



# SAN MIGUEL COUNTY

---

## COMPREHENSIVE PLAN UPDATE

### Background Information

August 2017



Architectural Research Consultants, Incorporated

Albuquerque, NM

505-842-1254

505-766-9269

[www.arcplanning.com](http://www.arcplanning.com)

# What a Comprehensive Plan Accomplishes

- ▶ It is a policy guide to decisions about the physical development of the community/county over the next 20-30 years, adopted by Board of County Commissioners
  - ▶ Long-range planning prepares the county for the future, anticipates change, accommodates growth, prepares to do first things first, and guides a sense of community
- ▶ Elements are: land use, transportation, economic development, housing, facilities, utilities, water, hazards mitigation, plus the implementation plan
- ▶ Policies inform zoning decisions, support funding requests, recommend implementation actions, and form the basis for strategies

# 2004 Comprehensive Plan

- ▶ Chapters of plan
  1. Community vision
  2. Existing conditions
  3. Analysis and projections
  4. Plan policies and implementation
  
- ▶ Plan will be updated in 2016-17 with current information; vision will be revisited through public engagement; and additional relevant subjects will be addressed

## San Miguel County

Comprehensive Plan  
2004-2014



Adopted June 8, 2004  
Board of County Commissioners

Prepared By  
The People of San Miguel County  
with assistance from

*Communitas – Tierra y Gente*

# Planning Consultant Team

- ▶ ARC
  - ▶ New Mexico's largest and longest-established firm specializing in planning for communities and facilities
  - ▶ Prepared County's oil and gas comprehensive plan element & assisted with oil and gas ordinance (2013 and 2014), Las Vegas Comprehensive Master Plan (2011), Pecos Schools Facilities Plan (2005, 2011, 2016)
  - ▶ Currently working on the Village of Pecos Comprehensive Plan
- ▶ Elmo Baca/Quixote Productions
  - ▶ >30 years of experience in community and economic development, real estate investment and cultural heritage tourism
  - ▶ Resident and business owner in Las Vegas
  - ▶ Mr. Baca will work in public engagement and economic development
- ▶ ARC and Quixote Productions collaborated on Las Vegas (2011) and Lovington (2014) comprehensive plans

# Phases of Project and Major Meetings

- ▶ The plan project is divided into three phases for funding purposes
- ▶ The consultants and County staff will work with the county plan steering committee, appointed by the County Commissioners, who will help guide the effort throughout the project
- ▶ The Pecos Area Plan will have its own steering committee and schedule of meetings during phase 1

**San Miguel County Comprehensive Plan Meetings by Phase, Revised 6-13-17**

Phases	Major Meetings
Phase 1	Kick-off Meeting with Staff
	County Plan Committee Mtg. 1: Existing conditions, planning for subarea meetings
	Visioning Meetings in Pecos, Rociada, Villanueva, San Geronimo/Mineral Hill, Gallinas, Tremontina and Conchas (7 meetings)
	Pecos Area Plan Steering Committee Mtg. 1: Community Profile, Community Vision & Values
	Pecos Area Plan Steering Committee Mtg. 2: Land Use, Economic Development, Housing, Transportation
Phase 2	Pecos Area Plan Steering Committee Mtg. 3: Natural and and cultural resources, facilities, hazards mitigation
	Pecos Area Plan Steering Committee Mtg. 4: Implementation and draft plan
Phase 2	County Plan Committee Mtg. 2: Vision Report; Land Use and Housing; staff work on transportation and infrastructure; focus meeting on Las Vegas ETZ
	County Plan Committee Mtg. 3: Economic Development, Utilties and Transportation
Phase 3	County Plan Committee Mtg. 4: Water, Natural and Cultural Resources, Hazards Mitigation and Implementation
	County Plan Committee Mtg. 5: Review of Draft Plan
	Board of County Commissioners Workshop
	Board of County Commissioners Consideration of Plan Adoption



# Community Conversation Events

- ▶ We are holding a series of 7 community events to talk to local residents about the issues and opportunities facing San Miguel County
- ▶ County officials will be on hand to answer questions
- ▶ All are encouraged to participate

# How should Your community GROW and CHANGE?

Please join us for a Community Conversation in your area! Snacks will be provided.

San Miguel County is updating its Comprehensive Plan & needs *your input* to develop policies guiding long-term growth and development in the county.

COUNTY OFFICIALS WILL BE ON HAND TO ANSWER YOUR QUESTIONS

**Pecos Area**

Pecos Village Hall  
August 29, 6 to 8 PM

**San Geronimo/  
Mineral Hill Area**

Sheridan Fire Station  
September 21, 6 to 8 PM

**Gallinas Area**

La Placita Fire Station  
September 7, 6 to 8 PM

**Trementina Area**

Trementina Fire Station  
September 28, 6 to 8 PM

**Conchas Area**

Conchas Fire Station  
September 13, 6 to 8 PM

**Rociada/  
Sapello Area**

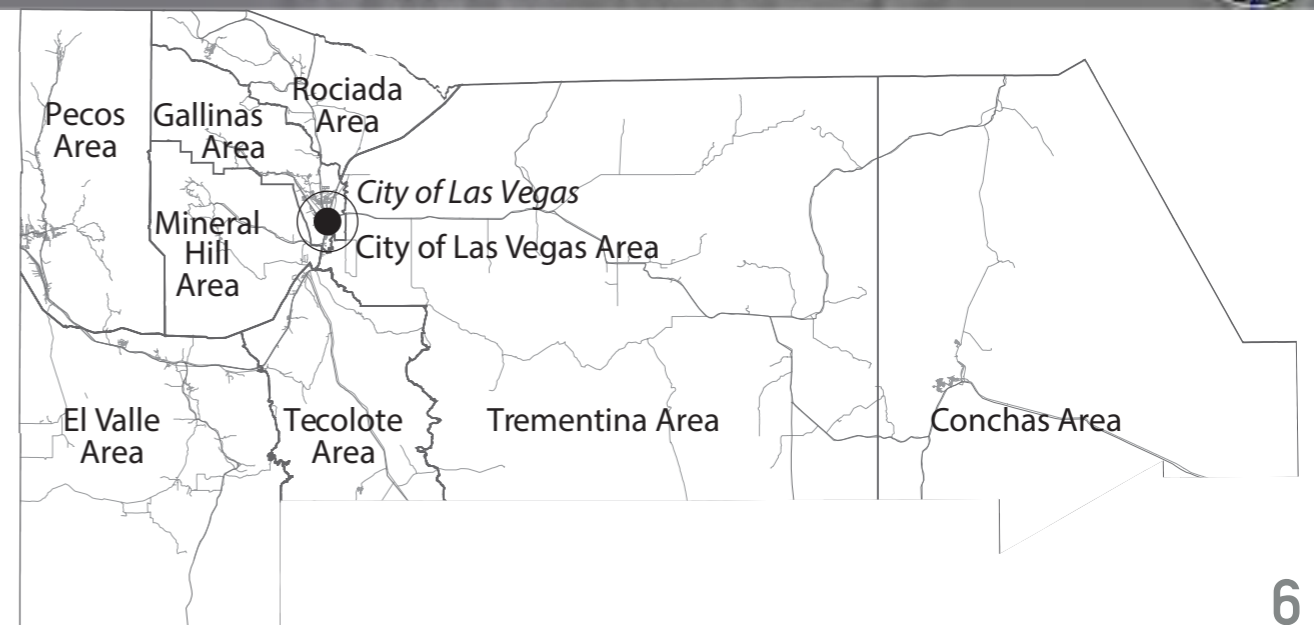
Rociada Fire Station  
October 4, 6 to 8 PM

**El Valle/  
Tecolote Area**

Valley Middle School  
September 14, 6 to 8 PM

QUESTIONS? CONTACT:  
ALEX TAFOYA, SAN MIGUEL PLANNING & ZONING  
(505) 454-1074 ATAFOYA@CO.SANMIGUEL.NM.US  
OR, STEVE BURSTEIN, PLANNER: (505) 842-1200

