

**MINUTES OF THE
SANTA FÉ COUNTY
COUNTY OPEN LAND TRAILS AND PARKS ADVISORY COMMITTEE
(COLTPAC)**

Thursday, February 16, 2012

1. CALL TO ORDER

A regular meeting of the Santa Fé County Open Land, Trails and Parks Advisory Committee (COLTPAC) was called to order on the above date at approximately 6:00 p.m. by Chair Sam Pallin at the Santa Fé County Community Projects Conference Room, 901 West Alameda, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

Members Present

Sam Pallin, Chair
Judy Kowalski, Vice Chair
William Hutchinson
Sandra Massengill
Matthew Montoya
Michael Patrick
Jerry Rogers

Members Absent

Scott Stovall [excused]

Staff Members Present

Beth Mills
Colleen Baker
Arnold Valdez
Mark Hogan

Others Present

Bill Johnson

3. APPROVAL OF THE AGENDA

Dr. Mills asked that 6-B be stricken from the agenda.

Mr. Rogers moved to approve the agenda as amended. Ms. Kowalski seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF MINUTES FROM JANUARY 19, 2012

Mr. Rogers requested a change in the minutes under Matters from the Committee, second paragraph where Father Martinez' correct title was Monsignor and that he was a member of the Board of Trustees of the National Trust.

Ms. Kowalski moved to approve the minutes from January 19, 2012 as amended. Mr. Patrick seconded the motion and it passed by unanimous voice vote.

Ms. Massengill arrived at this time.

5. MATTERS FROM THE PUBLIC

Mr. Raymond Bal was present for the Update from Planning Division on Historic Overlay District for Chimayó Traditional Community and the Potrero project. He introduced himself as the president for Chimayó Citizens for Community Planning.

The Committee thanked him for attending.

6. MATTERS FROM COUNTY STAFF

A. Update from Planning Division on Historic Overlay District for Chimayó Traditional Community (Arnold Valdez)

Dr. Mills introduced Mr. Valdez, Senior Planner for the Santa Fé County Land Use Department who provided the update on the County work at Chimayó and highlight the open space work there. She went through a couple of slides first on working with management and refresh COLTPAC members on the acquisitions there. Some members had not been up there and were not aware of the history of Los Potreros.

She showed a map of the traditional community of Chimayó. The Santa Fé River was the main river through there and was fed by the Rio Quemado. People had been farming there for a long time. A large holding there was known as Los Potreros. Mr. Bal and his family owned the adjacent parcel there.

She indicated that the total irrigated County area was approximately 40 acres. Santa Fé County acquired the first portion of 17+ acres in 2001 and in October 2004 an additional 22½ acres. The total price for all of it was \$873,700 and it came out of the original General Obligation Bonds for the County. The purpose of acquiring it (with help from TPL as partners who helped secure it for the County) was to protect the scenic backdrop and context at Santuario de Chimayó and protect it from development. Another was to maintain the traditional agricultural use of the land in the acequia tradition and maintain the traditional acequia culture.

Criteria for Preservation came out of work with COLTPAC at the time and the research done there. Everything bordering the County land to the east was BLM property and provided possible access to that. Preservation of the Cottonwood bosque and wetlands there were also purposes for the purchase.

At issue now - the county's open space staff charge now was that possible new development at the Santuario might compromise the protection at Potrero. County staff began to look at the implementation of the sustainable growth management plan that specifically allowed for a historic zoning overlay district. This idea was put into policy to have this planning tool to use in traditional communities. By choosing to invest in this property the County has charged staff to implement plans to maintain the historic setting and traditional land uses while remaining in sync with the community's traditions and values.

Ms. Kowalski asked how it had been nationally recognized.

Mr. Rogers said the Santuario de Chimayó was a national historic landmark designated by the Secretary of the Interior and that put it on the same plane with the national parks. There were other historic places in the immediate vicinity listed in the National Register and many more that were eligible.

The chapel was built in 1813 associated with the finding of a wooden cross. It was not just an old building but became known nationally for miraculous reasons.

Ms. Kowalski asked if the County open space was adjacent to the Santuario property.

Dr. Mills agreed it was pretty much adjacent.

Mr. Rogers clarified that the way the national office has been managed for 45 years was that immediate adjacency was only one consideration.

Ms. Baker pointed out the parcels.

Mr. Valdez said the pending development could be in the current parking lot of the existing Santuario.

