

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

March 4, 2015

1. CALL TO ORDER

A regular meeting of the Santa Fé County Open Land, Trails and Parks Advisory Committee (COLTPAC) was called to order on the above date at approximately 6:00 p.m. by Chair Dave Dannenberg in the Projects, Facilities and Open Space Conference Room, 901 West Alameda St., suite 20C, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

Members Present

Dave Dannenberg, Chair
William Baker
Devin Bent
Patricia Conoway
Judy Kowalski
Ernesto Ortega
John Parker
Zach Taylor

Members Absent

Almudena Ortíz Cué

Others Present:

Paul White
Jackie Fishman, Consensus Planning
Jim Strosier, Consensus Planning
Bill Johnson, Former member
Bette Booth, City POSAC Chair

Staff Members Present

Maria Lohmann, Open Space and Trails Planner
Erin Ortigoza
Penny Ellis Green

3. APPROVAL OF THE AGENDA

Dr. Bent requested in order to accommodate visitors to move #7 (the stakeholder discussion) under Items of Public Concern.

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

4. APPROVAL OF THE MINUTES – February 4, 2015

Ms. Kowalski requested a change on page 4. She mentioned the hike but not a cactus study. That should be deleted. She also didn't think she agreed to head the subcommittee on page 5.

Mr. Taylor thought she did.

Ms. Lohmann said the subcommittee heading up the Arroyo Hondo hike but she is not the committee chair.

Mr. Parker said on page 4 a statement was attributed to him that he hoped was wrong about being out making big ruts. He said that others were out doing that.

Mr. Taylor said on page 2 that he didn't say he was President of COLTPAC for several years. [To clarify, it was Mr. Baxter who was President of COLTPAC for several years.]

Ms. Kowalski suggested just deleting that sentence.

Dr. Bent moved to approve the February 4 2015 minutes as corrected. Mr. Parker seconded the motion and it passed by unanimous voice vote.

5. MATTERS OF PUBLIC CONCERN

Agricultural Revitalization Initiative

Mr. Paul White, Chupadero, said he has worked several years on a project called the Agricultural Revitalization Initiative and the group worked with the County Staff and had a resolution passed in 2006 called the Agricultural Revitalization Initiative in support of revitalizing agriculture in Santa Fé County. They also were trying to do a community farm near Pojoaque.

They identified that lots of agricultural land was being lost in the County and wanted to preserve agricultural land. So they are starting an agriculture outreach center to help land owners get their land back into production. The idea is to work with schools for a working farm and having plots for individuals to have gardens of maybe a greenhouse for the winter with cold frames to teach people how to make cold frames.

Also there are lots of agriculture lands that have fallen into disuse and they hoped to have some farm equipment at the community farm that could be loaned out to contractors to help cultivate. There are federal grants to help low-income people to participate.

Mr. White spoke to a number of organizations including Santa Fé Conservation Trust, New Mexico Land Conservancy, Farm to Table and The Acequia Association, all of whom seemed to be in favor. He also spoke to Commissioner Roybal, who also was in favor. Then he spoke with Commissioner Holian who suggested coming to COLTPAC. He wasn't sure how it worked here and whether the Committee might take this on as a project or approve the County instituting something like this.

Ms. Conoway asked Ms. Lohmann if this is anything for COLTPAC to influence. She wondered why someone would tell Mr. White to come to COLTPAC.

Dr. Bent suggested asking Commissioner Holian.

Mr. Baker thought it makes perfect sense because agriculture is part of the strategic planning process.

Chair Dannenberg agreed.

Ms. Conoway asked then if COLTPAC would have some influence on it.

Ms. Lohmann agreed. If the Committee liked it, COLTPAC could write a letter of support.

Ms. Conoway agreed. The Committee should do that.

Mr. Taylor asked if there is a specific County-owned plot they are planning to use for the community farm.

Mr. White said they talked with Charlie O'Leary and the Santa Fé Conservation Trust might already have a plot of land. It has been on the ICIP list for a community farm. But they don't have the specific plot now. They would like to see one in the Pojoaque area.

Dr. Bent said he had been thinking about it and talked with Mr. White several times. There are two things COLTPAC should do. The first is a general endorsement of a community farm plan. If COLTPAC could come up with specific recommendations and specific properties, Commissioner Roybal could set up a steering committee. For \$200,000 we could get a five-acre plot with irrigation. COLTPAC might fly that by the BCC. Two Commissioners have supported the concept already.

