

**SANTA FE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**SPECIAL MEETING**  
**STRATEGIC PLANNING SUMMIT**

**September 26, 2024**

Hank Hughes, Chair - District 5  
Camilla Bustamante, Vice Chair - District 3  
Justin Greene - District 1  
Anna T. Hamilton - District 4  
Anna Hansen - District 2

**SANTA FE COUNTY**  
**SPECIAL MEETING**  
**STRATEGIC PLANNING SUMMIT**  
**BOARD OF COUNTY COMMISSIONERS**

**September 26, 2024**

1. A. This special meeting of the Santa Fe Board of County Commissioners was called to order at approximately 9:05 a.m. by Chair Hank Hughes in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

**B. Roll Call**

Roll called indicated the presence of a quorum with the following members present::

**Members Present:**

Commissioner Hank Hughes, Chair  
Commissioner Camilla Bustamante  
Commissioner Justin Greene  
Commissioner Anna Hamilton  
Commissioner Anna Hansen

**Members Excused:**

None

[These minutes are presented in a summary format.]

**C. Approval of the Agenda**

County Manager Shaffer requested starting this two-day session with the Commissioners' initiatives rather than the goals.

Commissioner Greene moved to approve the agenda with the recommendation by the Manager. Commissioner Hansen seconded and the motion passed by unanimous [5-0] voice vote.

**D. Welcoming Remarks**

Chair Hughes thanked those in attendance.

Cindy McKee, Strategic and Operational Planning Director, noted how quickly time has passed since last year's strategic summit. The strategic plan is actively engaged in daily

SFC CLERK RECORDED 11/13/2024

at the staff and the Board level rather than an annual event. She acknowledged the work of staff and the Commissioners.

This meeting will focus on reviewing new initiatives and in-place strategies with an eye to refining them for decision making and allocation of resources.

Directors and staff were invited to join the table as subject experts when their department is being discussion.

Accomplishments since last year:

- Public-facing dashboard for the strategic plan
- Developed a workplan and timeline for every strategy in place
- Provide the BCC with a monthly update on strategies
- Staff has utilized the strategic plan to prioritize resources based on Commission direction
- The strategic plan serves to reach completion of the things deemed most important for the County: implementation of innovative technologies at the Adult Detention Facility, initiation of a new transformational ERP system, launched a customer service center/new cultural operation to serve constituents, etc.

Manager Shaffer acknowledged County staff who do the work that results in the progress that is reported in the various monthly updates and within this meeting's packet. The strategic planning process embodies things at the core of what the County aspires to be as an organization. "The County strives to be honest with ourselves and colleagues in accessing strengths and identifying weaknesses and measuring progress". There is investment in critical self-assessments and invite candid feedback. Progress is measured in a public and transparent way – the dashboard. This assessment is conducted openly and consciously.

Manager Shaffer said that Ms. McKee, who leads these efforts, embodies the core values and models accountability by owning her part. [Ms. McKee received a round of applause.]

### **Commission Initiatives**

**1. Agua Fria Center:** Commissioner Hansen introduced this initiative stating it has come from the constituents of the Village of Agua Fria, many of which are in the audience today. The constituents desire and need this in their community. The Agua Fria Village Association supports this initiative. It is both a strategy and a special project.

The Village has many needs and Commissioner Hansen has advocated for them. She spoke of the uniqueness of this historic traditional village in the U.S.

The community went to the State's Economic Development and applied for a MainStreet

Grant. From those efforts, the community received a \$5,000 and was assigned an architect.

Commissioner Hansen emphasized that this project is entirely community driven. The Romero Park master plan envisions an additional building and that has been slated as the correct location. This would provide a large meeting space for 200 to 300 people that currently the County lacks.

The request includes scoping. There is already legislative support through a memorial for a museum and historical center in the village. The center is currently referred to as the Agua Fria Historical Arts & Cultural Center. The Nancy Rodriguez Center on the property is not suited for large events. The El Camino Real School lacks facilities that could be addressed with the new center. The proposed center encompasses a broad spectrum of services that it will provide.

Commissioner Bustamante commended Commissioner Hansen and the Agua Fria community for bringing this request forward. She mentioned an archaeological agriculture lecture she attended that discussed how people had survived and lived in the area as well as celebrating the arts and culture in the area. The center could provide a tremendous opportunity to celebrate and inform about the tribal uses and travelers on the Camino Real. Commissioner Bustamante said the feasibility needs to set out a timeline for advancing the project.

