees are qualifying grantees who meet the requirements of the Act and roles promulgated pursuant to the Act.
- Providing information to MFA for its evaluation of the financial and management stability of the jurisdictions in the role of applicants for MFA funding. If the jurisdictions choose to apply for such funding, the information in the plan demonstrates the commitment of the communities to affordable housing. The plan also provides context for determining the cost-benefit analysis of a project, benefits to the community of a proposed project, identification of the type or amount of assistance to be provided, and the scope of an affordable housing project.

Maintenance Assistance

Weatherization and Solar Energy

Since Pecos has relatively cold winters, weatherization, improved energy-efficiency and alternative energy use would be advantageous for residents. Central New Mexico Housing Corporation, headquartered in Albuquerque, serves San Miguel County. It operates the New Mexico Mortgage Finance Authority's NM EnergySmart Program for low-income residents.

- Weatherizing provides household savings of \$250 to \$480 annually (Source: United States Department of Energy, energy.gov)
- Solar water heating systems with Energy Star qualification can reduce water heating bills by 50% to 80% and insulate owners from fuel shortages and price hikes (Source: United States Department of Energy, energy.gov)
- Installing solar panels at an average cost of \$16,383 will pay for itself in just 12 years and will produce a savings of \$137 per month, for a savings of \$32,898 over 20 years (Source: online solar calculator by state, cleantechnica.com)
- Encouraging and educating the public about energy-saving practices for the home will help residents save on utilities and reduce Pecos' overall carbon footprint

LIHEAP

The Low Income Home Energy Assistance Program (LIHEAP) is a federally funded program that helps low-income households with their home energy bills. It should help cost-burdened households to meet their housing needs. The New Mexico LIHEAP program may be able to offer participants one or more of the following types of assistance:

- Bill payment assistance
- Energy crisis assistance
- Weatherization and energy-related home repairs

Abandoned Properties

Abandoned properties are an eyesore and can pose a safety hazard. The Village's goal is repair and reuse of abandoned properties, although demolition is the best option in some cases (often for aging and abandoned mobile homes).

The Village currently does not have an ordinance that provides for demolition of derelict buildings. Some communities incorporate demolition in their nuisance ordinance, however, Pecos does not. Such an ordinance should include criteria for identification of candidate properties; procedural requirements for action initiation and notification of condemnation; procedures for appeals; and liens and lien forgiveness criteria and schedule. In addition, the Village would need to identify a funding source for demolition costs. Liens placed against properties by municipalities to recover demolition costs inhibit the sale and redevelopment of properties. To allow development, liens sometimes must eventually be forgiven in whole or in part, leaving the majority of demolition costs with the municipality.

D. Goals and Policies

1. Continue to ensure that adequate quality housing is available in Pecos

- a. Encourage development of new housing, including a range of values and types to accommodate low-income, work force, and other residents
- b. Continue to work with the Pecos Housing Authority to ensure adequate access to affordable housing resources in Pecos
- c. Develop and adopt an Affordable Housing Plan and ordinance to expand the affordable housing resources available to Pecos, including the ability of the Village to incentivize housing development for various market levels
- d. Coordinate with San Miguel County and the New Mexico Mortgage Finance Authority to assist residents of the village to address housing needs, and to administer regional or countywide housing programs

2. Continue work to address abandoned and nuisance properties in Pecos

- a. Adopt a demolition ordinance and establish protocol directing the identification, prioritization and approval of demolition projects in the village of Pecos, including identification of sustainable funding sources
- b. Explore additional legal tools to encourage property owners to address maintenance issues, such as zoning, tax code disincentives, and additional maintenance ordinances
- c. Consider additional community-level initiatives to improve home maintenance, including making information about maintenance and efficiency improvement assistance available to the community

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VIII. Water Element

A. Introduction

The Water Element describes and evaluates surface water and groundwater resources, trends in precipitation, adequacy of water in volume and quality for current and future needs, and adequacy of water rights.

Water is the most essential resource for a community. Consequently, water is relevant to the other elements of this comprehensive plan. Communities require water to sustain themselves and to support growth in population, economic development, and housing. This element is most closely associated with the Utilities Element because utility systems develop and make use of the water resource, and with the Hazards Mitigation Element, since drought limits the water supply.

This element describes and evaluates surface water and groundwater resources, trends in precipitation, adequacy of water in volume and quality for current and future needs, and adequacy of water rights.

B. Existing Conditions and Issues and Opportunities

Surface Water and Ground Water Resources

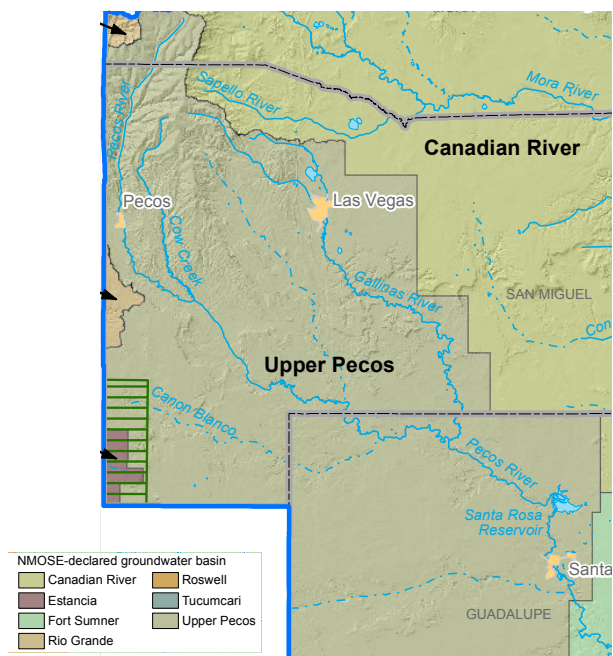
The village of Pecos is located in the Pecos River surface watershed and in the Upper Pecos declared groundwater basin.

Upper Pecos Groundwater Basin

Recharge of the aquifer in the Pecos area occurs locally by the Rio Pecos and more generally through rainfall and mountain front recharge. (Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016)

The following map shows the Upper Pecos Basin in the counties of San Miguel, Guadalupe and a small portion of Mora.

Exhibit VIII-1:
Upper Pecos Basin



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

Pecos Water System Withdrawal

The village water supply consists of wells varying from 250' to 750' deep into the aquifer. The village water supply volume is reliable.

According to the New Mexico Office of the State Engineer, the village of Pecos withdraws approximately 240 acre-feet (or 78,204,240 gallons) of water per year and has an average per capita use of 134 gallons per day. (Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016)

Surface Water Basin

The village of Pecos is located in the Pecos River Basin. The map below shows the extent of the Pecos Basin in New Mexico and Texas.

*Exhibit VIII-2:
Pecos River Basin*

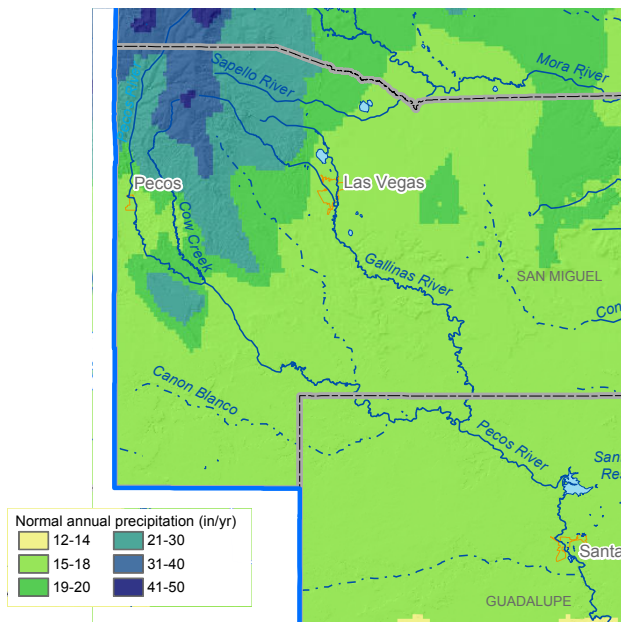


Source: Wikimedia

Pecos is the closest major community to the Rio Pecos headwaters, and the Rio Pecos flows continuously through the community. Glorieta Creek is a tributary to the south and Alamitos Creek is a smaller drainage across the northern portion of the village.

While Pecos' average annual precipitation is 16", the basin up from it receives more precipitation. The top of the basin receives precipitation in excess of 41" per year.

Exhibit VIII-3:
Average Annual
Precipitation -
1980-2010 in
Pecos Basin

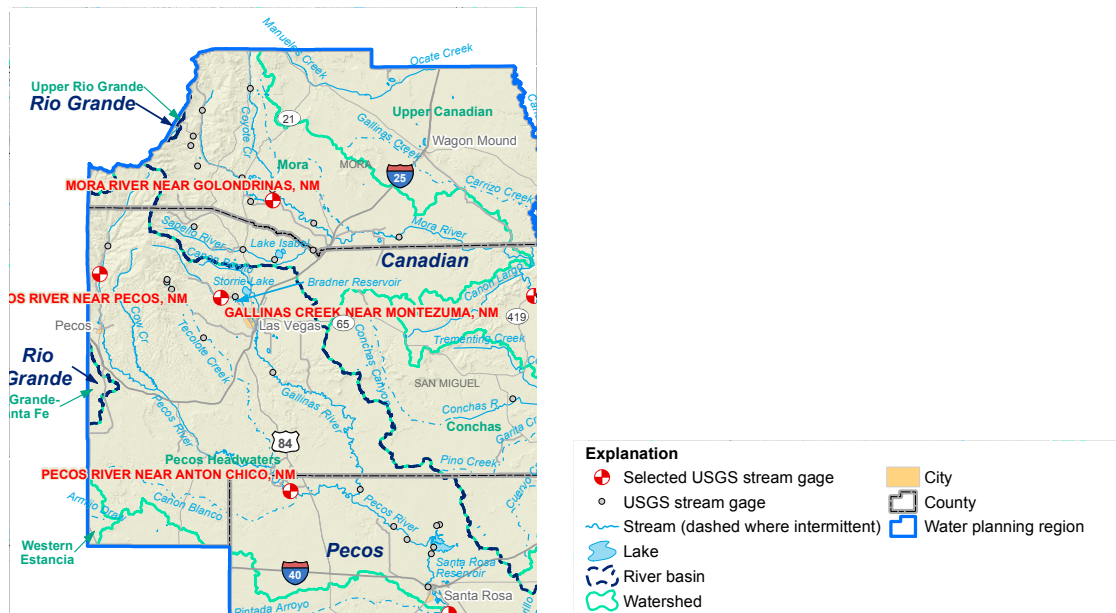


Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

The “Pecos River near Pecos” gage is upstream of the village, north of El Macho at an elevation of 7,503’ or 500’ higher than the village. The annual yields measured at this gage varied from 18,027 to 208,937 acre-feet of water during a period of 85 years. The median average is 70,732 acre-feet. For comparison, the Canadian River near Sanchez has a median average of 80,071 acre-feet, the highest in the county. (Source: Regional Water Plan) Downstream from Pecos, the gage near Anton Chico has a median average of 77,320 acre-feet.