VISIT [WWW.SMCCOUNTY.NET](http://WWW.SMCCOUNTY.NET) FOR MORE INFO



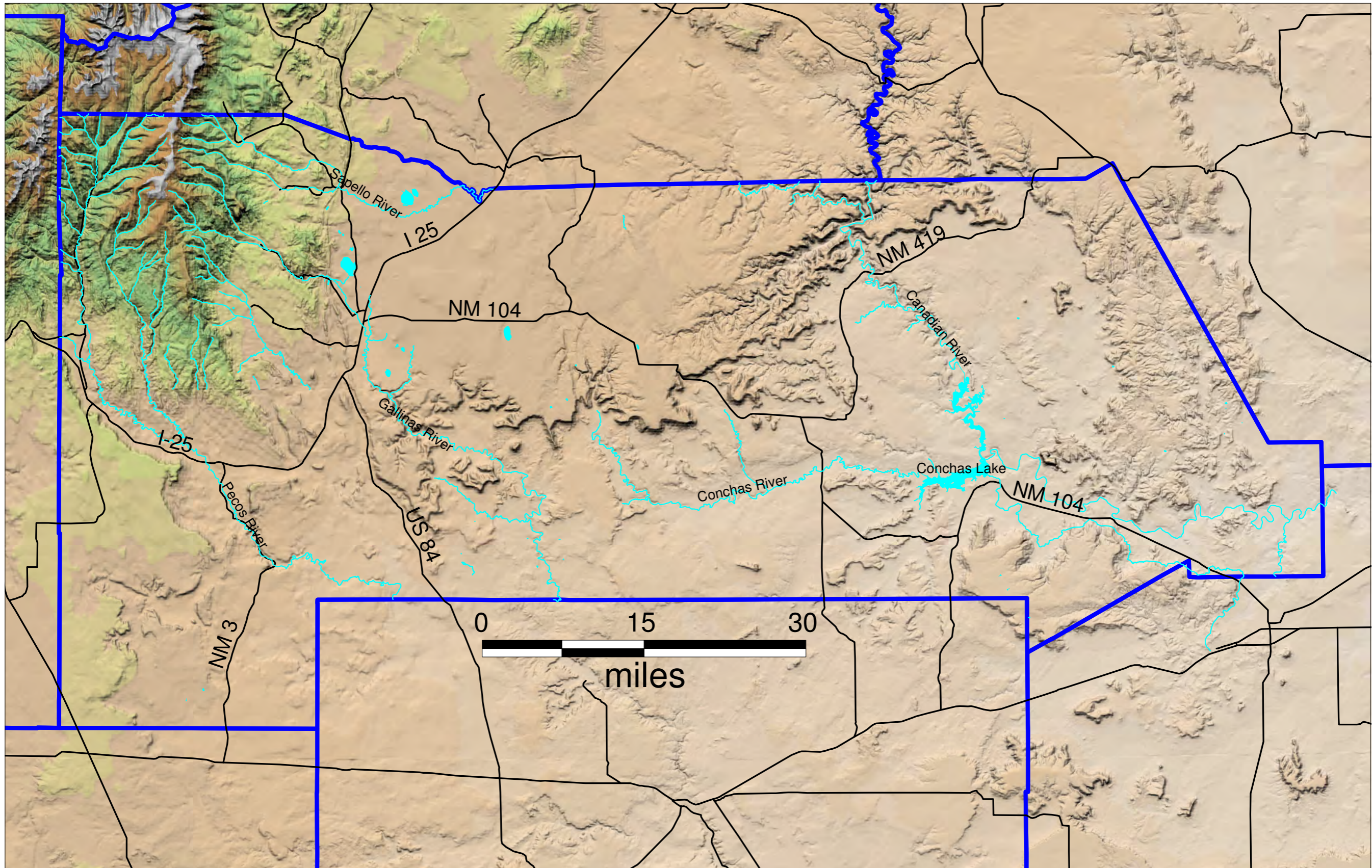


# Existing Conditions

**Land Use**

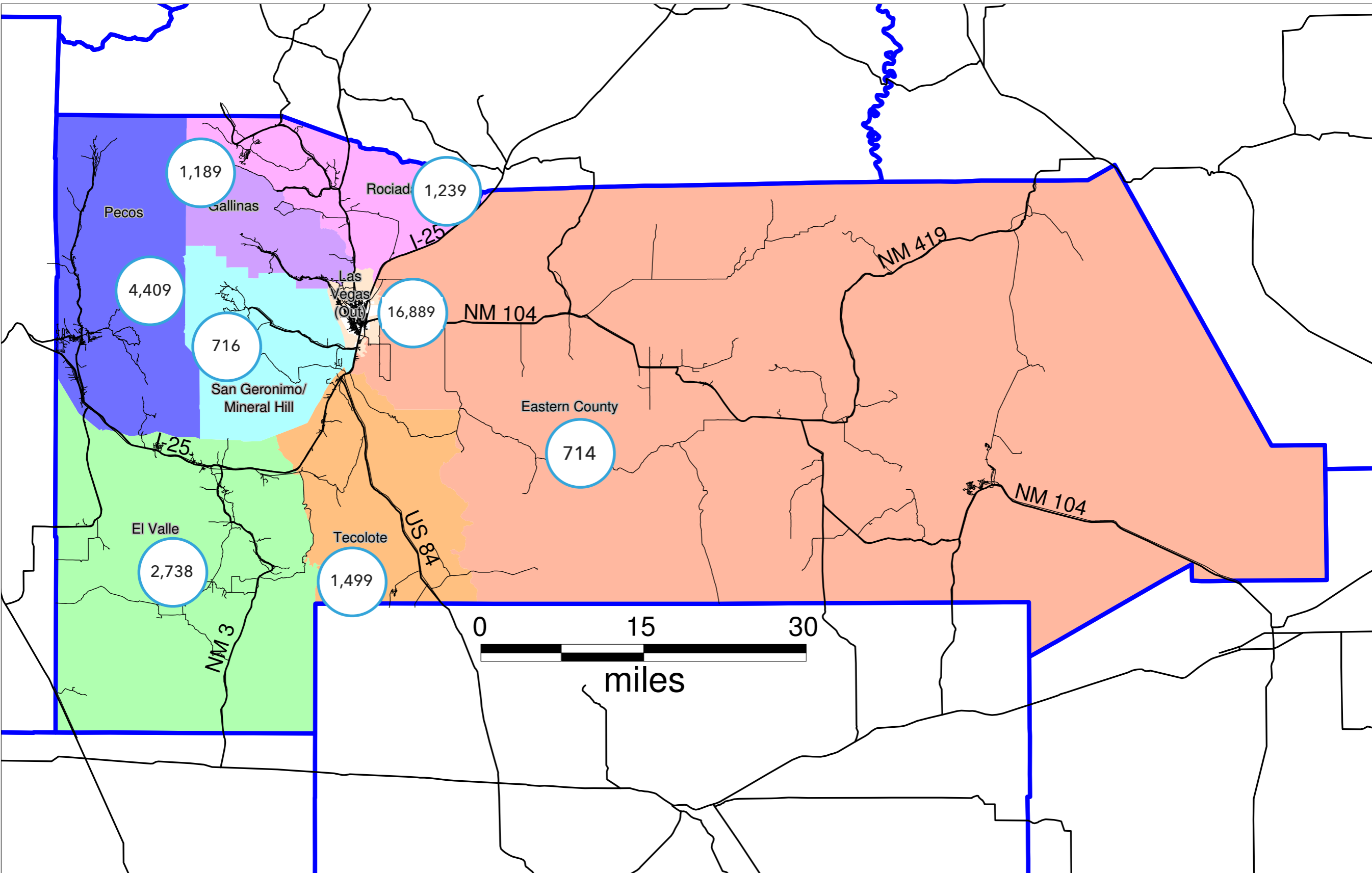


# EXISTING CONDITIONS San Miguel County Physiographic Map





# EXISTING CONDITIONS: COUNTY SUBAREAS 2010 POPULATION



# Population and Housing by Subarea

- ▶ City of Las Vegas contained 49% of the county population and 43% of the housing units in 2010
- ▶ Pecos is the largest county subarea with over 4,400 persons
- ▶ San Geronimo/Mineral Hill has the lowest household size, with 1.74 persons/household, followed by E. County (2.00) and Pecos (2.04)
- ▶ Gallinas, Las Vegas Out and Tecolote and have the largest household sizes, with 4.06, 3.34, and 2.68 persons/household respectively
- ▶ Eastern County, Rociada and Gallinas have high vacancy rates, mostly represented by seasonal homes (over 70% of vacant houses)

## Population and Housing Characteristics by Subarea

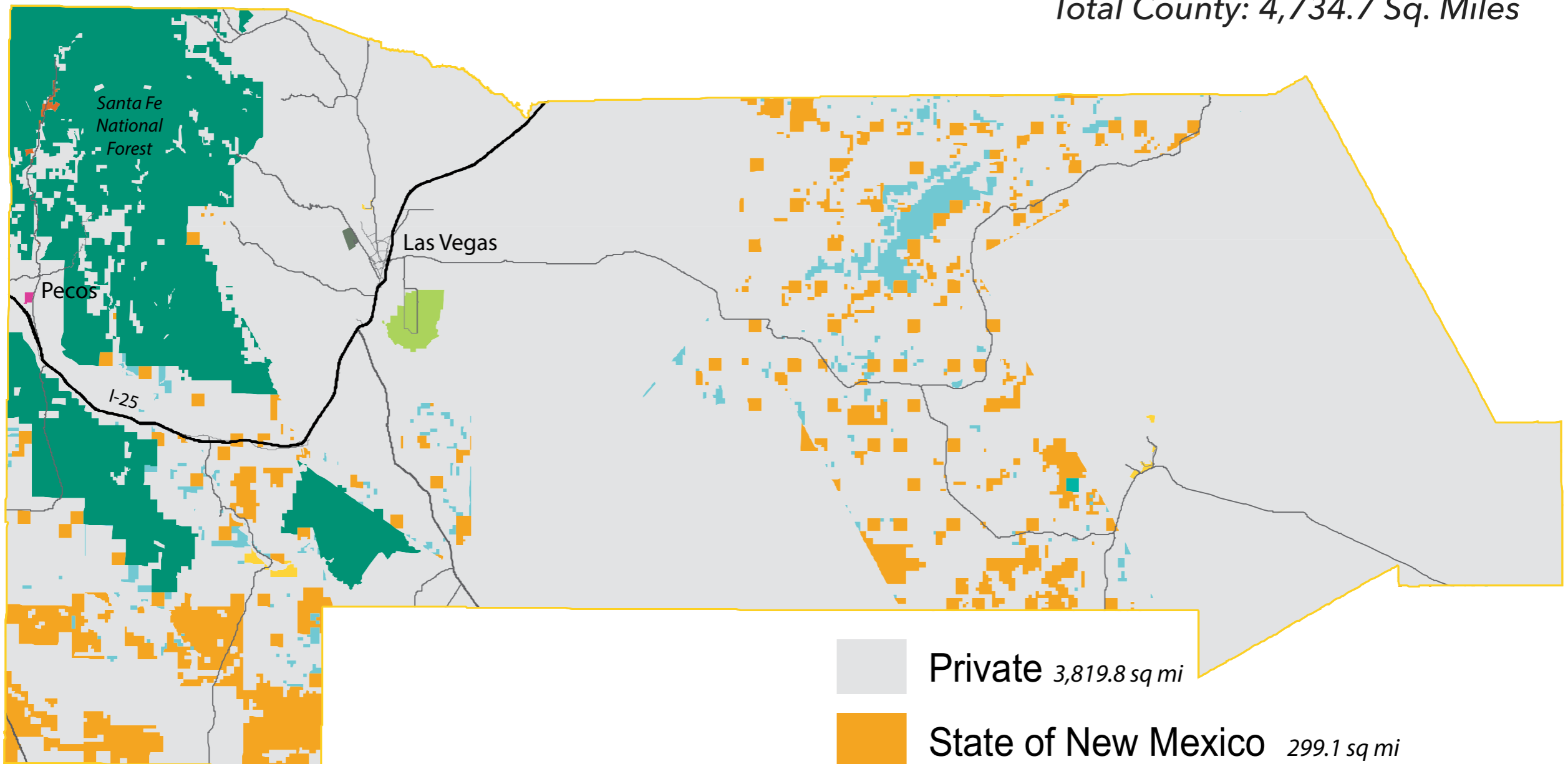
Subarea	Population	Housing Units	Households (estimate)	Vacancy Rates			Household Size
				Total (estimate)	Seasonal Portion of Vacant	Non-Seasonal Portion of Vacant	
Eastern County	714	1,055	357	66.2%	82.5%	17.5%	2.00
Gallinas	1,189	550	420	23.6%	57.2%	42.8%	2.83
El Valle	2,738	1,501	1,159	22.8%	35.6%	64.4%	2.36
San Geronimo/Mineral Hill	716	506	412	18.6%	45.0%	55.0%	1.74
Pecos	4,409	2,622	1,702	35.1%	69.1%	30.9%	2.59
Rociada	1,239	826	530	35.8%	73.0%	27.0%	2.34
Tecolote	1,499	692	560	19.1%	40.4%	59.6%	2.68
City of Las Vegas	14,360	6,740	5,751	13.0%	1.1%	98.9%	2.26
Las Vegas Area Outside City	2,529	1,103	1,088	1.4%			2.32
<b>Total</b>	<b>29,393</b>	<b>15,595</b>	<b>11,978</b>	<b>3,617</b>	<b>0.5%</b>	<b>99.5%</b>	<b>2.34</b>


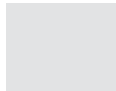










# EXISTING CONDITIONS: LAND USE

## San Miguel County Land Ownership

Total County: 4,734.7 Sq. Miles



	US Bureau of Land Management	71.3 sq mi		Private	3,819.8 sq mi
	US Bureau of Reclamation	1.0 sq mi		State of New Mexico	299.1 sq mi
	US Department of Defense	1.3 sq mi		New Mexico State Game and Fish	1.5 sq mi
	National Parks Service	0.5 sq mi		New Mexico State Park	3.8 sq mi
				USDA Forest Service	523.4 sq mi
				US Fish and Wildlife Service	14.6 sq mi