As an architect and urban designer, Commissioner Greene said he supported building places and things. He supports the initial steps of getting this project into the process. Identifying a feasibility and needs assessment to prove the location is correct. He supported the MainStreet grant and planning process and he advocated the center serve as an anchor for the community.

Conceptually this is a very nice idea, stated Commissioner Hamilton. She appreciated the historic value of the proposed center and supported moving forward with a feasibility study to ensure the site is appropriate. The proposal should be linked to the arts & culture initiative – part of strategic planning is to evaluate like things together. Review this in the context of what the County is already doing rather than review this as a one-off.

Commissioner Greene said a feasibility study for an amphitheater is progressing in partnership with the City. A budget for a feasibility study is the first step and that study would scope out the financial ramifications, location/site selection criteria, possible partners, a timeline, etc.

Commissioner Hansen noted that the Village reached out to a number of private partners who may want to be financially involved creating a private/public partnership. Incoming Commissioner Lisa Cacari Stone is supportive of this effort. This is more than an arts center. It is a historical cultural center.

Manager Shaffer said the initial phase of evaluating this project would be in the mid-year FY26 budget process. The strategic planning process feeds into the budget process. The results of that can be weighed with the recommendation and direction given relative to the arts council. Commissioner Hansen reiterated that this is not merely an arts center.

**2. Evacuation:** Manager Shaffer noted that the Emergency Management Director Brad Call was not able to attend today; however, the comments/discussion points were developed with his input.

Commissioner Hamilton said having a strategy to further develop evacuation plans is an offshoot of things already being done. It is in part recognition of how we got here in that the previous Emergency Manager was against published evacuation routes because of terrorist threats. This is developing plans so communities know how evacuations would be handled and options for evacuation. This is intended to enhance what has already been accomplished. Communities are still asking what happens in the case of fire, toxic spill, etc.

Commissioner Bustamante was surprised this was not already part of the planning process and said this is critical to have. She mentioned a couple of incidents where one-way-in/one-way-out communities experienced havoc during fires.

Commissioner Hansen fully supported evacuation plans noting that Las Campanas Drive is dicey and easily backed up. A functional evacuation plan is necessary.

Commissioner Greene was fully supportive of this and mentioned how modeling is helpful for high risk areas. Terrorism as well as natural disasters needs to be considered.

Manager Shaffer said the emergencies operation plan reviews all the different scenarios that need to be prepared for. A great deal of planning is necessary prior to documenting an evacuation plan.

Chief Black stated that a large public education campaign needs to be developed. The threats are vast and the public should be aware of egress and evacuation and what to do. The education outreach component need is great.

Commissioner Hamilton said there is a legacy of not taking this far enough to accomplish the education component.

**3. A. Supportive Housing for the Homeless:** Chair Hughes said supportive housing for the homeless is the final need for the homeless and includes the mentally ill who are in and out of jail, who need a place to live and receive the services they require. He appreciated that the County has already made progress with Nueva Acequia. It would be good to have one place for people with mental illness who do not mix well with others. He did not envision Santa Fe County owning the housing and instead Life Link, Interfaith or the Catholic Charities would and the County offer them support.

**B. Homeless Partnership:** Commissioner Greene said advocated a comprehensive plan to address the many different situations of the unhoused. He appreciated the County is actively participating and desired that more resources are expended to the partnerships. The community’s frustration is asking for leadership and he proposed the County step up to that role. A partner should be found for the elements that the County is not suited to provide.

**C. Continuance of Care:** Commissioner Bustamante said she has been working a project that serves people either in recovery or judicially involved and those people clearly expressed a desire to receive training and employment. What is lacking is the support to find housing and things like a driver’s license. The County has Indigent Funds to take the lead on these type of issues. How do we get to a place where a person is supported getting training and an education? She mentioned that former addicts have expressed an interest in training for a community health worker position. Without case management and social support, which is a public health issue, many fall through the system cracks.

November 6<sup>th</sup> a speaker from JFF, Jobs for the Future, will be in Santa Fe. She mentioned the importance of expunging records to assist individuals in obtaining employment. She lauded the County’s hiring through Innovate Educate. She advocated that the community college have a specific advisor for the correctional system.

Commissioner Hamilton noted that taking care of each other is one of the most critical things that the County does. How to change the formula? What can we do that is different? There is clearly expertise on these issues within the County and perhaps a task force is necessary.