The highest month for stream flow is typically May, averaging 21,780 acre-feet in that month alone.

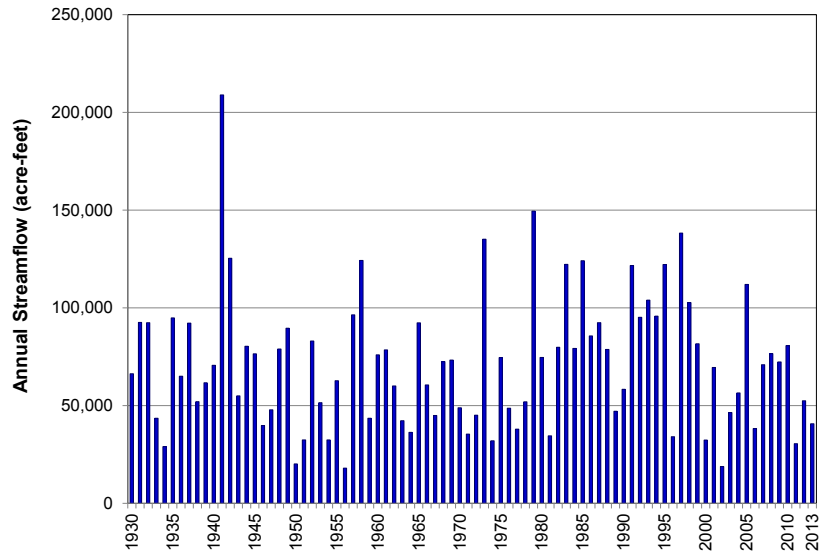
Exhibit VIII-4:
USGS Stream
Gages



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

*Exhibit VIII-5:
Pecos River
Stream Flow*

Pecos River near Pecos, NM



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

Water Quality

Village Water Quality

The village’s water supply is very good quality. The 2016 Consumer Confidence Report prepared by the New Mexico Environment Department and posted on the Village’s web site reports levels of disinfectants, as well as inorganic, microbiological and radioactive containments, with no violations based on samples taken between 2013 and 2016.

Potential Leaking in Underground Storage Tanks

The Regional Water Plan identifies leaking underground storage tank sites as potential sources of contamination of groundwater, including water supply wells. According to the Region 8 Water Plan, sites identified in the database are not necessarily leaking and are not necessarily known to have affected the groundwater quality, but should be monitored for potential impacts on water resources.

The following sites in the village are listed in the State’s Environment Department database for leaking underground storage tanks:

- Its Gas and Food, 50 Main Street
- Ortiz Gulf, 86 Cowles Highway
- Pecos 66, State Road 63 and 50

Source: Mora-San Miguel-Guadalupe Regional Water Plan, 2016, citing New Mexico Environment Department

Mill and Tailings Ponds

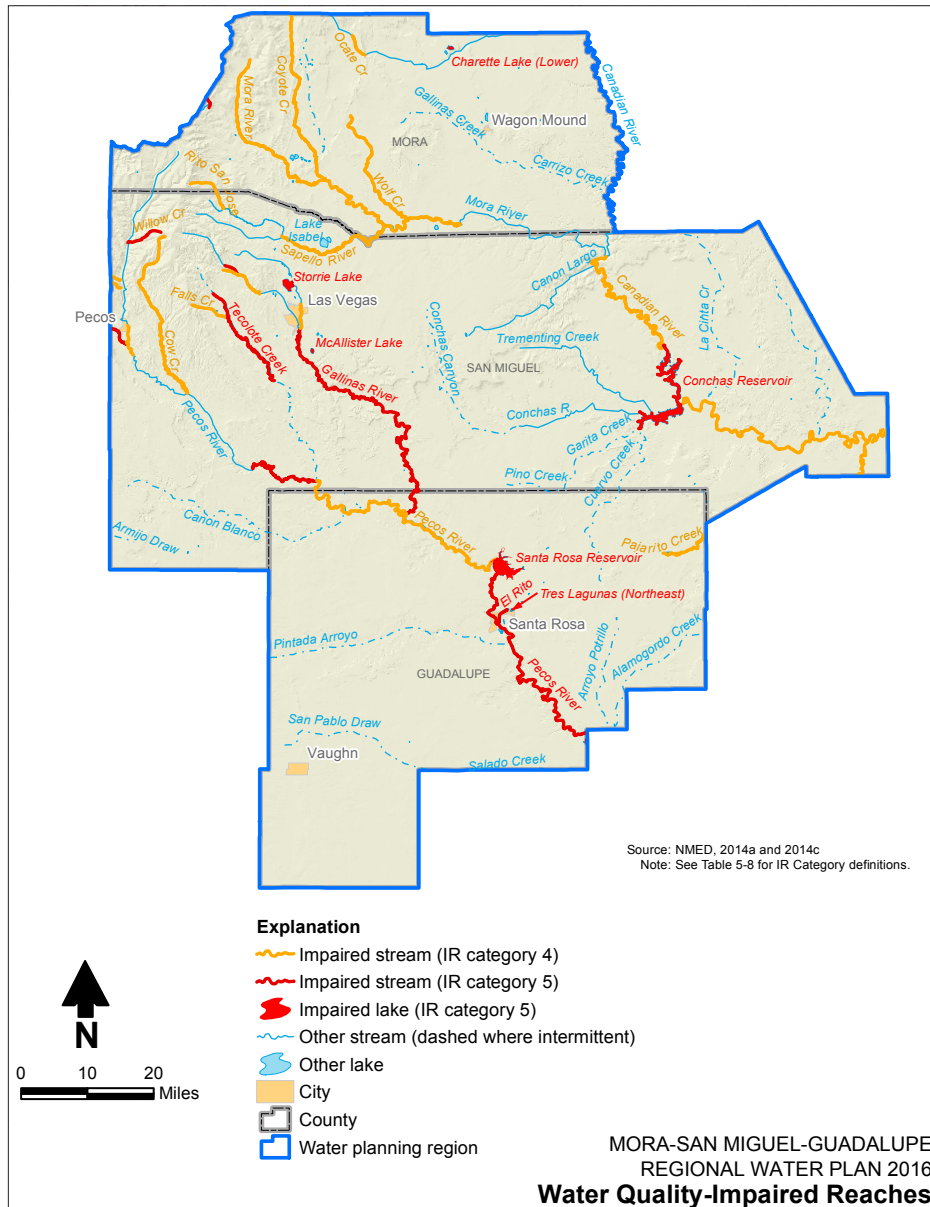
The El Molino Mill site on Alamos Creek upstream from the village was the site of the mill and tailings ponds serving the Tererro Mine in the 1920s and 1930s. The site is under the management of the New Mexico Department of Game and Fish.

The State has remediated the site. It is reportedly stable and not contaminating the Rio Pecos.

Impaired Streams

The Pecos River and Alamitos Creek are reaches of rivers within the Upper Canadian and Upper Pecos watersheds, listed on the 2014-2016 State of New Mexico CWA §303(d)/§305(b) Integrated List & Report with impaired water quality. The Pecos River reach between Cañon de Manzanita to Alamitos Canyon is listed due to loss of riparian habitat, rangeland grazing and flow alterations from water diversions that affect the water temperature.

*Exhibit VIII-6:
Water-Quality-
Impaired Reaches*



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

The Upper Pecos Watershed Protection and Restoration Plan, June 2012, recommends various measures to repair disturbed riverbanks and make other improvements that would help lower the water temperatures in the river.

Water Rights

The Mora-San Miguel-Guadalupe Regional Water Plan 2016 draft states that adjudication of Upper Pecos Underground Water Basin began in 1977; consent orders have been entered. The Village of Pecos has adequate water rights for its current needs and into the foreseeable future.

Water Conservation

Water conservation is often a cost-effective measure that is easy to implement to help balance water supplies with demands. At 134 gallons per capita per day, Pecos already has a relatively low level of water use. Nonetheless, it behooves the Village to encourage water conservation to further reduce water demand, and thus likely save on capital projects, extend the life of wells or the need for developing additional water sources, and reduce the need for additional water rights.

C. Goals and Policies

1. Protect the long-range reliability of the Village's water supply

- a. Monitor producing municipal wells to ensure that they continue to produce at their historic rates
- b. Establish a protocol for starting development of new wells at reasonable cost if well levels recede
- c. Develop and implement wellhead protection provisions to ensure that the location of underground tanks and other potential land uses is far enough away from municipal wells to prevent contamination of the village water supply

2. Develop water conservation measures to further decrease water users' demands in the future

- a. Develop waterwise landscaping guidelines
 - i. Encourage local residents and businesses to employ xeric landscaping to minimize water use
- b. Develop a drought management plan

3. Participate in water quality protection programs

- a. Participate in multi-agency regional Rio Pecos Watershed restoration projects in and near the village

4. Assure that the Village has sufficient water rights for the future

- a. Consider developing a 40-year water plan for Pecos if the Village's water rights require further research, analyses and justification

IX. Transportation Element

The transportation element is to guide improvements to roads and highways, and bicycling and pedestrian facilities, and to strengthen the transportation network.

