

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

RESOLUTION NO. 2015 - 155

A RESOLUTION
ADOPTING THE 2015 SUSTAINABLE GROWTH MANAGEMENT PLAN AND
REPEALING THE 2010 SUSTAINABLE GROWTH MANAGEMENT PLAN,
RESOLUTION NOS. 2010-210 AND 2010-225

WHEREAS, State law, including NMSA 1978, Section 3-21-5 and Section 47-6-9, requires a county to have a comprehensive plan and requires the county's zoning and subdivision regulations and restrictions to be in accordance with its comprehensive plan; and

WHEREAS, in 2010, via Resolution Nos. 2010-210 and 2010-225, the Board of County Commissioners (Board) of Santa Fe County (County) adopted the 2010 Sustainable Growth Management Plan as the comprehensive plan of the County; and

WHEREAS, since 2010, the County has updated the population growth and economic growth projections in the 2010 Sustainable Growth Management Plan; and

WHEREAS, the County has undertaken a planning process to update certain elements of its comprehensive plan, including land use elements concerning the Transfer of Development Rights, Mixed Use, and Density Bonuses; and

WHEREAS, this planning process has included numerous public meetings led by staff and a special meeting before the Board on October 13, 2015, at which the Board directed staff to develop further changes and updates to the comprehensive plan; and

WHEREAS, the planning process described in the previous paragraph culminated in the 2015 Sustainable Growth Management Plan, attached hereto as Exhibit A; and

WHEREAS, the Board held a public hearing on adoption of the 2015 Sustainable Growth Management Plan at its October 27, 2015, regular meeting.


NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The 2015 Sustainable Growth Management Plan attached hereto as Exhibit A is hereby adopted as the County's comprehensive plan required by State law, including, but not limited to, NMSA 1978, Section 3-21-5.
2. Resolution Nos. 2010-210 and 2010-225 are hereby repealed.

3. The 2015 Sustainable Growth Management Plan attached hereto as Exhibit A may be cited as the Sustainable Growth Management Plan and is the Sustainable Growth Management Plan or SGMP referenced in the Sustainable Land Development Code.

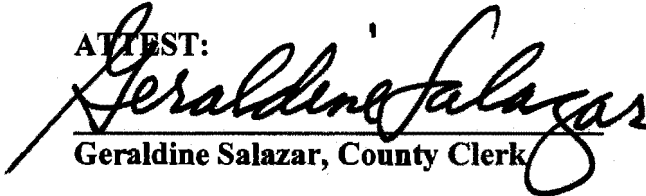
PASSED, APPROVED, AND ADOPTED this 27th day of October, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF SANTA FE**



Robert A. Anaya, Chairperson

ATTEST:



Geraldine Salazar, County Clerk



APPROVED AS TO FORM:



for: Gregory S. Shaffer, County Attorney




COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC RESOLUTIONS
PAGES: 292

I Hereby Certify That This Instrument Was Filed for
Record On The 3RD Day Of November, 2015 at 09:16:17 AM
And Was Duly Recorded as Instrument # 1778757
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar

Deputy  County Clerk, Santa Fe, NM

2015 Santa Fe County Sustainable Growth Management Plan (SGMP)

SFC CLERK RECORDED 11/03/2015



Santa Fe County General Plan

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CHAPTER 6: OPEN SPACE, TRAILS, PARKS AND RECREATION AREAS ELEMENT

The SGMP sets forth policies to support and require the conservation of open spaces, parks, recreation areas, trails, scenic lands and vistas (“Open Space”) to meet the needs of County residents, support a healthy natural environment and preserve the rural, agricultural and scenic character of the County. Santa Fe County’s landscape includes abundant natural and cultural resources as well as incredible outdoor recreational opportunities. The open vistas and public lands, parks, trails, and scenic landscapes enhance the quality of life and economic value in the County. Open space, parks, recreation areas, trails, scenic lands and vistas attract businesses and ecotourism and strengthen the county’s communities by providing opportunities for residents to recreate and connect with the landscape and nature. Within this remarkable setting, population growth, continuing urbanization and land consumption threaten these critical open spaces while simultaneously fueling an increase in public demand for additional open space opportunities. Incremental losses of agricultural lands, open space or habitat rarely have measurable or predictable impacts -- it is the cumulative impact of many decisions over time that has profound effects.

