

SANTA FE COUNTY
SPECIAL STUDY SESSION OF THE
BOARD OF COUNTY COMMISSIONERS

October 22, 2007

This special study session on the Growth Management Strategic Plan convened by the Santa Fe Board of County Commissioners was called to order at approximately 1:44 p.m. by Chair Virginia Vigil, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll was called and indicated the presence of a quorum as follows:

Members Present:

Commissioner Virginia Vigil, Chair
Commissioner Jack Sullivan, Vice Chairman
Commissioner Paul Campos [1:55 arrival]
Commissioner Mike Anaya
Commissioner Harry Montoya

Members Absent:

[None]

III. Growth Management Presentation on Existing Conditions

[Exhibit 1: Outline for the Three Study Sessions; Exhibit 2: Growth Management Areas and Scope of Work; Exhibit 3: Presentation for 10/22/07]

ROMAN ABEYTA (County Manager): Thank you, Madam Chair. The growth management Department has been working on a growth management strategy that we would like to not only adopt but implement over the next 12 months and it's going to take a lot of determination and dedication and also time from the Commissioners over the next three or four months. It's going to be critical that we get as much input as possible from the Commission. So this is the first from hopefully two more study sessions we'd like to try to have before the end of the year so we have a real good understanding as to how to proceed with our growth management strategic plan. And with that brief introduction I would like to turn it over to Jack Kolkmeier.

CHAIR VIGIL: Mr. Kolkmeier.

JACK KOLKMEYER (Land Use Administrator): Thank you Madam Chair. Thank you, Roman. Thank you very much. We're looking forward to actually today kind of

marking the first of a series of three meetings that we would like to do with the Board and Board members to really now solidify and focus on the growth management strategic plan that as you know we started about two years ago and we're really ready to get into it, not just with philosophical ideas anymore about what planning should be and what it might be like, but some real hard data and facts and figures to show you where we are and to talk with you about some of the options of where we might grown in the next couple of years.

It's been very fascinating for us as staff, and I'd like to start first of all by thanking the staff. I think we've had probably in the neighborhood of some 15 different staff members working on this over the last couple of weeks. It shows one thing: that your reorganization chart works. In case you've had any doubts about it. It's pulled a lot of different departments, a couple different departments and divisions together. We've put maps together in a way we've never done it before thanks to our incredible GIS and IT staff. So we think that while this has been a huge order to pull all this together so quickly, it's actually been a good exercise for staff and for all of us to put this information together because it really helps us to see where we are.

So first of all, thanks go out to staff. In the future we'll probably be putting this all together for you in binders so we can keep it all – there's going to be a lot of stuff coming over the next couple meetings and we'll prepare binders for you so that you can keep all the information together and we'll help you keep it all very organized.

What we're going to do this morning, we're going to make a couple very brief introductory remarks and then Judy McGowan is going to take you through today's exercise which is really going to be about a review of existing conditions and the data that we have as they pertain particularly to the environment, to the current location of population and the basic infrastructure that's in the county. We'll have a discussion at the end of this session which will be led by Liz Travis who is our official strategic planner, and then we need to wrap up – we'll go till 3:00 or however long you want to go, but that's scheduled to go from 1:30 to 3:00. We got started a bit late.

We need to set – we have a date set for November's meeting but we do not have a date set for December. So, Madam Chair, if we could, before we all depart today, it usually seems to be best while we have the Commissioners all at the same table, if we could try to set a date for a December meeting.

CHAIR VIGIL: When's November's?

MR. KOLKMEYER: I think it's the 13th, is it not? Roman, do you know the date?

LIZ TRAVIS: (Strategic Planner): Madam Chair, Commissioners. It's November 13th. It's part of the BCC special session before the land use meeting. We are slated on the agenda right now as the last hour of that special session.

COMMISSIONER MONTROYA: So from 2:00 to 3:00?

MS. TRAVIS: That's correct.

MR. KOLKMEYER: And at the November meeting, just so we're all clear on what we're embarking on here is today's session is to go over existing conditions with you in a number of different categories. The November meeting is going to focus on what are the

issues? What are the real primary issues that we're faced with in the county, and what are the obstacles and opportunities that we have around those issues, taking a look at what some of the inevitables, as we have come to call them are, like for example, that we know that the population will continue to grow in some fashion. We'll be pressed by things that come into the county as they are always, but to look at those issues and that will be the session where we get to go into those issues in some detail.

And then the December meeting is going to be what are our best options to address the issues that we've identified and the courses of action that we need to take, including budgetary and fiscal objectives, ordinances and programs that we may need to devise. So again, this is a pretty aggressive agenda that we're on but we think that if we can get these things accomplished by the end of the year, take a break for the holidays and come back we'll be ready to go.

You have a couple of things with you today that we'll be referencing as we move forward. One of them is this little packet that has a yellow page on it. *[Exhibit 2]* You've seen this before. This was a document that you first received that laid out the growth management areas and then a work program. If Commissioner Sullivan doesn't have one, can somebody – do you have one, Commissioner? Is there one there?

And then the work program that we set out. *[Exhibit 1]* We did this several months ago. That's just to give you that so you can see that we're on the same track from which we started. And then you have a handout that introduction written on the first page and this is primarily what we'll be going over this afternoon that we'll lead you through, and also a power point presentation. *[Exhibit 3]*

Having said that, I just want to remind us all that we're on a track here to do this based on where we started with strategic plan back in the beginning of last year in 2006, when we laid out some very specific goals, first of all for strategic planning countywide. Those goals – there are seven of them – were: to describe a desired future for Santa Fe County; to fit in with existing plans that we had so that none of the plans that individual divisions and departments have done would be forgotten anywhere along this path that we're on; describe what is needed to achieve this future; act as a guide to budget decision-making; act as a guide to departmental and BCC decision-making; provide clarity about responsibility for implementation and results; and monitor the results.

Again, these seem like sometimes strategic planning gobbledygook, but strategic planning isn't done the way it is and put together the way it is without really a clear intention and purpose and we've laid that out there. As you then may recall, we have one final big wrap-up strategic planning session in which we focused on objectives for a unified growth management plan, and that was in April of 2006. And at that meeting we laid out the six principles for which we now have taken these six principles and wrapped them into the three meetings that we're going to have starting today. Those six objectives were to focus on community needs, values and feedback in relation to future planning and local economic development.

Again, taking into account all the community planning that we have done and all the work that we've done with our communities over the last really ten years, decide on the

location and character of future growth. This is one that again comes up repeatedly. We want to know where we should be growing and how that growth should look in relationship to the communities that are already there and the environment.

Third, to protect the natural environment in the rural and open spaces between existing communities. Four, to conserve water and other infrastructure resources for present and future generations. Five, balance individual property rights with the values expressed by communities. And finally, to provide the appropriate government resources to implement a unified growth management strategy.

So again, you can see – although it seems like maybe it's been a long haul. Because it really has been almost two years, two full years – that we're really following all the steps that we set out and that you helped to guide us along the way to get to where we are today. So by way of introduction, just to remind us that we really are on the track that we have worked on together.

Having said that we're going to now go into a review of existing conditions and data and some of this other information will be further elaborated on by Judy McGowan. Madam Chair, if I may turn it over to Judy.

JUDY MCGOWAN (Planning Director): Good afternoon, Madam Chair and Commissioners. I'm going to take you through the maps that we have prepared that illustrate the basic environment and constraints for the County, and resources for the County, and our basic infrastructure. Be aware that along the way I'll make references to other information that we're probably going to have to develop and present to you in the future also.

So the slides, some of which are also repeated in paper maps up because the detail is kind of hard to read at that scale on the wall, illustrate first of all the growth management areas that we brought to you earlier in the summer, that we had determined, based on some criteria, and then illustrate different topics and values. We're going to attempt to show you what's common across the county and what varies by region. It's very basic information.

This first slide is the county environment. The reason we begin with this is this is the context that is the county's place. It's the environment that we live in. It's the county's primary resource, and it's the physical setting for all of our communities and services and infrastructure and for our economy. If you look at the map you'll notice the red. These are the proposed growth management boundaries. This map is showing hydrology, wetlands, floodplains, the water courses, topography. There's the mountains, Sangre de Cristos, the Ortiz and Cerrillos Hills, and Caja del Rio Plateau, grassland areas. It also – which is probably a little to read from here but is on the copy that you have in your packets – lists the eco-regions. And so this is the Southwestern Tablelands, the Estancia Basin, and that has with it elevation, vegetation, wildlife – a whole description of how that eco-region functions.

Obviously, this is the very southern tip of the Rocky Mountains here. That's a very different place. There are several mountainous terrains, several major grassland terrains in this county, along with the major river valleys. All of the decisions concerning land use and infrastructure need to take the key natural attributes into consideration. The natural places and attributes set up the constraints and opportunities that underlay our economy, our cultures, our

ability to solve community problems and our ability to supply local needs. In this county we've paid a lot of attention to water; some of these other issues probably need attention now too. Maybe have been neglected a little bit.

But we're going to need to both avoid development in sensitive areas and direct development to places that can support it. That's a basic principle that's in all the plans that we've ever adopted at the County.

These four planning growth management areas were designated or defined as El Norte, El Centro, Galisteo and Estancia. And they're designated, as we told you before when we came before to you, based on consideration of geographic boundaries – that's slopes, escarpments, ridgetops – existing community planning areas – we tried not to split community planning areas – political boundaries and landscape in this historical concept.

This map goes a little farther in defining some environmental features. It's got quite a bit on it. I think in the future we'll probably bring you some maps that separate out some of these features so that you have a little better idea about them. The guiding principle – I should talk about the map features first. It's underlaid once again with the slope and the water features. Hydrology features are shown on there, surface hydrology. These lighter areas are what has been labeled as agricultural land in Santa Fe County, and we will probably be doing a refined map of that basin and what assess as agricultural lands rather than what someone at NCRS calls agricultural lands.

The cultural and historic sites – hard to see at this scale but they're the red dots that are up there, and they're clustered in some significant places. It shows it basically except with a few exceptions, we're doing what everybody else in the world does is we keep building on the same spots over and over and over again. So many of the cultural sites underlay areas that have been recently developed also. The purple lines, dots, triangles, come from a study that was done during and after the growth management plan in 1999, a visual resources study. So the arrows are showing the views that people value and that were identified as part of this study. They also show some major scenic vistas on here, scenic areas and unique features.

There also are identified some roads such as County Road 84, I believe is up there, that are considered scenic roads. They're not necessarily designated as scenic roads. Some are and some aren't. We all know that State Route 14 is designated as a scenic byway.

This is all to underscore that a guiding principle that was adopted in the 1999 growth management plan and reiterated in our strategic plan was to protect the county's natural environment and the rural and open space between communities. This is something that gets mentioned whenever you go out into the community and ask people what their values are. There are some additional environmental features that may constrain some growth decisions that we will bring you in the future – open space and the refined agricultural use map is one of those. And those aren't in the presentation today but we wanted you to be aware that these are all issues and features that we need to pay attention to as we're going forward.

This is another one where we'll probably bring you more information in the future. This is the topography of the county, the hillshade as we call it, overlaid with our population and growth. So the – and once again, the growth management areas, those are on every single

map. The green spots, tourmaline green I believe, are the estimated locations, illustrated locations of housing units in the 2000 census. So you can see the cluster of the city and the whole urban area. You can see Eldorado – it shows up loud and clear. There is greater La Cienega and Cieneguilla, San Marcos, Edgewood, and the valleys of course, up north are very clustered because of the ownership and topography and it's quite a dramatic environment there.

The black spots – they're little triangles, actually – are the building permits from 2000 through 2006. So that's to show you where new growth has been happening since that census. We're looking at growth and housing and population for a couple of reasons. One is the overall rate of growth, because this affects the County's ability to respond with infrastructure and services, and it also affects the County's ability to generate funds to pay for those things. Certain funding mechanisms work with high growth rates and not with low growth rates.

