

## Draft 2021/22 Tesuque Community Plan Comment Form

2	list of committee members	leave these out. Most did not consistently and tirelessly work	Community Plans vary in their inclusion of Planning Committee member names. If Tesuque Planning Committee would like to leave out the names of participants, that would be consistent with County processes.	Remove
3	# of people in metro	175,000 is same number as in 2013 plan. Please check	In Staff review of the 2013 document, we are using current population and census data for the County of Santa Fe.	Remove
3	Minor Edit	Delete the "e" on the first sentence of Purpose	Agreed. Remove "e"	Remove
3	amend or replace	change "amend" to "replace" on next to last line of "Purpose" to better reflect what is happening	Since the 2021 Tesuque Community Plan will now replace the 2013 Tesuque Plan, "replace" is the correct word.	Change "amend" to "replace"
4 to 5	what plan does	Delete this sentence. There already is an Overlay District that was already developed	Correct. The language in reference came from the 2013 Plan when there was not yet a Community District Overlay. The sentence is no longer current. Remove sentence.	Remove sentence
6	Minor Edit	The first line of "Enforcement" is not a sentence	Correct. Delete sentence segment.	Delete sentence segment
4	Minor Edit	Insert "that" between "area" and "lies" on line 2	Correct	Insert "that"
5	Minor Edit	In "h" "Overly" should be "Overlay"	Correct	insert "a" in "Overlay"
5	Minor Edit	Insert "as" after "such" in the fourth line of "Flooding"	Correct	Insert "as"
6	Minor Edit	Delete the extra period on the third line from the bottom	Correct	Delete period
7	Minor Edit	same as above in next steps paragraph	Correct	delete period
11	Minor Edit	"Is" should not be capitalized in the first line of history	Correct	Delete capitalization
11	Minor Edit	put a close quote after "cottonwood place"	Correct	Put close quote
11	history	is this accurate? I know it has not changed, but was still wondering. Po'pay was from Okay Owinge.		Did not change
12	Minor Edit	insert "is" where the Lamy Chapel is recognized in the historical register	Correct	Insert "is"

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12	vintners and distillers	maybe insert "and existing" after "aspiring" as at least Colin Keegan is an existing distiller and he does (or used to) use his apples for brandy	This is correct if there are currently existing distillers.	Insert "and existing"
13	Minor Edit	delete "of" on third line	Correct	Delete "of"
13	demographics	first paragraph is confusing. It says population increased 18% but then says it decreased	Staff will update this section.	Update
13	Minor Edit	when speaking of residents under 18, delete the percentage sign after it	Correct	Delete % sign
13	population	The first sentence (people over 65) supports the proposition; the sentence regarding residents under 18 does not. Also, what of other age groups? Data from 2000 to 2010 that has been omitted support the proposition, including the data regarding residents under 18.	Agreed, the sentence about under 18 does not support the proposition.	Staff will Update
13	economic stats	Reinsert the deleted material about there being poor people in the community and that the community strongly values economic diversity	It is true that there are still residents of Tesuque living in poverty.	Revise
14	Minor Edits	Remove stray hypens. Put church on a new line	Correct	Remove stray hypens
14	employers	Delete Holistic Center (ask Jeanne about it) Insert Bishop's Lodge and Shidoni Gallery. Not sure what to say about B&Bs but there are some	If there is no longer a Holistic Center, the plan should not mention one. Bishop's Lodge and Shidoni Gallery are currently active so they should be included. If there are B&Bs, the plan should note this without including names	Delete Holistic Center, add Bishop's Lodge and Shidoni Gallery, staff will update "Local Lodging" to encompass B&B accommodations
15	census data	I think 2000 data should be part of chart	Agree that we can add back the 2000-2010 Data	Staff will update and add back the 2000-2010 demographics chart
19	scenic corridor	rework language to reflect agreement of planning committee here and throughout document (word "scenic")	Agreed, the word "Scenic" became contentious among the Tesuque Planning Committee and is not necessarily to include.	Change "Scenic Corridor" to "Tesuque Village and Bishop's Lodge Corridor" throughout Plan
19	scenic corridor	I don't know why you changed what Randy, Bruce, and I agreed to for no apparent reason.	The sentence that was omitted from the sub-group's work was not intentionally left out. Staff will re-include the missing sentence.	Revised to include language from sub-group.