6.1.1 KEY ISSUES

1. **Impacts of development on open space.** Population growth and continuing urbanization threaten many of the County’s distinctive landscapes while increasing the public’s demand for additional recreation opportunities.
2. **Acquisition of open space has been piecemeal and reactive.** County Open Space properties are not necessarily part of a county-wide land conservation strategy because acquisition was initially intended to protect parcels from immediate development pressure. Future acquisitions must be strategic.
3. **Lack of standards for internal open space preservation and trails for new developments.**
4. **Lack of public access to County Open Space.** Lack of management plans and trailheads prevents public access to County Open Space properties.
5. **Funding for maintenance of Open Space Properties and Trails and the Open Space Program is inadequate.**
6. **Public is not informed about the various natural and open space resources and stewardship opportunities available to them.**
7. **Lack of County-owned open space in the southern portion of the County.** Open Space can provide important links between existing and future trails and provide opportunities to access other public lands.

6.1.2 KEYS TO SUSTAINABILITY

1. **Permanently protected open space.** The protection and preservation of open space is essential to addressing the impacts of development.
2. **Preserve open space in all areas of the County** with an emphasis on areas experiencing significant growth pressure including the southern portion of the County. Open Space preservation is an essential means of controlling sprawl at the edges of communities and maintaining natural and cultural resources and agricultural and ranch lands. Policies and strategies should be developed for the preservation of open space throughout the County with particular consideration to areas that have historically been used for agriculture and ranching.

3. **Preserve the edges of traditional and contemporary communities from development.** Strategies such as open space acquisition at the edges of communities should be explored to protect and preserve the edges of communities from losing their unique character and establish well-defined gateways into the communities in Santa Fe County.
4. **Open Space management and maintenance.** The County will endeavor to provide greater public access and improvements to public lands.
5. **Create an Interconnected Trails System.** New trails should be connected to other new and existing trails in the County, creating opportunities for pedestrians, cyclists and equestrians to circulate among residential, commercial, and recreational spaces. New trails should be designed and built in accordance with local and national sustainable trail design standards. The County trail network should be tied to the County multi-modal transportation network.
6. **Establish Funding Options for Open Space Acquisition and Maintenance.**
7. **Develop a community-based stewardship and management program for public lands.** Local stewardship may provide maintenance; create opportunities to maintain traditional activities such as common open space areas, equestrian trails, grazing, and community gardens; and other activities to support open space preservation while building community. Stewardship can promote open space acquisition and management, and incentivize donation of conservation easements, and public participation in the program.
8. **Establishment of an Official Map** to identify existing and planned open space and trails can ensure that these areas are planned and acquired pro-actively to achieve landscape wide preservation.
9. **Establish an outreach and education program to encourage people to use the County's open space and trails system.**

6.2 CRITICAL FINDINGS

6.2.1 OPEN SPACE FOCUS AND MISSION

The Santa Fe County Open Land and Trails Program has focused primarily on preserving land in Santa Fe County through acquisition. COLTPAC has implemented this approach since 1998. Along with the land preservation and management work of other public and nongovernmental agencies, this effort has been highly visible, and has brought attention to the unique resources available in the County. Since 1998 the Program has moved within the County organization to the Community Services Department and is now called the Open Space and Trails Program. The focus and the mission of the Open Space Program have evolved and it is currently focused on the following priorities:

- Cultural Heritage Preservation
- Trails for Recreation and Alternative Transportation
- Protecting Views and Open Landscapes
- Protecting and Restoring Natural Areas
- Outdoor Education and Landscape Interpretation
- Community Stewardship and Partnerships

Currently, COLTPAC consists of 9 members appointed by the County Commissioners. One representative is selected for each commission district and four are selected as "at large members. As the Open Space and Trails program has matured, to presently focus on open space management and strategic acquisition, and in light of the broader sustainability objectives of the SGMP, the structure and mission of COLTPAC should be strengthened. There is a need for a technical advisory committee to inform COLTPAC that is readily accessible. Members with specific technical expertise should be sought, and committee members should have a broader policy, monitoring and technical advisory role on matters of general resource

protection and conservation related to land use planning, development review and economic development. There is a potential role for COLTPAC to serve as a Resource Advisory Committee to support other County sustainability initiatives.

6.2.2 OPEN SPACE PROPERTIES AND TRAILS

The current Open Space and Trails Program relies on partnerships and collaboration with over 75 local, state, and national agencies, associations and non-profits to accomplish its work. It is important to cultivate these relationships and to seek out grants and other creative avenues for funding. The Open Space and Planning Staff has strong collaborative experience with a variety of local experts in resource conservation and protection.