Population clusters that are existing, like the greeny ones I've pointed out, create recurring demands on County services and infrastructure. And then the rapid growth areas represent new challenges for County services and land use policy where we're going to have to be planning in advance to be able to meet those requirements. So in general, population in general, the highest population of course is in El Centro. Next down is El Norte. Third is Estancia, and the fourth, the lowest population area is the Galisteo growth management area. The growth since 2000 has mostly been in El Centro, and the growth rate since 2000 overall has been slower than we projected.

We had some population projections done specifically for the county in 2003. It was done for the County and the RPA together, and it was based on the UNM population projections. They come out with three or four alternatives – slow growth, medium growth, high growth – and we took their slow growth and our most likely. And our building permit data and the City's building permit data also, and Edgewood's building permit data indicate that we are in fact growing slower than our most likely, which was their slow growth option. That's a good thing, because it allows some breathing room to get ahead of some of these issues possibly.

Looking at the planning areas, El Norte, obviously, the population is clustered in the valleys, except for along the highway for Arroyo Seco, and on the pueblos. Population was just over 14,000 in the 2000 census and the growth since then has been less than .9 percent a year. Less than one percent a year.

In El Centro, it's been going closer to the projected but also below the projected growth rate. However, some areas are growing quite rapidly. So the Community College District, that big blob of black building permits there, has more than doubled since 2000, and if we considered that our growth area I guess that's a good thing. It is happening in our growth area. The Tano Road area up here, north of Camino La Tierra, has been growing more rapidly than we expected it to, and the TAP area, which is Las Campanas, plus Pinon Hills, where Suerte will be – it's not counted in there yet – has also been growing faster than we projected.

We're going to try and get you some build-out rates for different areas in the county for next time so you can see what potential is in other areas also. The housing growth in the City of Santa Fe is happening through infill and annexation and it's growing a little faster than they

projected but not dramatically.

Some areas, such as the Eldorado Subdivision, this area, Seton Village, Hondo Hills area in here, have larger population clusters that the services have to be looked at but in fact they're approaching build-out under our current zoning and are growing quite slowly right now.

In the Galisteo area, it's also growing considerably less than was projected. It was projected to grow about two percent a year, but the decline in the ranching economy and activities is creating some development pressures in this area, and we know that because we keep hearing from people or there's conversations about what can I do on this ranch? What can I do to develop here?

In Estancia, a lot of growth is in the Town of Edgewood, which keeps kind of expanding out to take in a lot of land, so it's grown rapidly in land area but it hasn't been growing rapidly in population. It's also growing around two percent or less. And obviously, the growth is less concentrated, except for Edgewood. This area has growth; you can see the little black spots are pretty well scattered out in this area. As I said, we'll continue to bring you some demographic pattern. Just a little note, the little table down in here. This was our overall census in April 2000: 129, 292, and this is for 2006, July 1st estimated population. That is also the housing. We can't really break that down by area because they just do it countywide and they don't pay attention to building permits at this stage, so it's hard to break their estimates down.

COMMISSIONER ANAYA: Madam Chair, you're saying there are 61,000 homes?

MS. MCGOWAN: That's what the census is estimating. Yes. I actually think that's a little low. I think our persons per dwelling unit has dropped dramatically in some parts of the county, so there are actually more homes being built with fewer people in them, and that has implications for services too.

Just a reminder of our jurisdiction, that in fact a good portion of the county is not directly under County jurisdiction for spending money or approval of development or zoning. In the north, it's dominated of course by the pueblo and federal lands. This doesn't show the inholdings on this map but we know they're in here and up in here. In the El Centro, the growth is the City of Santa Fe and the development in and around it is squeezed in on either side by federal lands and by Tesuque Pueblo to the north and Cochiti and Santo Domingo over here. So that's one of the factors pushing the growth toward the south, and it's a fairly complicated area.

Galisteo is largely private lands but there is a lot of state and forest service and some BLM lands in here that are speckled all around. I'm sure there's grazing leases and there's a lot of cultural sites that exist on federal land in that area. Estancia is also largely private lands. This corner obviously dominated by state lands and here is the Town of Edgewood, which actually laps over into Sandoval or Bernalillo County. Both, actually. It laps over three counties. And you can see the issue here of all the little - where they have annexed and jumped over and left pieces and that's causing the County some concern.

The overall conclusion, looking at this, is that if you remember the slide that Dan Wier showed you when we brought the presentation before that showed the statistical direction of

growth which was going from the northeast towards the southwest and you can see how in some ways the landownership pushes it that direction among other things. But it also is just another reminder that we have to continue to engage in partnerships as part of our growth management strategy, and that a uniform strategy is probably not going to work for the whole county.

COMMISSIONER ANAYA: Judy, how did you make the lines for the four districts?

MS. MCGOWAN: Well, this line between Estancia and Galisteo is pretty much the line between the Estancia Basin and the Galisteo Watershed. We adjusted it to not break up properties. We did it along ownership boundaries. So it would kind of come here and it wouldn't be as jagged as this if it was following but that's basically what it follows. This line, we used partly the Galisteo Watershed and then we looked at the areas that had a pretty direct relationship to the City of Santa Fe. So we went - this is Rowe Mesa, in the Galisteo part. Glorieta is considered, because it's along I-25 we kept it in this area. This funny, jagged thing, that is the San Marcos planning area boundary. Because we said one of our goals was not to break up planning areas. So that's where that line comes. Then this line, pretty much we're just coming across federal lands and then going around Tesuque Pueblo and having the pueblos and the northern valleys be El Norte. That's fairly consistent with how we designated that area in 1994 when we did our first population studies for the County.

CHAIR VIGIL: Judy, let me follow up with a question. You said the same strategic plan will not work for the entire county so that each one of these districts is going to need an independent strategic plan? Or strategic planning goals?

MS. MCGOWAN: That's a little tough. I think that's one option, yes. There may be strategies - it may be a mix of things. There are certain strategies that would be the same countywide and other strategies that you would have to really tailor to the specific growth management areas.

This map just takes two layers and slaps them together. We did it this morning. Actually, we wanted to show you the areas where we have done the more detailed community and district planning, where it has either been approved or is in process. We don't show on here the ones that started and didn't finish. And we've overlaid that with the major roads, the growth management areas once again, and you can see that that was one of the criteria we used for the boundaries. Then the green dots are the population, 2000 population plus building permits. So you can see that in reality the detailed planning we've done has covered many of the higher density population clusters. There's some where it hasn't.

In the north, the Santa Cruz Valley, we started a plan there and they decided they didn't need a plan; what they wanted was a water system, so that's what's being worked on. We've had conversations with Chimayo but they haven't actually gone forward with a plan yet. In the El Centro, the areas that haven't had plans, of course Simpson Ranch was started and then ceased work on, and then these foothill areas which actually were primarily developed starting in the early 70s and are just kind of on their way to build-out.

In the Galisteo area, the San Marcos plan has been before you and the Madrid plan and

the Cerrillos plan have also been adopted and have ordinances and the Galisteo plan is in progress right now.

In the Estancia, the only community plan that has been done – I think it was the first one that was adopted actually, is San Pedro.

Looking at this, it doesn't illustrate a lot except where we've paid more attention and done some detailed planning. As you've noticed before, one of the goals of this strategic plan is to tie your infrastructure and infrastructure and service spending to specific growth strategies. While a couple of the community plans have moved in that direction, for the most part the community plans have not been successful at doing that. It may simply be that was not the right venue to do that, but it takes the County Commission looking at the whole county to come up with that kind of policy.

Just a couple of comments: Obviously, the original communities in the county located for a variety of reasons – road, trail, railroad access, where the water was, where the arable lands were, and for defense. The newer community patterns seem to have occurred as a direct effect of road improvements and our zoning policy. So that's a little bit different. We'll look at some of those effects further.

We're also going to bring you the actions from each of the community plans so those can get woven into the strategies for the various areas. We're not going to neglect those plans.

This is a fairly complex map, probably needs some close looking to if you really want to get into it. This has roads in the county on it in three categories: major, state and federal roads are up here in black; the County roads that the County maintains are this fuchsia color that really stands out; and private roads which I think show better in the map in your packet than they do up here on the screen, are kind of a brownish-orange color. What this allows us to do is to see where there's a lot of development with not much County road access and where there might be issues around that. The Road Department will be bringing you the adopted plans and their financing structures for such things as roads and water and sewer next time. So you can see where the gaps and needs may be.

Also on the map is location of fire stations, these red symbols, and the transfer stations are these blue dots with the dumptruck in the middle. In the north we have two major highways criss-crossing. That's the major transportation in the area, with highway corridors, and there are a considerable amount of County roads in the valleys but also a considerable amount of private roads. There are almost 68 miles of County maintained roads in El Norte. There's also three transfer stations – in Jacona, Nambe, and Tesuque.

El Centro, as usual, because that's where more of the people are, is fairly complex. So there's a dense network of multi-jurisdictional roads. We have all the City roads, we have a number of County roads, we have planned County roads, we have a lot of private roads, a lot of development on private roads, and highway corridors – the I-25 highway corridor, 599, and 285 are all corridor plans that have been accomplished. El Centro has about 273 miles of County roads in this area. And for all that population there is the La Cienega and Eldorado transfer stations, and of course the regional facility is out west of the City of Santa Fe.

Galisteo has fewer roads which I'm sure they love. It's widespread. There's some very

large landownership in this area and there are a number of County roads, many of which are not interconnected. And some fairly dense development areas that are primarily on private roads. In that area there are about 87 miles of County roads and one transfer station here, the San Marcos station.

In Estancia, because of the distances the County roads here are – it says suburban sprawl, we meant to cut that out. It isn't suburban sprawl out there. It's a rural, section line road pattern. And there's a fairly dense network around Edgewood, but other than that roads are in the County line/section line pattern and state highways, and there's quite a few miles of County roads, almost 153 miles and that's largely because of the large distances between homes and locations. And there is once again one transfer station, the Stanley transfer station.

What I find interesting is you can really see the impact of the fire departments. They're starting now I think on their third or fourth five-year CIP plan, and you can really see the impact of that. The fire stations, if you look at the map, really appear to be located where they should be.

The challenges that we'll need to look at having to do with roads and these services – there are other services that we haven't mapped yet – have to do – there are many roads, obviously, that aren't up to County standards, including County roads and we estimate they'll probably be continuing requests and demands to be put on the County road system in some areas. Just one little aside. It occurred to me the other day. When the County Commissioners adopted the policy of subdivisions having private roads rather than County roads, there really was no way, and this is from the Fire Marshal at the time, that an ambulance or a fire truck could get to any of these places so it wasn't that critical, but now, you look at the facilities that we have and it becomes more critical that roads be passable and that the emergency services be able to reach where people live.

This is our final slide, and this is very dramatically colored. This is location of water and wastewater systems, systems in a very broad sense in the county. First, just the definitions or the features. The community water systems are these green triangles. Community sewer systems are the yellow bulls-eyes, and the red dots are wells. This is countywide. Starting in the north you can see that it's mostly wells up and down the valleys and they're small community water systems and a few community sewer systems but it's primarily wells and septic systems. Sometimes cess pools. It has a fairly high potential for regionalization of water and sewer in this area. It's governed by the Aamodt settlement and there is a plan for a future regional water system in the area, especially the Pojoaque Valley I believe. There's also potential to connect to Espanola in these systems and to create alliances of smaller water systems in this area.

For wastewater, there's regionalization potential with Espanola, Santa Clara Pueblo and Pojoaque Pueblo.

El Centro has the biggest water systems in the county of course. That's the City of Santa Fe, Santa Fe County, the Las Campanas system, which is up in here, and also the Eldorado Area Water and Sanitation District system. But there are many hundreds, probably thousands of private wells and septic tanks. And there are a number of small water systems in this area, including water systems in subdivisions and also the mutual domestic water systems.

There's a high potential for regionalization for both water and wastewater in this area, especially connecting to the larger water systems.

Galisteo is primarily wells and septic, obviously, but there are community water systems tied to the communities in this area. There's La Bajada, Cerrillos, Galisteo, but there is a very low regionalization potential in this area for water and wastewater because of the distances, and probably will be relying on green infrastructure potential in this area.