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19	scenic corridor	We had particular reasons for describing things the way we did.	Staff acknowledges the work of the sub-group on creating a consensus document and will include the language in the draft plan	Revised to include language from sub-group.
19	scenic corridor	You have a portion that describes the area as "north of the rural commercial overlay north of Bishop's Lodge Road and Tesuque Village Road." There is no such place.	Staff intended to describe "North Tesuque Village Road" with this sentence. Modify sentence to say "North Tesuque Village Road."	Modify description to be "Northern section of Tesuque Village Road"
19 to 20	fence and wall justification	4. Please delete the paragraph about staff survey. It is inconsistent with what we came up with for the average of 27' and it makes no sense to include the properties without fences at a zero setback. These comments may not make sense because I am trying to recreate them on a program I never use after losing them the first time. The staff survey is different from ours, but we also came up with 23 properties and shorter setbacks on some properties to come up with our proposed overlay of 27'. Further it makes no sense to include all properties in the average, when it appears to assign a zero setback to properties that have no fences at all. Those should not be included at all or in the alternative, the setback should be infinite, which would not do for a calculation.	The analysis showed that the average setback was 30' if all surveyed properties with walls/fences were included in the average, and 25' if all surveyed properties, both with and without fences/walls were included. A setback of 27' would be changed in translating the plan into regulatory language, regardless, as 27' is not a standard setback.	No change
throughout	formatting and tone	should be consistent and make logical sense so that the document does not appear to be a cut and paste job	Agreed	Edit for consistency
21	Minor Edit	"construction built mark the entry to enter an historic village" perhaps should be "construction built to mark the entry of an historic village"	Agreed	change to "construction built to mark the entry of an historic village"
21	traffic calming	Bishop's Lodge Road is not CR 72A; Big Tesuque Canyon has that designation. How about a three way stop sign at that intersection? TVCA has a traffic calming committee that just began work. How about lower the speed limit to 20 as they have on Paris streets?	Big Tesuque Canyon is CR 72A. Proposed actions for traffic calming can be included in the Draft Plan as options for consideration at a later date.	Change CR 72A to Big Tesuque Canyon and include possible actions proposed for traffic calming
21	Minor Edit	Insert period in the middle of last line	Correct	Insert period
21 to 22	bike routes and lanes	THANK YOU!!!	You are welcome	No change

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throughout	consistency of nomenclature	I think the road should be Bishops Lodge Road, as the road signs suggest, and the resort should be Bishop's Lodge, as they like to call themselves.	Agreed	Staff will Edit
24	Minor Edit	in Sky second bullet point, put a space after should and before conserve	Correct	insert space
24	Minor Edit	In the paragraph about transit, it should be Tesuque Village Market, not Valley Market	Correct	Change "Valley" to "Village"
27	Minor Edit	Delete the first Roads and Driveways paragraph and move the aging in place paragraph to somewhere appropriate	Agreed. The segments of Roads and Driveways paragraph and aging in place were misplaced because of document editing in the 2021 Draft Tesuque Plan.	Deleter first paragraph of Roads and Driveways and move aging in place to another section
27	logic	Conservation areas should probably be moved to someplace more appropriate, not the discussion of floodplain	Agreed	Conservation areas will be moved to a more appropriate area in the Agriculture, Acequias & Riparian Areas.
27	fire	You say that fire should be factored into the plan, but isn't now the time to do so? And here the place?	Agreed. Fire threats have been included into the plan.	Add fire into the plan
28	Minor Edit	Delete apostrophe from coverage's on the first line	Correct	Staff will edit
28	native plants	I'm not sure that the emphasis should be only on native plants. While no one wants invasive species, the riparian areas may be appropriate for non-native, but non-invasive plants (like lilacs?).	Agreed. Acknowledging non-native plants and whether they're invasive or non-invasive should be included	Address non- native plants, invasive, and non-invasive plants