Currently the Open Space program provides conservation services for approximately 7,200 acres in Santa Fe County. The program focuses on educational programs that connect the public with the County's environment, watershed and habitat protection, and trail-based recreation. The Open Space program maintains 21 properties ranging in size from 5 to 2,500 acres and assists in the management of 17 County Parks ranging in size from a fraction of an acre to 50 acres in size. In addition, the County maintains approximately 46 miles of built trails. **Figure 6-1** lists existing open space properties, parks, trails, trailheads and level of service. **Map 6-1** shows the locations of open space and trails.

Santa Fe County Open Space Properties: Clockwise from left, View from Santa Fe Rail, Cerrillos Hills Park, Los Potreros, Stanley Community Center and Arroyo Hondo Open Space



Figure 6-1: County Open Space, Trails, Parks and Trailheads Inventory and Level of Service

Facility	Amount
Open Space	Acres
Arroyo de la Piedra Open Space	54.40
Arroyo Hondo Open Space	86.84
Cerrillos Hills State Park	1098.24
Edgewood Open Space	29.82
El Penasco Blanco Open Space	93.40
El Rancho Open Space	5.54
La Cieneguilla Open Space	150.00
Lamy Open Space	91.16
Little Tesuque Creek Open Space	160.97
Los Caminitos Wilderness	573.00
Madrid Open Space	57.30
Old Pecos Trail Open Space	4.80
Ortiz Mountains Educational Preserve Open Space	1350.00
Rio en Medio Open Space	121.26
Paseo Primero Open Space	5.08
San Pedro Open Space	160.00
Santa Fe River Greenway	242.51
South Meadows Open Space	22.21
Talaya Hill Open Space	290.54
Thornton Ranch Open Space**	2585.21
Total Open Space	7222.34
**This total includes BLM and State Lands managed by the County.	

Facility	Amount
Trails	Miles
Arroyo Hondo Open Space	3
Burro Lane Park	0.1
Cerrillos Hills State Park	6
Edgewood Open Space	3
La Piedra Open Space	1.8
La Puebla Park	0.2
Little Tesuque Creek Open Space	1.72
Ortiz Mountains Open Space	6
Rio en Medio Open Space	0.5
Romero Park	1
Santa Fe Rail Trail	12
Santa Fe River Trail	1
Spur Trail	3
Talaya Hill Open Space	6.94
Total Trails	46.26
Trailheads	Number
Arroyo Hondo Open Space	2
Cerrillos Hills State Park	1
Ortiz Mountains Open Space	1
Santa Fe Rail Trail	3
Santa Fe River Trail	1
Spur Trail	1
Total Trailheads	9