Dr. Bent didn't think the Committee was prepared to support it now but he offered to continue to work with Mr. White on it.

Ms. Conoway felt it would make a much stronger argument have a plan laid out for maintenance and management together with a letter of support from the Committee for it.

Mr. Taylor said the challenge is to have the plot dedicated but supporting it as a resource to dedicate it could be done. A challenge is that if no one is really in charge, the community farms would begin to look terrible. He asked if the group had a plan for that.

Mr. White said there would be a farm manager. They have a business plan already. It could be that COLTPAC could approve the business plan, especially if the County sets up an advisory committee.

Chair Dannenberg thought land acquisition was probably way down the line. But they would need some sort of steering group. He thought COLTPAC would be interested in supporting that.

Mr. Ortega recalled that Pojoaque High School used to have an effective 4-H program but he didn't know if it is still active there. Also, if they couldn't look at an immediate land purchase, a lease might be possible.

Mr. White asked if Mr. Ortega would like to be on the steering committee -

Chair Dannenberg asked if someone would be willing to connect with Mr. White and looked at Mr. Taylor.

Mr. Taylor said he was debating. He suggested maybe they could look at a non-profit to run with it. He would be willing to talk with Mr. White about that.

Ms. Ortigoza asked if Mr. White had talked with the Food Policy committee.

Mr. White said he would and asked if this Committee would endorse the initiative.

Chair Dannenberg said community farms are popular and there might be one in Pojoaque Valley now.

Mr. White thanked the Committee for listening.

Ms. Conoway wished them good luck.

Request from POSAC

Ms. Bette Booth, Chair of POSAC, said the mayor asked POSAC to come with some big ideas for the Master Plan on parks. They will at least get started this year. Second, they are still looking at South Meadows Park and what will happen there. The County is not going to continue the park development but the County might trade out with Alameda work. That park is on South Meadows between Rufina and Airport Road. The County designed the park and didn't have enough money to build the design. There are lots of issues. It needs a basketball court and swings.

Dr. Bent asked if it was part of the annexation area.

Ms. Booth agreed but said the County still owns it.

Ms. Lohmann said they've been talking and all she knew is there are discussions that are continuing.

Ms. Booth said the City has \$107,000 that was allocated for construction at Las Acequias Park for a ball field but the neighbors don't want it. That might free up money for South Meadows.

Mr. Ortega asked if the Committee needs to discuss that and make a recommendation to the County to transfer that property to the City and present a sense of POSAC's offer to them.

Ms. Lohmann said COLTPAC could docket that for the next meeting. It is a big job to put an assessment together.

Ms. Booth thought there was still \$400,000 somewhere to develop it.

Dr. Bent was reluctant to vote without knowing more about it.

Mr. Taylor said some needs assessment had been done.

Ms. Lohmann agreed that there were demographics but the needs assessment she was talking about was for maintenance money.

Mr. Taylor added that Mariposa is not far away.

Ms. Kowalski reasoned that since the park is now annexed, the County doesn't want to put more money into it.

Ms. Lohmann didn't know if that was true. There is precedent for County and City to work together. Burro Lane Park is one example. It is more of an issue at South Meadow because it is undeveloped.

7. DISCUSSION ITEMS

A. Stakeholder input discussion on potential Transfer of Development Rights program (Consensus Planning).

Jim Strosier with Consensus, was hired by Santa Fe County to deal with development and the Santa Fe County Code. One part is to deal with transfer of development rights and bonuses and mechanisms to help preserve resources. Several of them touch on this Committee's work. The conversation just finished and rehabilitation could be a part of that, including scenic resources, habitat, etc. - The things we want to be preserved and then use transfer of development rights and density bonuses.

He said they are early in the process. They had a couple of days of stakeholder issues. Dr. Bent came to one and Ms. Lohmann to another and based on that, Consensus was invited to come here. The Committee is another stakeholder group dealing with many of these aspects. They are here to listen to the Committee's concerns as they look at it moving forward.

Transfers can be used in several ways but it has to have a market. Development rights have to go somewhere and those are the receiving part of the equation. It can be county-wide or specific to traditional communities. Right now they are evaluating the tools and how they fit into the overall scope. They will look at amendments to the plan and amendments to the code to make sure they are working together.