“Complete streets” are designed to include pedestrians, bicyclists, motorists and transit riders. Sidewalks should be compliant with the American With Disabilities Act.

A. Introduction

The purpose of the transportation element is to guide improvements to the existing roads in Pecos, and any expansion of the transportation system needed to meet the demands of the existing population and future growth over the next 20 years.

B. Existing Conditions

Major Roads

The major roads in the village of Pecos are NM 63, running north and south, and NM 50, to the west of Hwy 50, and NM 223 to the east of NM 50. Because these are state highways, the Village does not shoulder maintenance costs, but is also restricted to state design standards that can limit “walkability” and “complete streets” improvements. These state roads through Pecos are classified by the New Mexico Department of Transportation (NMDOT) as “major collectors” with no recommendations for changes to that classification. The nearest interstate is I-25. Two interstate interchanges provide access to Pecos, one 5 miles to the northwest at Glorieta and one approximately 4 miles to the southeast at Rowe.

Traffic Counts

- The average annual daily traffic (AADT) on major roads in and near Pecos is as follows for 2015:
- Highway 63
 - Far north end (Cowles Highway): 537
 - North end (Cowles Highway): 2,703
 - South end (Pecos Highway): 958
- Highway 50: 4,413
- Highway 223: 1,980
- I-25: 8,423
 - northbound: 4,436
 - southbound: 3,987

(Source: NMDOT, Transportation Information Management System)

Pecos Area Roads

The village has 5.44 miles of paved roads. The majority are unpaved.

In the Pecos subarea as a whole, there are 70 miles of paved and 100.6 miles of unpaved road. Of the total 170.9 miles of roadway in the Pecos subarea, 39.5 miles of paved and 37.8 miles of unpaved road surface are within the Village one-mile (ETZ) area, and 30.8 miles of paved and 62.8 miles of unpaved road are outside the Village ETZ limits.

Exhibit IX-1: Roadway System in and Near Village of Pecos

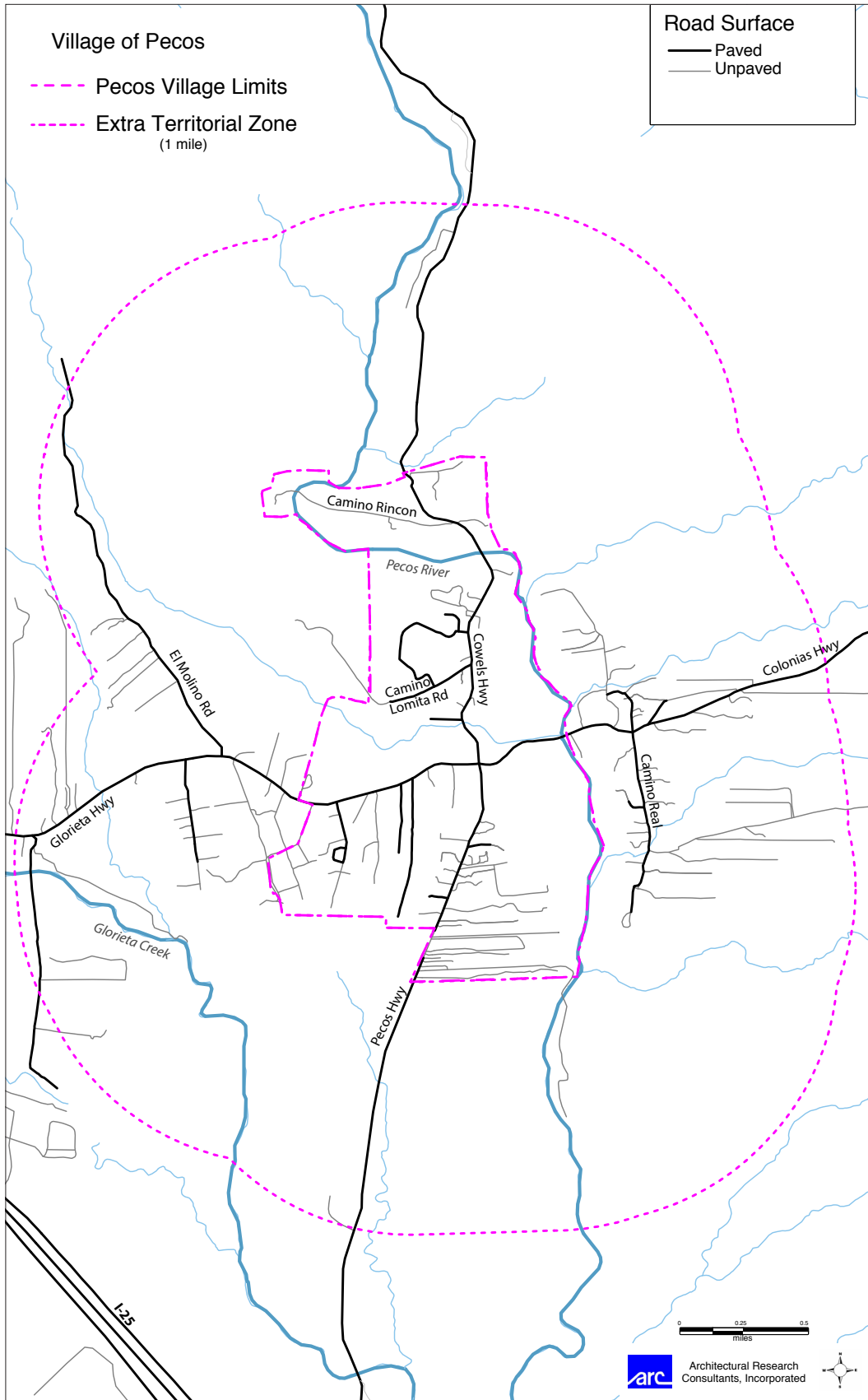
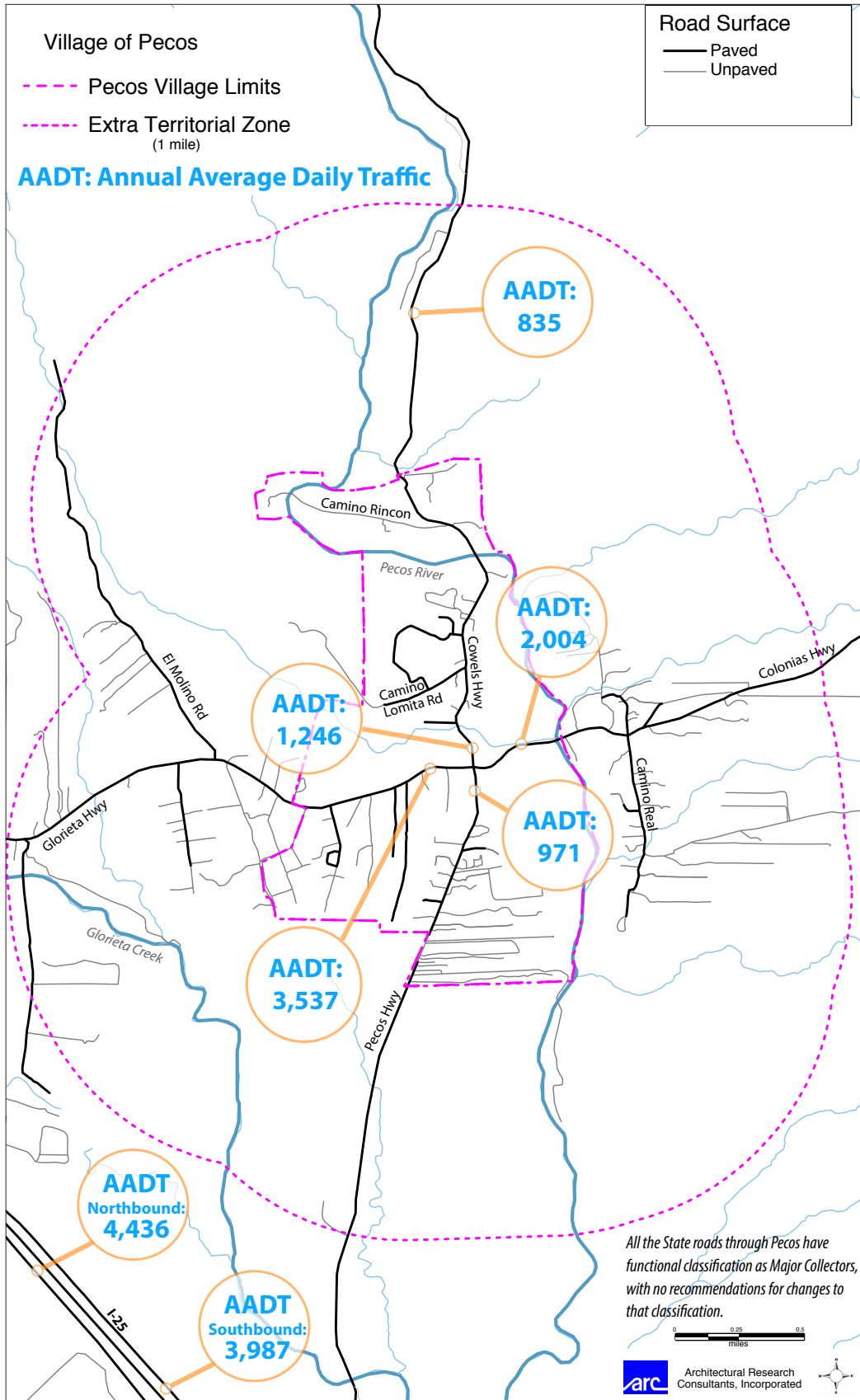
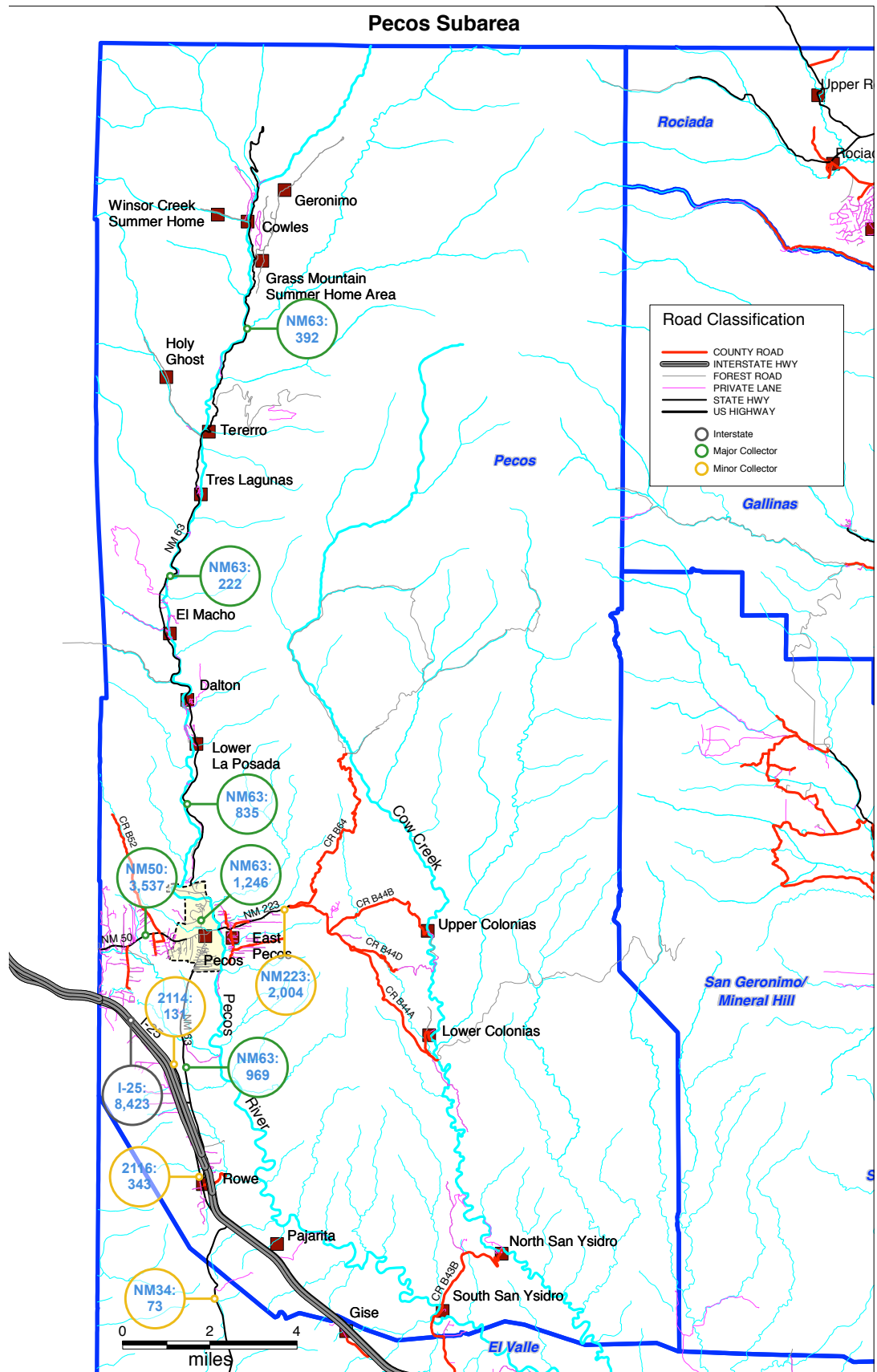