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30	third prong		The third prong of "incentives" should be reinserted. In fact, the current SLDC contains "density bonuses" as part of the zoning density for residential community (it is one dwelling per acre if conservation easements are enacted, but otherwise one dwelling per 1.5 acres; without this density bonus language in the plan, I am not sure that the SLDC densities are supported, and they are, or at least were, very important to the community).	True, the currenSLDC does include density bonuses. Add back in.	Add back in density bonuses because they are already in effect in the SLDC Overlay. Recommend changing the format to be more clear what the base density is and that there is an option for a density bonus.
33 to 34	social trails and access		I would like to see the County continue to cooperate (or begin cooperating) with the TVCA on the issues that have been deleted from the new plan	Agreed. The County will cooperate alongside the TVCA to help address needs and changes to the new plan.	the County will continue to hold meetings and stay in touch with the TVCA through out the entire process.
35 to 36	more parking for trails		Part of the problem here may be that Bauer Road is private and residents don't want bikes going through. Maybe TVCA can try to convince them. -	Discuss with the committee	revised to say "Trail parking continues as a problem. The community should work with property owners to find more parking for trails." - no specifics in the plan
36	Parking		The county did put in parking corrals, maps and signs, but the corrals are badly in need of repair and cars have knocked down the maps, so they need to be reinstalled. The current signs do advise of penalties, but we have been working with the legal department and the sheriff's office for many years to no avail to get the 2000 parking regulation rewritten so that it can be enforced. I'd like to see this added to the strategies, instead of deleting it.	Staff can to put the goal of reinstalling signage into this area.	insert language into plan stating, "Replace damaged, aging, or antiquated signage along Big Tesuque Canyon."
various	maps		I was not able to view the maps so I'll wait to comment until I see a big, hard copy	All maps have been updated and replaced in the draft 2021 Tesuque Community Plan and are viewable in the Word Doc and PDF version	No change
39	Minor Edit		Delete "acres"?? Before 245	Correct	Delete "acres" before 245
40	Minor Edit		Insert a space between periodically and dry when talking about the ponds	Correct	Inserted a space between periodically and dry

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40	Minor Edit	First sentence of stategy should say "support" rather than supports	Correct	First Sentence says "Support" rather "Supports"
40	Fire	Add that The TVCA obtained Firewise certification in 2017 and continues to qualify each year by advancing programs of education and encouraging residents to mitigate fire danger on their properties. The TVCA should continue to do this.	Staff will include this information in the Plan	Insert information about TVCA obtaining Firewise certification
40	Minor Edit	Remove extra period in next to last line	Correct	Remove extra period
41	school	The principal told us that enrollment is down to 66 this year	Thank you for gathering this information. Change language in plan to reflect a student body estimate under 100 students.	Change language to be "under 100 students"
41	school	Please do not eliminate language about community school partnership. The TVCA has used the school over the years as a meeting place, and the only reason we are not meeting there this year is Covid. In addition, the TVCA and others had a successful tutoring program before the pandemic. Using the school if it closes as a school as a community center is not beyond the county's purview although doing so may be difficult. It is still worth mentioning in the plan. Actually, anything that fosters a sense of community is worth mentioning in the plan.	Discuss with the committee	Include that school is an integral community facility for Tesuque. Community groups support the school. Community should work to continue to assist the school for mutual benefit.
42	website and bulletin board	TVCA did have a website for quite a number of years but the person who ran it was moving out of town and no other TVCA members were using it (except one) and none were interested in maintaining it. We are currently trying to revive it, and we are investigating a bulletin board, like La Cienega's, on the county property across from the fire station	Thank you for this update. This information does not belong in the plan, but this status will be kept in mind as goals and actions to follow up on the plan are developed.	Change to read: "Strategy: The TVCA shouldwill develop and maintain a community website or a bulletin board."
43	Minor Edit	Put a dash or period before "Tesuque's" in the paragraph on water and wastewater	Correct	Dash has been placed before "Tesuque's"
43	Minor Edit	Insert "water" after drinking in third line from bottom	Correct	Inserted "Water" after drinking
44	Minor Edit	change comma to period at end of line 6	Correct	Change comma to period
44	Minor Edit	delete comma after Reclamation in line 7	Correct	Delete comma
44	Minor Edit	line 2 of well election, delete "a" and change gaging to gauging	Correct	Delete "a" and change gaging to gauging
44-45	septic	Am I the only one who wants a community sewage system to be installed at the same time the water line is installed?	Noted. This is not necessarily a comment, but it does show that there is a level of support for a community sewage system.	Discussion, consider adding language for waste water project.