He and Ms. Fishman are the prime consultants with Consensus Planning and are out of Albuquerque. They also have a legal component with local and national expertise. Nancy Long is the local attorney and Mark White is a recognized land use attorney. They are in the work phase trying to draft things. It is a quick process and it needs to be done quickly.

They are dovetailing with the County on development of community plans for the communities that are meeting right now. They will help interface with the

recommendations from those meetings and plan to be finished in August. On focus is the development of community-wide impacts including mining, not just transfer of development rights or density bonuses.

Chair Dannenberg asked if it is at a methodology level or identification of specific areas.

Ms. Fishman said most is methodology. The communities might identify specific areas they want to preserve.

Mr. Baker recalled when they did the first plan the County involved the residents - not simply small group for a specific part of the County. The 13 communities are important but there are many in between.

Dr. Bent said there are about a half million acres for grazing and maybe 10,000 acres that are irrigated. When we develop property it is no longer agricultural land.

Ms. Fishman said the difference with TDR is that instead of the County going in, is that the owner could keep farming it but not place the burden on the County.

Mr. Strosier added that the owners are land rich and cash poor and that is typical. So this basic theory allows them to sell their development rights without having to turn it into a subdivision. The receiver would be in the broader spectrum of areas identified. The land is appropriate for higher density. So the owner would sell rights for so many houses and the receiver would later be able to develop it. The linkages have to be put together for it to work.

Chair Dannenberg was skeptical of how successful TDR will be. The burden of management for TDR has to be huge.

Mr. Strosier said the Committee's input on opportunity and challenge is helpful. TDR isn't the only tool to use. The Santa Fe Community College District doesn't need to go out and buy those rights. TDR is not a uniform solution to apply across the board. That is one of the challenges - how that tool fits into a whole set of tools. We need to figure out those tools to help the County accomplish it.

Dr. Bent asked if TDR takes into account what the zoning is. Mr. Strosier agreed.

Mr. Taylor said you might broker a deal for specific areas.

Ms. Lohmann agreed and that is an important potential for COLTPAC to get involved.

Mr. Strosier said as opposed to the County buying the property, it could purchase the development rights and bank them and the person who owns the land use it for agriculture.

Mr. Taylor asked how it is regulated.

Ms. Fishman said it has to be appropriate for the area and the regulation has to be predetermined.

Ms. Ortigoza asked what kind of input Consensus is seeking.

Mr. Strosier said in the role as an open space advisory committee, how COLTPAC sees these tools. The tools should help the Committee does its job and preserve some of these lands and identify areas where the Committee believes they would be worthy for this program. As we come up with drafts, we will make sure you are in the loop for your expertise in giving feedback either as individuals or together and hopefully we can include them and get it adopted. The stakeholders have included commissioners and all but one have given input. Next they will be going to special interest groups. Penny is the point person and if you go to her, she will make sure we get it.

6. MATTERS FROM THE COMMITTEE

A. Matters from the Chair

Chair Dannenberg said he would be meeting soon with Commissioner Holian and will highlight the three areas of our work. Hopefully she will be there for support. Other members should meet with their Commissioners too.

Secondly are topics for future agendas. For next month we want to invite the Bernalillo County Open Space staff to come and then to have Terry Lease address our grand maintenance plan

Ms. Lohmann wasn't sure it could happen in April because Mr. Lease had four crew members and now have only two.

Ms. Kowalski asked what the plan is.

Chair Dannenberg said it is a gap analysis to identify what is missing on specific properties. He recommended keeping the invitation for Mr. Lease open for now.

Ms. Lohmann agreed and if not in April, maybe later.

Mr. Taylor suggested maybe COLTPAC can figure out how to help Mr. Lease and reach out to our Commissioners as advocates.

Ms. Lohmann said it has been a struggle to find people to fill those vacancies.

Chair Dannenberg said other future subjects include a project grid to explore a broader look at what is going on and the things that haven't gotten attention. The Committee could just create a tool to keep track of it all.

Mr. Parker said that would help with our outreach when certain milestones are accomplished.

Chair Dannenberg agreed.

B. Subcommittee Updates

i. Outreach

Ms. Lohmann said the subcommittee identified several possible events in addition to the Arroyo Hondo cactus walk, including the botanical gardens, bike to work, Cerrillos Hills and others. They made contact with Peter Lipscomb at Cerrillos Hills. He could do an interpretive hike for mining. That would be on National Trails day, June 6.

Mr. Parker added that COLTPAC might collaborate with others who are planning events for that day that COLTPAC might want to give a stamp of approval. It could be something done with the Trails Alliance or someone else.