Commissioner Hansen said the services in the community are at capacity. In the past there were boarding houses and halfway houses that provided shelter and food at a very low cost. Those no longer exist. Shelters should not be concentrated in one area which currently they are. New locations are needed.

NACo is working on the homeless problem and Commissioner Hansen encouraged staff to take advantage of their conferences and research.

Manager Shaffer observed that the first step would be to identify at a BCC meeting all of the pieces that currently exist and are in the works so the Commissioners are all at the same perspective. He requested that staff address some of the issues that were raised.

Ann Ryan, CSD Director, said the department agrees with the Commission. “This is a very, very complex social problem, public health problem, economic problem.” The existing architecture includes the Continuum of Care (COC) Grant which is a HUD federal program that looks geographically at addressing this issue in evidence-based ways. It is coordinated by the New Mexico Coalition to End Homelessness. That

Coalition has divided the state in two areas: Abq-metro and the balance of the state. It's important that there is unified clarity in what the Commission's direct ask is to ensure a comprehensive recommendation of this challenging issue.

At the local level, Ms. Ryan said there is S3 – safe, stable, supportive housing – which follows the zero model of NACo. The City of Albuquerque has taken the lead on that. She noted that Jennifer Romero attends and is an active participant in the S3 group. It's important that CSD be actively involved in all efforts with a primary seat at the table but in a supportive collaborative way and not as the lead.

Ms. Ryan mentioned that the Governor is interested in developing an Office of Housing to interface with all of the components. Community health is determined by vigorous economic development. What is being done to attract more providers? Is there technical assistance? Are they educated about the ICIP process? What is the County doing as a government to help the provider?

Ms. Ryan said AOT – assisted outpatient treatment – Act passed during the 2016 NM legislative system. It basically mandates court ordered outpatient treatment. It can be an effective tool if the recipient has resources, e.g., housing and other supports. It is very challenging without the needed resources. The Governor recently convened a meeting among the stakeholders within the 1<sup>st</sup> Judicial. Administrative Office of the Courts, AOC, received an appropriation of \$3 million to roll out AOT and competency that follows a criminal track. AOC has already hired three FTEs for the initiative and one will be based in Santa Fe. The County has agreed to be part of the process which includes Sequential Intercept Model, SIMs, which maps out the gaps specific to behavioral health providers. The SIMs mapping will bring together all stakeholders to then strategically review the gaps so other decision-making bodies can make informed decisions about where and how to best allocate resources.

Commissioner Bustamante appreciated that this was an evidence-based approach. She mentioned the lack of continuance between what happens at corrections and once out of the facility. With the talented health care workers at the corrections center, it is important that communications occur with the outside providers.

Jennifer Romero, Deputy Director CSD, said the S3 initiative is a think tank with the community. Philanthropic partners are more nimble and able to provide monetary support. Commissioner Greene said he was honored to have attended an S3 meeting.

Commissioner Greene said a task force is necessary. The issue is greater than the city. It includes tribal areas and other jurisdictions. There will be overlap between areas but the County is the one who should be stepping into that leadership position, stated Commissioner Greene.

[The meeting recessed from 10:45 – 11:05]

Paul Olafson, Community Development Director, advised the Commission that an RFP was issued for an affordable housing investment strategy. The consultant would review all of the County’s resources and provide recommendations of where the best bang for the buck is. That could include permanent supportive housing and includes the region and the entities working in the same field. Once that strategy has been determined, a Notice of Funding Availability could be issued for specific initiatives.

Deputy County Manager Elias Bernardino said the Board approved Project READY last year and he reviewed the mission statement: “Santa Fe County is committed to breaking the cycle of incarceration especially as it relates to substance abuse...Project READY initiative offers comprehensive programs designed to empower individuals who have been involved in the criminal justice system with a particular focus on addressing the root causes of substance abuse...providing them the tool they need to succeed...” Project READY is an acronym for rehabilitation emotional support access to resources dynamic employment opportunities and yearning to live a sustainable life. A leadership team with CSD and ADF has been developed to align programming and ascertain where the gaps are.

Mr. Bernardino said the Building Bridges program through the DOJ provided an opportunity for ADF and CSD to participate in and visit jails with detox concepts.