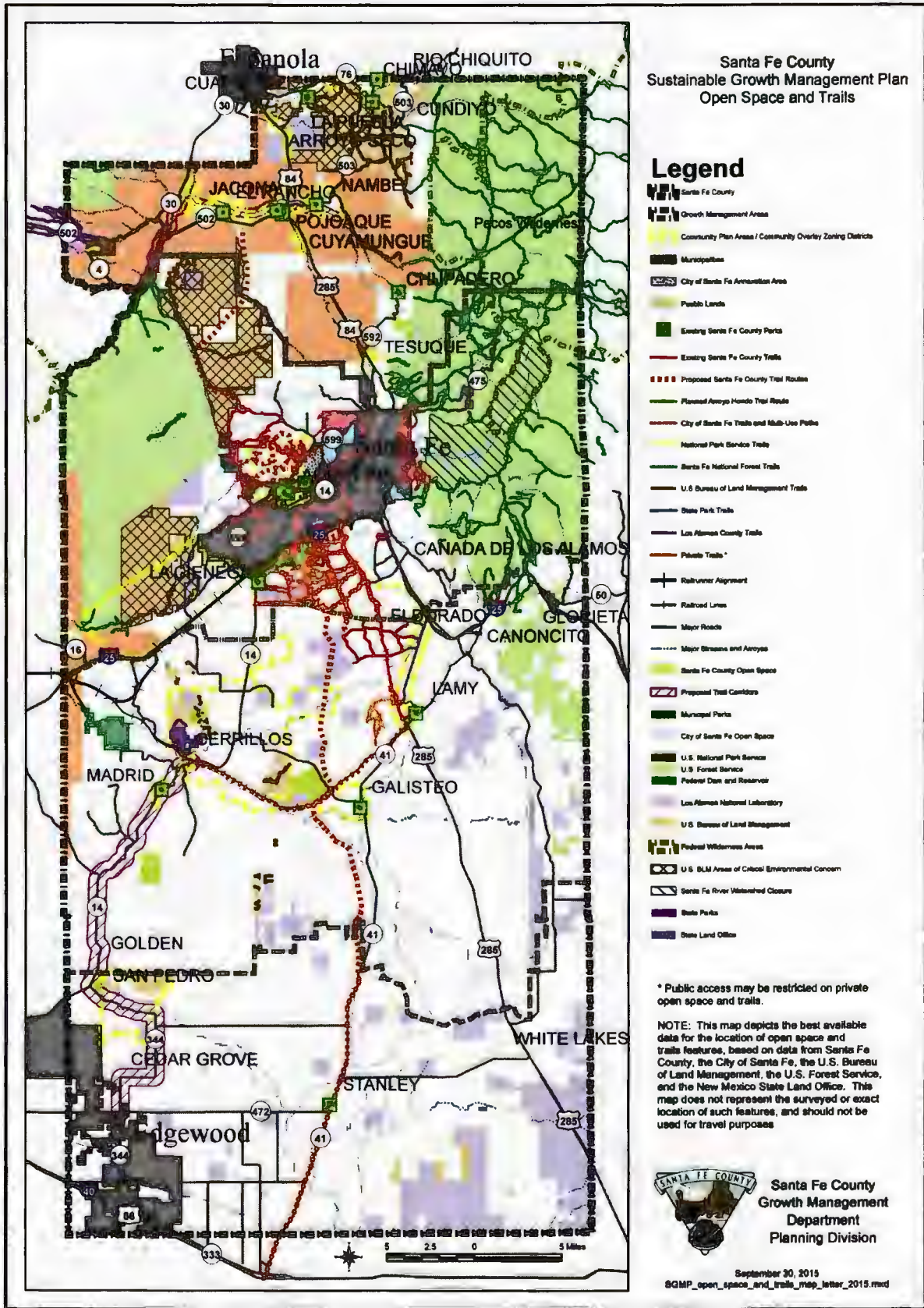
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Parks	Acres
Bennie J. Chavez Playground	0.73
Burro Lane Park	3.33
Cerrillos Park	0.1
Chimayo Multi-purpose Court	0.25
Cundiyo Park	0.1
El Rancho Playground	0.2
Phillip C. Watts II Memorial Park	0.25
La Puebla Park	5.76
Lamy Park	50
Leo Gurule Park	4.5
Nambe Community Center Park	1
Pojoaque Ball Fields	11
Pojoaque Tennis Court	0.2
Rio en Medio Playground	0.15
Romero Park	45
Stanley Community Park	0.25
Total Parks	122.82

Facility	Level of Service (LOS) per 1,000 Residents*
Open Space (Acres)	138.06
Trails (Mile)	0.88
Parks (Acre)	2.35
Trailheads (Number)	0.17

* The 2010 unincorporated County population of 52,313 was used to calculate the LOS.

Map 6-1: Open Space and Trails



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6.2.3 PRIORITY OPEN SPACE PROJECTS

Priority projects for the open space program have been identified through policies outlined in this document. The prioritized open space projects for the next two years are outlined below:

6.2.3.1 OPEN SPACE AND TRAILS PLAN

The Open Land and Trails Plan was developed through an intense, community based planning process in 2000. This plan established long-term strategies for open land and trails conservation in the County, and served as a guide for program operations and expenditure of capital resources for open space, trails and parks. Since that time, much has changed in Santa Fe County. The Open Space and Trails Program has grown to include over 7,200 acres of open space and 46 miles of trail. This Plan will identify policies, strategies and management issues and concerns surrounding open space in the county and update long range goals and objectives for consistency with this Open Space, Trails, Parks and Recreation Element of the SGMP. The Plan will include goals, policies and strategies to address the issues.

6.2.3.2 OPEN SPACE PROPERTY MANAGEMENT PLAN

In order to improve the maintenance of County-owned open space, trails and parks, detailed site-specific management plans are needed at several priority open space properties. Management plans will determine the vision for the open space, evaluate the existing conditions and resources, set the management framework and maintenance priorities, and identify needed capital improvements.