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45	water quality	The TVCA has always forwarded information received from the county and others on water testing and well inspection. To my knowledge, there have not been any issues revealed by anyone's test. I would delete this responsibility for TVCA and just let it continue doing what it's doing. Others may feel differently, but we are stretched thin as it is.	Agreed. Water testing responsibility will be removed from the plan.	Remove water testing responsibilities.
50	Minor Edit	The map "delineates" instead of delineate	Correct	The map "delineates"
50	Minor Edit	The trailer parks . . . "house" instead of houses	Correct	Amend
50	El Nido	is no longer "potential"	This is correct, El Nido is open again.	Amend
50	Holistic Center	is no longer in existence so delete it. Ask Jeanne about it	Correct	Remove "Holistic Center"
52	Minor Edit	Put a comma after Residential Community	Correct	Put a comma after Residential Community
51 to 54	colors	The colors on the map are not sufficiently distinguishable (residential estate and residential community) and they are different from the colors in the subsequent text, all potentially leading to confusion		Revise
54	Minor Edit	Delete the first words "Area A." as unnecessary and to be consistent with the way it's done for Area B	Correct	Deleted the first words "Area A"
54	Minor Edit	Insert a period after the discussion of Area B	Correct	Period inserted after discussion of Area B
57	Minor Edit	Insert a period after Code and before Capital in the paragraph on Implementation	Correct	Insert a period after Code
	remove	removing reference to "Scenic Corridor" throughout	Agreed, the word "Scenic" became contentious among the Tesuque Planning Committee and is not necessarily to include.	Change "Scenic Corridor" to "Bishop's Lodge Corridor" throughout Plan
22	remove	remove survey results on Tesuque Village road. Recast the language that summarizes the Fences and Walls approach developed by the Sub-committee	The analysis showed that the average setback was 30' if all surveyed properties with walls/fences were included in the average, and 25' if all surveyed properties, both with and without fences/walls were included. A setback of 27' would be changed in translating the plan into regulatory language, regardless, as 27' is not a standard setback.	No change

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23	remove	remove or greatly reduce the detail and let the studies guide the decision on appropriate solutions. Too prescriptive	Agreed. Not as much information needs to be included so as to allow for study results to determine the course of action.	Modify detail of the section to allow for more solutions to be presented as a result of the road study.
23	bike routes and lanes	recommendation of bike lanes has not been discussed in the Planning Committee meetings. More thought needs to be given to how an expansion of the roadway affects fences and walls regulations. Also, I have not seen any final agreement with Pueblo that defines the right of way on TVR. Nor has anything been shown that the County has a recorded ROW on BLR that can accommodate a bike lane. The county has not been helpful in providing information on these subjects.	The issue of bike lanes was brought up in the 10/25 Tesuque Planning Committee meeting and language was agreed upon to benefit bicyclists in the community while not compromising the the aesthetic quality of the road.	In bike lane section, insert "Several options should be considered among others that may be identified in the Road Safety Study."
24	parking	The history of the County's ROW adjacent to Tesuque Village Market needs to be reviewed. The county's rights are based on settlement of a law suit in the 70's that included the owners of the Market and El Nido that provided parking in return for a ROW across parking lot of Market. It also provided for drainage improvements that were rebuilt in recent years. The improvements took away some of the parking adjacent to the Tesuque Triangle Property resulting in vehicles parking closer to/or in the County ROW.	Thank you for bringing this to the committee's attention. Perhaps this section can be included in an appendix for reference.	Staff reviewing for landuse in background documents from the draft plan as an appendix.
	concern	Throughout the document, TVCA is delegated responsibility to lead or participate in a large number of wide ranging projects requiring very different skill sets. In the implementation strategies section there are 29 line items where TVCA is selected to lead or participate. TVCA is a volunteer organization with a small number of people (many unchanged from TVCA formation) actively involved.. The County is abdicating its responsibilities by delegating these projects. Is it reasonable to expect this small volunteer organization to take on this responsibility? How many of the responsibilities outlined for TVCA in the 2013 Plan have been accomplished? How will these activities be communicated to the Community given TVCA does not have a website. (Acequia Madre and Tesuque Water Association both have websites and have a much smaller list of constituents)	This is a valid point. Staff understands that many or all of the tasks assigned to TVCA were left over from the 2013 Plan, when the TVCA had volunteered to take on these tasks. In the 2021 plan, TVCA does not need to take responsibility for all actions. Other organizations could volunteer for following up on the 2021 Plan as well.	Review tasks assigned to TVCA and decide if other organizations would be willing and/or able to take on part of the responsibility.