Estancia is very mixed. Obviously, the population, the wells, roads, everything, are clustered more towards the Town of Edgewood, so there is some potential for regionalization there. There are two large water systems there now, the Entramosa and Thunder Mountain water systems. I guess the Town of Edgewood is looking for possibly a wastewater system that doesn't exist now, and that would have some potential for regionalization. But in the central and eastern parts of the County development is more widespread and it's more likely to be dependent on wells and septic systems and maybe potential for green infrastructure for wastewater.

That's the end of my presentation and I'm going to turn it over to Liz now to do some concluding remarks before we open it up.

MS. TRAVIS: Some of the conclusion leading into our discussion. As we started off, as Jack told you, the purpose today was to show our interim assessment of the basic existing infrastructure, basic existing key attributes, and some of the initial, just looking at it, clear constraints on the County in conjunction with those other jurisdictions. Where we hope to go by November will be to add some of these – as we mentioned during the presentation, some of the essential services that you don't see at, for example, the service area for fire districts. Maybe some school areas, some hospital areas. We want to look at more of the open space, identify some of the uses that we haven't – say mining areas and oil and gas areas and some of these pieces that we just haven't been able to pull together.

The importance is to help everyone understand what a complex process this is for us to create a growth management plan. And I believe both Judy and Jack spoke to the fact that we have four areas that may not have uniform needs, and we have one County and our budget constraints. We're trying to bring those all together. The point of the whole procedure is to continue toward the goal of creating a unified and integrated decision-making process. The strategic plan in 2006 identified that we were still missing that necessary linkage between our growth management plan and capital improvement programs, operations funding, so we can correctly address the demand on infrastructure and essential services.

We're hoping that the results of our process is going to result in an identification of possible paths for the County to take, to be able to show where basic infrastructure and systems should be and can be situated. The process may also result in growth or zoning recommendations which would be integrated in these systems and settings and of course all of this is laid over our integration with our funding capabilities and financing plans. So the Board will be able to assess priorities and timing – the hows.

As I said, we're going to be looking at essential services next and looking at some of our initial constraint patterns. Further analysis will be more specific to our growth management

areas and we hope to address by December and ongoing the best options for infrastructure improvements, the funding alternatives and courses of action to implement our plan. And at this point in our work study session we'd like to have questions, comments.

CHAIR VIGIL: Commissioner Montoya.

COMMISSIONER MONTOYA: Madam Chair, Liz, regarding the budget and financing plans, can you elaborate a little more about what that means for growth management strategy?

MS. TRAVIS: What we're looking for for the growth management plan is to incorporate – for example, in November, what we want to bring forward are all the existing plans with already funded projects, say the roads plan, the water system plan. We hope to have our wastewater plan a little more formal. So we want to look at what's already been funded and on the books, as if that were existing infrastructure.

COMMISSIONER MONTOYA: So you're talking about infrastructure when you're talking about budgeting and financing.

MS. TRAVIS: That's the first step. The second step would be, as the analysis continues, to look at where we want to expand or improve the service and we need to be able to balance what are available alternatives that will help us do that, be that capital improvement, operating money, if it's a service, hopefully maybe even go to legislation, where we can implement impact fees. Depending on what aspect we are putting a priority on may depend on how we fund that. And trying to look at it countywide.

COMMISSIONER MONTOYA: So I guess infrastructure is what I hear you saying.

MS. TRAVIS: Infrastructure is our initial focus. As I understand what we're looking to be able to do is identify where the infrastructure could go, where it should go and how to be able to afford to place it and operate if it's ours to operate.

COMMISSIONER MONTOYA: As far as a water or wastewater system.

JMR. KOLKMEYER: And roads also.

COMMISSIONER MONTOYA: Okay.

CHAIR VIGIL: Any comments or questions? I have one. What's glaring for me and always is is the wells, and the community water systems and how much we're relying on the aquifer for our delivery of water. It would seem to me, at least I would like to see us look at some policies with regard to this, and very obviously, no matter what area we're in – El Norte, El Centro, Galisteo or Estancia, where there is more of a dense population there is more dips of water in the aquifer. This is something that we've all been conscious of and I think tried to make decisions with regard to that.

But I think – and I'm going to propose this, and I'm not sure we're at a place where we can propose policy because we're just starting. But it's an issue that I've had to deal with and I deal with that El Centro are for the better part. The City actually has an ordinance that requires anyone hooking up, or anyone building within 200 feet of their water delivery system, they're required to hook up to that. I don't think it's too early for us to not start looking at that as a policy or as an ordinance, because the issue is going to become more prominent,

particularly in that El Centro area, and in particular when the Buckman Direct Diversion gets on line.

So I'm hoping that - what I'm looking at this to is not only as an opportunity to identify how we do roads and water delivery but how we actually establish policy to make that happen. I would propose that we consider that.

MS. TRAVIS: Madam Chair, our intent is to, as we go along in these growth management areas and as we start really analyzing the data, where we can we'd like to identify if there are policies that have led to certain results - good, bad or otherwise. And so the policy linkage in this planning is definitely high on our list. We'll make sure that we address it fairly quickly. But as we're starting, we're just trying to get the data first as opposed to making any presuppositions. But maybe by - hopefully by December we'll be looking at our policies, including ordinances, maybe areas where we wouldn't even need an ordinance but can change a procedure to effect a change.

COMMISSIONER MONTOYA: Madam Chair, I had a question on the environmental features slide. Where are the larger ranches? Is it the white?

MS. MCGOWAN: Commissioner Montoya, Chair Vigil, yes. This is a layer that we got from some national site about agricultural site. I think it's NCS. So in the southern part, Estancia and Galisteo, those white places are grazing lands. Some are large ranches, some were large ranches that are now cut up into smaller pieces. And then around the City of Santa Fe there used to be large ranches that have been developed now. Las Campanas, La Tierra, Eldorado, Community College District were all large ranches 50 years ago and they have been split up and developed.

MR. KOLKMEYER: Commissioner Montoya, if I could add a comment also. One of the things that we were starting to see through this process that becomes an issue in the introductory remarks I made. We really need to start to focus on what issues are you seeing. I think that's what you've said already. And one of the interesting things about the large ranches right now, particularly in the Galisteo area, people who live there view the ranches as open space. And it's not necessarily formal open space but it's open because there's a certain activity that keeps it open. The issue becomes, as we start to see the ranches break up, just like they did with the Simpson Ranch and what was the original Rancho Viejo? The Jarrett Ranch. That was the larger one there. When they start to break up, what happens is everybody - well, not everybody, but people in those areas go, Oh, well, we've lost our open space. Well, you haven't lost your open space; a ranch is changing.

So for us to get kind of the right attitude about what this means and how we're to come to grips with it is very interesting because if that's the homestead and those are largely - the zoning is one dwelling unit for 160 acres that you can divide based on hydrology to 40's, if you start looking at that one big white swath in there for example, what if you start to put one dwelling unit for every 40 acres, because that's the rights of the individual who owns those properties. So all of a sudden it's no longer open space as a ranch but it has the ability to be developed at a certain density. Do you just want them to spread all over the landscape? Are there other options?

So I think the point that you raise and the issue that you start to raise is that when you look at those huge white swaths in there, it's going to change from being perceived – from a perception of open space to something else. What should that something else – not should be. What can that something else be? And that begins to satisfy a number of different points of view.

MS. MCGOWAN: Could I add a little bit to that too? We were talking about the constraints earlier, and you brought up the wells, Commissioner Vigil. The County zoning policy right now is based on wells. That's what it says. It says that wells are good. Wells spread far apart are a good thing; that protects the aquifer. So we're in a transition where I don't know if that's still the best policy for some areas. Obviously in some areas it's not the best policy anymore. You have kind of a mass of people that need fire protection and have a lot of other needs besides a well on a 2.5-acre lot.

But if you look at the Galisteo area and the Estancia area, if the natural terrain, the wildlife, the vegetation, is grasslands in that area, and it is. It's a huge, beautiful grassland area. We've zoned based on groundwater for houses. We haven't zoned based on what was best for maintaining grasslands. Is that still what we want to do? Do we want to rethink that? Those are the kinds of questions that start to pop up when we start looking at a number of these things.

CHAIR VIGIL: It seems to me that one of the pieces of information that becomes more clear for me is that we do have four different districts that are going to need to be approached in four different ways. For example, in the Estancia and the Galisteo areas, you do have a live component of agriculture, what you've identified as agricultural area. Then you go into El Centro and El Norte and you've got a combined ruralized area with different terrain. And we have never really worked on to sort of dovetail with what you've said. We've never really worked on agricultural rural farm equestrian kind of protection. And I really think is something that is critical to the southern part of the county but may not be as critical to El Centro. It perhaps might be a little more to El Norte.

What's happened in the El Centro area is it used to be agricultural and now it's turning into this urban, rural densified area. But there are still properties and property owners who want to be able to protect the agricultural component. And I think when you start looking at protecting farmland, agricultural land you start looking at the grasslands that you talked about. You start looking at more surface issues.

So I would like to be able to look. And while I think we can approach this from four different districts, if we start looking at protecting, for example, agricultural land, it may be more applicable to all of the districts but it's certainly going to impact more the southern districts than it does. So I'm thinking maybe one of the ways we can look at approaching this is what do we want to protect. It seems to me that we're steering towards looking at more environmental issues, of more of what is around us and how do we approach protecting it and balance that with historically what we've been doing, and that's been trying to address growth through wells and water service delivery systems.

It seems like we're steered towards at least through the Buckman Direct Diversion creating a surface water delivery system. I don't know that that's going to be the end-all and be-

all. I don't see that it is. I think we need to continue to extend our portfolio with that, but if we rely strictly on that then from this point forward we're creating too much of a focus I think on one water service delivery system. I think we need to look at these areas in terms of how do we protect what we have and where are we going to go with that. It's just mind-boggling.
Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, are we looking at splitting those ranches up? Like the Galisteo Basin, dividing them up? Somebody might want the Galisteo Preserve concentrated development in certain areas and leave the rest open space.

MR. KOLKMEYER: Commissioner Anaya, that's clearly an option. I think that what we've discussed as your staff, that we'd like to be in a position when some of these large ranches, when some of the remaining large ones come forward to be able to offer them a number of options.

COMMISSIONER ANAYA: Because the Galisteo Preserve came to us with that option.

MR. KOLKMEYER: Yes.

COMMISSIONER ANAYA: The other ranches could come to us with an option of one house per 40 acres.

MR. KOLKMEYER: It could. Right now there are – and I think the Preserve at Galisteo is a good example and thanks, Ted, for being here also, is they're doing what they're doing under the existing Code. So it raises the question of can we make a Code and our procedures easier for somebody to do, if that's what they want to do. So if you're the owner of a large ranch, you've ranched for four generations, you want to change what you're doing and you're a little confronted with this situation. It's not that easy. Should you just go in and build, as you say on 40-acre lots or maybe there's an option that fits the nature of your property better so that you could concentrate some of the development in a certain area but keep another portion of it open. But we're not certain that we make it easy for all of the options to be discernible at the moment, to be clear as to what options you have.

If you look back at to when we did Aldea years ago. They had to go through something like 16 or 17 variances to get clustered development. So we learned from that lesson. When we did the Community College District, they're coming with less variances because we're saying here are the options that seem to work – cluster, more open space, whatever the palette of options are. But we haven't made it very clear in some of these areas, particularly the large ranching areas, exactly what are your options as a rancher. And that's I think one of the issues that we'd like to get into a little bit more as we look at all this.

Because you start to see where the – we noticed a number of very interesting things particularly from population map. Not even the clustering of water. You're starting to see populations, particularly around, as Judy said, the La Tierra and the TAP area, and then some of the area just west and south of Madrid, and we don't have water systems in those areas. There's not even roads in some of those areas. So it raises the question, why all of a sudden are there all these lot splits and all these permits there? In part, because we're allowing it through subdivision. It's not necessarily water that's driving it to say, where we have a water system.

We're allowing lots to get smaller and smaller through the way that we do subdivision in places where we may not be handling very well through the systems that are there. We may not be able to provide police protection, fire service in some of those areas.