6.2.3.3 PROGRAMMING FOR OPEN SPACE PROPERTIES

Santa Fe County Open Space properties were purchased for many different purposes. Many of the properties need interpretation and programming to highlight significant cultural and historical periods in the area. These properties will be attractions for visitors and residents because of the educational and interactive qualities of the open spaces.

6.2.3.4 SANTA FE RIVER GREENWAY

This project includes the development of a public greenway and trail system along the Santa Fe River from two mile reservoir to the waste water treatment plant in cooperation with the City of Santa Fe. It will include the acquisition of approximately 270 acres of land, implementation of river restoration plans, and construction of trail and park facilities.

The Santa Fe River Greenway has been a vision since at least 1985 and enjoys wide community support. By restoring the Santa Fe River as a focal point of the community, the project enhances the community's identity and sense of place. It will provide a unique recreational area and a safe route for non-motorized transportation. The Greenway will also be an attraction for visitors and enhance the tourist experience. The project demonstrates the County's commitment to the environment and contributes to its image as a green location for business and tourism.

6.2.3.5 THORNTON RANCH OPEN SPACE MANAGEMENT AND VISITOR PROGRAMMING

This project involves the completion of a management plan for Thornton Ranch Open Space in coordination with the effort underway by the federal Bureau of Land Management to develop a management plan for Galisteo Basin Archaeological Sites. It will include development of interpretive programming and construction of low impact visitor facilities for managed public access.

The Thornton Ranch Open Space is at the center of the Galisteo Basin which is nationally recognized for its unique cultural landscape. The petroglyphs on the property draw visitors from all over the world. The Thornton Ranch Open Space has the potential to be a major eco- tourist attraction that will generate revenue for the County through entry fees, voluntary donations or gross receipts taxes.

County residents will have access to an important new space for hiking, mountain biking, and horseback riding in a scenic and historic part of the County. The educational component of the docent led tours for the archaeological, cultural and historical resources on the property will add to residents' and visitors' understanding of the prehistory, history, ecology,

and geology of the Galisteo Basin. Opening Thornton Ranch will elevate the profile of Santa Fe County for its excellence and progressive approach to managing a resource of national importance within the context of the Galisteo Basin. Developing this project will likely result in an increase in traffic and traffic impacts for County residents along CR 42 and CR55A.



Thornton Ranch Open Space

6.2.3.6 COUNTY TRAIL NETWORK

This project involves the development of a Countywide trail plan. It will include acquisition, design and construction of a major trail network in the central portion of the County incorporating the Arroyo Hondo Trail and the New Mexico Central Trail. The trails will provide outdoor recreation facilities and safe alternative transportation routes for non-motorists. An expanded and well maintained trail network will attract tourists who are looking for an outdoor recreation experience. Trails also provide a green alternative to non-motorized transportation. They are an amenity that improves the quality of life in the community. The trails will enhance the reputation of the County as a quality environment to live and work and will help to attract desirable business to the County.



View from Santa Fe Rail Trail

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6.2.3.7 OPEN SPACE, TRAILS AND PARKS FUNDING AND MAINTENANCE

This project involves development and institution of measures to provide dedicated funding for open space, trails and parks capital improvements, operations and maintenance. It includes hiring additional staff to adequately manage and maintain County open space, trails and park properties.

This project will secure the necessary funding to expand the Open Space and Trails Program to provide Countywide conservation of significant cultural and natural landscapes and view sheds that are important to the wellbeing and sense of place of our communities, and regional trail networks that provide meaningful outdoor recreation opportunities for our residents and visitors. The conservation and management of open space and trails plays a critical role in the planning and implementation of the County's SGMP.

The County has recently sought technical advice and assistance from The Trust for Public Land related to ongoing efforts to develop a program to finance land conservation and renew land conservation funding through a potential ballot measure. The scope of work may include feasibility research, evaluation of the feasibility of acquisition, a public opinion survey, recommendations for program design, and assistance with the development of strategies for supporting dedicated, ongoing sources of public funds for conservation. The majority of the services provided by the Trust for Public Land are provided at no cost to the County. These services will augment and assist the County in preparing the Open Space initiatives to be presented to the public for implementing potential financing mechanisms for open space acquisition and maintenance.