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concern	Several new recommended activities/projects have been included in this Plan without discussion with the Planning Committee or the greater Community. Given that this is a Community Plan I would prefer for the ideas to come from the Community. Clarification-commenter requests that projects be prioritized	Discussed with committee on 11.8.21 and committee decided that projects should be added to the plan without prioritization so that any group could take on the implementation of projects.	Remove the names of groups responsible for implementing projects.
concern	I did notice that there are still references to a "Scenic Corridor" throughout the draft. I believe that based on our consensus agreement, which took into account the wise counsel of your road expert in our October 2019 meeting, we have agreed to drop that.	Agreed.	Change "Scenic Corridor" to "Tesuque Village and Bishop's Lodge Corridor" throughout Plan
concern	My request would be that we review and discuss as is apparently planned and then provide the Community Planning Committee with a final opportunity to identify any gaps, inconsistencies, or legacy carry-overs with the goal of completing the plan before year's end.	Agreed. The 2013 Plan will be the review plan format until all agreed changes are discussed by committee. The committee can review the new 2021 draft plan before it goes out for public review	No change
concern	I think a close partnership and an ability to review the language that the county comes up with will be important.	Agreed. The committee will be reviewing draft language after staff has the opportunity to develop and work with other departments to review language.	No change
concern	As you know, the core group that worked out the compromise regarding fences and walls were dismayed by the state of the first draft of language that attempted to serve as a map into the SLDC.	Agreed. The missing sentence from the sub-group's draft language was an oversight by staff. This was not an intentional omission.	Revise to include draft language on fences and walls.
concern	While it is important that we members of the community respect the autonomy of County staff and their respective roles, it also seems imperative that the County work closely with the community to absolutely ensure that the communities wishes (insofar as they do not conflict with other requirements) are honoured and accurately mapped into the language submitted for BCC review and enactment.	Agreed. The County will bring all draft language to the committee before the plan proceeds with the adoption process.	no change

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social trails and access	"TVCA shall or will do these things". Don't like the idea of maintaining trails - suggest replacing TVCA everywhere	Agreed. Maintaining trails is expensive and requires expertise. This item should be reviewed to deem whether TVCA still wants this responsibility. Discussed with the committee and agreed to remove responsible agency/body from draft plan.	Remove "responsible body/agency" from implementation matrix
Social Trails and Access	Remove responsible group/person/government from the draft, leave for Implementation Matrix (Put the responsibility at the end)	Agreed.	Remove responsible entities from the body of the plan and include later in the implementation matrix
Fire	Fire planning exits? Tesuque has two exits and entry points	There are actually three points of entry and egress, North Tesuque Village Road, South Tesuque Village Road and Bishops Lodge Road.	Include three points of entry and egress in terms of fire evacuation the community
Fire	Having all residents prepare for what if scenario	Agreed, the plan should mention that residents should have emergency plans in place for fire/flood/natural disaster scenarios	Consider "Emergency Evacuation Plan"
Fences and Walls	Affect wildlife crossing and corridors (Wildlife does pass through)	Fence and wall considerations have taken into account that wildlife use this corridor as well as humans.	No change
water quality	Do not like the idea of buying new high end septic tanks	Yes, septic systems are expensive.	No change
water quality	Randy likes the idea of getting help from the County or Federal level for a waste water plant, Craft language to support a community waste water system, ID issues with groundwater pollution and the need for a community wastewater system- could go into CIP	Identify community desire for Waste waster Plant	Will add language to support
Land Use	Hard to tell the differences between zones with no reference	Refer to map with land use categories. It may be too confusing to put the land use categories onto all maps.	No change