## Land Status by Subarea

- ▶ Pecos subarea has the largest share of public land (75%), with mostly USFS land

Land Status by Subareas of San Miguel County (Square Miles)

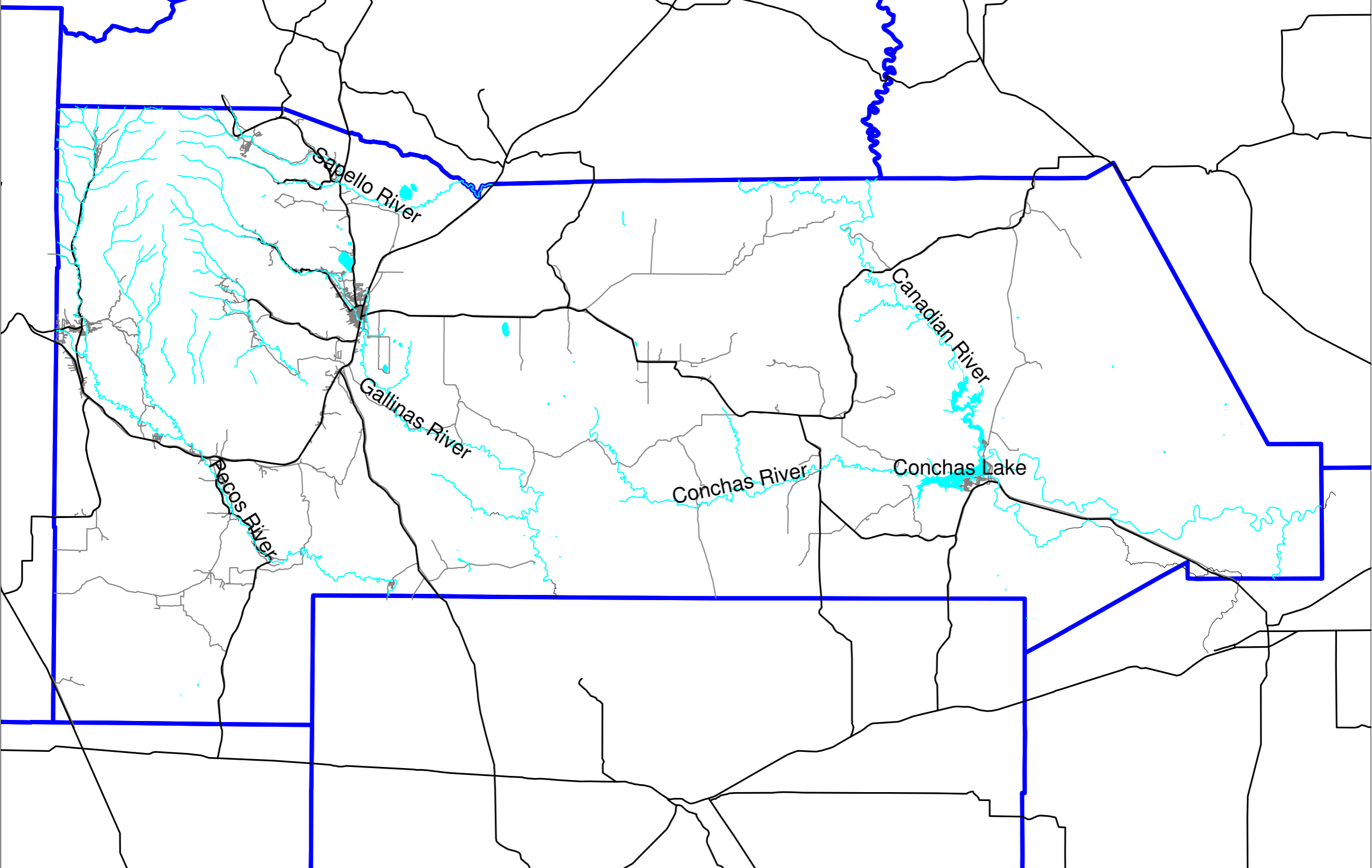
Subarea	Eastern County	Gallinas	El Valle	City of Las Vegas	Las Vegas Out	San Geronimo/ Mineral Hill	Pecos	Rociada	Tecolote	Total
Private	2,714.8	65.6	383.6	7.9	17.6	133.1	89.2	177.2	230.3	<b>3,819.4</b>
State of New Mexico	139.9	0.0	146.3	0.0	0.0	2.3	2.1	0.0	7.4	<b>298.0</b>
New Mexico State Game and Fish	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	<b>1.5</b>
New Mexico State Park	1.1	0.1	2.5	0.0	0.1	0.0	0.0	0.0	0.0	<b>3.8</b>
U.S. Forest Service	0.0	51.1	108.3	0.0	0.0	63.0	258.4	9.3	33.2	<b>523.3</b>
U.S. Bureau of Land Management	49.7	0.0	14.2	0.0	0.0	0.0	2.2	0.0	5.3	<b>71.3</b>
U.S. Bureau of Reclamation	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	<b>1.0</b>
U.S. Department of Defense	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	<b>1.3</b>
U.S. Fish and Wildlife Service	14.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	<b>14.6</b>
National Park Service	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	<b>0.5</b>
<b>Total</b>	<b>2,921.1</b>	<b>116.8</b>	<b>654.9</b>	<b>7.9</b>	<b>19.0</b>	<b>198.4</b>	<b>353.9</b>	<b>186.6</b>	<b>276.2</b>	<b>4,734.7</b>
<i>Portion of Private Land</i>	<i>93%</i>	<i>56%</i>	<i>59%</i>	<i>100%</i>	<i>93%</i>	<i>67%</i>	<i>25%</i>	<i>95%</i>	<i>83%</i>	<i>81%</i>

Source: Bureau of Land Management Land Status, analyzed by ARC, Inc.