[inaudible] we know where the growth is. We know where the growth areas are. You say, look at the map, and you go whoa, how did that happen? How did we get so much growth there? That's not necessarily where we had assumed that it might be. So services is another area. What are the options for services that we have? Those are issues. Another area is the greater Eldorado that we did the Simpson Ranch plan, we started the Simpson Ranch plan. And as we look back and see when that started to fall apart, there were two reasons. There was of course the systems services, the discussions about water, but one of the key issues that made that become so contentious among the people that live there was should there be commercial development there or not?

Now look at the population map and you see how green it is and how many people there, you sit and look and say, well, why shouldn't there be commercial development there with that number of people? So where we're getting is at another issue: How do we deal with that as policy makers and as your staff? If we see a community get into a big argument about whether there should be commercial or not, and we're seeing 8,000 to 10,000 people there, that raises a lot of questions and issues. Should there be? Why should there be? If it's an issue that, well, it just shouldn't be in my backyard, or I don't want it next to me, then we're confronted with the question of, well, where should we put it?

So this is all coming out of your question, Commissioner Anaya. I'm sorry it's long but you can see how convoluted it gets. It gets very complex with a simple question: What can I do with my property in the future and particularly if it's a large piece of property?

CHAIR VIGIL: It seems to me -

COMMISSIONER MONTROYA: Madam Chair, I was just going to ask, where does the water come into the equation in terms of the overall strategy? Availability.

MR. KOLKMEYER: That's a really good question. I think it's one that you all have to answer, because it raises again the question of what - as we said earlier on in the strategic planning process that we should identify locations where growth should occur, I think we're starting to see it's not that simple. So if we want to see areas where we want to see a higher concentration of let's say density, one of the ways - a couple ways that we're going to get that are going to be by providing infrastructure - water, sewer and roads. You were sort of alluding to this in the earlier question. So given that we have BDD, the Buckman Diversion Project, and this was brought up also in the earlier comment, well, I'm not sure we understand where it should be directed to at this point, and that's just water.

But if we direct that to a certain area, then do we need to change the density of the ordinance? Do we need to fix up the roads that are there? So probably we can get to answering your question when we come back in November because that is an issue: What should drive the location of denser growth? By coming back and saying it looks like these four or five areas may be the areas where we want to focus water, for example. And then wastewater and roads as well.

CHAIR VIGIL: Along those lines, as I look at where the growth patters have been, north of 599 and the black dots that are there, it seems to me that one of the things that we need to focus on is, those are all wells, currently. That's why I proposed earlier that we do the 200-foot hook-up because that's one of the considered areas for the Buckman lines and I think, as we are actually approving these kinds of developments, whether they're administrative or they come to us, that we really need to let these residents know that at some point in time, if there is a water delivery system there they should be required to hook up. We have nothing right now to require either through an administrative approval or through our approval a process to make that as a condition of approval.

But I also look at this area and recognize that there really is no road network clearly identified there. This could be - we may need to treat different areas differently. We may need to create an emphasis on those areas that we are seeing growth. What don't we have there and what do we need there? And for example, that particular area is coming to us in small clusters of development, that whole cathedral property area is being subdivided in five acres. Our zoning requires that that could be subdivided even more. So if it is, right now that entire area north of 599 does not have a clear strategic road network plan. So that area might need to create a specific emphasis in road networks as a priority. And maybe a second priority would be the water delivery system. There's nothing else for these residents out there but wells. But when BDD does come on board, if we require them to hook up to the BDD, then we are, in my mind - and my goal is to get a utility water delivery system at some point in time, as much as we possibly can. And right now, because we don't have the infrastructure of the system in place, we can't do it.

So I think a next step would be, let's look at the road networks and the plan of road networks, particularly high growth areas. What do we have there? What have we done? What have developers done when they've done subdivisions? How have we connected those to private roads, to County roads? Are those roads sufficient for safety and fire prevention services? We've done that through our approval process and had each department look at it but when you're looking at a strategic plan I think you can look at it from a wider scope.

MR. KOLKMEYER: Commissioner Vigil, a couple of responses and a couple of comments. The way that we've been thinking about this in the work that we've done so far as your staff is to reference what needs to be connected. And that can take a lot of forms. Connected by water - there is a water system in Las Campanas. There's a couple of them up there and that also raises the question that came up before, for some of these things we may need to evolve new partnerships. It could be with communities. It could be with municipalities. It could be in a number of different ways but we haven't fully come to understand what some of those partnerships might mean but it gets back to the point of what needs to be connected. And the road one is so obvious, but then you go to a place like that and you start to look at all the dots on the map right now and you go, well, what's the road connected to? The road goes over there, one subdivision comes down and starts some roads, then another one. Maybe they connect. But what's the overall point of connectedness? Again, what do they need to be connected to?

So that's kind of guided us in our thinking a little bit because it applies to wastewater, water and to road systems as well. And then another point from the point that you raised is when we get to focusing on some specific growth areas where we want them to be higher density, we want the setting to be different and we want more systems, which means we have to allocate more funds and put more into them. What's our attitude towards the non-growth areas? Will it be one of preservation? Will we then now go back and say, well, if you're in homestead you can only do 160 acres? You can't do 40's anymore and you can't do 20's. Because if we're going to put a lot of eggs in one basket, something's going to have to happen on the other side where we're going to have to say we're going to have to hold the line in some regard or it's really going to be just kind of business as usual. We're going to take on more than we're going to be able to handle. We haven't put a lot of thought from our perspective into well, what happens to the places that become not so much growth areas and what's the strategy for them as well? I think Judy wanted to make a couple comments.

CHAIR VIGIL: Let me take a question from Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I thought we had, Jack, I thought we already had that thing in place where if you're within 200 feet of the water system you have to tie in.

MR. KOLKMEYER: We do for the county for the County utility, if I'm not mistaken. Is that correct? Yes.

COMMISSIONER ANAYA: And you're talking about others.

CHAIR VIGIL: I think isn't it just in the EZA.

KAREN TORRES (County Hydrologist): In the EZ Two-mile.

CHAIR VIGIL: It's only in the Two-mile zone, right?

MR. KOLKMEYER: Yes.

CHAIR VIGIL: So I'd like us to consider it countywide. And that doesn't necessarily mean - I think the policy can be broad enough to hook up or look at this kind of policy where we really assist community water systems that are functioning well and operating at their optimum - assist them through these kinds of policies too. I don't think it necessarily has to be we want your business type policy. But it's just within the Two-mile around the city?

MS. MCGOWAN: And the Community College District.

CHAIR VIGIL: And the Community College District. And it doesn't extend beyond that.

MS. MCGOWAN: That's correct. What I wanted to respond to, Commissioner Vigil, was your talking about the lack of planning or the lack of connection. In fact in that area, which is growing fairly rapidly and I know you get lots of complaints from people about roads, etc. There has been road planning done. There has been some water and sewer planning done and many of those areas are on water systems, but what we're discovering now is that didn't solve the problem, and that's kind of what you're alluding to. We did some planning, but we've relied on our existing regulations to implement that plan and the existing regulations don't address specific areas where roads need to be connected and everybody needs to be paying attention to getting them built.

It relies on the size of the development to trigger what kind of roads you need to put in. So in that area we've ended up with – we're going to have a major arterial. We're going to have another arterial. We have some collectors connecting. In the very middle of the area we're going to have residences on wells and septic tanks because it's easier to develop, under our current regulations as a smaller development a little bit at a time than to come in with a big development where they actually build the infrastructure up front. And so we're going to have paved road, paved County road, gravel County road, paved County road with inadequate surfaces and no developer to ask to pay for those improvements to those roads because they've developed in small parcels.

By the regulations dealing with each development the individual entity, no matter where it's located, we're missing the opportunity to make some of those improvements.

CHAIR VIGIL: Any other questions? Commissioner Campos.

COMMISSIONER CAMPOS: Madam Chair, a question for Mr. Abeyta. As far as our well program, where are we as far as developing areas for potential wells that the County could use for its utilities?

MR. ABEYTA: Madam Chair, Commissioner Campos, I'll have some one from Utility come and assist me with that, but as far as I can recall we were still waiting for a response from the State Engineer's Office on the locations that we had identified and sent to them, but Karen may be able to elaborate on that.

MS. TORRES: Good afternoon. Primarily, our well-drilling program is focusing on conjunctive use wells to serve as backup to the Buckman Direct Diversion, so the infrastructure that's going to be laid out for that project, the wells will also be serving that same infrastructure. Currently we don't have well locations set out to serve outside of that, this area. Is that clear?

COMMISSIONER CAMPOS: I have a follow-up question. How far are we from getting an answer from the State Engineer?

MS. TORRES: We have received our notice of protest, so I'm not sure when our scheduling process is, but at the scheduling conference we'll be able to glean out the issues with this application, with all the parties of protestants, and of course the applicant and State Engineer issues, and then we will proceed from there. Generally you have the pre-hearing scheduling conference, the hearing is generally a year after that.

COMMISSIONER CAMPOS: After the pre-scheduling conference.

MS. TORRES: Yes.

COMMISSIONER CAMPOS: We're still way down.

MS. TORRES: It's a very lengthy process.

COMMISSIONER CAMPOS: When will it be completed?

MS. TORRES: I hope probably beginning of 09.

COMMISSIONER CAMPOS: Thank you, Madam Chair.

CHAIR VIGIL: Commissioner Sullivan.

COMMISSIONER SULLIVAN: I think one of the things that we're nibbling around the edge of here is the concept, for example, of water regionalization. And when we sit

back and think where are the failure areas and then where are the success areas that the County has participated in – solid waste has become regionalized and is reasonably successful. EMT emergency services have become regionalized and we're in a lot better shape than we were during the days of the bus crash on Hyde Park Road. To a certain extent we're regionalizing healthcare in the county through the sole community provider program where the County is becoming a much bigger player in the healthcare industry, perhaps bigger than it wants to be, but nonetheless, big.

So where are the areas that we're not doing so well in that have been brought up this afternoon? Transportation, number one. Not from the County road paving or road grading program. I don't mean that kind of transportation but for regional transportation, and I think that's because of the weakness of the MPO, the Metropolitan Planning Organization, and our transportation connections with DOT. It's been a take it or leave it atmosphere and the County and the City too has basically said, well, okay. We'll leave it. One of the criticisms in the audit of the MPO was we haven't built enough roads with federal funds compared to other counties. Most of it's because people didn't want them. But in point of fact there are places where those roads are needed.

So that's an area where regionalization is a logical component for regionalization but for any number of reasons we haven't been too successful at it. Another critical area is water. Several years ago we put forward to the legislature a regional idea and everyone was pretty frightened of it. But what you're looking at is that you're going to need to have a mechanism for dealing with these concerns regionally that incorporate mutual domestics, that incorporate the City, that incorporate the Buckman lines, that incorporate small community systems, that incorporate Las Campanas, and as long as it's the County, everyone's going to assume that the County is looking after its own wellbeing and not the other political entities'. So we're really going to have to, I think as a part of this plan, come up with ideas about how regionalization could better be implemented, particularly with regard to water and particularly with regard to transportation. Because those are just the two areas that we seem to be at odds with.

And wastewater as well. We just haven't had to deal with wastewater as a big component as much as we have had water, because it's not as politically sensitive or emotional and water is. So is transportation. It's not as life-threatening immediately as running cars over railroad tracks and having crashes on 285 to Pojoaque and things like that or on 599. So it's not as dramatic, but the wastewater is still a problem. So in summary I guess what I'm saying is that when we look at our successes and failures in getting these kinds of systems in place, the ones that we've ultimately partnered with other jurisdictions on and set up regional entities to work on seem to have had the most lasting effect. Or boiled down in words of one syllable: We can't do it alone. That's more than one syllable.