Exhibit IX-2: Average Annual Daily Traffic Counts on State Roads



Sources: National Parks Service Visitor Use Statistics, 2017; NM DOT, 2014

Exhibit IX-3
 Roads in Pecos
 Subarea by
 Functional
 Classification, with
 Annual Average
 Daily Traffic
 Counts (AADT)



Bike Lanes or Paths

The village has no designated bike lanes or paths, but NMDOT identifies Highway 63 as having an estimated 0' to 2' shoulder available for bike use. Shoulders less than 2' wide are generally not rated as adequate for cyclists.

Rail

BNSF Rail (Glorieta Subdivision) runs south of I-25 with stations at Las Vegas in the east and Lamy in the west. Pecos has no stations or sidings. This segment of rail has virtually no freight traffic; AMTRAK passenger trains are the only regular users.

Park and Ride Shuttle Bus

NMDOT provides park-and-ride service at Rowe to the state capitol in Santa Fe and to Highlands University in Las Vegas. Four shuttle buses run between Santa Fe and Las Vegas every weekday, twice in the morning and twice in the evening. Plans to extend the park-and-ride service into Pecos were deemed infeasible because of insufficient turn-around space at the village complex.

C. Issues and Opportunities

Sidewalks

Pecos has a few sidewalks. A patchwork sidewalk system runs along Main Street (Hwy 63), but its width and maintenance are inconsistent. The Village has prioritized developing complete sidewalks around the Pecos Independent Schools campus in future projects and will work to maintain, improve and expand sidewalks throughout the village, especially in the downtown area. The Village should consider developing sidewalk standards, including width, material, buffer and maintenance. Selection of design standards should be community-driven to determine the appropriate treatment for the village.

Considering the Village's limited resources for transportation maintenance, it will seek ways to encourage property and business owners to contribute to maintenance of the area between property lines and roadways, including removing weeds and cleaning drains.

Drainages and Flooding

Flooding, especially due to clogged drainages, has been a problem in the village. Responsibility for maintenance changes with roadway ownership and right-of-way ownership. The Village should research requirements and develop clear guidance that outlines the responsible party in each instance. It should publicize the information to mitigate Village liability for flood damage due to poorly maintained or clogged drainages, and to encourage responsible parties to maintain their drainages.

The Village currently has no drainage ordinance to guide requirements for constructing and maintaining drainage. Such guidelines help mitigate flooding

from neighboring properties and provide best practices for designing and maintaining drainage structures. With a drainage ordinance, the Village can clearly outline property owner responsibility in constructing and maintaining drainage structures on their property. The Village should consider adopting such an ordinance to protect property owners from flood damage in the future. The Village can incorporate drainage requirements into the building permit approval process by requiring a stormwater control permit, and erosion and sediment control plan for all projects that disturb soil on 1 acre or more of land.

Recreational Off-Road Vehicle (ROV) Use

Exhibit IX-4: ROV Route Designation Request

In 2017, the Village of Pecos adopted an ordinance relating to the use of off-highway and all terrain vehicles and allowing such vehicles to drive on village streets. The ordinance adopts state use and safety regulations for off-highway and all terrain vehicle use on roadways. The Village is requesting that the New Mexico Transportation Commission designate portions of NM 63, 223 and 50 in Pecos as designated ROV routes.



The Village has equipment needed for maintaining paved village roads, but needs to contract for paving and major road repair.

Maintaining Village Roads

The village employs two road maintenance staff members. Village equipment includes two backhoes, one skid-steer loader, and one 6-yard dump truck.

Expansions and Improvements

Current Projects

Rincon Road Sewer Project

Source: Village of Pecos Ordinance 2017-001

Surveying and environmental clearance is complete and utility easement documentation is in process. The Village is requesting bids on the project. The Village continues to work with NMDOT on the portion of pipeline located in NM 63.

Interconnecting roadways would provide the opportunity for visitors and residents to better explore Pecos, rather than just drive through.

Potential Projects

Building Street Connections

Due to the historic “long lot” layout of many parcels and long lanes in Pecos, very few roads are interconnected, severely limiting circulation. On one hand, dead-end roads decrease traffic and increase privacy, but they also lessen neighborhood interaction and increase travel time. Improved connectivity between neighborhood streets and the village core could improve convenience and enhance community building by providing residential streets with faster access to the village core and neighboring residential areas. This improved access would encourage residents to visit the village core more often and shop, interact with community members and visit neighbors more frequently.

Connectivity is also an important safety feature. Limiting the number of one-way-in / one-way-out areas improves the ability of a community to respond to and evacuate from wildfires, and improves access in the event of an emergency.

East-West Connecting Street South of NM 50

If the village wishes to develop a village core retail or entertainment district, improving interconnectivity will be essential to providing visitors with pathways to explore. Specifically, Pecos should build one or more east-west streets that connect neighborhoods from south of NM 50 east to NM 63.

Camino Lomita Road Connection

The large parcels and supply of vacant land between Highway 50 and Camino Lomita Road may make the area favorable for subdivision and development. A connection between Camino Lomita Road and Highway 50 across Alamos Creek would also provide an alternative connection to the school.

The area’s proximity to the school, medical and senior centers, and the amenities in the village core make it an optimal area for developing housing. Its proximity to the central intersection in Pecos and adjacency to the busiest road in the village also make it a strong candidate for commercial development. The village may consider mixed use development, or residential bordered by commercial.