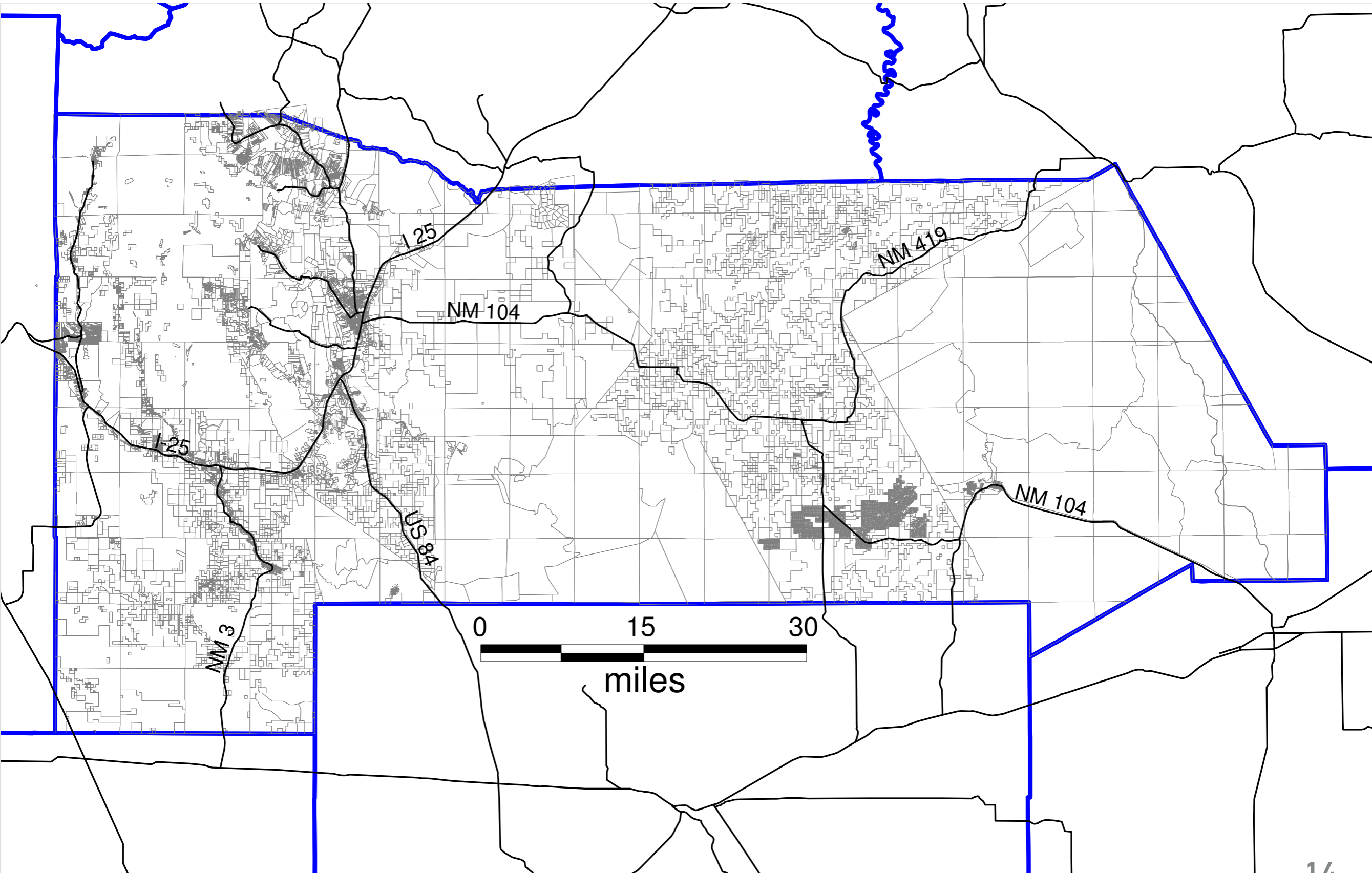
# EXISTING CONDITIONS: LAKES AND RIVERS

## San Miguel County Surface Hydrology: Rivers and Lakes



# EXISTING CONDITIONS: LAND USE

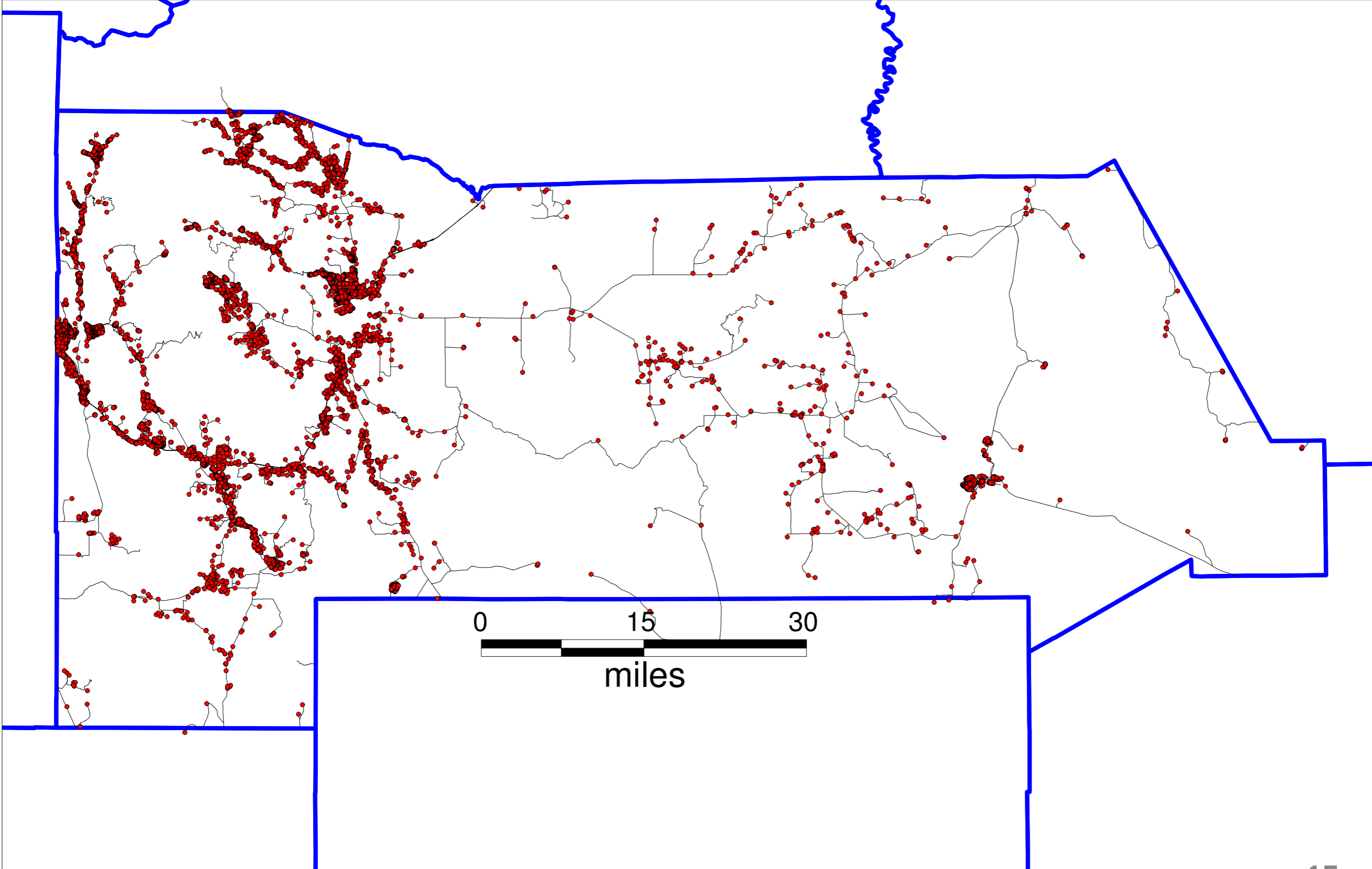
## San Miguel County Parcels





# EXISTING CONDITIONS: ADDRESS POINTS

## San Miguel County Address Points

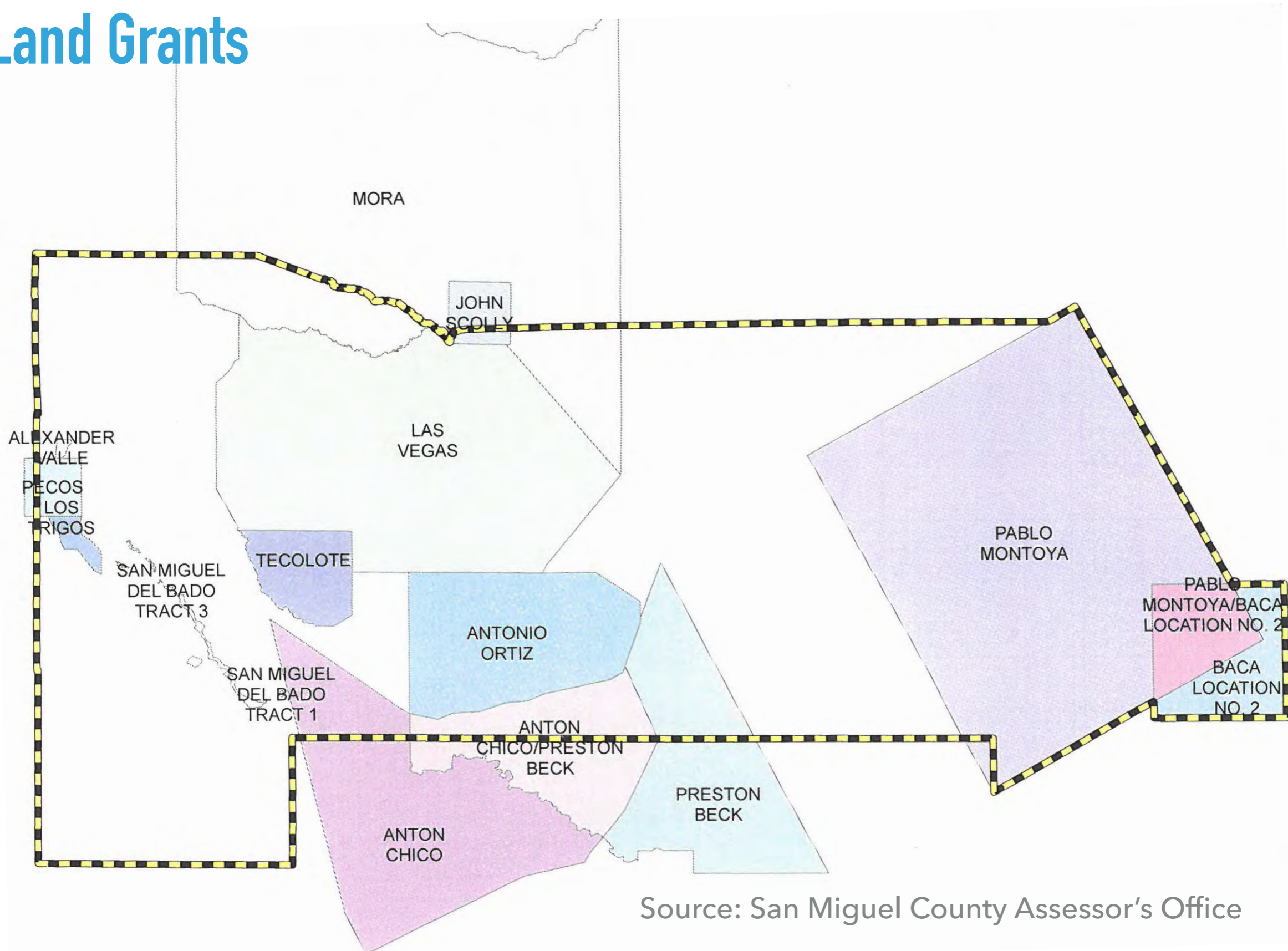


## Land Grants

- ▶ 13 land grants created between 1689 and 1846

Land Grants in and partially in San Miguel County		
	Acres	Square Miles
Pecos, 1689, Spanish Indian Land Grant	16,000	25
San Miguel del Bado, 1794, Spanish Grant	5,024	8
Alexander Valle, 1808	300	0.5
Los Trigos, 1815	7,342	11
Antonio Ortiz, 1819, Spanish Grant	163,291	255
Tecolote, 1824, Spanish Grant	41,123	64
Anton Chico 1822	378,537	591
Preston Beck, 1823	318,690	498
Pablo Montoya, 1824	655,468	1,024
Las Vegas, 1835, Mexican Grant	431,653	674
Baca Location #2, 1835	99,298	155
Mora, 1835, Mexican Grant	827,889	1,294
John Scolly, 1846, Mexican Grant	21,701	34
<b>Total</b>	<b>2,966,316</b>	<b>4,635</b>
Source: New Mexico in Maps (2 <sup>nd</sup> Edition), Jerry L. Williams, University of New Mexico Press, 1986		