But anyway, the County is not going to be able to service this whole county. It's just not going to happen. We don't have the resources, general fund budget of \$50 million a year, it's ludicrous. It's not going to happen. We have to have a taxing mechanism. Regional authorities provide a taxing mechanism that benefits users. We always have problems when we put forward taxes. They benefit one region or the other area. They don't benefit everybody in

the county. So we're going to have to look at not only regional entities to handle these, but we're going to have to look at mechanisms for those regional entities to tax those who are served, both roads and water, and you can do that through a number of mechanisms and I'm sure we'll look at that. But that would be my take on where we're weakest in our planning is those areas that are just so much beyond us that the more we just get so concerned and aggravated about them the less we can do because the more they're out of control, because they're multi-jurisdictional.

MR. KOLKMEYER: Commissioner Sullivan, if I might comment on that too, because again this is a subject where we're having lots of discussions now. It seems to be directly related to partnerships again. And maybe it's easier – and those were good examples, EMT and solid waste and healthcare, where there doesn't seem to be such a hierarchical difference. When we start looking at transportation we go from DOT down to smaller communities, the hierarchy and the separateness of the hierarchy and who tells whom to do what gets really drastic. I'm not sure we've been able to figure out how to deal with the partnerships in some of those ones that are more complex. But the point that you raise and the fact that we're really behind the eight ball in transportation issues, there's no doubt about it. It's true. How do we break through to get the kind of partnerships that give us the kind of results that we want in more complex situations like transportation and water. That's not an excuse, necessarily, but I think it's kind of a different beast from maybe just trying to do solid waste, for example, that doesn't have that hierarchical division that some of the other ones do.

So partnerships, it comes back to the importance of partnerships again as we think about being strategic, you're exactly right. We have to have strategic partnerships to solve some of these problems we see that. Thank you for your comments.

CHAIR VIGIL: Commissioner Montoya.

COMMISSIONER MONTOYA: Madam Chair, regarding the Regional Water Authority or whatever it was going to be called, I believe that the Espanola Basin, the regional planning issues forum is going to consider that as a possibility, because that is multiple entities, including the City of Santa Fe to actually pursue that through legislative session, at least the introduction of it. So that's being discussed. It's not dead, hopefully.

COMMISSIONER SULLIVAN: Well, that's good to know, Madam Chair. Let me just mention too on the transportation, what it may bring our thinking to is that we've had to rely on developers to build roads and they build them to our standards of course but they don't build them with the future in mind in most cases. It may require a more aggressive position on our part saying that you will build this road. It will be regionally planned. It will be part of a thoroughfare, and you will pay your share of it, but you won't pay all of it. So now who pays the rest of it? Well, that's the question. That's the \$64 question. How do you pay for the rest of it. Is it a regional something? Is it an impact fee? What is it? Do we just bond ourselves to death and hope it works out in terms of taxes 20 years from now? There's a lot of strategies that people can come up with but somehow you have to have cash on the barrelhead to make that road bigger than it needed to be, to make that sewer line bigger than it needed to be and make that water line and treatment facility bigger than it needed to be to serve a future population,

and then you have to tax those who benefited from that planning and that construction.

So we've got to have a different mindset that goes beyond just what we can afford to do. I think we do quite well. With the money we have, we leverage it quite well. We get a lot of roads built, we get a lot of water lines built. We get a lot of development reasonably well in place with some exceptions, but we're not keeping up, and we can't keep up in that paradigm. We will just continue to fall behind. So we need to pass the torch onto whether it's a regional water entity, whether it's some other entity that we'll have a major role in setting up and a major role in managing for years, just like we do Buckman, but until we think that way we'll just continue to stew over these issues which confront us every time and we never can come up with quite the right solution to it.

So I think we can do transportation planning. I think in water planning we can all see that. That's got to happen. In transportation, as Jack says, we're dealing with an in-place structure. The Federal Highway Administration, the Department of Transportation, but I think if that works, and the way it's working is that we're working down from what they tell us they have money for. We have money for this, we have money for that. Do you want to do it? If not, we're going to give the money to someone else. We've got to work up from this strategy.

Here's what we need to do with our money. We need to have connecting roads that go to the north, that go to the central. They go wherever they're going to go. We need to have a plan. And then we go back to DOT and FHWA and we say, that's the plan we want you to fund. The first phase, the second phase, the third phase, the fourth phase, and that's where we want our major transportation routes to be over the next decade. We have a plan and we want you to fund our plan. And they'll do it. I think that's what we're missing and that's why we're having to just simply respond to whatever monies they suddenly feel is a good idea for Santa Fe City and Santa Fe County. And we say, well, maybe it is, maybe it's not. So we need a regional approach to transportation and to water and we don't yet have it.

CHAIR VIGIL: Commissioner Campos.

COMMISSIONER CAMPOS: My thoughts are that what we're doing here today is laying the basis for the new model. That Jack described as non-existent really. We've been in a reactive model. We're going to set up a model where we do have a big picture planned and where a lot of the questions you're raising, Jack will be answered. So I'm really excited about this project. Unfortunately we weren't able to do it sooner. I think it's critical. I think we have so many issues coming up like water, just resources, wastewater, roads. Everything. The answers are going to be logical once we have this plan. So I'm excited and I look forward to it and I hope we can get it down on a timely basis. I know Jack Kolkmeier says by the end of the year we'll have the basic plan. Is that right? It hasn't changed, has it Jack?

MR. KOLKMEYER: I think that by December what we'd like to have clear, amongst ourselves again, we're not going to have ordinances by the end of the year, maybe even programs or some specific actions. But if we can come together in December and say these are the best options that we've got. Here they are. Four, five of them. Whatever. For each of these growth management areas. And this is what we'd like to do with water,

wastewater, roads, services. Let's go do it. And we agree on that. Because at the beginning it was pointed out they going to be [inaudible] from one to the other. There's going to be some variation in there. I think in December we can all sit down and say see what we'd like to do for these four areas, how we'd like to direct our infrastructure.

And then from there fashion what ordinance changes we might need to make, the programs we might need to create, and I think now I'm hearing even more than before, what critical partnerships do we need to forge and how do we go about doing that? So that's maybe three things there. If we can focus on those and have actions. It might not be that we also know this is actually the one but there might be one or two options. We can get to that in the next two months. We can be fairly certain we could move forward with some pretty quick actions from that.

COMMISSIONER CAMPOS: I think it's going to be based on whether we have consensus here in the Commission. I think it's important to start having discussions, Commissioner with staff, a couple Commissioners at a time, to see if we do have that consensus. I think we have a pretty good consensus but I think all the Commissioners have to be comfortable, because if not, it's going to be very difficult to implement a radical change, because I think what we're seeing here is going to be a big change, a whole different way of seeing our community grow and what we would want. And with that broad consensus with the Commission we're not going to fail, because politically, we're going to be attacked from all sides. There's going to be people pulling at us from every conceivable side because they have a little piece of the action here, other people there, and it's going to be tense.

So we've got to be onboard as a Commission. We have to feel that this is the right thing to do for the community and we're going to have to stand by it. So I hope that staff can start maybe having smaller meetings with Commissioners, maybe two at a time, and let's see if we can develop a strong consensus. This idea that this community is going to stand by this plan in the long run and that we're not going to be pulled apart by the politics and the special interests. All the people are going to be tugging at us from every side. It's going to be tough. This is not going to be easy politically. We're going to have to say no to a lot of things and a lot of people aren't going to be happy with what we do. But if we don't draw those lines then we're going to have more of the same.

As Mr. Kolkmeier said, one of the big issues is what happens if you create a growth area and let everything outside of that growth area continue as is. You have nothing. You have the same old thing, so why bother with it. Growth areas are going to be a dramatic change. We're going to have to say no. We're going to have to have a vision and we're going to have to have consensus and we're going to have to have the courage to stick with it. So I think we need to develop the consensus early on in smaller meetings. By December we're basically onboard with four or five big ideas that we're all really strong about and we feel like this is where we have to go. Thank you, Madam Chair.

CHAIR VIGIL: Thank you. I have Commissioner Anaya and then Commissioner Sullivan.

COMMISSIONER ANAYA: Madam Chair, Jack, under the objectives under

one, you have focus on community needs, values, and feedback. What is the plan on that? Or are you already getting that through your community plans?

MR. KOLKMEYER: Commissioner Anaya, we've gotten some of that from the community plans that we've done but of course there are lots of areas where we haven't done community plans. There's a couple of them going still in Galisteo. So we're going to recompile that information, take some of the exact actions out of that plan and bring them back for you to look at again. But one of the criticisms of the community plans which again is not an either unfair or incorrect criticism is that when we did a lot of those things we did not address infrastructure. Some roads we did, but it was very difficult to go back and at the time when we evolved these sometimes ten years ago when we didn't even have a County utility at that point it was very difficult to come up with decisions about water or wastewater systems.

Usually, in a lot of those cases we would say well, if you have a water quality issue go to the legislature. See if you can get some money, and the community would do that. So I think now – and that is an objective for the unified growth management plan, we not only need to go back and focus on some of the other issues that came up that are now really relevant to where we are now. What should we do? What should our role be? I really appreciate what you just said, Commissioner Campos, because it raises the question, what should our role about the community water systems be? For Madrid? For Pojoaque? Should we have a role in it at all? Should we continue to leave it up to them? Should we connect some of them? Should we be involved with it? We haven't really directly answered that question yet again.

And you mentioned a couple of other things, things coming down the pike that we need to get a grasp of: that oil and gas issue that's coming forward. We have to be able to have some position that's clear for County staff and elected officials. How are we prepared to deal with this in terms of what it means to the environment and to the economy. Economic development, we're just starting really to take baby steps forward in some of these economic development issues that we're heard again from some of the communities. We'd like to be home business based. We'd like to be able to let some of our businesses grow. Well, how do we do that in some of these small communities?

So we want to really go back and see what these communities said to us over the last ten years, put that back on the table again, so are we again growing in the right direction.

CHAIR VIGIL: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Madam Chair, I wanted to just reiterate in a different context what Commissioner Campos was saying, and also what Jack Kolkmeier mentioned a few minutes ago, going back to 160 acres if that's really what the hydrology requires of an area. If we're going to consider planning growth areas – and no one has said this word today – we're going to have to consider planning no-growth areas. Right? Because if we continue with the way it is now, if we continue allowing the growth to occur in the “no-growth” or let's call it “moderated growth” areas the way it is now, then that's just the way it's going to occur. So we're not going to have any control over it whatsoever.

So everybody throws up their hands – oh, my God. This is a no-growth plan. It's certainly not a no-growth plan, but if you're going to focus growth you have to have some

mechanism to do that and that's to de-emphasize growth in the areas that are not identified as growth areas and the only way to de-emphasize growth is not just put out flyers and leaflets, it's to have ordinances that prohibit sprawl and the kind of growth that we feel is inefficient.

So we're going to have to look at not just how do we get sewer and water to the northwest area and how do we get it to the expanding area south on Route 14, we're going to have to look at the areas left that we say are not growth areas and how do we cut back? How do we control that? That's where we're going to get beat up by interests who feel they have land that they would like to subdivide with wells and they would like to use the current County policies to develop that land. That's where we're going to be hit.

But if we don't have those components in the plan then we don't have a mechanism to really focus on the growth area. We're just hoping that people will locate in the growth areas so they don't sprawl around too much in the no-growth areas and that hasn't worked so far and I don't think it will work in the future either. So if the plan is done right, we will come under criticism by people who say I want to cut up that ranch into 195 2.5-acres and now you've stopped me. That's property rights. That's my right and etc., etc. You've heard those arguments before. We have to think hard about that and say are we willing to make those difficult decisions. If so, we'll probably have a pretty good plan. Thank you.

CHAIR VIGIL: Thank you, Commissioner Sullivan. In the interests of trying to get this meeting ended at 3:30, is there anything else that needs to be said real quick from any of the Commissioners? If not, let me go into – we finished discussion. Does staff feel they have sufficient information to go to the next step with this? The next meeting is November 13th, and then we need to identify a meeting in December. Is it possible to look at that meeting to be at the same – we're having on BCC meeting in December? Is it possible to combine that with that December meeting?

MR. KOLKMEYER: It would depend on the agendas.

MR. ABEYTA: We'd have to start early because those meetings start at 3:00 so if you wanted to start at like 1:00, we can do that. That would be December 11th.