Mr. Bal said Mr. Bernardo Abeyta's house was across from it and was one of the original builders of the church. The Archdiocese acquired these two pieces of property and this would be part of their master plan. They originally wanted to put the retreat on this piece of property and enclose the historic building which had not had anything done to it since the last century. They have reconsidered and now were planning to use the parking lot which he showed on the map.

Chair Pallin said one purpose was to preserve agriculture. He asked what has been done on the County's property in that regard.

Ms. Baker said they were keeping it as pasture and there was a useable orchard.

Chair Pallin asked if they were irrigating it.

Mr. Johnson said the County spent some money on the acequias.

Ms. Baker said they really needed to master plan the efforts instead of reacting or doing pieces but had not come up with the right ingredients.

Mr. Valdez handed out some information on Traditional Community Planning and reviewed the document with the Committee. The County started the process in 1974 and established the boundaries to be contiguous with parcel ownership. When the communities adopted the community plan the ordinances became an amendment to the County ordinance (2002-3).

He commented in more detail about the processes involved in the community planning. He mentioned the entities that would be involved. The County staff was limited and must update nine plans now. Maybe through COLTPAC efforts they could assemble something on the planning in the Potrero area and expand it over time into Rio Arriba County.

Mr. Rogers said he served as keeper of the national register for 14 years. This complex of buildings and land forms was one of the most important places in the U.S. He was especially concerned with Plaza Cerro which was the only remaining example of the Spanish Colonial frontier settlement in the whole United States. It once was the way the Governor of Spain extended itself into the United States.

Mr. Valdez shared a map on environmental suitability for development that used GIS datasets of geology, etc. He explained the color coding which delineated areas less or more suitable for development. The green places were for fields and agricultural processes. The community might rank agriculture higher than other uses. By assigning different ratings on the variables on this map the colors would be different. Part of it was also in the flood plain area.

Dr. Mills asked about the chapel in the plaza.

Mr. Bal explained that the plaza walls were the walls of the homes. A string of rooms would be owned by one family. It was being maintained by Robert Ortega and it was owned by the Catholic Church. Most was original and had not been messed with. It was not a functioning church right now.

Mr. Valdez said there was still a process for family lot transfers. But the County certainly could control zoning there and work with them on the best configuration to have.

Ms. Kowalski asked if the environmental suitability included any agricultural aspect.

Mr. Valdez agreed. It did have archaeological sites. The database was about 5-6 years old and they County was now subscribing to the latest one. SHPO had the database for the entire state and it was available to certified archeologists.

Mr. Rogers asked Mr. Bal about the most recent developments going on there.

Mr. Bal said the community was trying to move quickly and according to the sustainable growth plan. They had the list and were checking off each item on the criteria. They elected officers and issued a vision statement. They had a meeting last night and Mr. Griego from the County was there. Across from the Santuario were two parcels of land with residents that were less than 3/4 acre but separated by family transfers. Each could apply for commercial zoning. In the plaza del Potrero they had less than half an acre that was registered historic by NPS and they were trying to establish a one hundred acre historic overlay

district. He asked how you protect the rest of the area that has not been designated or mapped. Santa Fé County has gone through the process of naming these important places. This area was not just the Santuario de Chimayó church. These were things the community was not even aware of. He had thought there were protections in place and now was finding out that was not true. So that was their work. They had 25 people there and were working on a membership list and solidifying it to make sure they wanted to be part of the process. They approached the Santa Fé Historic Alliance. In the application regarding the Santuario, the church boundary was the walls of the church and ten feet out from the walls. They were seeking a new boundary of a hundred acres. 25 residences were in that area. 9-15 were occupied so there were a lot of abandoned buildings there that were not being maintained so they go up for sale and were being bought little by little.

When that happened, the Catholic Church would come in with a very low bid. He bought two of them and felt like a one-man historic preservation effort. He owned a business right next to the santuario.

Mr. Rogers thanked him for his effort and said he had seen this effort all over the United States.

Mr. Bal thanked the Committee for listening. A vote of confidence was much appreciated right now.

Mr. Rogers asked if it was too early to urge the County to form the overlay district.

Mr. Valdez felt this was the opportune time.

Mr. Rogers moved that COLTPAC urge the County to pursue an historic overlay district in Chimayó. Ms. Massengill seconded the motion.

Mr. Patrick thought they would have a seat at the table and wondered if county staff or Mr. Rogers could represent the county for this program.