# Land Grants



Source: San Miguel County Assessor's Office





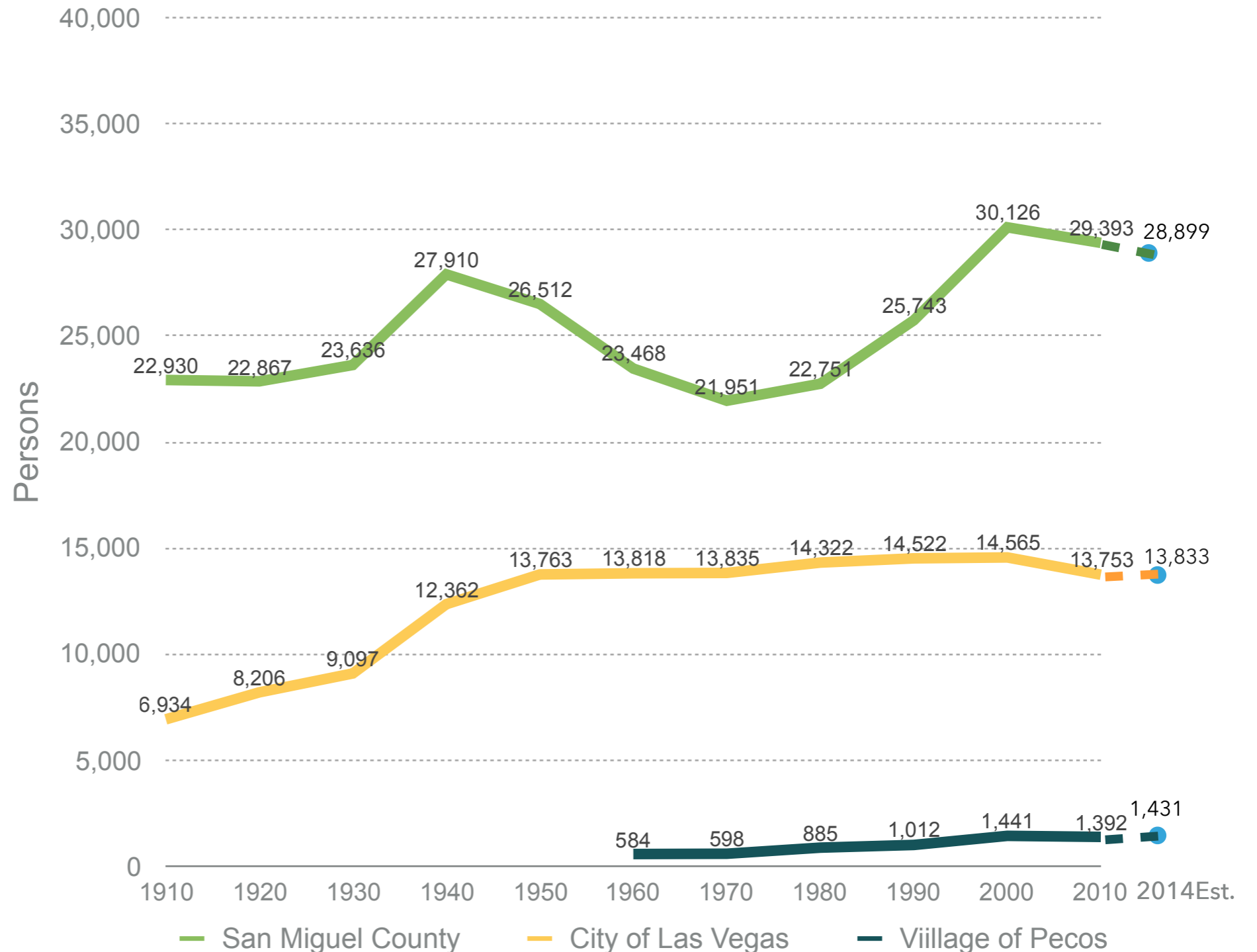
# Existing Conditions

## Population Trends

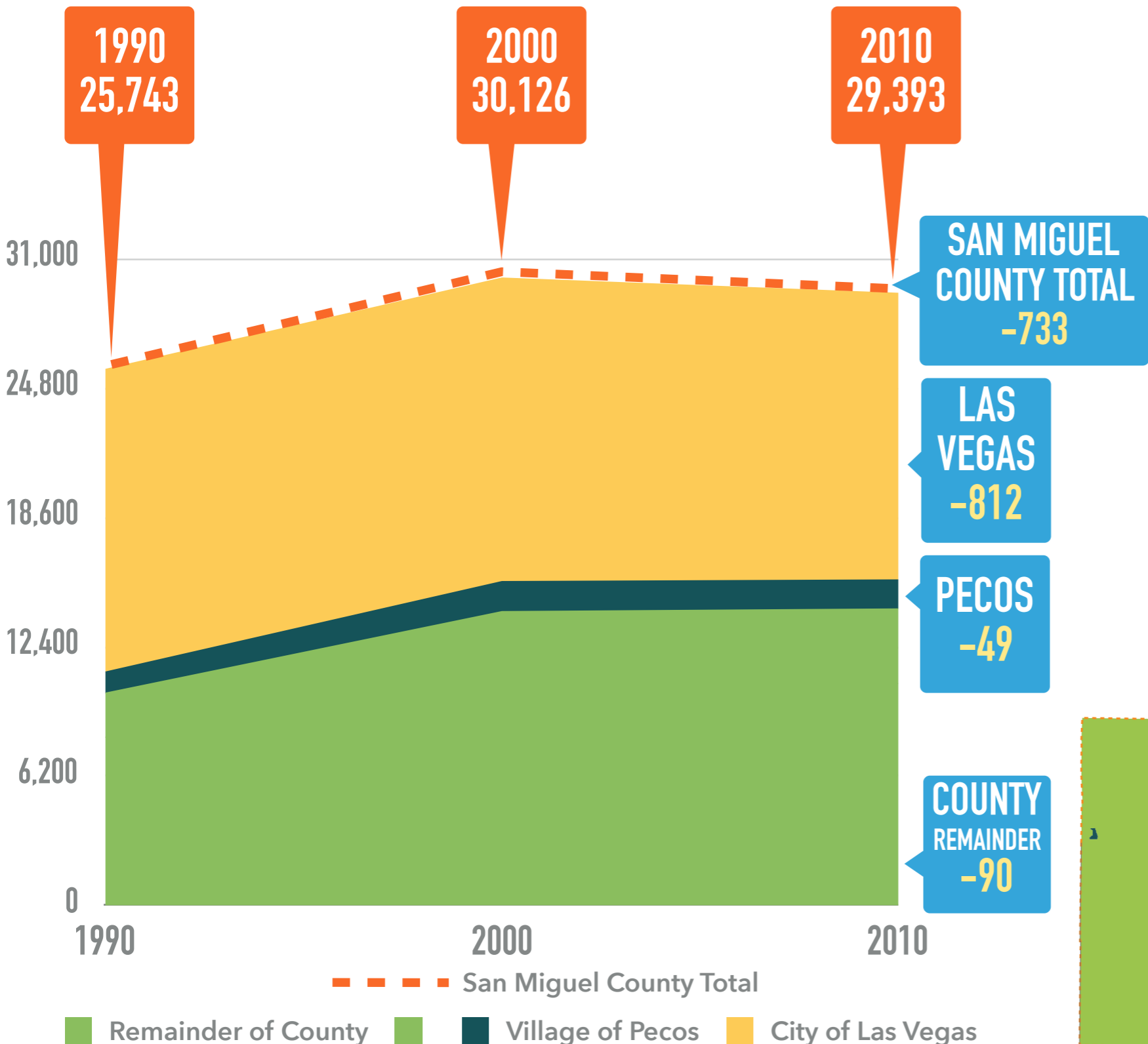
# Historic Population

- ▶ San Miguel County population fell from 2000 to 2010 after 30 years of steady growth
- ▶ While the Census Bureau estimated County population fell by 500 from 2010 to 2014, Las Vegas and Pecos slightly gained population

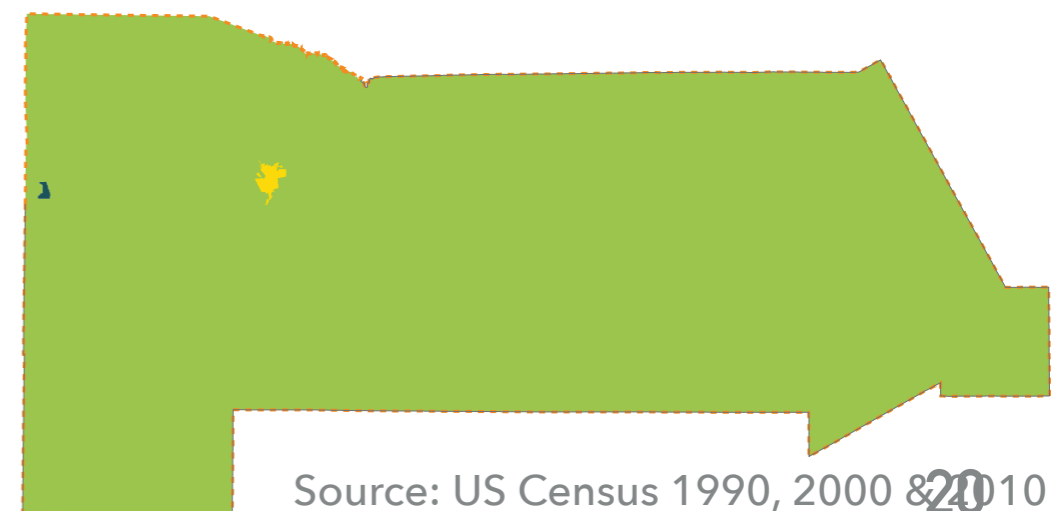
San Miguel County and Municipalities Population: 1910 to 2014



# Population distribution & Change: 1990 to 2010



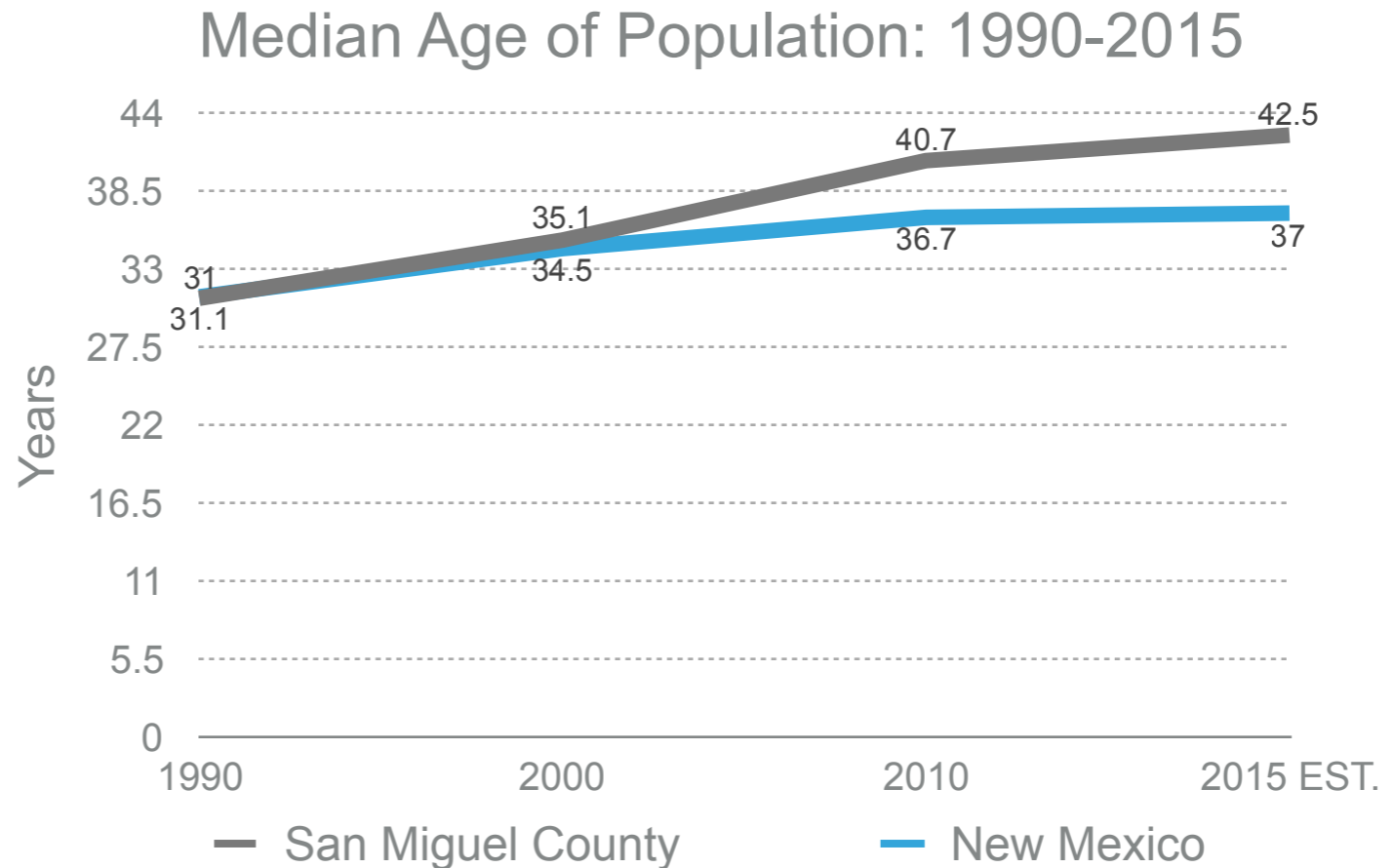
- ▶ From 1990 to 2000 the area saw population growth
- ▶ Unincorporated areas' share of total county population rose by 9% from 1990 to 2010
- ▶ All areas lost population from 2000 to 2010





# Median Age

- ▶ San Miguel County population has aged more than the state population
- ▶ Dramatic decline in population under 15 years old, and smaller loss in 15 to 34 years old