CHAIR VIGIL: We can look at that possibility because I know there was really some difficulty in scheduling this meeting and a special BCC so ultimately the special BCC and this is scheduled in combination with the BCC. Commissioner Campos.

COMMISSIONER CAMPOS: Madam Chair, I'm not sure I heard the first part of what you said, but are you saying that instead of having two of these special meetings you prefer to have one?

CHAIR VIGIL: No. We have one already scheduled in November. I'm looking for a December date. And my suggestion was to combine it with the BCC meeting in December. We have one meeting in December and if we can, let's try to combine it. If that creates a conflict with any other meetings perhaps we could work that out through e-mail. So I would just suggest that we try to combine it with the December meeting. December as I said is only one meeting.

MR. KOLKMEYER: Yes, I understood you. Madam Chair, what's the date on that again, Roman?

MR. ABEYTA: The 11th. And we would start at like 1:30 instead of 3:00.

CHAIR VIGIL: Okay. Then let's get that on the calendar. I have a real quick, not on the agenda sort of question that I want to throw out to the Commissioners. All of here on the oil and gas drilling have been getting quite a few e-mails, quite a bit of postal letters, lots of phone calls. Does anyone here think it might not be a bad idea to have a public hearing for public input from the residents that are being impacted by this now? Tecton is actually doing public hearings themselves. They have one scheduled November 1st. I am going to be unable to make it. It's a Genoveva Chavez. But one of the options that I think we could consider is to create focus to allow these folks to speak with us at a public hearing for public input purposes solely. Commissioner Sullivan.

COMMISSIONER SULLIVAN: This might help you out. We just organized it finally today but Representative Wirth and I and also Commissioner Anaya are going to be having a forum on the 15th of November in Eldorado at the elementary school from 7:00 to 9:00. As you say, there have been forums put on by Tecton. There have been forums put on by those who are activists against the drilling, and the only entities that we really haven't heard from publicly are the state and County interests. So I think by the 15th we'll have some pretty good information on all of these other forums that we've put together. We'll have some information from our staff on potential ordinance changes.

I think we want to get out there and Representative Wirth agrees that we need to answer some of the questions that have been asked, questions like Can we have a moratorium? Can you protect the groundwater? What are my rights as a property owner? What does the state? How does the state regulate the drillers? Is the State Engineer's Office involved in water quality? All of these questions that are state and County questions, we'll be able to respond to it. We're also going to have a staff member from the Oil Conservation Division there too, to make a brief presentation and response to the technical questions as to what they look at and how they monitor well drilling and what the history has been of this particular drilling operation and what the potentials are.

CHAIR VIGIL: Commissioner Sullivan, is this in response for – I received a lot of e-mails requesting a public hearing. Is this a direct response to those e-mails?

COMMISSIONER SULLIVAN: Well, it's in response I think to the same e-mails we've all been getting. We usually are all copied on them, that people have questions and since it's in District 5 and Representative District 47, a lot of it, and the rest of it is in Commissioner Anaya's District 3, then we felt that this would be a good time to provide some answers. One of those meetings was at Turquoise Trail so we really did get a lot of good input from the residents there, and it was pretty much what you would expect, of course. But I also sensed a lot of frustration on their part of course, saying, well, what's the County going to do? What's the state going to do? What are you going to do for us? Those are pretty complicated responses for that but I think we can make the responses and we can learn ourselves from some of the information that we can get from the state staff.

So that's set up and if there's others that you want to arrange, that's fine too. It just seemed better to have that kind of off-site rather than as a part of a Commission meeting.

CHAIR VIGIL: I'm going to withdraw my request just based on the fact that perhaps after that meeting we can make a determination at that point in time if a BCC public hearing for public input is necessary. Commissioner Campos.

COMMISSIONER CAMPOS: I talked to Mr. Abeyta. He says that Legal staff is working on an ordinance that would regulate this kind of activity and the first draft should be ready by the 30th of this month to be presented for at least preliminary discussion at the BCC.

MR. ABEYTA: Yes, possibly title and general summary.

COMMISSIONER CAMPOS: With a drafted ordinance, which would be our first opportunity to have a public discussion as to what our authority and what we can do and what our options are. And maybe that's going to happen even sooner than the 11/15 meeting.

CHAIR VIGIL: Okay. Then is there any other matters? If not, thank you staff for bringing this forward. We really appreciate all the work and extra time I know that's been put into this. I look forward to the next session.

VI. ADJOURNMENT

Chair Vigil declared this meeting adjourned at 3:32 p.m.



ATTEST-PO:

Valerie Espinoza
VALERIE ESPINOZA
SANTA FE COUNTY CLERK

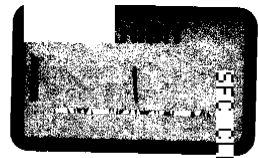
Approved by:

Virginia Vigil
Board of County Commissioners
Virginia Vigil, Chair

Respectfully submitted:

Karen Farrell, Wordswork
227 E. Palace Avenue
Santa Fe, NM 87501

**Growth Management Strategic Plan
BCC Study Session
Monday, 22 October 2007
1:30 – 3:00**



SFC CLERK RECORDED 12/06/2007

**Introduction
Jack Kolkmeier**

What are the Goals of a Strategic Plan? (3/20/06)

1. Describe a desired future for Santa Fe County.
2. Fit with existing plans.
3. Describe what is needed to achieve this future.
4. Act as a guide to budget decision making.
5. Act as a guide to departmental and BCC decision making.
6. Provide clarity about responsibility for implementation of results.
7. Monitor results

Objectives of the Unified Growth Management Plan. (4/20/06)

1. Focus on community needs, values and feedback in relation to future planning and local economic development.
2. Decide on the location and character of future growth.
3. Protect the natural environment and the rural and open spaces between existing communities.
4. Conserve water and other infrastructure resources for present and future generations.
5. Balance individual property rights with the values expressed by communities.
6. Provide the appropriate government resources to implement a unified growth management strategy.

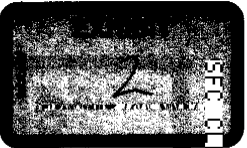
Purposes of the Growth Management Study Sessions

October – Review of Existing Conditions and Data, pertaining to the environment, the current location of population and basic infrastructure

**November – Review the Primary Issues, Obstacles and Opportunities
What are the “inevitables”?**

**December – What are the Best Options and Courses of Action?
Including Budgetary and Fiscal Objectives, Ordinances and Programs**

Growth Management Area

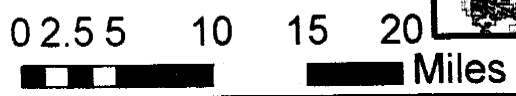
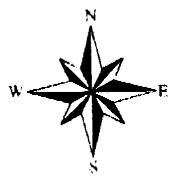


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Legend

- places_SFcounty
- ▭ GrowthMgmtDist
- ▭ City
- ▭ EspnBdy02
- ▭ EdwdBdy07
- ▭ County



Proposed Santa Fe County Growth Management Scope of Work

- **Preliminary mapping & Growth Management Areas (GMA) Boundary identification**

A total of four Growth Management Areas were delineated in Santa Fe County based on the following criteria:

1. Geographic Boundaries with topographic features and hydrologic basins: Estancia-watershed; Galisteo-watershed; Lomas-foothills; El Centro-center of county; Camino Real-topographic; El Norte-traditional northern New Mexico landscape
2. Existing Community Planning areas were not split or fragmented
3. Political boundaries were observed, ie., Tribal lands, Federal lands, State lands. Major transportation networks were considered as boundaries between El Centro and Galisteo
4. Landscape and Historical context. Historic communities, settlement patterns and transportation routes (Camino Real, Galisteo, El Norte)

The boundaries may shift, change or consolidate as planning work proceeds. 1990-2000 Population patterns and trends were considered as indicators of present conditions.

- **Systems and Settings Matrix**

A matrix for providing base data and analysis of each GMA was developed as a way of comparing and contrasting each GMA within Santa Fe County. The matrix evolved using the following criteria”

1. Representation of the landscape and existing land use and settlement patterns (Settings)
2. Ecologic/natural systems (Systems)
3. Human Designed Systems/infrastructure (Systems)
4. Geographic Information System (GIS) mapping & analysis

The matrix utilizes a science based approach that will compile data for an objective assessment of each GMA. It will integrate Santa Fe County Public Works and Water Resources Departments to identify issues, problems and to work cooperatively in planning and implementing solutions.

- **Explore core values, issues and problems of each GMA**

Each GMA will be examined in detail from the information provided in the matrix.

1. Core values of each area will be highlighted
2. Land use and infrastructure problems and issues will be identified
3. The carrying capacity of the physical environment
4. A summary of each area will presents facts and findings

October 22, 2007 – Study Session w/ Commission to Review:

Existing Conditions – Environmental & Political Constraints, Roads, Water, Wastewater, Population, Community Services

- Existing Natural Systems/Environmental Constraints
 - Topographic: slopes, drainage patterns/erosion
 - Soils/prime agricultural lands/suitability for septic tanks
 - Floodplains, marshes, wetlands
 - Geology/aquifers
 - Surface Water, Riparian corridors
 - Open Space/conservation easements
 - Vegetation: forest & woodlands
 - Wildlife
- Conservation and Reserve Areas:
 - Large Ranches(limited development areas)
 - Open Space/conservation easements
 - Wetlands/surface water bodies/riparian corridors
 - Wildlife/corridors
 - Farmland Soils(limited development areas)
 - View sheds (preserving community character & quality)
 - Historic/cultural Sites
- Governance/Jurisdiction:
 - Federal Lands: Forest Service, BLM
 - State Lands
 - County Lands
 - Tribal Lands
 - Land Grants
 - Community Plans
- Roads: How do properties of the landscapes, such as topography and land use, affect road network patterns?
 - Santa Fe County number of miles/improved/unimproved
 - Secondary Information on land/ecological impacts:
 - Road & roadside area
 - Materials & Chemicals
 - Water & aquatic ecosystems
 - Traffic disturbance: noise, vibration, light
 - Habitat fragmentation, disruption of wildlife movement corridors
- Road Density & Alternative Network forms.
 - Local networks/connectors (existing & future)

- Evaluation of Systems/Settings Matrix
 - Core Values
 - Land Use/Natural Resource Issues
 - Suitability for Development
 - Infrastructure Status/Needs
 - Future Development Scenarios

- Growth Management Strategies for:
 - Water/Wastewater Infrastructure
 - Roads/Transportation Networks
 - Public Services
 - Funding/Economic Development
 - Natural Resource Management
 - Governance
 - Placemaking/Community Principles
 - Ecological Land Use principles
 - Regional Planning

- Preliminary Fiscal Strategy

January- March

- Public Meeting
- Finalize Growth Management Strategic Plan

April-June

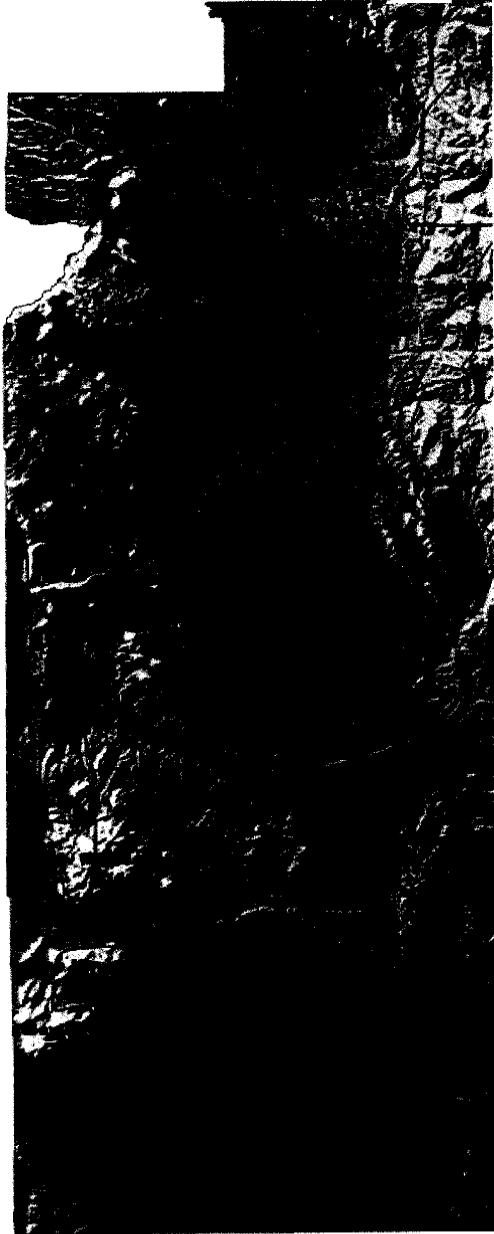
- Public Meeting
- Adopt Growth Management Strategic Plan & Appropriate Ordinances



