

**VALENCIA COUNTY BOARD OF COMMISSIONERS**  
**Workshop**  
**January 31, 2001**

Commission Chair, Alicia Aguilar called the Meeting to order at 10:00 A.M.

PRESENT	ABSENT
Alicia Aguilar, Chairman	
Aurelio H. Padilla, Vice-Chairman	
S. T. Frank Pando, Member	
Gary Daves, Member	
Helen Baca, Member	
James Fernandez, County Manager	
Thomas Garde, County Attorney	
Tina Gallegos, County Clerk	
Press and Public	

**Pledge of Allegiance was led** by Commissioner Pando

Commission Chair, Alicia Aguilar introduced members of the Valencia County Planning & Zoning Staff. Steven Chavez is the planner, Ruben Chavez is the assistant planner, Mike McCartney is the Planning & Zoning Administrator, and Richard Chavez is the Rural Addresser and GIS Coordinator. Commission Chair, Aguilar thanked the steering committee that was in the audience.

The chapters in the comprehensive plan are as follows:

- Chapter One-Introduction to Plan
- Chapter Two-Land Use Element
- Chapter Three-Transportation Element
- Chapter Four-Water & Infrastructure
- Chapter Five-Economic Development
- Chapter Six-Historic Preservation
- Chapter Seven-Implementation

Chapters one and two were discussed.

**Chapter one: Introduction**

- A) Introduction
- B) Mission & Purpose
- C) Organization
- D) Process
- E) Adoption of the Plan
- F) Use & Amendment of the Plan
- G) Interpretation of Plan & Elements

**Chapter two: Land Use Element**

- A) Existing Land Uses, County & Community Profiles
- B) Profiles of the Communities on the West Mesa
  - I. Highland Meadows Community
  - II. San Clemente Settlement
  - III. South West Mesa Settlements
- C) Profiles of Communities on the East Mesa
  - I. Meadow Lake and Cypress Gardens Communities
  - II. El Cerro Mission and Monterey Park
  - III. Las Maravillas and Pasitos del Cielo
  - IV. Rio Communities
  - V. Tierra Grande
  - VI. Casa Colorada
- D) Profiles of Valley Communities on the East Side of the Rio Grande River
  - I. Valencia-Peralta Community
  - II. El Cerro Community
  - III. Tome-Adelino Community
- E) Profiles of Valley Communities on the West Side of the Rio Grande River
  - I. Los Chavez Community
  - II. Bosque and Jarales Communities
- F) Characteristics, Trends, and Policy Discussion
  - I. Population Trends
  - II. Distribution of Population and Employment in Valencia County
  - III. Residential Land Use Assumptions
  - IV. Environmental Impacts Assumptions
  - V. Commercial & Industrial Land Use Issues
  - VI. Agricultural and Ranching
  - VII. Future Land Use Map

Commission Chair, Aguilar asked if this plan is taking into consideration the regulatory tools that are already in existence, for example, in the valley there is a two-acre minimum, it is a flood plain. Mr. Steven Chavez answered that they didn't do a flood plain. Commission Chair, Aguilar also asked if there's going to be any overlays. Steven Chavez answered, an overlay would probably work, where they did lack is describing the flood plains. Commissioner Pando questioned encouraging cluster in the green belt. Herman Tabet, from the audience answered a cluster doesn't mean you're going to go in there and cluster the whole area. Commission Chair, Aguilar commented that the plan was lacking an appendix or definitions, and consistency, If one is going to be defined, they all need to be defined. The big comment that Commission Chair, Aguilar does not agree with, there is a comment in the plan that says that the county will encourage the development to be in the fringe area of the existing communities. Mr. Herman Tabet stated that the east mesa and VIA, is a master planned community. He said it had zero to do with the county in 1988, so planning and zoning had little to do with the promotion of Canyon del Rio and Las Maravillas, and the difference is that they have a water & sewer system up there. Commission Chair, Aguilar asked if they make reference that that is already a master planned community. Mr. Tabet answered; they should, if it's not in there. Steve explained that they could put that in there. Commission Chair, Aguilar also questioned the infrastructure in the land use element.

### **G) Land Use Goals, Policies and Objectives**

- A) Application
- B) Definitions

**Goal LU. I** establish balanced communities within Valencia County as depicted in the 2020 Future Land Use Map.

Commission Chair, Aguilar questioned sprawl in Valencia County. She also questioned that if it says shall, shall is mandatory. Attorney Tom Garde replied that the statutes say a county should have a comprehensive plan, and as far as shall, basically this shall says that we shall review proposals. Commissioner Pando made the remark that we have to upgrade the ordinances and subdivision regulations.