**4. Wildland Urban Interface Fire Prevention, Education and**

**Homeowner/Business Insurance Issues:** Commissioner Hamilton said this is a growing problem with constituents losing insurance because of wild fires and other natural disasters. This falls in line with other strategies. The state has an interdisciplinary task force looking at this problem and includes the state’s Office of Insurance. Chief Black and senior staff are already involved in this. It should be acknowledged in the strategic plan as an ongoing issue that needs attention. Fire Wise is an important program but is not enough for insurance companies. Constituent support through education is important.

Commissioner Bustamante requested that “flood” be included in the insurance issue.

Commissioner Greene recommended the installation of 6” water lines for water hydrants within the ISO rating areas. He said Public Works is working on this as is the Fire Department. Commissioner Hamilton agreed that hydrants are important but many of the water systems are private.

Chief Black said that currently ISO does not capture wildland components in their assessment and scoring. The state is working on this with State Forestry, CID, OSI and others and it is separate from the ISO. Water supply is very important and water tanks in strategic places may be part of the solution.

Manager Shaffer said this could be appropriately listed under the existing workplan strategy and is part of sustainability and the updates to the SLDC.



Chief Black confirmed this has been a joint effort with other departments. Public Works is installing bulk water stations and other work south of Madrid with water tanks. The County is taking proactive measures.

**5. Open Space:** Chair Hughes said he has attended COLTPAC meetings and there is a desire for an annual budget to purchase open space. Currently, they are looking at land north of Eldorado, south of Sunlit Hill and east of Rancho Viejo. He suggested budgeting money midterm this fiscal year and then deciding whether it should be an annual budget item. Purchasing open space around growth areas is desirable.

Commissioner Hansen said in 2000 a GOB was approved for open space. She supported open space as a bond issue not through the budget. Open space needs to be maintained and the County needs the capacity to write and implement a management plans.

Commissioner Hamilton said there is an opportunity for managing open space, preparing for climate change and making the County more resilient. It should be a priority of the County to restore those lands, e.g., rain gardens, water retention/conservation. Consider restorative agriculture/soil practices as a priority for the open spaces.

Commissioner Greene said he supports the previous comments and added that access plans are necessary.

Chair Hughes said the property he is referring to has access on the rail trail which runs through the center of the property.

Speaking in support of wildlife corridors/property accessibility, Commissioner Hansen said not all of the County's open space needs to be accessed. She lauded Roshi Halifax who purchased a great deal of the property around the Cerro Gordo Upaya facility to protect the wildlife.

Manager Shaffer said this is a specific capital request and reviewing all the potential open space properties available and lining that up with the budget cycle would provide better decision making. Also, COLTPAC's criteria should be reviewed in relation to the BCC's priorities in terms of scoring.

Adeline Murthy, Planning Team Leader, said in terms of climate preparedness open space does provide a good opportunity and the County is investing in that effort. Retaining water is a current project at the Rio en Medio open space. Beavers are being protected in Los Potreros to ensure they maintain the ecosystem. In terms of access, the ranger program is essential and currently there is one ranger.

The property Chair Hughes is referring to is called Bobcat Crossing and it is an important corridor through the Galisteo Basin into the Sangre de Cristo Mountains. Securing the property will reduce human and wildlife contact.

Ms. Murthy said in the four years she has been with the County, COLTPAC has only received two applications for property acquisitions. Chair Hughes said setting aside money for opportunities may be appropriate.

There was support for this property.

Manager Shaffer said that if the Board wants to set aside funds, staff would work on ways to align the request with the budget cycle. He noted there is an operational impact that should be considered. GOB funds have spend down requirements that, if not met could jeopardize the tax advantage status of the bonds.

**6. Santa Fe County – Edgewood Joint Water Utility:** Commissioner Bustamante said this is an item that has been discussed for months. The request is to evaluate and take appropriate action and it appears from the staff comments that the idea has already been dismissed. The majority of the water rights that were available in Stanley have been sold to the oil and gas industry. There is a well available that has significant water rights and could supply water to the Town of Edgewood and surrounding County entities. The County has a Santa Fe centric approach and Edgewood, Galisteo and Stanley are not attended to. She requested that the County consider being a partner in purchasing wet water to pipe to the Town of Edgewood and perhaps pipe water to Stanley. The staff comments contained within this initiative further sustain the centric approach.

Manager Shaffer said the staff comment was based on the timeframe not the merits of the idea. He apologized if that wasn't clear.