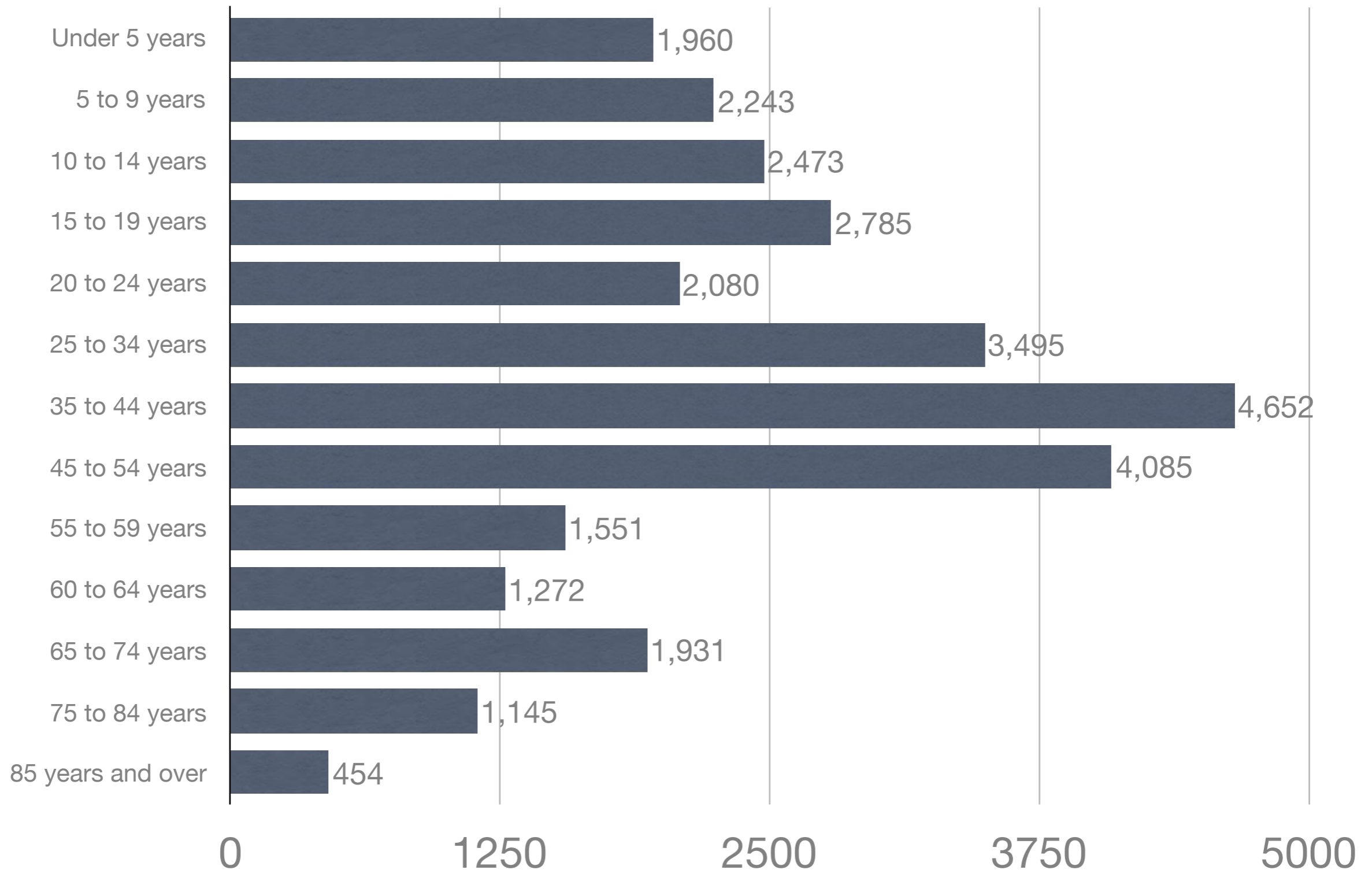
Sources: U.S. Census 1990, 2000 and 2010 and 2011-2015 American Community Survey 5-Year Estimates

San Miguel County Population by Age Groups

Age Groups	Counts			Portion of Total		
	1990	2000	2010	1990	2000	2010
Under 15 years	6,499	6,676	5,135	25.4%	22.2%	17.5%
15 to 19 years	2,229	2,785	2,478	8.7%	9.2%	8.4%
20 to 34 years	5,865	5,575	5,227	22.9%	18.5%	17.8%
35 to 64 years	7,990	11,560	12,084	31.2%	38.4%	41.1%
Over 65 years	3,000	3,530	4,469	11.7%	11.7%	15.2%
<b>Total</b>	<b>19,084</b>	<b>23,450</b>	<b>24,258</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

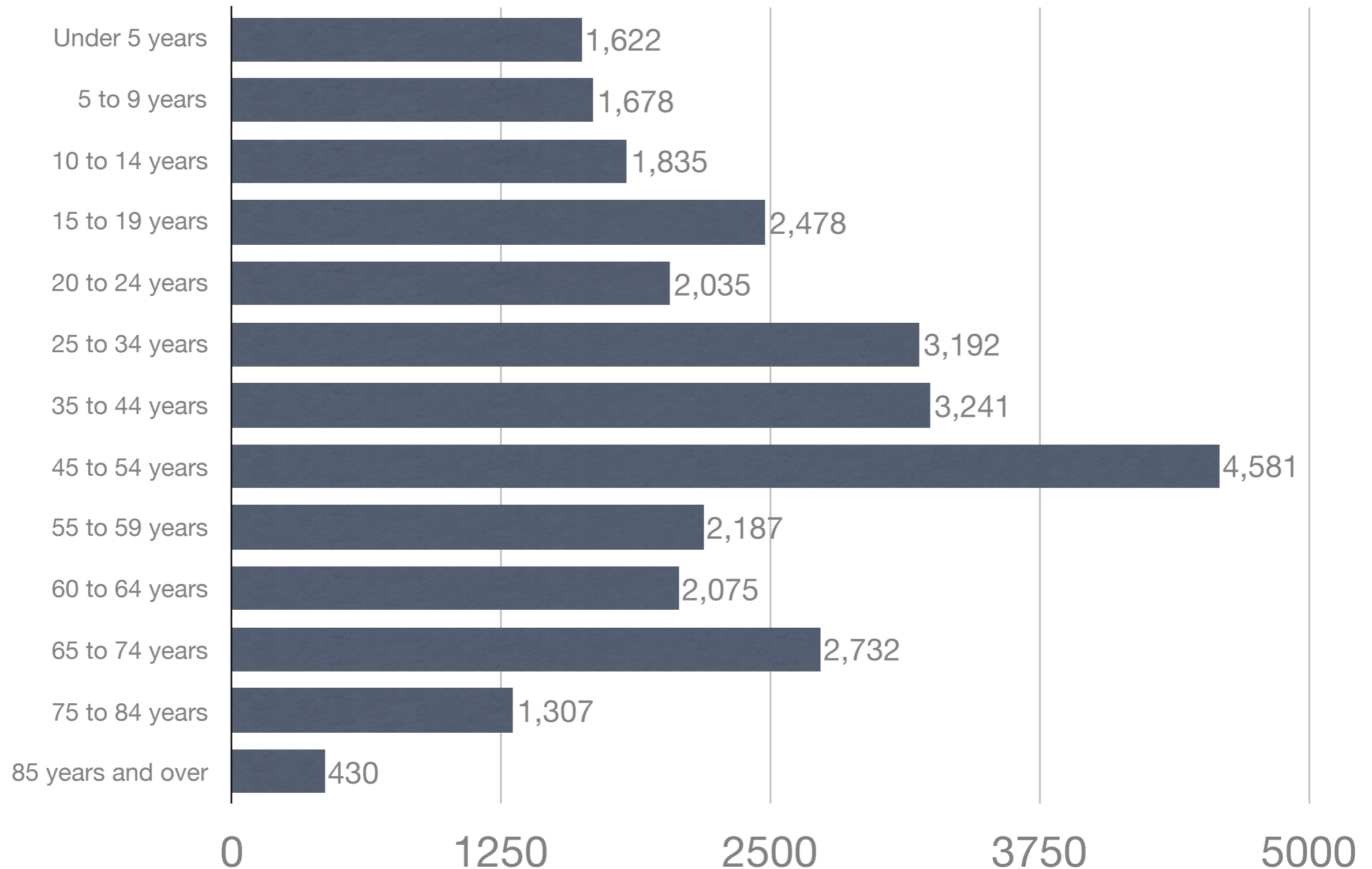
Source: 1990, 2000 and 2010 Census

## San Miguel County Population by Age: 2000



Source: U.S. Census 2000

## San Miguel County Population by Age: 2010



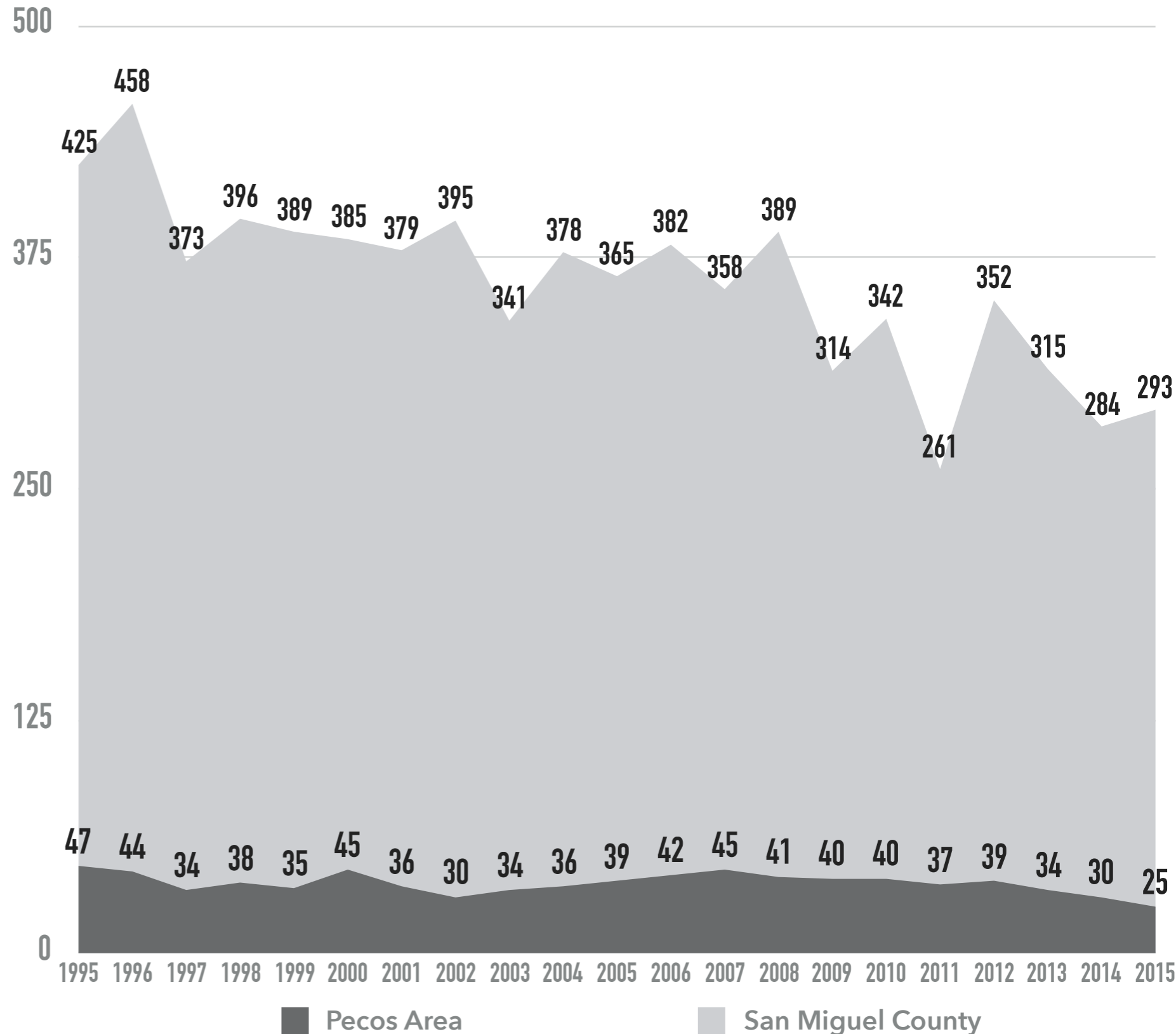
Source: U.S. Census 2010



# Births

- ▶ The number of births have fallen steadily since the 1990's
- ▶ Steeper decline from peak for county as a whole (-38%) than Pecos Area (-36%)