Ms. Lohmann said the PIO and Carol Branch are talking about coordinating events. Chair Dannenberg has had conversation with the PIO today and bring them all together.

Chair Dannenberg supported bringing them under the same umbrella with the same message.

Ms. Lohmann said Ms. Mihelcic and Ms. Branch want a rail trail event, river trail events and an El Camino Real event. We are doing a trail ride on May 25th.

Ms. Kowalski pointed out that's Memorial Day weekend.

Ms. Lohmann said they would be doing a Petroglyph Hill tour with Site Watch as one of the six tours the BCC has allowed to happen there and this would be the one COLTPAC was authorized to do. It wouldn't be an outreach event because there are already 150 people on the waiting list.

Mr. Taylor said the publicity and planning could be adjusted and have a person for each one. It is a great opportunity for us to brand County Open Space with a tag line for them all as part of our publicity.

Chair Dannenberg is meeting next week with the PIO for her to come up with that branding.

ii. Maps

Dr. Bent said he missed the meeting when the Committee adopted the map in December. There is a problem on Map 5. There is a phrase in the legend currently that was not in the August map. He pointed out that the minute this becomes official the ordinances are all dead. The community plans are incorporated into the old map.

Ms. Lohmann understood he was saying that the yellow boxes all say "Community plan area open space and trails planning ordinance maps apply." So everywhere that there is a yellow outline the open space and trails plan ordinance for that community applies.

Dr. Bent agreed but didn't know if that was true.

Mr. Baker didn't know if it was considered.

Dr. Bent said he didn't know if there was an ordinance to support this.

Mr. Baker acknowledged that some of the ordinances are more specific than others.

Dr. Bent reiterated that the minute this is adopted, those ordinances are all dead. That is why we have to develop new community plans now. There will be overlays.

Ms. Lohmann clarified that the part we are updating now is the land use part. We will be putting together community districts and community overlays. So those ordinances will go away but many of them have no ordinance for trails but do have maps with trails on them. Until those parts of the plan are updated, they will still exist.

Ms. Green agreed that is correct.

Ms. Ortigoza said we are translating the existing ordinances into the new framework so the ordinances are going to go away but they will be reborn as amendments to Chapter Nine. And those will be embedded in the new Code.

Dr. Bent said the subcommittee agreed they would focus on trails and open spaces and parks. The bicycle part would be secondary because the County has just formed a new commission to consider that. We agreed to divide the County into three areas with the Center represented by Mr. Parker, the north by Dr. Bent and the south by Mr. Baker.

He said they were having a little difficulty filling in the map and identifying where trails come from and where they go. It turns out that some are not that important.

Ms. Lohmann reminded the subcommittee that they didn't need to feel pressure to get this done right away. There will be another opportunity in six months.

Mr. Baker said he has been interacting with Edgewood Parks and Trails. They are going to put a trail along every road that follows a section and finding out which it applies to and meeting on April 5 to finalize their map and then get it approved by the Town Council. So they will have a framework we can connect to. They would like to skirt San Pedro and Ortíz mountains and go to Galisteo. There are no rivers to follow.

Mr. Parker said the subcommittee is looking at the map itself and then the plans. It is a good tool.

Mr. Baker suggested that they should draw what they know on the map in June.

Dr. Bent excused himself from the meeting.

Chair Dannenberg went next to the Petroglyph Management Plan.

Petroglyph Hill Draft Management Plan

Mr. Ortega said it is a well-organized plan. It follows and tracks with the Basin plan for Galisteo in some respects but it is a little confusing. In the document it considers this as a cultural resource management plan. At Thornton Ranch there is effort to develop a management plan for Thornton Ranch. So he suggested that it be labeled as a cultural resources management plan.

He had a question on how this plan connects with other plans. It says it is to inform the County. On page 1 it forms a key element so the County can then manage the Petroglyph area. So he asked how this fits in with the County to manage this resource.

The Plan fails to mention how to connect with the larger Thornton Ranch plan. And it does connect with the Galisteo Basin Plan. So that is a couple of elements.

It talks about four different areas and he suggested in those areas to identify the issues or problems they want to solve. They are mentioned but not the problems or issues they are facing and then what can be looked at for solutions.

Chair Dannenberg said there were specifics that he would like to see spelled out.

Mr. Ortega agreed and thought maybe COLTPAC could suggest putting that in the summary rather than the process they took.