Ms. Baker didn't see why not.

Chair Pallin thought they wouldn't need to wait on it.

Dr. Mills mentioned when planning staff were working on a community plan it usually included an open space plan and typically asked open space staff to attend and help with that portion of the plan.

Mr. Rogers said he was happy to help in any way he could but it might be more appropriate for staff.

Mr. Bal said they worked closely with the County already on maintaining the acequias there. They had great rapport with the County and looked forward to that relationship. The boundaries of the overlay have not been established yet.

Mr. Montoya asked if anytime a family transfer was requested, they would have to appear before a board or community.

Mr. Valdez agreed. It was to make sure it was in accord with the overlay and was before a county

review board. The county would also have to have people on the commission who were qualified in historic preservation. The county in the ordinance allowed for the local community to become a CLG so they could be qualified for public support.

Ms. Baker said the overlay would call for certain requirements.

Mr. Valdez said with SHPO they had tremendous resources.

Mr. Bal asked if there were other overlay districts in the county.

Mr. Valdez said this would be the first.

Mr. Hogan noted that Agua Fria had a historic overlay.

Mr. Valdez said Agua Fria's was established by the state. They had a community plan but it didn't apply any design standards. Chimayó was different.

Ms. Massengill asked Mr. Rogers if there was any federal funding for things like this and if they would have to be a political subdivision to apply.

Mr. Rogers said they didn't have to be a political subdivision but there was not much federal money available. Save America Treasures usually had money but not right now.

Mr. Valdez said there were some small grants that could be applied for by community groups - maybe \$5,000 or such.

The motion passed by unanimous voice vote.

B. Update on the Water Trust Board Grants and Current Funding Requests (Karen Torres)

This item was stricken from the agenda.

7. ACTION ITEMS

A. Request Support for Santa Fé Metropolitan Planning Organization Transportation Policy Board Resolution No. 2007-1, A Resolution Advancing Complete Streets for the Santa Fé Metropolitan Planning Area

Mr. Hutchinson explained that MPO staff were here in November and January to talk about the Bicycle MP. He wanted to follow through to see what support COLTPAC could offer them. It was comprehensive and they wanted to present it to the BCC at month end. He thought it would help if the Committee could provide a support statement.

The Santa Fé MPO adopted Complete Streets in 2007 - a national movement that transportation should include all modes and mostly directed to new construction. In theory Santa Fé County supported that. There was not much in the sustainable code although Andrew Jandáček was working on it. It did provide for connectivity with open spaces and parks. The language he proposed included on-road facilities too. That needed a little reinforcement.

Mr. Hutchinson moved to approve the resolution as follows: "That COLTPAC endorses the recommendation and improvements for both off-road and on-road bicycle facilities exemplified in the Santa Fé Metropolitan Planning Organization's draft Bicycle Master Plan which supports multi-modal flexibility and connectivity to Santa Fé County open space, land, trails and parks."

Ms. Massengill seconded the motion.

Mr. Johnson asked about the definition of "facilities."

Mr. Hutchinson said it was the transportation venue.

Mr. Patrick thanked Mr. Hutchinson for doing this.

Ms. Baker said on-road connections were difficult for the county to do so requiring it for future development would help. Retrofitting was difficult so this was good to include up front.

Mr. Hogan pointed out that as part of reorganization in Santa Fé County, Public Works included not only open space and trails but also roads and utilities so this was very timely. Our new Public Works Director is a biker. They were getting briefed on the bicycle master plan tomorrow.

The motion passed by unanimous voice vote.

8. MATTERS FROM THE COMMITTEE

A. Update on development near the Potrero/Chimayó Open Space

Dr. Mills put this in as a placeholder for Mr. Rogers.

Mr. Rogers said they had covered it already.

9. MATTERS FROM OPEN SPACE AND TRAILS STAFF

Ms. Baker thanked the Committee for their effort and energy in working through these issues.

She announced they were under construction on the first segment of the Rail Trail.

Mr. Johnson said it was awesome - a big engineering job watching all the bulldozer activity. The

technical challenges were not removed 100% and still some fun for bicyclists. He asked how much further they could go this year.

Ms. Baker said parts 2 and 3 would be bid close to the end of the year. That segment would go down to Vista Grande.

Chair Pallin asked if there was anything new on the next bond issue.