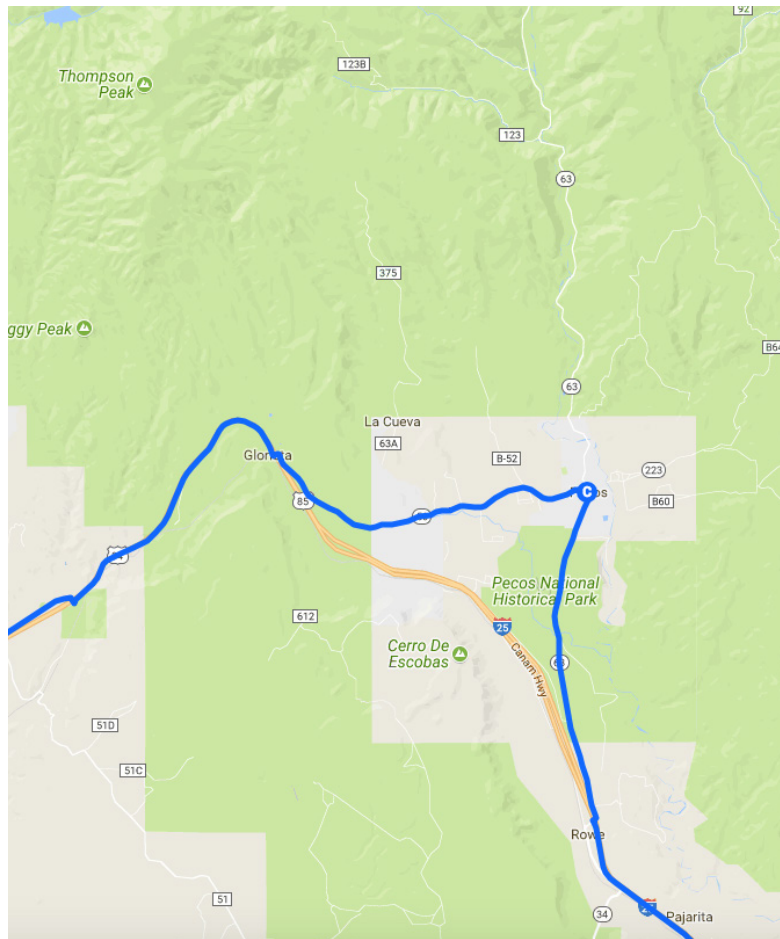
The Village should account for flooding and environmental concerns when considering any development near or across drainages. Many communities incorporate drainages and waterways into smart park designs that absorb temporary runoff and allow former liabilities, such as arroyos, to become community assets.

Scenic Byway

NMDOT has designated the Santa Fe Trail National Scenic Byway on NM 63 and NM 50 through Pecos, recognized as one of the official 26 scenic byways in the state of New Mexico. This route is indeed very scenic and historic, and should be advertised through signage on I-25 (and on roads) to encourage motorists to turn off and sightsee in the area.

The Village has an interest in retaining the existing rural scenic qualities while assuring safety for motorists and nonmotorists on the route. The Village should ask NMDOT for shoulders sufficient for bicyclists on this route, as well as along the highly scenic NM 63.

*Exhibit IX-5:
Santa Fe Trail
Scenic Highway
Route*



Village Roads Planning Process

The Village Asset Management Plan and ICIP should identify village streets.

Pecos should have an inventory and map of dedicated village streets, both paved and unpaved, as well as identification of private streets in the village. The Village should periodically update the inventory.

The Village will need to work closely with the district engineer for NMDOT District 4 and state DOT planning organizations and programs (see below) to make context-sensitive improvements for a more pleasing Main Street along NM 63.

Regional and State Transportation Planning Organization and Program Processes

The Village should participate in the processes of the following planning organizations and programs that can affect federal and state roads that impact the community:

- *Northeast Regional Transportation Planning Organization (NERTPO)*
NERTPO conducts periodic meetings, and assembles and evaluates regional transportation projects. It is the avenue to the development of the State Transportation Improvement Plan. NERTPO also serves as a forum for promoting highway safety, protecting environmental quality, preserving cultural resources and assessing residential and commercial development impacts on the regional transportation infrastructure.
- *Regional Planning Organization (RPO) Long-Range Transportation Plan Priorities and Recommendations:* The NMDOT Planning Division updated the state's plan, adopting the New Mexico 2040 Plan in 2015. At that time, NMDOT, the RPO and local participants may initiate periodic updates to the plan, and prepare for the next long-range transportation in five years (2020).
 - In addition, the State is currently working on a statewide bicycle plan. Consultants Bohannon Huston Inc. provide information about the planning process on www.bhinc.com/nm-bike-plan/project-status.
- *Statewide Transportation Improvement Program and Funding:* The State updates this program each year to set NMDOT's funding priorities over the next five years.

D. Goals and Policies

1. Maintain existing streets in the village

- a. Continue regular Village improvements of village streets
- b. Follow a phased approach to paving new streets according to priorities, based on need and where joint project opportunities exist
- c. Improve landscape and drainage as part of projects for new street building and major street repair, as appropriate
- d. Replace street signs where needed and maintain them

2. Encourage the development of multi-modal opportunities in the village

- a. Support the development of bike lanes along state and village roads
- b. Improve walkability in Pecos
- c. Identify priority sidewalk projects and funding opportunities
- d. Prioritize projects that will serve the school campus first, followed by projects that serve the village core
- e. Develop sidewalk, curb, and gutter standards for new road projects, using context sensitivity for the type of streetscapes that the Village desires
- f. Develop an outreach or incentive program to encourage property and business owners to maintain the area between property lines and roadways, resulting in improved appearance of the village and limiting

Village maintenance costs

- g. Request additional study of a new park-and-ride stop location in the village
- h. Continue working with NMDOT to ensure the safety of recreational off-highway vehicle and vehicle users on state roads in the village

3. Reduce the risk of flooding in the village

- a. Work with the NMDOT and County road departments to maintain roads and drainages in and around the village of Pecos
 - i. Conduct a study to determine drainage maintenance responsibilities across the village and make this information available to the public
- b. Consider developing drainage plan requirements for new development

4. Improve road interconnections in Pecos

- a. Identify areas that would benefit most from additional, interconnecting roads as priority projects
 - i. Prioritize potential projects that would link existing neighborhoods together and to the village core
 - ii. Consider areas at highest access risk in the event of an emergency or wildfire
- b. Conduct a study of the potential for developing a roadway connecting Camino Lomita Road to Highway 50 across Alamitos Creek
 - i. Include a cost-benefit analysis, environmental impact consideration, and market / needs analysis for potential housing and commercial uses

5. Assure that the Village participates in regional and state transportation planning and design of roadways in or near the village

- a. Actively participate in the regional planning organization's planning process to voice concerns and requests
- b. Actively participate in the planning process for developing and approving New Mexico's State Transportation Improvement Program
- c. Provide input to the New Mexico Department of Transportation about project selection, priorities and design issues for any specific road planning
- d. Work cooperatively with San Miguel County on transportation improvements

6. Promote public involvement in the village transportation planning process

- a. Provide opportunities for public involvement in the design of new roads, and major road rehabilitation or rebuilding to assure recognition of local concerns

X. Hazards Mitigation Element

The Hazards Mitigation Element identifies hazards that could potentially harm the Village of Pecos and methods to prevent or mitigate them. This element is a broad analysis of hazard mitigation for Pecos, identifying the major issues that the community may face.

A. Introduction

Hazards mitigation is defined as "... any action taken to reduce or eliminate the long-term risk to human life and property from natural and man-made hazards" The emphasis on long-term risk distinguishes mitigation from actions geared primarily to emergency preparedness and short-term recovery. Examples of mitigating hazards are reduction of wildfire and flood risk, drought damage, and damage from acts of terrorism. Since some hazards are ongoing, hazards mitigation often focuses on reducing repetitive loss.

B. Hazard Mitigation Planning

Purpose of Hazards Mitigation Planning

- *Enhance public awareness and understanding* – Help residents of the village to better understand the natural and human-caused hazards that threaten public health, safety and welfare, economic vitality, and the operational capability of important institutions
- *Create a decision tool for management* – Provide information that managers and leaders of village and county governments and other key institutions and organizations need to take action to address vulnerabilities to future disasters
- *Promote compliance with grant and program requirements* – Ensure that the Village can take full advantage of state and federal grant programs, policies, and regulations that encourage or mandate that local governments develop comprehensive hazard mitigation plans
- *Enhance local policies for hazard mitigation capability* – Provide the policy basis for mitigation actions that the Village should promote to create a more disaster-resistant future

Benefits of Mitigation Planning

- Saves lives and reduces property damage
- Protects critical facilities and services
- Reduces long-term hazard vulnerability
- Contributes to the sustainability of the village

Federal Requirements for Hazard Mitigation

In 2000, the U.S. Congress passed the Disaster Mitigation Act, which requires local communities to have mitigation plans in place in order to receive federal hazard mitigation grants. Protection of utilities began at that point. After the attacks of September 11, 2001, federal requirements for the increased security of some government buildings were added as protective measures to be taken by communities, even local governments serving small populations. Funds are available to the Village or the County for multiple jurisdictions to develop a detailed plan and other needed processes and documents.

Examples of Hazard Combinations

Hazard types are not always separate from each other. Several examples are of cause and effect are:

- *Flooding* — can cause property damage, collapse of steep slopes, and/or flotation of underground storage tanks that might leach fuel into groundwater. Flooding can also cripple vital transportation routes.
- *Drought* — can make flooding more severe because soils can no longer absorb heavy rains
- *Wildland and structural fires* — cause not only physical damage, but air pollution from smoke which affects health
- *Road accidents* — can negatively affect the village's internal transportation access and residents' health and safety because of issues such as hazardous spills
- *Winds* — can cause power and communication outages

Relationship between Hazard Mitigation Planning and Emergency Preparedness

Hazards mitigation planning establishes sustained actions to reduce or eliminate long-term risk to life and property from hazard events. Emergency preparedness typically involves emergency operation manuals and procedures, and coordination designed to prevent, respond to and recover from a potential hazard. These concerns are:

- Loss of utility service (natural gas, electricity and potable water)
- Loss of communications (cell phone communication towers, telephone land lines and radio transmitters)
- Hazardous material spills in roadways: this hazard is especially of concern about commercial trucks that may carry hazardous materials that are not properly isolated in case of a fire. For example, a Walmart truck may have pallettes of car batteries, chlorine bleach and other household chemicals.
 - This risk is low, since Pecos is not on any major highways.

