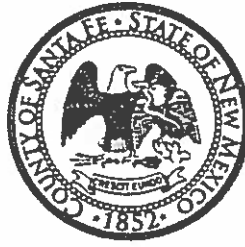


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: November 15, 2016

To: Board of County Commissioners

From: Colleen Baker, Project Manager
Maria Lohmann, Senior Planner

Via: Katherine Miller, County Manager
Penny Ellis-Green, Director, Growth Management Department
Robert Griego, Manager, Planning Division

Item: Presentation and Update on the Thornton Ranch Open Space Master Plan

SUMMARY:

This presentation is an update to the Board of County Commissioners on the Thornton Ranch Open Space Master Plan.

BACKGROUND:

Thornton Ranch Open Space is the largest of the open space properties owned by Santa Fe County. The property was purchased in order to protect the significant cultural and natural resources and provide interpretation and education around those resources.

The Thornton Ranch Open Space Master Plan process was initiated in mid-2014. The process includes a cultural resource survey and a master plan for the entire property. This initiative has involved gathering stakeholders, public entities and significant tribal input. A brief summary of the outreach and communication efforts undertaken as part of the planning process includes:

- Tribal Consultation letters were sent to 29 tribal agencies including Acoma, Cochiti, Isleta, Jemez, Laguna, Nambe, Ohkay Owingeh, Picuris, Pojoaque, San Felipe, San Ildefonso, Sandia, Santa Ana, Santa Clara, Santo Domingo (Kewa), Taos, Tesuque, Zia, Zuni, Ysleta del Sur, Jicarilla Apache, Mescalero Apache, Navajo, Hopi, Comanche, Apache of Oklahoma, White Mountain Apache, Pawnee, Wichita on November 3, 2014.

- Additional follow up letters were sent to the 29 tribal agencies to request tribal participation and input during three, two- day input meetings held in the village of Galisteo and included site visits to the property. Staff and consultants met with Governor Coriz and his staff at Kewa Pueblo, and with the Cochiti NAGPRA Representative on September 30, 2015.
- Based on a request of the tribal representatives at the November 4-5, 2015 input meeting staff sent a letter to the All Pueblo Council of Governors, with an invitation to the March 10, 2016 tribal input meeting and offering to present at a Council meeting regarding the Thornton Ranch Master Plan and the Petroglyph Hill Management Plan.
- Preliminary summaries of documents including the Thornton Ranch Master Plan, Petroglyph Hill Management Plan and the Galisteo Basin Interpretive Plan were sent to the All Pueblo Council of Governors, Eight Northern Indian Pueblos Council and Ten Southern Pueblo Governor's Council on September 1, 2016. A formal letter was sent in October 2016 to all 29 tribal agencies as well as to the All Pueblo Council of Governors, Eight Northern Indian Pueblos Council, and the Ten Southern Pueblo Governor's Council tribes inviting comment on the Thornton Ranch Master Plan.
- During the planning process, focus group meetings were also held with runners and hikers, cyclists, equestrians, artists, archaeologists, community members, and educators. Other stakeholder meetings included individual meetings with all neighbors to Thornton Ranch Open Space and the Galisteo Community Association as well as agencies including BLM, State Land Office and NM Rail Bureau.
- Staff have regularly attended the Galisteo Basin Archaeological Sites Protection Act Working Group meetings since the beginning of the planning process.
- A public meeting was held October 20, 2016 to present and receive feedback on the Thornton Ranch Master Plan.

This summary of public input and requests for tribal agency input is presented in an effort to help outline the extent of outreach and communication that has been the basis of the planning process to date. At the October 20th public meeting, staff received comments from tribal agency representatives which focused on the opportunity for direct government to government dialogue between the elected officials of the Board and Tribal leaders.

In order to ensure that the planning process continues in an open, transparent and timely manner, staff felt it was important to bring this to the BCC's attention. Staff requests Board direction for completing this portion of the planning process in order to allow for presentation of a final draft of the Master Plan to the BCC for review and approval.

ACTION REQUESTED

No action requested at this time. This memo and presentation is intended to update the BCC on the planning process to date. As appropriate, staff request that the BCC provide direction to staff on further outreach with tribal agencies.

III. Discussion/Information Items/Presentations

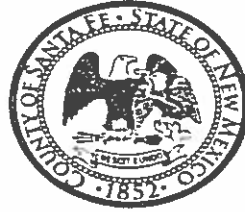
B. Presentations

2. Presentation and Update on the Verde Project. (Anthony J. Trujillo)

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

Date: November 21, 2016

To: Board of County Commissioners

From: Robert Griego, Planning Manager *RG*

Via: Penny Ellis-Green, Growth Management Director *EO*
Katherine Miller, County Manager

Item: **Presentation on the Transfer of Development Rights (TDR) Bank Benefits Analysis to Establish a Santa Fe County TDR Bank.**

SUMMARY:

The purpose of this item is to provide information to the Board on the TDR Bank Benefit Analysis report and for consideration of establishment of a TDR Bank in accordance with Chapter 12 of the Sustainable Land Development Code (SLDC). Placeworks consultants will provide the presentation.

BACKGROUND:

On March 28th, 2016, the Board adopted Resolution 2016-33 for Santa Fe County to initiate a Transfer of Development Rights program in accordance with the Sustainable Growth Management Plan policies framework and directed staff to develop procedures to implement the program. The Board also approved the Agricultural Implementation Plan which identified the TDR Bank as a high priority. As part of this process, staff has worked internally to establish procedures and has entered into a professional services agreement with Placeworks to complete a TDR Bank benefits analysis.