Ms. Baker said the County was undertaking a capital improvement plan right now to get the capital program in line with the growth management plan. They were developing a score sheet to rank on readiness and what they would serve in the county that was also in the sustainable growth plan. All of them would be scored eventually.

Mr. Hogan added that they were not going to put the tool forward for adoption by the BCC formally.

Ms. Baker felt this would help with the bond in November. It would be a bond for county-wide projects and include open space projects.

Chair Pallin asked if it was just capital so the flexibility on maintenance would not be part of it.

Ms. Baker said it wouldn't. The staff members were discussing that among themselves.

Mr. Hogan felt there was a perception that bonds could be designed for no increase in taxes. The total was fluctuating right now. Open Space needed to make sure the plans were in place to fulfill programming and to find ways to leverage it.

Chair Pallin said the Committee had been hearing about inaccessibility from people.

Mr. Hogan said there were very popular things to draw people to vote and open space was one of those. But they also took away from other services offered by the County. They needed to balance it out with other things for the County. They might not get as much with the next bond cycle but perhaps the next one after that. He didn't think they would be denied but maybe not get as much.

Dr. Mills said they went to technical review team for the consultant on the Edgewood Open Space and were about 50% on engineering and got important feedback from the review team today. They would do some soils testing to finish the design. She thanked Chair Pallin for picking up the organization for stewardship on it. She thought they would learn from those efforts how much support they would have on it.

Mr. Hogan said they had to go through the Master Development Planning process. Dr. Mills wanted to challenge that.

It would add a considerable amount of time with public notice, hearings, etc. And it would be a challenge on getting it in this funding cycle.

Mr. Hutchinson asked if that had to be done by staff or consultant.

Mr. Hogan said it would be by both.

Chair Pallin thought the zoning was the province of Edgewood and didn't think the County had jurisdiction on it. He explained that the County bought that from Wild Life West and that was now part of Edgewood jurisdiction.

Dr. Mills agreed to get it clarified.

Dr. Mills said Eliza Kretzmann had resigned and she advertised and got 12 good applicants. She and Ms. Baker recommended 3 of them based mostly on expertise. We'll see what BCC decides.

The last thing was the signing of the 2012 conflict of interest forms.

Ms. Baker reported on Arroyo Hondo Open Space. The RFP for design of the trail was coming out soon. Phase 2 and landscaping would soon be finished soon. The RFP for design on the rest of the river would be out this weekend.

Mr. Johnson asked about South Meadows.

Ms. Baker said they were preparing the contract now and when signed it would be underway.

Mr. Hogan added that he met with property owner to the north of South Meadows Road and they seemed amenable to granting an easement or selling some property. So they were working on getting acquisition on all of it from one end to the other to the widths that would be required.

Dr. Mills had asked Ms. Baker and Megan to organize a field trip to look at the river.

Mr. Hogan said that also might be a trial run for something similar with BCC so the Committee's feedback would be appreciated.

Dr. Mill was still pushing for public access at the Thornton Ranch. Staff would meet with the BLM ranger, Michael Carpenter, out there soon. Michael Carpenter. They signed an MOU about management and hoped that with the passing of the act the feds would allow the County to piggyback on it. But for the remainder of the project, staff could probably open up some for equestrian and hikers. They had to figure out how to secure the hill before opening it with a ranger out there. Mr. Carpenter was a ranger and she was trying to get his cooperation.

Chair Pallin was sure the sheriff had an auxiliary with volunteers on horseback and bicycles. He asked for staff to get him an appointment with the Sheriff. He described his experience working with a sheriff on enforcement. If the economy improved they would need many more staff than we have.

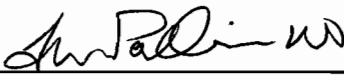
Mr. Hogan said they had to be creative with volunteers. When he and Dr. Mills went out to Thornton Ranch, many people asked what they could do to help. They wanted to pursue a foundation to fund a

volunteer coordinator.

10. ADJOURN

Mr. Hutchinson moved to adjourn the meeting and it was adjourned at 7:55 p.m.

Approved by:



Sam Pallin, Chair

Submitted by:

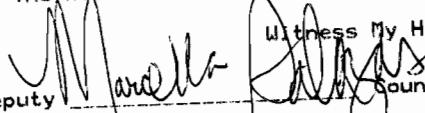


Carl Boaz, Stenographer



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
I Hereby Certify That This Instrument Was Filed for
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COLTPAC MINUTES
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Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM

SFC CLERK RECORDED 05/31/2012