C. Existing Conditions

Multi-Jurisdictional Hazards Mitigation Plan

San Miguel County completed its 2014 Multi-Jurisdictional Hazard Mitigation Plan in November 2014. It provides a comprehensive resource for risk assessment, hazards mitigation and resource identification throughout the county, including Pecos and Las Vegas. The plan identifies the following natural and human-caused hazards that occur within the boundaries of San Miguel County:

- Bridge failure
- Dam failure
- Drought
- Earthquake
- Flood
- Expansive soils
- Extreme heat

- Hailstorm
- Tornado
- Hazardous materials incident
- High winds
- Landslide
- Levee failure
- Pandemic/epidemic
- Pests
- Severe winter storm
- Terrorism
- Thunderstorm
- Wildfire

The County’s 2014 Multi-Jurisdictional Hazard Mitigation Plan ranked the following hazards by probability. In the table below, the side bar at left identifies hazards with a high probability rating as red and those with a moderate probability as orange.

*Exhibit X-1:
Table of Hazards
with High and
Moderate
Probability for
the Village of
Pecos*

Hazards Rated as Having High or Moderate Probability

	Hazard	Probability in Village of Pecos
Red	Floods	High
	High Winds	High
	Thunderstorms	High
	Lightning	High
	Drought	High
	Wildfire	High
	Hazardous Materials Incident	High
	Severe Winter Weather	High
	Pandemic/Epidemic	High
	Orange	Earthquakes
Tornadoes		Moderate
Dam Failure		Moderate

Source: San Miguel County 2014 Multi-Jurisdictional Hazard Mitigation Plan (2014)

In the table below, the side bar at left identifies hazards with a low probability as yellow.

*Exhibit X-2:
Table of Hazards
with Low
Probability for
the Village of
Pecos*

Hazards Rated as Having Low Probability

Hazard	Probability in Village of Pecos
Hailstorms	Low
Expansive Soils	Low
Landslide	Low
Extreme Heat	Low
Levee Failure	Low
Pests	Low
Terrorism	Low

Source: San Miguel County 2014 Multi- Jurisdictional Hazards Mitigation Plan (2014)

Flood

Floods are among the most frequent and costly natural disasters in terms of human hardship and economic loss. Their cause is usually storm events and sometimes, snow melt. Floods can cost human lives and livestock lives, and damage buildings and utilities. Standing water and wet structural materials can become breeding grounds for mold, bacteria and viruses. Floodwaters that contain sewage or decaying animal carcasses could cause infectious diseases.

History of Flooding

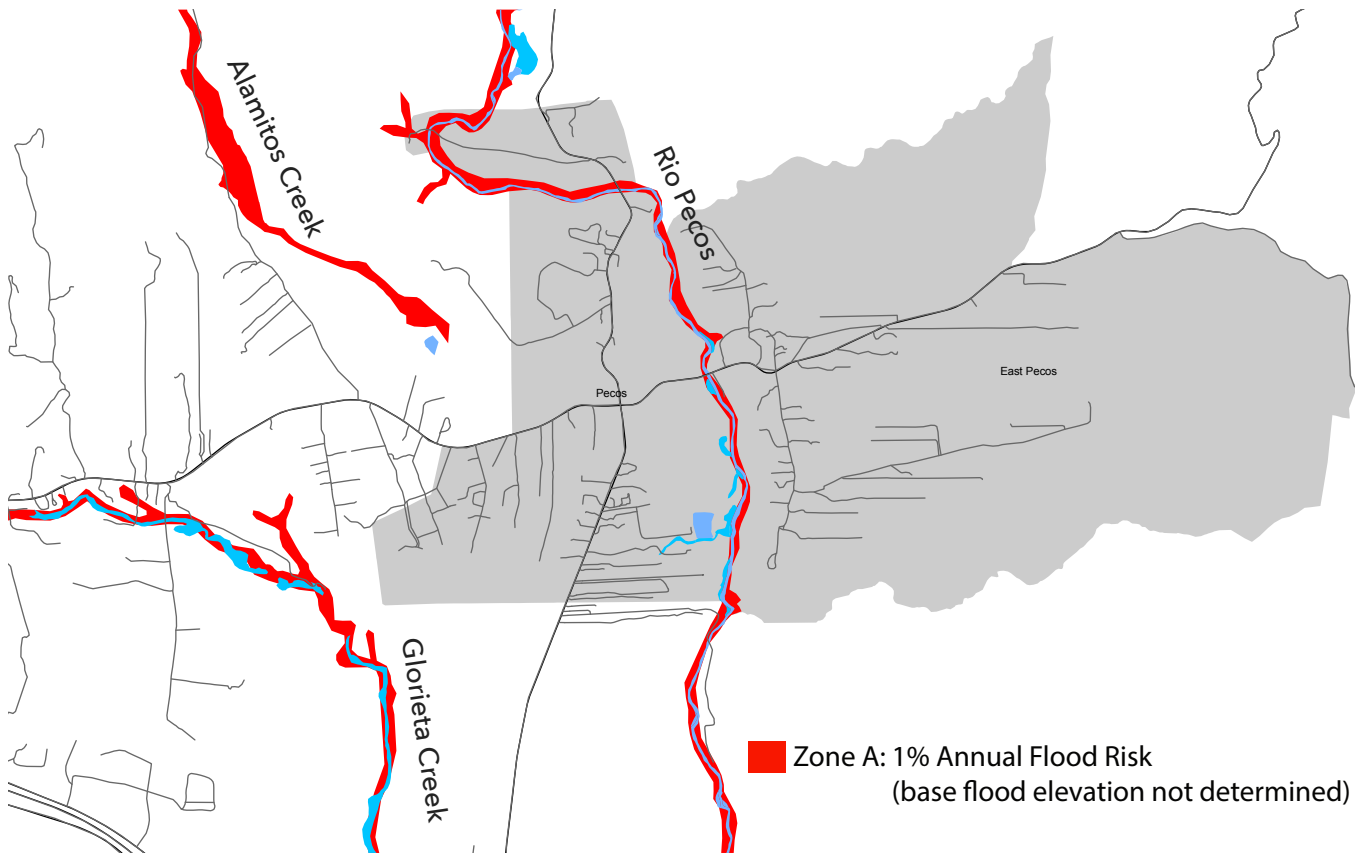
Historically, roads over drainages in Pecos have flooded. Recent flooding stranded school children. Floods and flash floods occurred in Pecos in 1997 and 2013, with a total cost of damages of \$80,000, but no fatalities. In 2017, monsoon rains caused some flooding situations in the village and at a state highway that damaged a recently a installed floor in a private residence.

Federal Emergency Management Agency (FEMA)

The following map shows the boundaries of the 100-year floodplain (also called the 1% annual chance floodplain). The data source is FEMA’s Flood Insurance Rate Map dated December 3, 2010.

Exhibit X-3:
Map of Flood Risk
in Pecos

The floodplains are closely associated with the Rio Pecos, Glorieta Creek and Alamitos Creek. No structures within the village are in the 100-year floodplain.



Data source: FEMA Flood Insurance Rate Map, December 3, 2010

Localized Flooding Outside the Floodplain

Localized flooding in the village occurs due to flash flooding in arroyos or acequias, and clogged or overflowing drainage channels during severe rainstorms. Sheetflow can also cause flooding when rain falls intensely during a short period of time. Wildfires can increase sheet flooding through decreasing the vegetation that absorbs or slows down runoff.

Wildfire

Hazard/Problem Description

The frequency and severity of wildfires have increased throughout the state. More acreage has burned in recent fires than in the past, and lightning ignitions are common throughout the monsoon season, typically July into September. Firefighters detect most fires early and suppress them before they grow large. However, depending on fire environment conditions (including aridity, undergrowth, and density of timber), fires may spread rapidly across a sizable area.

In the state as a whole, the number of wildfires has been trending down since 1992, although total acreage burned has risen dramatically. Persistent drought and forest management practices are likely major factors in the trend.

Recent fires near Pecos are:

- Jaroso, June 2013 - 8 miles south of Truchas, 11,149 acres
- Tres Lagunas, May 2013 (below)



Source: Pecos Canyon Fire and Rescue, pecoscanyonfire.org

- Pecos Ridge, 10 miles north of Pecos , 10,219 acres
- Trampas, 2002, near Las Trampas, threatened Pecos Watershed, 5,800 acres
- Viveash, 2000, Cow Creek watershed
- Dalton Fire, 2002

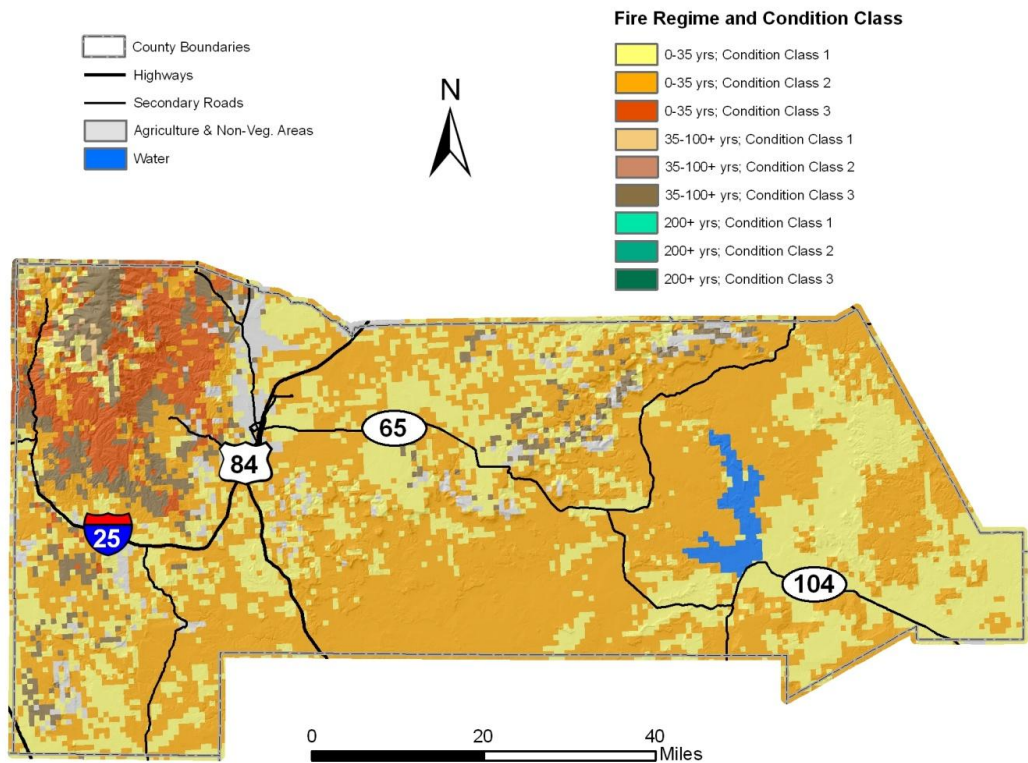
Community Wildfire Protection Plan

Title I of the Healthy Forests Restoration Act authorizes and defines community wildfire protection plans (CWPPs). Federal and state funding for hazardous fuel reduction projects depends on whether a county or community has a signed and approved a CWPP. The New Mexico Department of Energy, Minerals and Natural Resources (EMNR) provides grant funds for CWPPs. The most current San Miguel County Wildland Urban Interface Community Wildfire Protection Plan is from 2008 and the County, with assistance through EMNR, will update this plan in 2017-18.