**Goal LU. II** Establish competent planning processes and techniques to achieve the goals of this plan.

Commission Chair, Aguilar questioned if there is going to be an implementation timetable. Commissioner Pando asked about updates of land splits. Commissioner Daves made the comment that this was a good presentation and it is a good start.

**Goal LU. III** Encourage master planning of developments.

**Goal LU. IV** The County shall, to the extent practicable, and when applicable, work closely and in coordination with the U.S. Forest Service, Bureau of Land Management, Bureau of Indian Affairs and the New Mexico Land Office to ensure that long range planning conducted by these agencies within Valencia County are compatible with the comprehensive plan.

**Goal LU. V** To create a county wide self-sustaining metropolitan planning organization.  
I. Affordable Housing

**Goal LU. VI** Create opportunities for affordable housing in all developments.  
II. Harmonious Development

**Goal LU. VII** Maintain the integrity and intent of existing zoning districts.

**Goal LU. VIII** To eliminate preplatted subdivision master plans that were filed before the New Mexico state subdivision act of 1973, and which conceptual development does not conform to performance criteria established under the 1999 Valencia County Zoning Ordinance Subdivision Regulations for such developments.

Commissioner Pando questioned eliminating preplatted subdivisions from the 1970's that do not meet the current guidelines.

III. Industrial Uses

**Goal LU. IX** The County shall take an active role to guiding industrial uses to appropriate locations where such uses can satisfy established performance criteria.

Commissioner Pando commented that people should identify why they want zone changes.

**Goal LU. X** Encourage large industrial employment centers to offer amenities to their employees and families such as pedestrian trails, open space, and improved roads.

Commission Chair, Aguilar questioned addressing the workforce investment act in the employment center site and job to work partnerships and the incentives.

IV. Commercial Uses

**Goal LU. XI** Coordinate with developers of employment centers sites job-to-work partnerships.

V. Public and Quasi public areas

**Goal LU. XII** Provide sufficient open space to meet the passive and active recreational needs of the unincorporated county.

**Goal LU. XIII** Preserve the natural amenities in the county by increasing the amount of property, which is designed as, open space and which will remain undeveloped.

VI. Agriculture

**Goal LU. XIV** Preserving land of the green belt for agricultural land uses, open space. Low-density residential lots in conjunction with agricultural uses.

Commission Chair, Aguilar questioned the nitrate.

**Goal LU. XV** The preservation and utilization of water for agricultural purposes in Valencia County.

**Goal LU. XVI** Foster and promote a diverse and sustainable agricultural economy as an integral part of its activities to conserve and preserve agricultural lands in the county.

Steven Chavez thanked the commission for allowing them time. Commissioner Daves suggested that the next step be transportation planning in the inner government aspect. Commissioner Pando complimented the steering committee for their work. Commission Chair, Aguilar mentioned having the whole template at once, instead of in pieces. She also asked that comments be put in writing and submitted to the planning department. Herman Tabet thanked the steering committee for a great job, and also the members of the planning commission. Commission Chair, Aguilar mentioned that there was a lot of good information in this plan. Commissioner Padilla complimented planning & zoning on their work. Steven Chavez was surprised at some of the comments he received, and asked the commission to give their comments in writing.

The commission adjourned at 2:25 P.M.

The next Regular Meeting of the Valencia County Board of County Commission will be held on February 6, 2001 at 8:00 A.M. in the County Commission Room at the Valencia County Courthouse.

<p><b>NOTE:</b> All proposals, documents, items, etc., pertaining to items on the agenda of the January 31, 2001 Workshop (presented to the Board of County Commissioners) are attached in consecutive order as stated in these minutes.</p>
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**VALENCIA COUNTY BOARD OF COMMISSIONERS**

**ss/  
ALICIA AGUILAR, CHAIRMAN**

**ss/  
AURELIO H. PADILLA, VICE-CHAIRMAN**

**ss/  
S. T. FRANK PANDO, MEMBER**

**ss/  
GARY DAVES, MEMBER**

**ss/  
HELEN BACA, MEMBER**

**ATTEST: ss/**

**TINA GALLEGOS, COUNTY CLERK**

**DATE: Feburary 20, 2001**

**For an official signed copy of these minutes and attachments see Book 38 Page 847.**