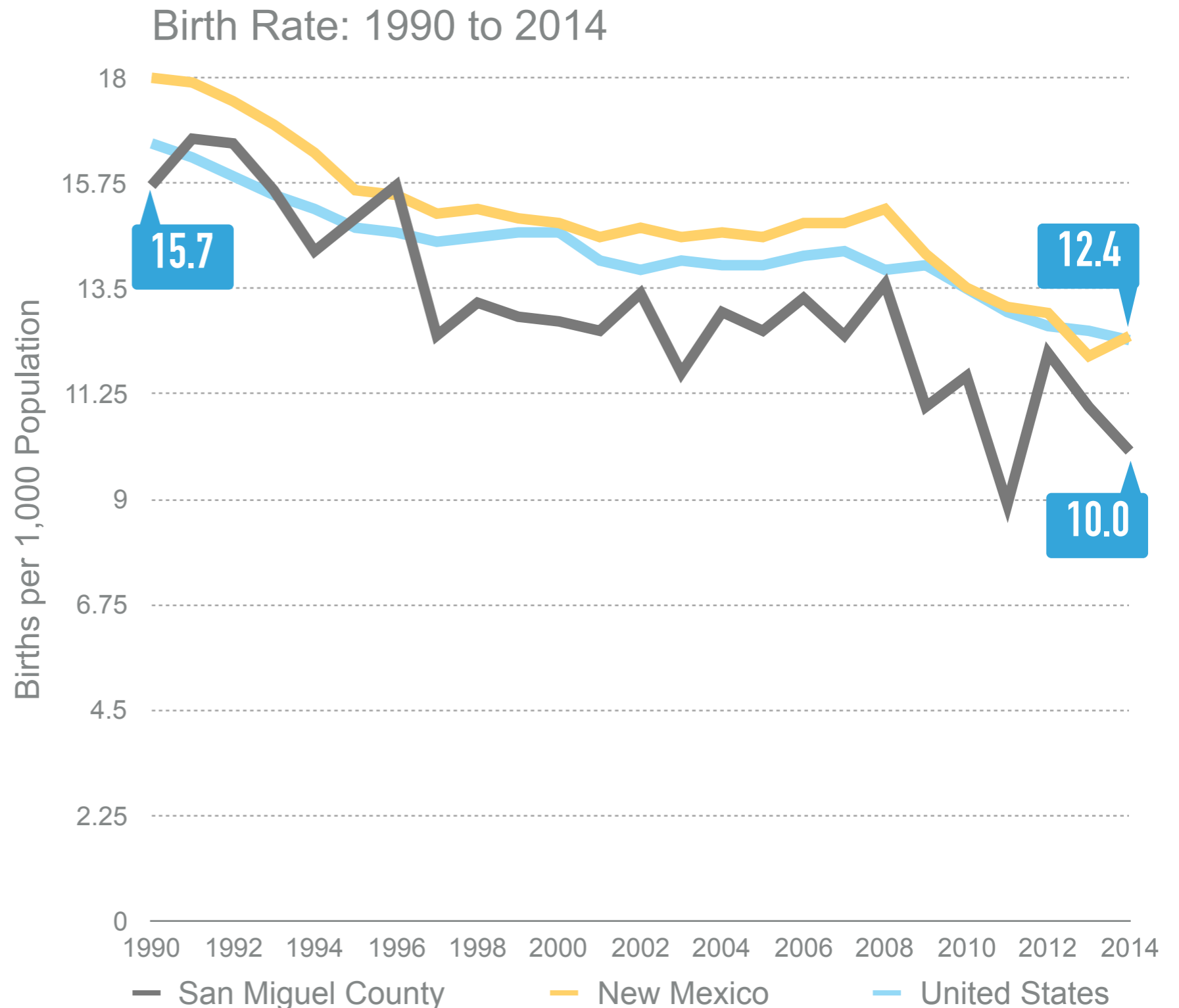
San Miguel County and Pecos Births



Source: New Mexico Department of Health

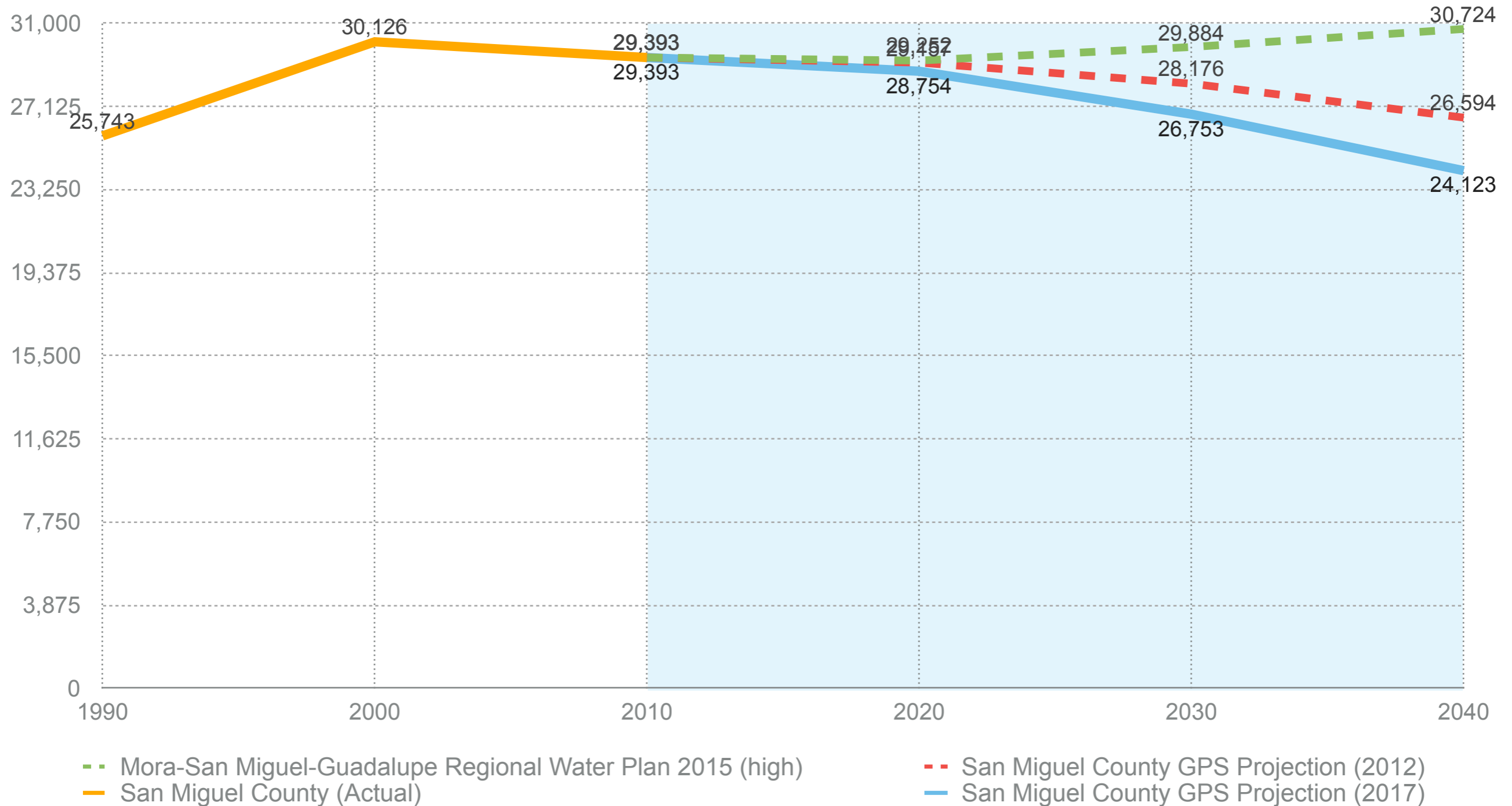
# Birth Rates

- ▶ Birth rate is the number of births per 1,000 people
- ▶ Steady decline in birth rates in County
- ▶ Steeper than US or state declines
- ▶ County below state and US rate in 2014