The following map shows a high-level, general landscape evaluation of expected fire behavior and the probability of severe fire effects. It shows that the village and Pecos Canyon have relatively high fire regime and condition class designations.

Exhibit X-4:
Fire Regime and
Condition Class
Map

Fire Regime and Condition Class in the
Village of Pecos and Pecos Canyon

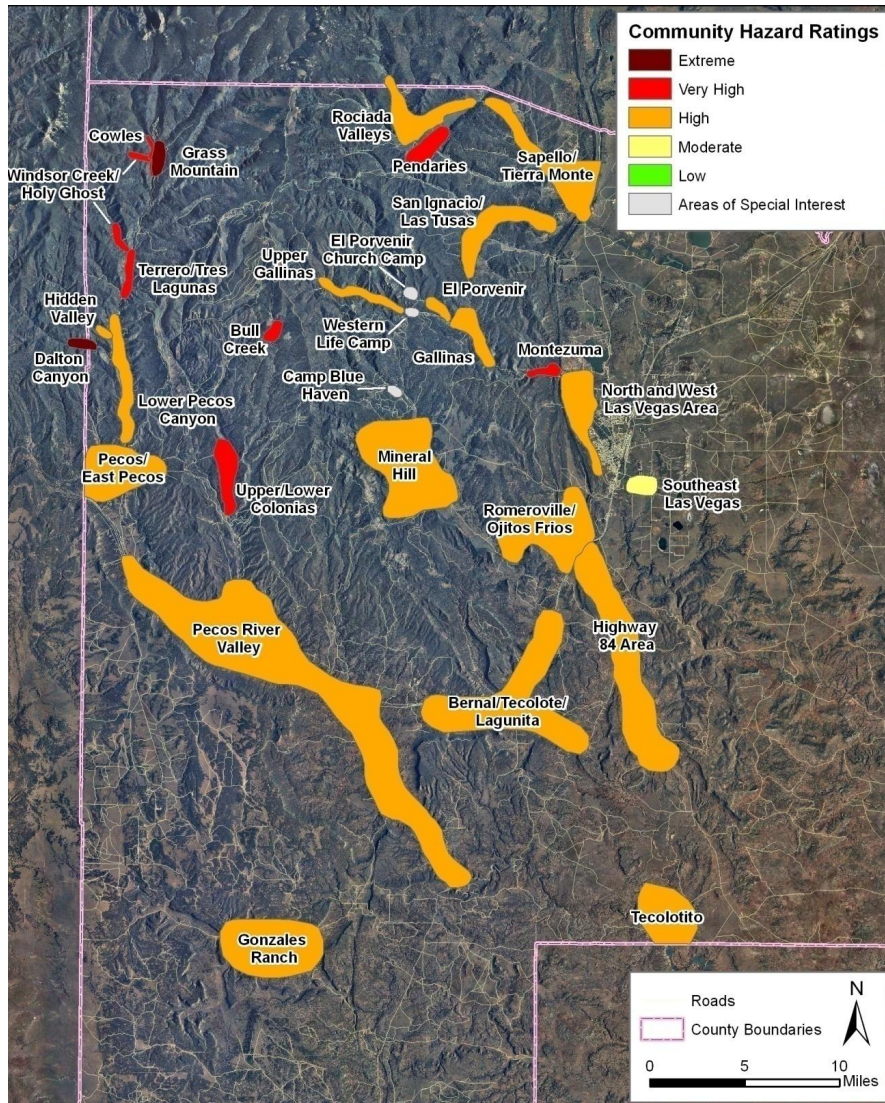


Source: San Miguel County Wildland Urban Interface Community Wildfire Protection Plan, prepared by Anchor Point Group, LLC, 2008

The map below shows communities in the western half of San Miguel County by rating of wildfire hazard. Pecos and East Pecos have a rating of high. The lower Pecos Canyon also has a rating of high; Dalton Canyon is rated extreme; Winsor Creek/Holy Ghost and Cowles are rated very high; and Grass Mountain is rated extreme.

Exhibit X-5:
Hazard Ratings
Map

Pecos Area Hazard Ratings



Source: San Miguel County Wildland Urban Interface Community Wildfire Protection Plan, prepared by Anchor Point Group, LLC, 2008

Drought

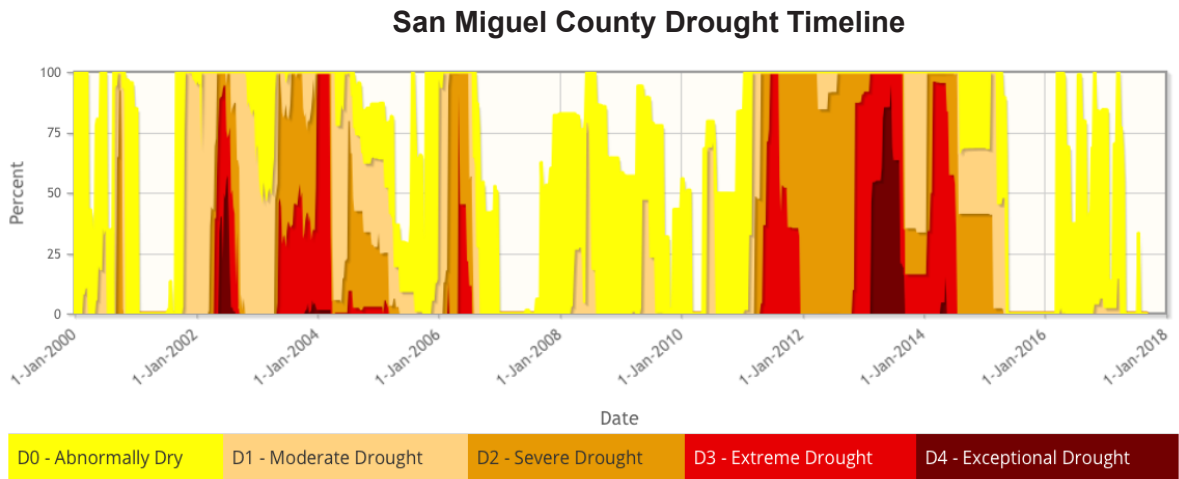
Hazard/Problem Description

Drought is defined in several ways, based on its type of effect. Hydrological drought occurs when water reserves in aquifers, lakes, and reservoirs fall below an established average. Meteorological drought is a prolonged period of deficient precipitation which causes an actual shortage of available surface water. Agricultural drought occurs when there is not enough moisture to support average crop production or grass production on range land. Socioeconomic drought occurs when the water supply is inadequate to meet human and environmental needs.

All areas periodically experience drought. During drought, reduced precipitation is usually accompanied by higher temperatures, more wind, more sunshine and

low humidity. As a result of climate change, drought that may affect San Miguel County is projected to worsen during the century.

Exhibit X-6:
County
Drought
Timeline



The U.S. Drought Monitor is produced in partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration. Maps courtesy of NDMC-UNL.

San Miguel County has had “abnormally dry” weather for most of the past 17 years and experienced severe and exceptional droughts during 2002, 2003, 2004, 2006, 2012 2013 and 2014. The county had exceptionally wet weather in the summer of 2017 and is out of drought status this year. Pecos is less vulnerable to drought than the Eastern Plains and other lower areas of the county because of higher precipitation, but it can be heavily affected by dry conditions, particularly as drought increases the risk of forest fire.

D. Issues and Concerns

The San Miguel County 2014 Multi-Jurisdictional Hazards Mitigation Plan identified the following three highest priority mitigation actions for the Village of Pecos:

- Wildfires: conduct more in-depth analysis of hazards for wildfires and their effects on residences, infrastructure, water supplies and the economy
- Flood: improve and protect existing culverts, arroyos and acequias, and install new culverts as needed to reduce flooding
- Bridge failure: identify funding sources for repair and reinforcement of identified vulnerable bridges

The Rincon Bridge inside the village is in poor condition and vulnerable to failure.