Commissioner Bustamante discussed the water rights that began being auctioned off in August 2024. One well has been held because the Town of Edgewood desires to purchase it. The Town has federal money to install a pipeline from the well to the Town and water could be extended to other residents. This is opportunity driven.

Commissioner Hamilton commented on the challenge of residents in the unincorporated part of the County to maintain water service. This could be an opportunity to jointly solve the issue.

Commissioner Hansen said the Commission has discussed purchasing water rights on a regular basis. She too supported purchasing water rights.

Commissioner Greene said the first step is understanding the feasibility of creating a partnership. The fact water rights are available gives this discussion urgency.

Manager Shaffer said the Utilities Division will work on what is needed from a resource perspective. He reiterated that staff comments were based on resources not the merits of the idea.

**7. EV Charging:** Commissioner Greene said the \$3 million NEVI grant the County obtained focused on internal needs. He understood that there were capacity constraints. He advocated that the County maintain its leadership position in EV charging and serve as a clearinghouse for public-private partnerships, for grant writing, rate structure, boiler plate and other assistance. Making the County more attractive for EV traveling people. The film industry chooses environmentally sensitive communities – good EV and recycling – when filming. He said he'd like to see the County's Sustainability and Legal Departments work on a program to solicit hotels, key intersections, etc. to install a bank of charging stations.

For context, Manager Shaffer added that private industry is pursuing those opportunities. It is driven by the entities in the electric vehicle charging space. The County was contacted by a developer of EV charging infrastructure and asked about using County property. The private industry is willing to make the investment and already works with private land owners.

Commissioner Greene said he wants to keep it locally based, at key locations and affordable for the community.

Commissioner Hamilton said it would be more valuable to use County resources to assist residents in getting solar panels.

Jacqueline Beam, Sustainability Manager, said the market is the driver in EVs. She recommended that Santa Fe County stay prudent in the EV market in terms of supplying chargers. Consideration of the County's wheelhouse in this is very important. The NEVI funding is allowing third parties to increase their profit share by soliciting those locations they can lease and then provide the services. There may be challenges regarding pricing but as the demand increases the market will level out. The question is what is the County's role in this environment? The County is working on an agreement with a consultant on the EV transition plan to guide the County into the future. Santa Fe County can serve as an educational tool for the third-party entities.

Mr. Olafson said Sustainability is working on a whitepaper to share with EV businesses about taxes, PNM, etc.

Commissioner Greene noted a recent carve-out from the Anti Donation Clause to deal with utility infrastructures.

This could be a perfect project for a sustainability student at Santa Fe Community College to serve as the contact resource, stated Commissioner Bustamante.

**8. Arts Council:** Commissioner Bustamante said this initiative is added to ensure the concept continues.

Mr. Olafson said a draft scope of work has been developed but solicitation has not begun.

A new staff person is working on this.

**9. Capital Planning:** Commissioner Greene said he is aware of a capital planning endeavor in the Doña Ana area where different jurisdictions are combining their efforts. Santa Fe County, the City of Santa Fe, acequias, land grants, Soil & Water district, etc. do their own individual capital planning rather than collaborating. The first part would be holding a summit and inviting the entities that have a request for the legislature to advise the Commission of that request. The County would assist those organizations in presenting their request and bring the delegation together. It has been very successful for the south central COG.

This would also remove projects from a vacuum-type review, stated Commissioner Greene. Projects should be scored against the funding availabilities that might not be there in the future.

Commissioner Hamilton noted that there was not a similar COG relationship in the Santa Fe area. The County already sponsors and works with lots of groups outside of the county. It is a bad idea if it includes partnering with the City of Santa Fe at this time. Working staff to staff with the City has been effective.

Commissioner Greene said the County would be collaborating in a presentation-type format to allow for a greater understanding of the different countywide requests. The County's projects and projects within the county that are sponsored by other entities would be contained in a collaborative book indicating County support.

Getting the legislators to sit down with the County and hear the requests has always been difficult. Commissioner Greene suggested that the inclusion of other entities may prompt better attendance. Including the City may be problematic was mentioned.

Manager Shaffer said it was worthwhile to have a holistic look at the criteria to include funding opportunities to ensure that staff is evaluating things for and on behalf of the Board aligns with interests. Looking at other funding opportunities is a component of that.

[The Commission recessed from 12:30 - 1:00]

**10. Legislative Strategic Planning:** Commissioner Greene said this relates to #9 in collaborating with the other communities/sub-jurisdictions to ensure collaboration and coordination. He advocating using the lobbyists throughout the year in a proactive manner and taking advantage of the fact that the legislature meets in the County.