Placeworks has completed focus group meetings, interdepartmental meetings with County staff, and has completed a draft of the TDR Bank Benefits Analysis report. The analysis includes an executive summary, an economic analysis with development scenarios, feasibility analysis, TDR bank structure, TDR acquisition framework and recommendations. Below is a summary of the major points from the Executive Summary of the report:

- A TDR bank will play an important role for the TDR program by simplifying the process of buying and selling TDRs, stabilizing pricing and reducing uncertainty in the TDR market.
- The TDR bank is a tool for conservation and will allow County to direct investment to preserve agricultural land, critical natural and cultural resource areas.
- Incentivize the use of TDRs to further the County's preservation goals.
- Recommendations include: the establishment of a Citizen Advisory committee for recommendations on TDR bank acquisitions, establishment of acquisition criteria for TDR bank, development of robust public outreach and marketing, provision of initial funding and TDRs from eligible County properties to seed the TDR bank.

STAFF RECOMMENDATION:

This is a presentation only. No action is requested.

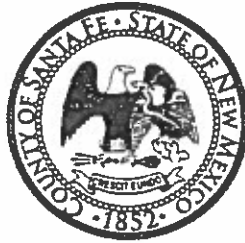


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Henry P. Roybal
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Commissioner, District 5

Katherine Miller
County Manager

Memorandum

To: Santa Fe County Board of County Commissioners

From: Rachel O'Connor
Santa Fe County Community Services Department

Through: Katherine Miller
Santa Fe County Manager

Date: November 10, 2016

Subject: Discussion and Feedback of Stanley Cyclone Center Fee Schedule

Issue:

The Community Services Department (CSD) is preparing for the opening of the Stanley Cyclone Center (Center) and as part of this preparation CSD has been developing a fee schedule for the rental / utilization of the Center and is requesting Board of County Commission (BCC) discussion and feedback.

Background:

Santa Fe County is completing the construction of a 41,491 sq.ft. indoor facility located on an eleven (11) acre site in Stanley, New Mexico. The Center will be utilized for various events that are not currently available in any County facility such as roping, steer wrestling, barrel racing, bronc riding, and bull riding. In addition it is the intent to have the Center host events for the 4H clubs and FFA Programs.

CSD has drafted policies and procedures, a fee schedule, and lease agreement for the use / rental of the Center. Additionally, CSD is in the final stages of negotiating a contract with an event coordinator who will manage events at the Center to include handling the marketing and advertisement; development of a website; general maintenance; and, the preparation and maintenance of reports detailing the events held.

Staff Recommendation:

CSD is requesting the BCC review the attached draft fee schedule in order to finalize the necessary documents cited above which will be brought back to the BCC for their consideration at the December 13, 2016 meeting.

Attachments:

- A – Facility Matrix Comparison
- B – Draft Fee Schedule

	Stanley Equine Center	Curry County Expo Center	Bernalillo County Sheriff's Office Arena	Georgetown County Community Center	Trinity Center	El Paso JIM Dwyer Horse Arena	El Paso JIM Dwyer Horse Arena
Insurance Requirements	\$1,000,000 general liability per occurrence w/ Santa Fe County named as additional insured	\$1,000,000 general liability per occurrence w/ Curry County named as additional insured	N/A	N/A	\$1,000,000 general liability per occurrence w/ IM State fair named as additional insured	\$1,000,000 general liability per occurrence w/ IM State fair named as additional insured	\$1,000,000 general liability per occurrence w/ IM State fair named as additional insured
Rental of Arena	\$1,500 - Full Day, \$750 half Day (private events), \$100 - Full Day, \$50 Half Day	\$1,500 Per Day*	\$500 per day, per event	N/A	N/A	\$660 per day with \$100 set up charge for any roping event	\$275 per day
Private Riding		N/A	N/A	N/A	N/A	N/A	N/A
Open Riding	\$20 per horse	\$20 per horse	N/A	Open skate - Admission fees plus \$3 skate rental	N/A	N/A	N/A
Classroom / Community Room (Private)	\$75	N/A	N/A	565 per hour	N/A	N/A	N/A
Classroom / Community Room (Non-profit)	\$0**	N/A	N/A	\$50 per hour	N/A	N/A	N/A
Deposit							

Santa Fe County Stanley Cyclone Center Rental Fees

All user agreements must be completed a minimum of 21 days prior to the rental date

Rental Hours are 8:00 a.m. – 10:00 p.m. Monday – Sunday for events; 8-5 Monday –Friday for Open Riding

Rental Fees

Customer Type	Roping Arena 41,497 ft. Occupancy ____	Classroom Occupancy ____
NMSU Sponsored / 4H/FFA Revenue Generating Event	\$100	\$0
County/NMSU Sponsored/4H/FFA Event	\$0	\$0
Commercial Event – Full Day	\$1500	\$75
Commercial Event – Half Day	\$750	\$75
Riding w/ Livestock – Full Day	\$500	N/A
Riding w/ Livestock – Half Day	\$250	N/A
Private Riding – Full Day	\$100	N/A
Private Riding – Half Day	\$50	N/A
Open Riding (M-F, 8-5) Saturdays (If no other events happening) 2 hour Sessions	\$20 per horse – Limit of 6 horses	

Cleaning / Damage Deposit

Customer Type	Roping Arena 41,497 ft. Occupancy ____	Classroom Occupancy ____
NMSU Sponsored / 4H/FFA Revenue Generating Event	\$50	
County/NMSU Sponsored/4H/FFA Event	\$0	\$0
Commercial Event – Full Day	\$750	\$50
Commercial Event – Half Day	\$750	\$50
Riding w/Livestock – Full Day	\$500	N/A
Riding w/ Livestock – Half Day	\$250	N/A
Private Riding – Full Day	\$100	N/A
Private Riding – Half Day	\$50	N/A