Los Potreros Open Space

6.3 GOALS, POLICIES AND STRATEGIES

- Goal 22:** Acquire, preserve and maintain a significant amount of land to support a network of public and private open space, parks and trails throughout the County.
- Policy 22.1: New open space and park facilities should be established to match demands of population growth and expansion.
- Strategy 22.1.1:** *Require open space dedication standards for open space and trails in new development so that these are contiguous and connect with existing open space and trails on adjacent lands including connections/access to regional trails.*
 - Strategy 22.1.2:** *Require all subdivisions and site plans containing land lying adjacent to any tract or corridor designated on the Official Map to reserve or dedicate such land or a provide a spur connection to such designated lands.*
- Policy 22.2: Protect significant lands including: scenic vistas, environmentally sensitive areas (such as flood hazard areas, hillsides above 11% grade, areas accessible or adjacent to rivers, streams, creeks and springs, acequias, wildlife habitat or migration corridors, and areas of important native vegetation, archaeological, historic, agricultural areas and ranch lands.
- Strategy 22.2.1:** *Open Space that is preserved through clustering of development will be preferentially located on the most environmentally sensitive area of the site and should be interconnected with open space on adjacent properties when possible.*
- Policy 22.3: Adopt and maintain an Official Map to preserve the potential sites of an open space system of trails, parks, open spaces, scenic vistas, environmentally sensitive areas, scenic vistas, and recreation areas, in addition to other rights of way and sites for existing and future roads, schools, libraries and public facilities.
- Strategy 22.3.1:** *Map all existing conservation easements, wildlife corridors, conservation land, irrigated land, and rangeland, and integrate these data into the official map in order to plan for connectivity among open spaces and conservation lands.*
 - Strategy 22.3.2:** *Coordinate GIS division with the Open Space and Trails program to maintain trail lines and attributes and to maintain geospatial models.*
- Policy 22.4: New open space will be acquired and protected. Additional means will be developed to fund acquisition and maintenance of open space, trails, and the programs that support them.
- Strategy 22.4.1:** *Research potential to establish a transfer and purchase of development rights program including creation of a County Land Bank.*
 - Strategy 22.4.2:** *Establish a Transfers of Development Rights (TDR) program to allow a property owner to transfer development rights to other lands in zoning districts authorized to receive TDRs or to a County Land Bank when clustering is not feasible, but required.*
 - Strategy 22.4.3:** *Ensure all subdivisions and site plans containing land lying adjacent to any tract or corridor designated on the Official Open Space and Trails Map to reserve or dedicate such land or to provide a spur connection to such designated lands.*
- Policy 22.5: Support partnerships with other governmental agencies, Pueblos, non-profits, non-governmental agencies and private interests to permanently protect open space, parks, trails, recreation areas, environmentally sensitive and natural resource areas.
- Policy 22.6: Create new permanently protected private open space in coordination with private landowners, non-profits and relevant agencies through the use of development or conservation easements.
- Strategy 22.6.1:** *Coordinate with private land owners, public and private entities and federal land managers in the County to identify and map open space corridors and areas.*
- Policy 22.7: Establish an interconnected system of trails and parks, with regional trail and park connections for pedestrians, equestrians, and cyclists.
- Strategy 22.7.1:** *Identify and map existing private trails and coordinate with private land owners, Pueblos, the BLM and the State Land Office to develop voluntary use agreements, easements or*

other arrangements for public use of designated trails, parks and recreation areas occurring on these lands.

Strategy 22.7.2: *Work with community planning groups to expand local trail networks near existing rural communities so that county residents have access to a trail system. Link these local trail networks to regional trails.*

Strategy 22.7.3: *Continue to develop important regional trail corridors and rails to trails opportunities according to new trail design standards.*

Strategy 22.7.4: *Identify and pursue rails-to-trails opportunities.*

Policy 22.8: Develop trail design standards for recreational and commuter trails and implement them in the design of a trails network connecting open spaces, parks, neighborhoods, and commercial centers.

Strategy 22.8.1: *Include trail design standards in development review standards for both county and developer projects.*

Policy 22.9: Require that the construction, design or location of park and trail corridors does not negatively impact environmental features or waterways.

Policy 22.10: Improve the maintenance of County owned parks, trails and open space through partnerships, grant funding, and other creative techniques.

Policy 22.11: Create and maintain safe access, parking, and trailheads for public lands and other open spaces.

Policy 22.12: Support community-based stewardship of open spaces, trails and public spaces.

Strategy 22.12.1: *Continue to develop a community-based stewardship and management program for public lands. Such a program should establish: volunteer open space monitors and stewards; periodic open space clean-up days; a method to control unauthorized off-road vehicular use; and citizen volunteers to monitor conditions and provide landscaping and litter/graffiti control.*