Commissioner Greene noted that the legislators are not compensated and have only one temporary staff person. He requested that the County post Commissioner liaisons at the roundhouse during the entire session to support County initiatives and lobbyists. Also, the liaisons would support the legislators with extra assistance showing that we're working as

a team and perhaps receive greater funding.

There was consensus about being strategic. However, there was no support for dedicating a liaison to a legislator. Having a full-time lobbyist did not gain support. Having a representative from the CMO's was effective.

Commissioner Greene said Santa Fe County's hometown advantage is not utilized enough.

Manager Shaffer said the liaison interfacing with lobbyist can be explored. The County's contract lobbyist is following activities during the interim relative to proposals.

**11. Housing Affordability Plan:** Commissioner Greene said the affordable housing plan targets a small segment of society where most of the housing issues are at a broader base. He advocated working on mechanisms the County can implement through the SLDC or the Affordable Housing division to ensure the workforce is assisted. He recommended investigating evidence-based best practices around the country that have addressed affordability for the workforce.

Manager Shaffer noted that #11, #15 and #18 are all within the Board's priority with regard to SLDC changes and associated planning to support those. There are a variety of different focus areas over the next fiscal year that include affordability, affordable housing and sustainability. There is money in the budget to support those planning efforts.

Commissioner Greene mentioned building housing for police, fire, teachers and medical workers for the first few years of their career. Pojoaque is starting this effort and he advocated partnering with them.

Commissioner Hansen mentioned the apartments that were recently approved as part of the solution. Commissioner Greene said he preferred smaller developers with 4-, 8-, 10-plexes.

Mr. Olafson added that the strategic investment study will include public-private partnerships and how to better leverage funding. The duplex plus type of development is within that mix.

Commissioner Greene mentioned the Blue Bus has developed workforce housing on their campus.

**12. Safe Public Events & 13. Safe School Events:** Commissioner Greene said there was a tragic situation at a charter school where a number of students were injured in a fire. The fire was not permitted. His recommendation is to have a check list and monitoring system for different events to ensure proper permitting and information.

Alexandra Ladd, Land Use Administrator, noted that the code is silent on special event permits. She said the rewrite will include specific language to address this. A school district property is a public institution and does not require a special event permit for gatherings. Properties that have a master plan and conduct gathering were approved in advance for the public events with the master plan. A document outlining safety measures and annual inspection is being reviewed.

Chief Black said there is a permitting process that allows for recreational burns along with ceremonial and agricultural burns. The current permit outlines the dos and don'ts. Staff is reviewing this specific incident. Fire and Growth Management will partner on fire permitting.

**14. Fire Hydrants:** Commissioner Greene said there are a number of public water projects and he encouraged the County to install 6" lines. In fact, in the Aamodt area many of his constituents don't want domestic water but they want water for fire protection. A number of residents in Tano Road recently lost their fire insurance due to lack of a hydrant in the area.

Brian Snyder, Public Works Director, said anytime there is an opportunity to extend fire coverage they do so. Lines are typically extended for domestic purposes not fire purposes. With too large of a line and limited demand the risk of water quality issues increases. Both the Pojoaque and Chupadero new lines will have fire hydrants added. Surface lines on dead-end roads will not have a 6" line but typically there will be a fire hydrant near that street. A challenge with mutual domestics is the tanks needs to be sized properly for adequate fire protection. A well cannot keep up with fire demands.

Captain Black said ISO does consider "water on wheels" how many trucks that carry water. Addresses are reviewed in relation to the station and it is a multi-faceted approach. The department is considering more tenders to address this concern.

Commissioner Hansen encouraged Commissioner Greene to educate his constituents about the advantages to hooking up to the regional water system. The water from the regional system will be much better than the well water. The more customers the more likely hydrants are installed.

**15. ADU Innovation:** Commissioner Greene recommended finding ways to encourage ADUs in any way possible. Do not preclude ADUs when subdivisions are granted. Perhaps require a certain percentage of a development to contain ADUs that are built at the time of development. Building an ADU at the same time the initial home is built will be more economical and thus more affordable. This is a, Yes, in my backyard to address the housing issue.

Commissioner Hamilton was unsure whether requiring X number of ADUs per development was doable. In fact, in many areas an ADU is prohibited.