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	Implementation Matrix	List of all activities and projects that have been defined	The implementation matrix will be a summary of all projects and activities mentioned in the plan	Compile list of all activities and projects for the implementation matrix.
	Minor Edit	Should be Tesuque Village Community Association	Correct	Change to "Tesuque Village Community Association"
	Bike Routes and Lanes	Would Like bike lanes	Noted. This is already included in the 2021 draft plan.	No change
	Bike Routes and Lanes	Bike lanes could go into Pueblo territory	We do not know that this is true. Negotiating shared facilities with the pueblo would need to take place agency-to-agency and should	No change
	Bike Routes and Lanes	Bike routes, among other options should be considered in a safety plan	Agreed. Bike lanes will be analyzed in the safety study.	To be done in a separate document.
	Cannabis	Leave as a placeholder	The cannabis section of the Tesuque Community District Overlay will be addressed at a later date.	No change
	Concern	Wants to have a final review before submitting to BCC	Agreed. The Committee will have an opportunity to review the final draft language before it proceeds through the adoption process.	no change
19	Traffic Safety	Bishops Lodge Road from the city limits to its intersection with Tesuque Village Road	After discussion with the committee, this denotes the area requested to be included in the traffic safety study.	No change, the traffic safety study will include this section of the road.
20	Traffic Safety	Tesuque Village Road from the US 285 interchange to the boundary with Tesuque Pueblo	After discussion with the committee, this denotes the area requested to be included in the traffic safety study.	No change, the traffic safety study will include this section of the road.
20	Traffic Safety	Name the area around Tesuque Village Market and El Nido "Village Center"	The plan can indicate that Rural Commercial Overlay A is called the "Village Center"	Add "Village Center" name to Rural Commercial Overlay A
19-20	Potential Improvements	Better signage and sign maintenance,	Staff can to put the goal of reinstalling signage into this area.	insert language into plan stating, "Replace damaged, aging, or antiquated signage along Big Tesuque Canyon."