Wildfire Hazard

Since the probability of wildfire hazard is high, thinning, creating fire breaks and other means to reduce the fuel load near the village are very important to safeguard the village. The Pecos Benedictine Monastery directly north of the village has a dense forest that is vulnerable to fire. Participation in the Firewise program and the creation of defensible spaces are important measures that property owners should take both in the village and in nearby wooded subdivisions. The U.S. Forest Service has responsibility for wildfire mitigation for

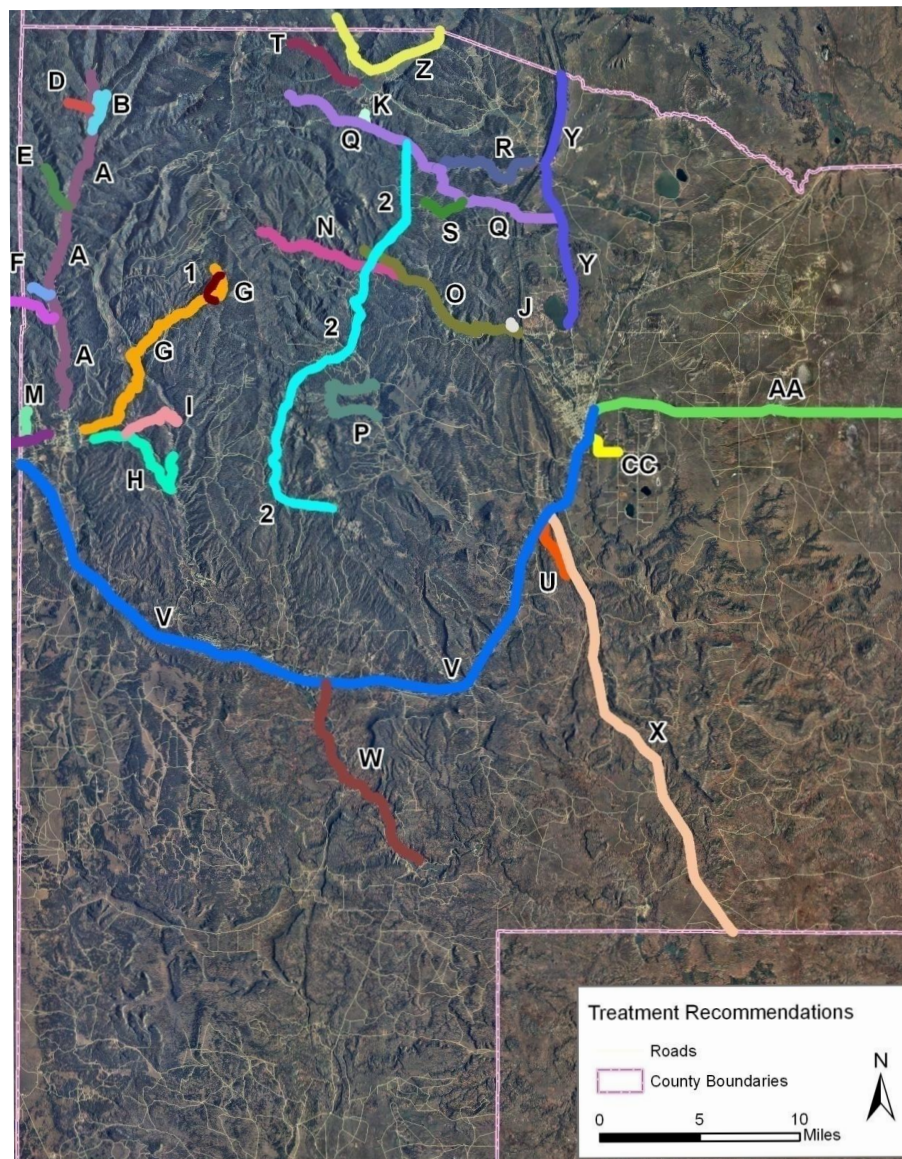
much of the land area near the village; and the Village should support their efforts.

NM 63 through the village is a primary evacuation route for Pecos Canyon wildfires as well as for controlled burn and other fuels treatment projects. The following map from the CWPP focuses on treatments routes. The plan recommends fuels limbing and thinning to the area through which the highway goes at a minimum of 200' wide north of Monastery Lake to the northern end of Cowles.

Thinning and other forestry activities should be encouraged to reduce forest fire vulnerability and result in economic activities of gathering fire wood and harvesting wood for commercial products such as milled wood and vigas.

Evacuation and Travel Route Treatment Areas - West

Exhibit X-7:
Evacuation and
Travel Route
Treatment Areas
Map



Source: San Miguel County Wildland Urban Interface Community Wildfire Protection Plan, prepared by Anchor Point Group, LLC, 2008

Flooding

The village has taken an active role in maintaining culverts and responding to other surface drainage problems. The Transportation Element discusses a drainage master plan that could identify drainage system improvements to further reduce the threat of localized flooding. In addition, the Village should not allow new development within identified floodplains through land use regulations, as discussed in the Land Use Element.

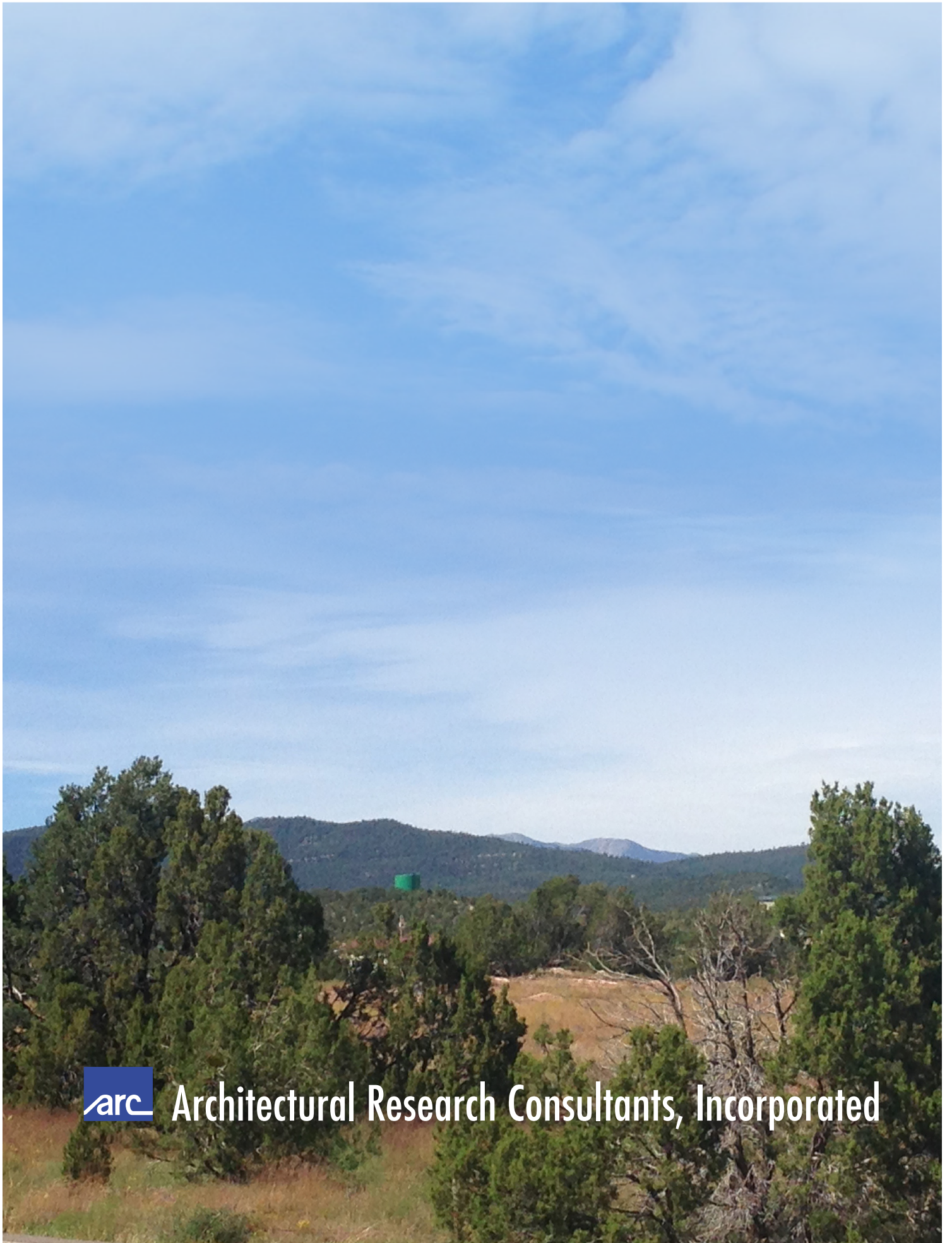
Extreme Weather

The village experiences periodic high winds and hail storms. While the Village may not identify specific actions that it can take to mitigate these hazards, general emergency preparedness is important, including coordination with San Miguel County Office of Emergency Management, Sheriff's Office and Fire Chief. The Village should participate in the local emergency planning committee where feasible.

E. Goals and Policies

- 1. Create a safe and secure environment, and enhance the capacity to manage natural threats and respond to emergencies in the interest of public safety**
 - a. Limit the risk of damage due to flooding through not allowing development in identified floodplains
 - b. Identify high risk areas in the village for sheetflow or drainage channel overflow to determine risk mitigation approaches
 - c. Maintain drainage structures and channels to convey stormwater
 - d. Assure maintenance and accessibility of evacuation routes through the village
 - e. Support thinning and other means of wildfire hazard mitigation of nearby forests
 - i. Work with Pecos Benedictine Monastery and the U.S. Forest Service on their plans and operation to mitigate forest fire hazards adjacent to and near the village
 - f. Support a Firewise program and defensible space programs in wooded portions of the village
- 2. Limit the risk of damage to or loss of village property**
 - a. Conduct a study to identify hazard risk and specific mitigation measures, and establish an emergency response management procedure for village facilities and equipment
- 3. Ensure the continued capacity to respond to emergencies and hazards**
 - a. Continue to enhance the capacity of the Pecos Volunteer Fire Department to respond to emergencies
 - b. Maintain a high level of regional response capacity to hazardous material events through joint efforts with San Miguel County and other entities
 - c. Support emergency managers in their efforts to safeguard the village

- d. Support updating the San Miguel County Multi-Hazard Mitigation Plan every five years
 - i. Support the implementation of recommendations proposed in plan
- e. Support a periodic update of the San Miguel County Wildland Urban Interface Community Wildfire Protection Plan
- f. Participate in countywide emergency management meetings
- g. Evaluate the security of village water facilities to determine the need to improve the security of the village's water supply
- h. Adapt water use, fire preparedness, forest management, and watershed management approaches and policies to meet changing climate projections
- i. Advocate for funding of flood mitigation projects identified by the Army Corps of Engineers and others
- j. Develop mitigation projects to compensate for drainage changes beyond village limits and advocate for funding of those projects



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