Chair Hughes noted that Eldorado’s prohibition of ADUs was water related but now that they’re on County water the issue could be readdressed.

Ms. Ladd said the issue of ADUs will be reviewed in the code. An ADU can create incremental affordable housing.

Commissioner Bustamante recalled that the Commission recently approved an ADU that was in excess of 1,500 square feet which was clearly not a smaller dwelling. The prohibition of ADUs is many times to protect the groundwater. She envisioned that it will benefit the wealthy resident/or part-time resident building the ADU and it will not be rented for an affordable price. The water issues should be the top consideration.

**16. Childcare Spaces in Developments:** Commissioner Greene said this recently came up in a 300+ apartment unit development that was targeted families. He supported that once a project reaches a certain size of multi-bedrooms that it is required to include childcare spaces within the development. There is a lot of money in the state for early childhood education and these facilities could tap into that.

Commissioner Hansen noted that childcare requires registration with the state and a business license from Santa Fe County to name a few requirements. She said obtaining a business license from the County is difficult and she’d like to see that reviewed.

An on-site facility will be very helpful for the people living in these large apartment facilities.

If the County is requiring childcare spaces, Commissioner Bustamante asked that Growing Up New Mexico and like organization be conferred with as part of that conversation.

Ms. Ladd cautioned that the purpose of land use code is to preserve public health and safety when it comes to the built environment and protect our natural resources. This request is a little bit of “mission creep” and needs to be further studied. Perhaps an incentive or pathway could be included in a master plan. Housing financing does not include childcare centers.

Commissioner Hamilton mentioned that it would be great if the County could offer childcare and mentioned some of the larger corporations that do so.

**17. Chimayo Community Plan:** Commissioner Greene said the community is divided by two counties, Rio Arriba and Santa Fe. The community wants to work on a number of issues and needs help. He suggested working with the community and Rio Arriba. That includes the post office, the plaza, and the pilgrimage site. The 2015 Chimayo Plan needs to be updated and he suggested Mr. Crail assist them.

It was suggested the community reach out to the Planning Department.

**18. Net Zero Growth:** Commissioner Greene said the concept is using the Facebook model to have 100 percent renewable energies tie-ins to the development. This initiative can be accomplished in partnership with PNM or other service area utilities. New meters can buy 100 percent renewals and it could be a requirement.

Commissioner Hamilton said she was not ready to support this major policy without a lot more information.

Commissioner Greene said the initiative is to study it and determine its feasibility. He said he has had discussions with PNM and they too are interested in the feasibility.

Commissioner Hansen said the County has joined the Race to Zero and this fits within that.

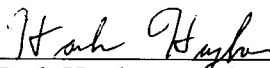
Ms. Beam said PNM is on track to be 50 percent renewable by 2025. The co-ops are further behind at 30 percent. According to those figures everyone is en route for their energy transition obligations. The challenge with policy or off-grid projects as they require PRC approval. She said that is “quite a beast to take on...in making that a requirement.”

Commissioner Greene said the idea is to find out if it is feasible and to serve as a leader in the community.

**Adjournment**

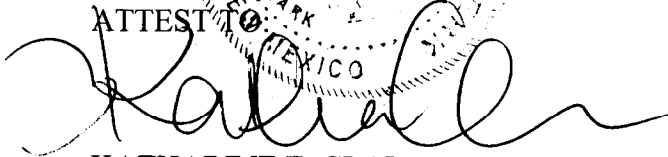
Upon motion by Commissioner Bustamante and second by Commissioner Hansen, Chair Hughes declared this meeting adjourned at 2:00 p.m.

Approved by:

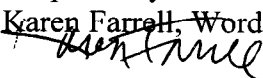
  
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Hank Hughes, Chair  
Board of County Commissioners

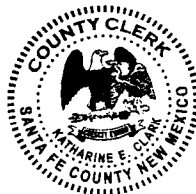


ATTEST TO:



KATHARINE E. CLARK  
SANTA FE COUNTY CLERK


Respectfully submitted:  
Karen Farrell, Wordswork  




COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

STRATEGIC PLANNING SES  
PAGES: 16

I Hereby Certify That This Instrument Was Filed for  
Record On The 13TH Day Of November, 2024 at 11:10:33 AM  
And Was Duly Recorded as Instrument # 2046513  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Katharine E. Clar  
Deputy  County Clerk, Santa Fe, NM

SFC CLERK RECORDED 11/13/2024