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19-20	Potential Improvements	There are areas where speed signs are occluded by vegetation and some signs are faded and in ill repair.	Staff can to put the goal of reinstalling signage into this area.	insert language into plan stating, "Replace damaged, aging, or antiquated signage along Big Tesuque Canyon."
20	Enforcement	County Law Enforcement is rarely seen (especially since joint powers agreement between pueblo and sheriff's office was terminated)	Discuss with the committee	No change
19	Enforcement	Enhanced assignment of sheriffs to patrol key roadways.	Discuss with the committee	No change
19	Enforcement	Auto enforcement options could be considered, such as photo speed enforcement, additional radar activated speed signs, and possibly speed "vans"	These will be addressed in the traffic safety study.	TBD
19-20	Potential Improvements	Explore physical speed controls, such as strategically - placed "tabels" by school zone and by Post Office	These will be addressed in the traffic safety study.	TBD
19-20	Potential Improvements	Explore strategic placement of additional stop signs, such as, perhaps at the intersection of Bishops Lodge and Big Tesuque Canyon, by Bishops Lodge, etc.	These will be addressed in the traffic safety study.	TBD
20	Potential Improvements	Install two cross walks at either side of the Tesuque Valley Market section of Griego Road, to motivate pedestrians to not wander around Griego Road as it is merely a parking lot.	These will be addressed in the traffic safety study.	TBD
20	Potential Improvements	Paint clearly identified FIRE LANE markings and enforce them to ensure that vehicles and emergency vehicles can make ingress and egress onto Griego Road and Bishops Lodge Road.	These will be addressed in the traffic safety study.	TBD
19	Potential Improvements	Explore the viability of other traffic-calming options such as traffic circles and speed tables, based on traffic speed and flow patterns	These will be addressed in the traffic safety study.	TBD
20	Potential Improvements	Explore the viability of enhanced bike lane options for the identified roadways.	These will be addressed in the traffic safety study.	TBD
19-20	Next Steps	Connect with County regarding any current traffic studies or any current plans for a new traffic study	These will be addressed in the traffic safety study.	TBD
	Next Steps	Request that the County consider our recommendations for traffic calming options, along with other expert analysis.	These will be addressed in the traffic safety study.	TBD
	Next Steps	Request that the County recognize that safety in Tesuque involves more than traffic calming: 1. Traffic Flow 2. Emergency Vehicle Access 3. Pedestrian/equestrian/cyclist safety.	These will be addressed in the traffic safety study.	TBD
8	Enforcement	Please add zoning regulations, especially with regard to density or number of dwelling units, to the issues that require enforcement. These have been the subjects of many complaints made, and several requests for variances made to the Tesuque Valley Comm. Assoc.	The issues of zoning regulations as a topic can be added to the draft plan without naming the specific regulations.	Add topics to enforcement to include Zoning Regulations, particularly density or number of dwelling units.

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50-51	Land Use Categories	Please include the minimum lot sizes used in the 2013 plan in the newly titled Land Use Categories. It will avoid confusion and give new residents an important reference point. The language used to define the community's desired 1.5 acre minimum lot size, unless a conservation easement was placed on 75% of a newly created one acre lot, in the Residential Community District was the result of the previous plans survey of landowners and communtiy meetings that wanted to keep the amount of traffic on Bishop's Lodge and Tesuque Village Roads from increasing to unreasonable levels.	It is possible to include back into the land use categories the average acreage appropriate for each category.	Include the acreages formerly mentioned in the land use categories.
54	Home occupations	Early indications are that Tesuque residents are very concerned about the possibility of commercial marijuana growing facilities in residential areas. Please limit such places to the commercial areas in Tesuque.	While some information may have been gathered on an individual level about cannabis, a separate process led by the County will assist in education about the 2021-03 Cannabis ordinance and how it may be altered for Tesuque.	The community process on input for cannabis regulations pertaining to Tesuque will determine this element of the Tesuque Community District Overlay at a separate time.
	Flooding	Enhance information about flooding history and proposed actions	Agreed. More information on the occurance and damage of flooding in Tesuque will be gathered and inserted into draft plan.	Insert more language on flooding in Tesuque.
	Water	Discussion on Aamodt settlement in plan should just be on impact on community, not well election	Agreed, the plan language is not an instruction guide. Staff will remove language about well election options.	Remove language on how to do well elections.
	Rural Comercial Overlays	Margo says Area B had a residential development application at one time that was turned down. The property owners were approached to ask whether they would be ok with commercial on their property. People in 2013 wanted just another place besides BLR for Rural Commercial add language about current development approval	This is good background information. Perhaps this language should be included in some way as historical reference? Staff will write up the development review process and insert it into draft plan.	TBD
	Development Approval Process			Insert development review process language for better understanding of the County process.
	Minor Edit	Bishops Lodge Resort status update Spell check Bishop's Lodge throughout	Correct	Edit
	Bike routes and lanes	Phrasing Bike Lane: "Several options should be considered among others that may be identified in the road safety audit."	Agreed, language will be inserted in draft plans.	Edit

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Enforcement	A statement on enforcement needs does not properly belong in the Plan.	While regulatory language belongs in the Sustainable Land Development Code, general topics and the need for enforcement can be included in the Plan language.	No change
Aamodt Settlement	As discussed at the meeting, this segment should not even implicitly advocate that residents opt in to the water system.	Agreed, the plan language is not an instruction guide. Staff will remove language about well election options.	Remove language on how to do well elections.