Ms. Conoway agreed it should end with next steps or recommended action.

Mr. Baker liked the style but didn't see any process for making a decision on it. There is no place in there regarding who makes the decision.

Ms. Kowalski noted it didn't have any recommendations either.

Ms. Conoway said it is not what she is used to seeing in a management plan and nothing remotely indicated about cost. She wondered, when talking about signage, erosion control, etc., if the interest justifies spending all of these things. It is so rocky and unfriendly there and would be a significant undertaking to implement.

Mr. Ortega said they are just providing more suggestions.

Mr. Parker agreed. However, he disagreed with Ms. Conoway about the costs. A trail is an excellent idea and there are plenty of good reasons to put it in. There are a lot of people interested.

Ms. Conoway said she got your point but there is no cost-benefit analysis in the plan. It should explain what it will cost and how many people will benefit.

Chair Dannenberg felt building a trail would be extraordinarily expensive.

Mr. Ortega said that could be a conclusion to come to. A trail study could be a proposed action. There are a number of suggestions here but the plan doesn't provide specific actions to propose.

He asked what responsibilities the County has for proper curation and preservation of artifacts. The Management Plan for Galisteo says Petroglyph Hill is not available for public access but then it talks about access in the management plan.

Chair Dannenberg concluded that it is not useful in its present form.

Mr. Ortega agreed. It identifies issues very well but it is not a plan.

Chair Dannenberg asked how to give feedback on it.

Ms. Lohmann explained that this is the first draft. It is unfunded but will be funded soon and will include any additions to this draft. There is much more to come.

Mr. Ortega said it mentions a Petroglyph Management Committee but not who that is.

Ms. Conoway said it doesn't exist yet.

Ms. Lohmann said she took notes and will share them.

Mr. Ortega offered to draft a cover letter with our concerns. He added that the plan referred to the Act but didn't append the document. Petroglyph Hill could be developed as a national heritage area. That already exists as a traditional property area. He didn't want to get into specifics but it needs key elements.

Mr. Parker asked if it should be part of the bigger plan, either Thornton Ranch or Galisteo. It seems like there are too many tiers on it.

Ms. Lohmann said it will be part of the Thornton Ranch Management Plan.

The Committee briefly discussed whether a budget should be part of the plan.

Chair Dannenberg noted the deadline is March 20.

Mr. Ortega said he would get the cover letter out by next Wednesday.

C. Endorsement of HB 563

Ms. Lohmann said this bill to create a Rio Grande trail from Colorado to Texas has been resurrected by a person from Las Cruces. The original plan was from Albuquerque south but this is to establish a committee of people to try to get the ball rolling.

Ms. Kowalski said it is not funded.

Chair Dannenberg said this bill is to fund it. He said it is very unlikely to become a senate bill for this session.

Mr. Taylor thought it was a great idea.

8. MATTERS FROM COUNTY STAFF**A. COLTPAC Remarks on Petroglyph Hill Draft Management Plan**

This was discussed earlier in the meeting.

B. Demonstration of GIS Resource Inventory Mapping Tool

There was no time left for this discussion.

Ms. Lohmann reported that the tool is done and the demonstration can be done next time.

9. ACTION ITEMS

There were no action items.

10. NEXT MEETING: Wednesday, April 1, 2015

11. ADJOURNMENT

Mr. Parker moved to adjourn the meeting. Mr. Baker seconded the motion and it passed by unanimous voice vote.

The meeting was adjourn at 8:00 p.m.

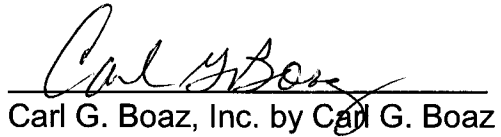
Approved by:


Dave Dannenberg, Chair

Attest:


Geraldine Salazar, County Clerk

Submitted by:


Carl G. Boaz, Inc. by Carl G. Boaz

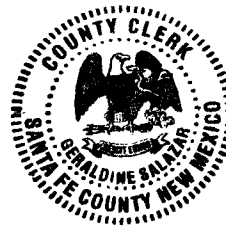
9-14-2015




COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

COLTPAC MINUTES
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I Hereby Certify That This Instrument Was Filed for
Record On The 15TH Day Of September, 2015 at 09:01:22 AM
And Was Duly Recorded as Instrument # 1774542
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy  County Clerk, Santa Fe, NM