INTRODUCTION

- Work-session Goal: provide an interim assessment of the County's general environment and existing "Basic Infrastructure".
- Today's Outline:
 - Introduction & definitions for session
 - Discussion of environment & infrastructure
 - Identification of Next Steps
 - Open discussion
- Definitions:
 - "Basic Infrastructure:" the physical infrastructure of roads, water, wastewater systems
 - "Integration:" the parts contribute to the whole; the whole supports the parts

ENVIRONMENT



KEY ATTRIBUTES:

- Differing natural attributes exist within each distinct area

- Hydrology
- Topography
- Vegetation/Wildlife
- Soils
- Geology
- Eco-regions



ENVIRONMENTAL FEATURES

Basic Features include:

- Large Ranches
- Wetlands/surface water features/riparian corridors
- Wildlife corridors
- Historic/cultural sites
- View Sheds

Next Considerations:

- Open Space
- Agricultural Use

ENVIRONMENT & POPULATION



Population

- 1 El Centro
- 2 El Norte
- 3 Estancia
- 4 Galisteo

Growth

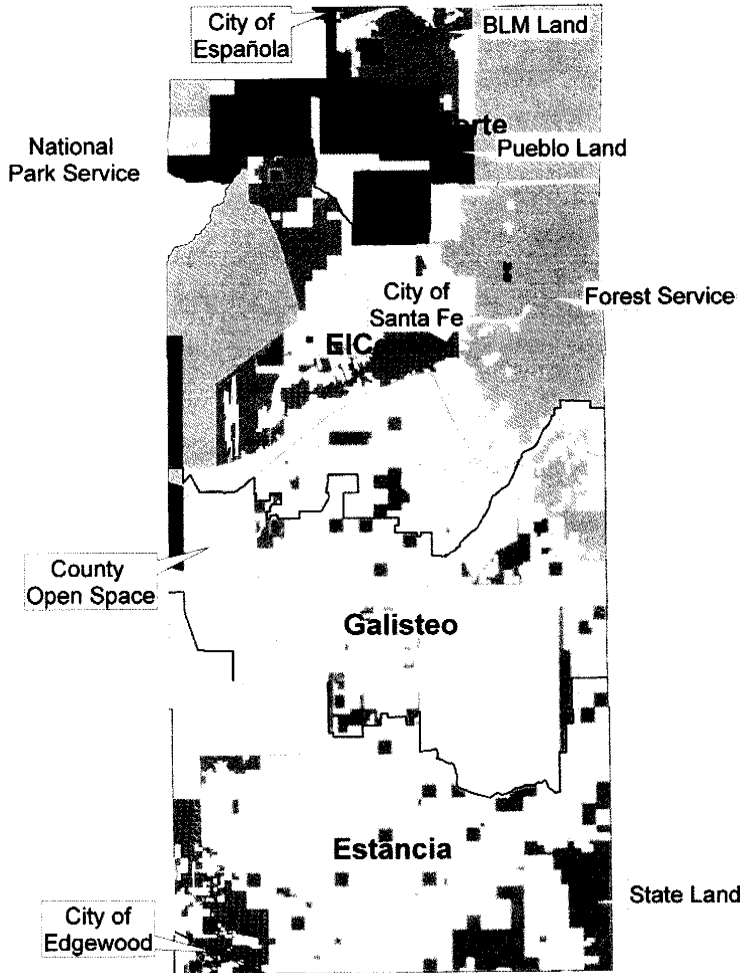
- Mostly in El Centro
- County-wide Growth under 2% per year is below projections
- Housing Permits increase highest in CCD, TAP/ Las Campanas & Tano Road area

Total County Population & Housing

	2000 Census	2006 Census Est.
Population	129,292	142,407
Housing Units	57,701	61,450

includes all incorporated & unincorporated areas

JURISDICTION



El Norte:
dominated by
pueblo and
federal lands

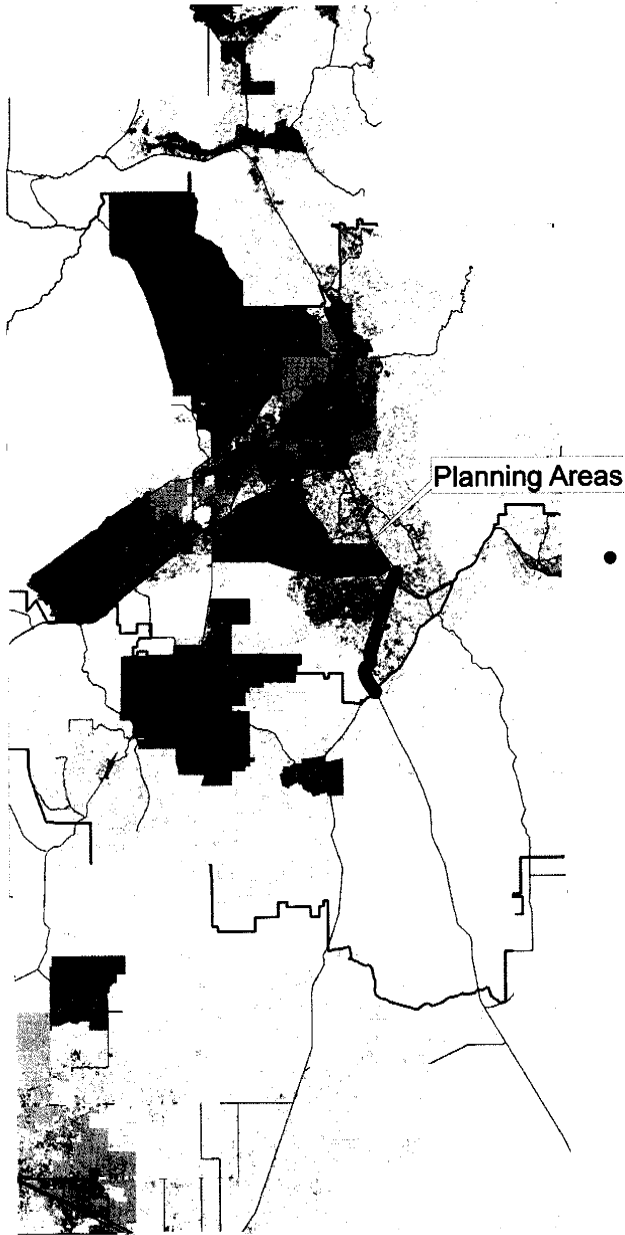
El Centro: mix
of city, federal,
state and
private lands

Galisteo:
primarily private
lands

Estancia: city,
state and
private lands

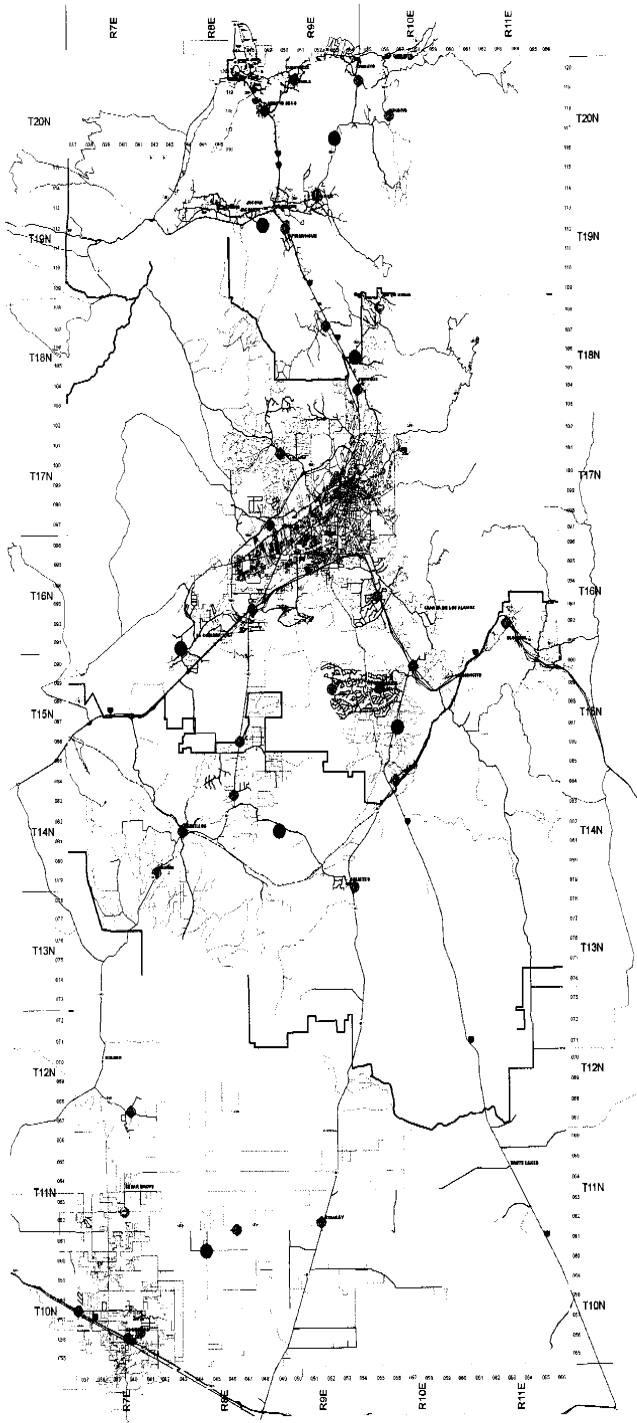
Next steps will
look at
annexation
areas

Existing Plans & Population



- Locations of communities with Plans:
 - El Norte
 - El Centro
 - Galisteo
 - Estancia

ROADS & SERVICES



ROADS:

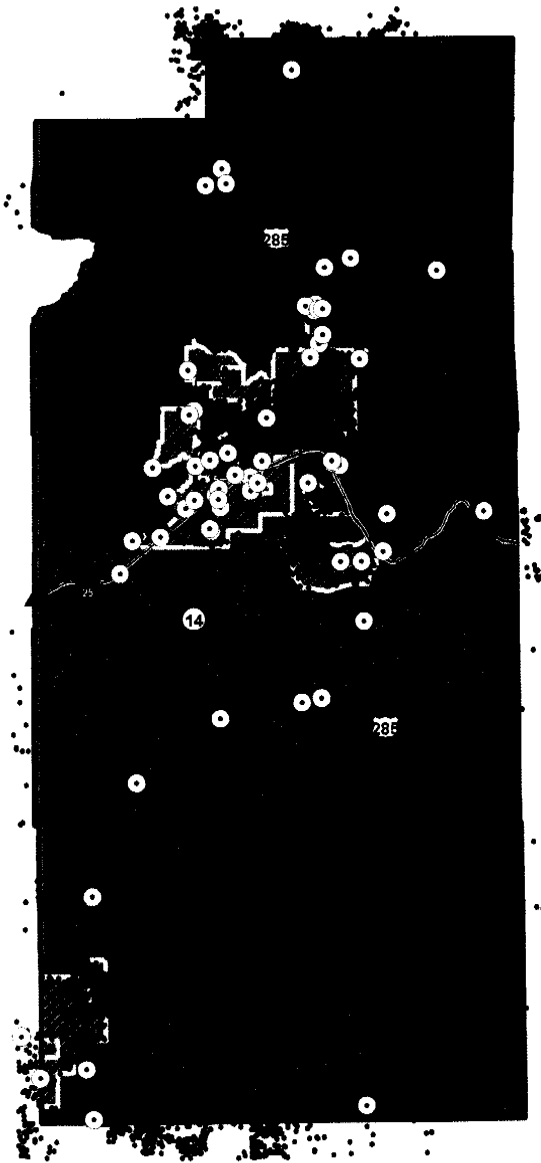
- El Norte: 2 major highway corridors; private roads
- El Centro: dense network of multi-jurisdictional roads, and highway corridors
- Galisteo: wide-spread major County roads, often not interconnected
- Estancia: dense network around city, suburban sprawl road design, few roads

Legend

- Santa Fe County Maintained Roads
- Private
- - - Other Jurisdictional Roads
- Transfer Stations
- ⊙ Fire Stations

WATER & WASTEWATER

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El Norte:

- mostly wells and small community water systems
- W/W primarily septic

El Centro:

- Several large water and W/W systems
- Several community water systems
- Many private wells and septic tanks

Galisteo:

- Several small community water systems
- Mostly private wells and septic tanks

Estancia:

- City served by two large water systems
- County areas mostly private wells
- W/W primarily septic tanks

SUMMARY

- Individual decisions concerning appropriate types and locations of growth in growth management areas will be made within the context of the Growth Management Strategy
- A comprehensive Budget and Financing plan is a key component the Growth Management strategy
- The Plan will guide decisions about “where,” “when,” and “how” to grow/enhance County service areas

INTRODUCTION

- Work-session Goal: provide an interim assessment of the County's general environment and existing "Basic Infrastructure".
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 - "Integration:" the parts contribute to the whole; the whole supports the parts

Introduction: Today's work session goal is fairly specific. The project goal is to provide answers to the questions of "What" "Where" "How" and with "what priority" for the County's basic infrastructure enhancements as well as the other systems and services provided. Getting to that goal requires complex analysis of many, often competing, factors. The project is being tackled in phases, and today we are here to look at the initial work – the interim assessment of basic infrastructure.

What has brought us here? Previous growth management strategies identified in 1999 and as recently as the 2006 Strategic plan, each recognized the need for an integrated strategy to redirect sprawl, to systematically provide County utilities and services, while supporting basic principles such as "focus on community needs, values, and feed back in relation to future planning and local economic development," "protect natural environment, rural and open spaces between communities," and "provide appropriate governmental resources to implement a unified growth management strategy."

The Community and District plans adopted since 1999 have focused on specific areas and their unique issues. Now it is time to once again look at the whole County: County-wide issues, regional differences and the places between the communities with the goal of better managing the land & resources.

The following illustrations will help identify the most basis differences or similarities across the different County planning areas.

Also clear that the linkages between growth and the need for a County-wide capital improvement program to address demands of infrastructure still needs to be accomplished. (2006 Strategic Plan). Today in the spirit of addressing this challenge creating an integrated approach with links to capital plans and other financing strategies available, we begin by looking at the basic, existing infrastructure along with population patterns and general environmental settings for your references.



ENVIRONMENT

KEY ATTRIBUTES:

- Differing natural attributes exist within each distinct area

- Hydrology
- Topography
- Vegetation/Wildlife
- Soils
- Geology
- Eco-regions

Our first illustration is the County "Environment." The reason we begin with this context is that this is the County's "place"; the environment is the County's primary resource and the physical setting for all of the communities, services and infrastructure.

All of the decisions concerning land use and infrastructure need to take the key natural attributes into consideration. The natural places and attributes set up the constraints and opportunities for our economy, our cultures, our ability to solve community problems and to supply our local needs. We need to both avoid development in sensitive areas and direct development to places that can support it.

As have been previously defined, the Growth Management Planning areas are identified as: El Norte, El Centro, Galisteo, and Estancia. These were designated based upon consideration of geographic boundaries, existing community planning areas, political boundaries, and landscape/historical context.



ENVIRONMENTAL FEATURES

Basic Features include:

- Large Ranches
- Wetlands/surface water features/riparian corridors
- Wildlife corridors
- Historic/cultural sites
- View Sheds

Next Considerations:

- Open Space
- Agricultural Use

A guiding principle previously adopted in the 1999 Growth Management Plan is to protect the County's "natural environment, and the rural and open space between communities."

These are some examples of additional environmental features that may constrain growth decisions. All features are not common to all growth planning areas.

These environmental features are not part of our presentation today, but will be integrated in future work sessions. For now just notice the general environmental layout. Now, lets look at where the population is against this backdrop.

ENVIRONMENT & POPULATION



Population

- 1 El Centro
- 2 El Norte
- 3 Estancia
- 4 Galisteo

Growth

- Mostly in El Centro
- County-wide Growth under 2% per year is below projections
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Total County Population & Housing		
	2000 Census	2006 Census Est.
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Housing Units	57,701	61,450

includes all incorporated & unincorporated areas

Looking at growth in housing & population in the County, there are some important pieces to consider:

1. The overall rate of growth – this effects the County's ability to respond with infrastructure and services and to generate funds to pay for them;
2. Population clusters create recurring demands on County services; and
3. Rapid growth areas represent new challenges for County services and for land use policy.

Looking at the planning areas:

El Norte

Population was just over 14,000 in the 2000 census. Growth since then has been less than the 0.9% per year last projected. Homes are clustered in the valleys and on Pueblos.

El Centro

Overall El Centro is growing about as projected (1.7-2.5%). But some areas are growing rapidly when the number of housing units is considered:

- CCD has more than doubled since 2000.
- The Tano Road and TAP areas have rapid growth rates since 2000.
- Housing growth in the City of Santa Fe is primarily through in-fill & annexation; the rate is steady.
- Some areas, such as El Dorado or the Seton/Hondo areas, have larger population clusters but are approaching build out under the current zoning, so the rate of housing growth is slow.

Galisteo

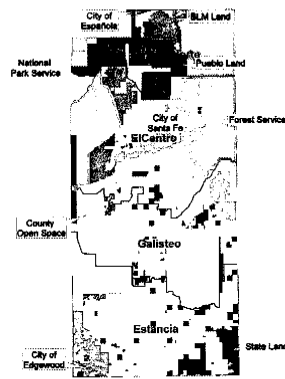
The Galisteo area appears to be growing less than the 2+% projected, but the decline in ranching activities creates development pressures.

Estancia

Growth in the town of Edgewood is primarily through annexation and expansion. County areas are growing slower than the 2+% projection; such growth is less concentrated than in the other planning areas.

Analysis of demographic patterns and changes within each planning area will be continuing through future work sessions. These patterns are also impacted by jurisdictional concerns.

JURISDICTION



El Norte:
dominated by
pueblo and
federal lands

El Centro: mix
of city, federal,
state and
private lands

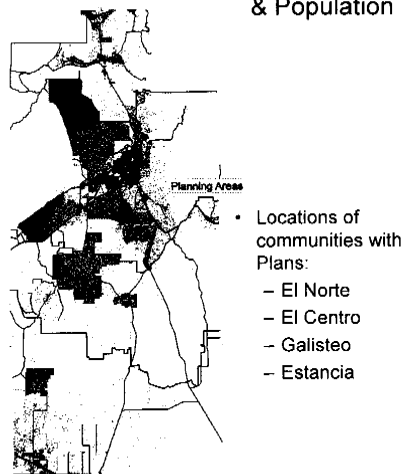
Galisteo:
primarily private
lands

Estancia: city,
state and
private lands

Next steps will
look at
annexation
areas

The overall conclusion to be drawn from this initial illustration of the jurisdictions is that the County must consider engaging in partnerships as part of its growth management strategy and that a uniform strategy may not be applicable in all planning areas.

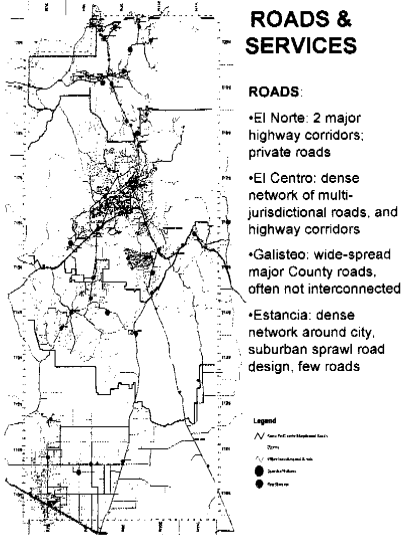
Existing Plans & Population



This illustration highlights the existing local community and district plans and traditional communities within the County's borders. The previous population illustration has also been incorporated here.

The County's original communities located for a variety of reasons: road/trail/railroad access, water resources, arable lands, defense. Newer community patterns seem to have occurred as a direct effect of road improvements and our zoning. Population changes and growth patterns will continue to be analyzed in further studies.

The previous environmental and jurisdictional illustrations provide the context within which we will look at existing, basic infrastructure illustrations.



SUMMARY OF COUNTY MAINTAINED ROAD MILEAGE:

El Norte	67.95 miles
El Centro	272.94 miles
Galisteo	87.33 miles
Estancia	152.98 miles
<i>Total County maintained:</i>	<i>581.20 miles</i>
Total Paved	211.07 miles
Total Base Course	109.48 miles
Total Dirt	260.65 miles

COUNTY OPERATED TRANSFER STATIONS

EL NORTE: Nambe; Jacona; Tesuque

EL CENTRO: La Cienega, Eldorado

GALISTEO: San Marcos

ESTANCIA: Stanley

Challenges observed by review of the Roads & Services data indicates a number of areas for further analysis, for example, that many roads are not up to County standards and as such creates emergency services access problems. These concerns will be further analyzed in the sessions to come.

WATER & WASTEWATER



- El Norte:
 - mostly wells and small community water systems
 - W/W primarily septic
- El Centro:
 - Several large water and W/W systems
 - Several community water systems
 - Many private wells and septic tanks
- Galisteo:
 - Several small community water systems
 - Mostly private wells and septic tanks
- Estancia:
 - City served by two large water systems
 - County areas mostly private wells
 - W/W primarily septic tanks

Water and wastewater systems vary across the planning areas.

EL NORTE: Plans for a future regional water system and governed by Aamodt settlement. regionalization potential includes connectivity with the Española municipal system, and alliance of smaller water systems. For waste water, regionalization potential exists with connection to Española, Santa Clara Pueblo, or Pojoaque Pueblo.

EL CENTRO: A combination of four dominant large systems, (City of Santa Fe, Santa Fe County, Las Campanas, Eldorado Area Water & Sanitation District), private wells, and several small community water systems. regionalization potential for both water and waste water exists with development of Santa Fe County, City of Santa Fe or El Dorado Area Water & Sanitation District systems.

GALISTEO: Water system regionalization potential is low at this time, but possible if County can deliver water supply to this planning area. Very low regionalization potential for waste water at this time. Area most likely will rely on green infrastructure potential.

ESTANCIA has potential for regionalization by connection to the Entranosa or Thunder Mt. systems. Wastewater regionalization potential through the proposed City of Edgewood waste water system; Central and Eastern sections of the planning area have low potential for regionalization at this time.

SUMMARY

- Individual decisions concerning appropriate types and locations of growth in growth management areas will be made within the context of the Growth Management Strategy
- A comprehensive Budget and Financing plan is a key component the Growth Management strategy
- The Plan will guide decisions about "where," "when," and "how" to grow/enhance County service areas

This presentation illustrated the location and key attributes of current basic existing infrastructure, population patterns and growth, and the landscape and jurisdictional constraints faced within the County's borders.

Where today's goal was an interim assessment, further sessions will continue toward the goal of a unified and integrated decision making process. The process will result in identification of possible paths showing where basic infrastructure and systems should be and can be situated. The process should also result in growth or zoning recommendations that are integrated with these systems and the setting.

Our next steps will examine funding and planned improvements with more extensive analysis of populations, County essential service areas, and other related social service locations. The goal involves complex analysis and problem solving to integrate basic infrastructure with other social needs within our community, and the need to identify and plan for financial resources.

Further analysis will become more specific to the four growth management areas. Future sessions will address that the best options are for infrastructure improvements, funding alternatives, and the course of action to implement the plan.