# San Miguel County Historic and Projected Population

San Miguel County Projected Population 1990 to 2040





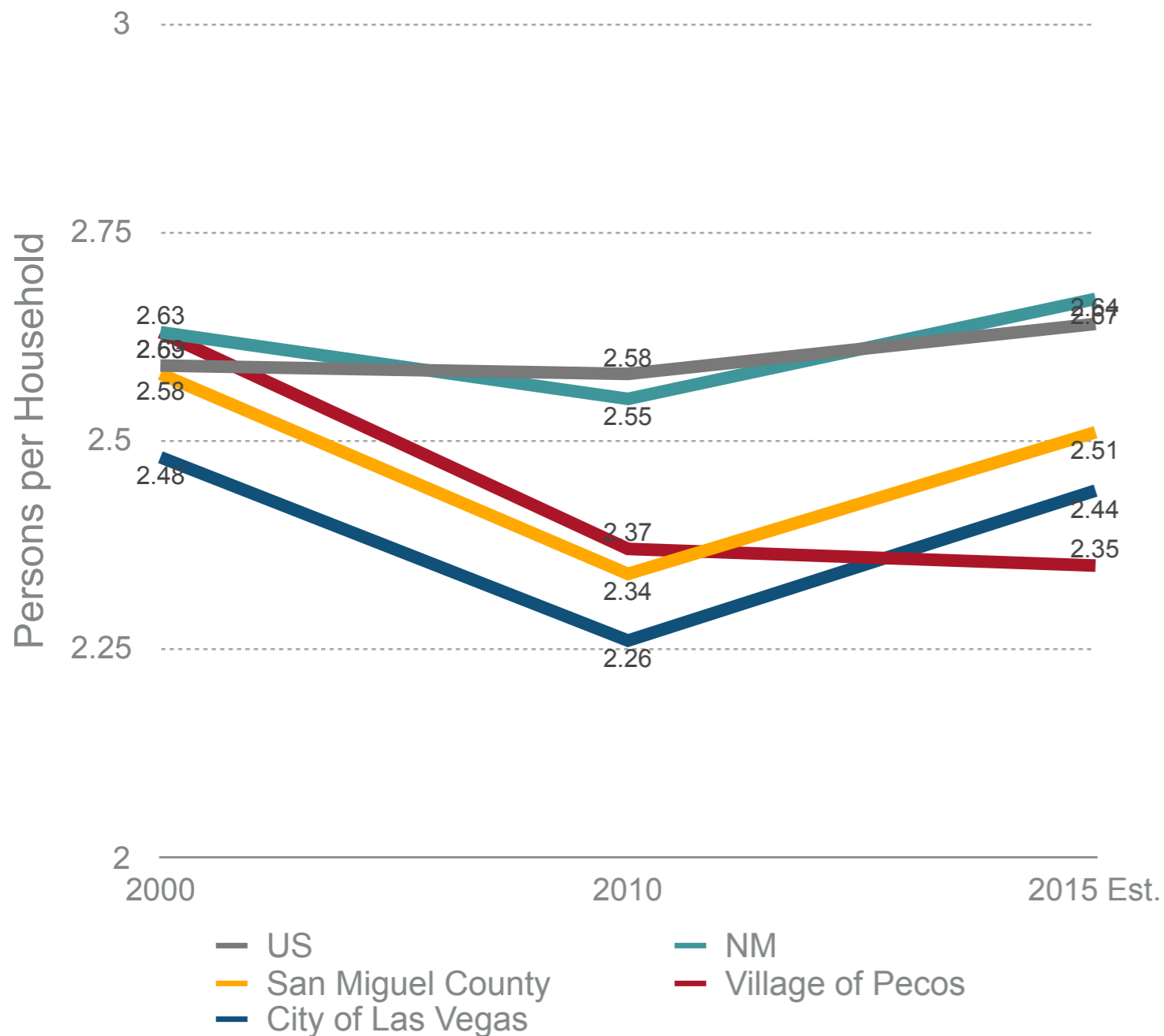


# Existing Conditions

## Housing

# Average Household Size

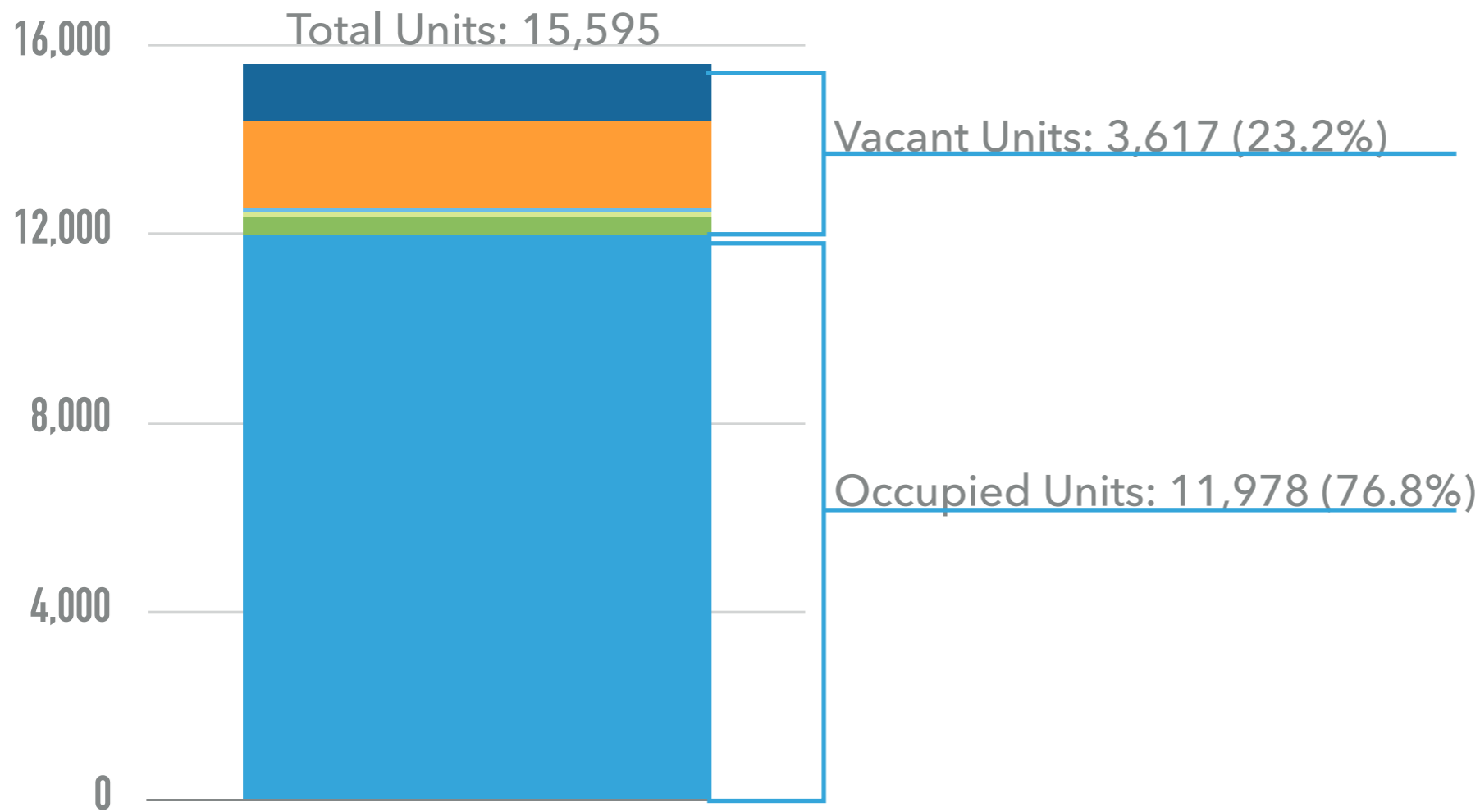
Average Household Size: 2000, 2010 and 2015



- ▶ Household size dropped a little between 2000 and 2010 in the U.S. and NM, and declined more sharply in San Miguel County, Las Vegas and Pecos
- ▶ The Census Bureau estimates household sizes increased between 2010 and 2015 in all jurisdictions except Pecos

Sources: US Census, 2000 and 2010 and 2011-2015 American Community Survey (ACS) 5-Year Estimates

# Housing Vacancy: SMC, 2010

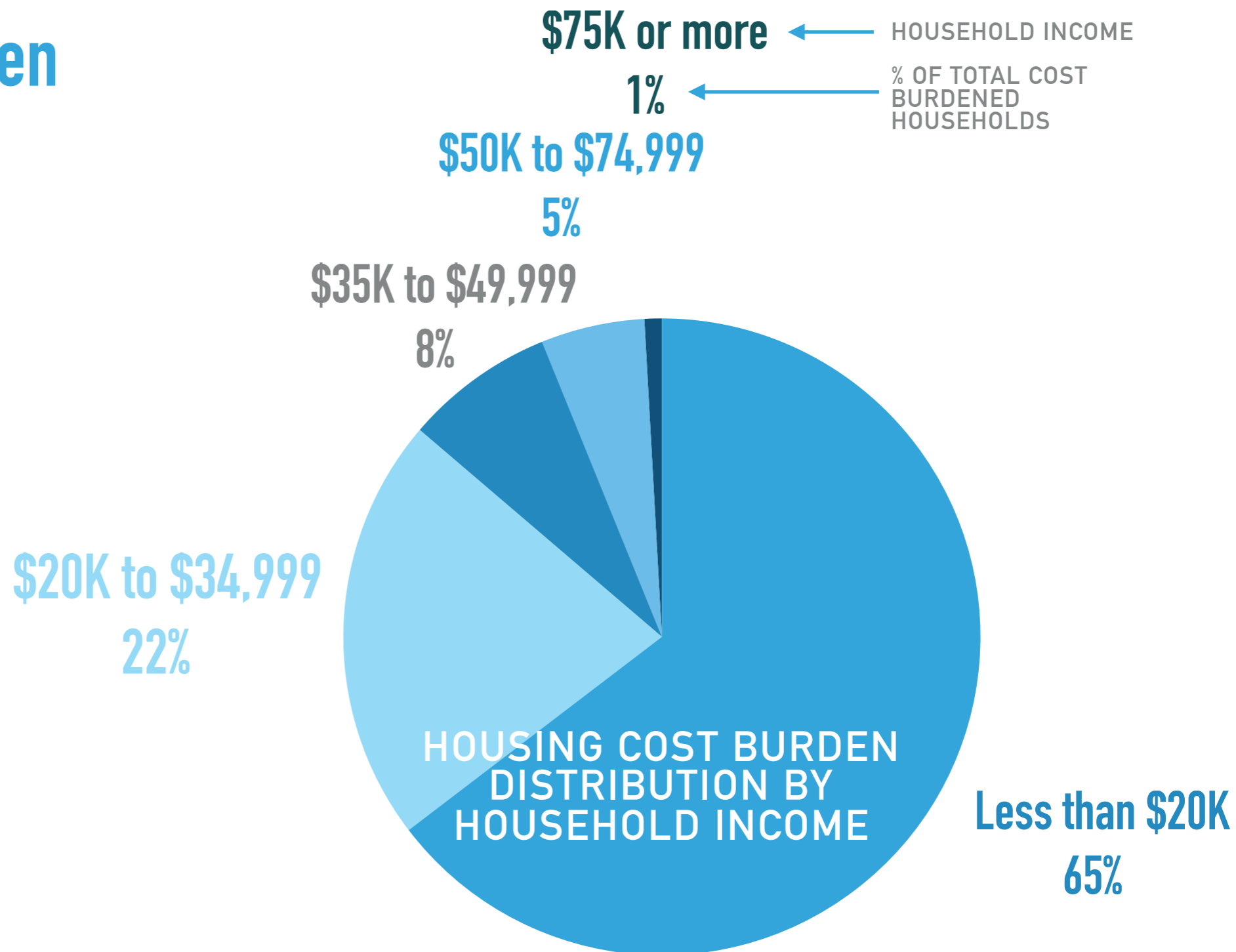


- ▶ Slightly high overall vacancy rate of 23.2%
- ▶ Many vacancies are seasonal, or vacation homes
- ▶ Vacancy rose from 21.9% in 2000



# Housing Cost Burden

- ▶ Housing cost burdened is defined as spending 30% or more of total household income on housing costs
- ▶ Census estimated that in 2015, 34% of San Miguel households were cost burdened
  - ▶ 65% of cost burdened households earn \$20,000 or less
- ▶ 30.5% of New Mexico households are cost burdened

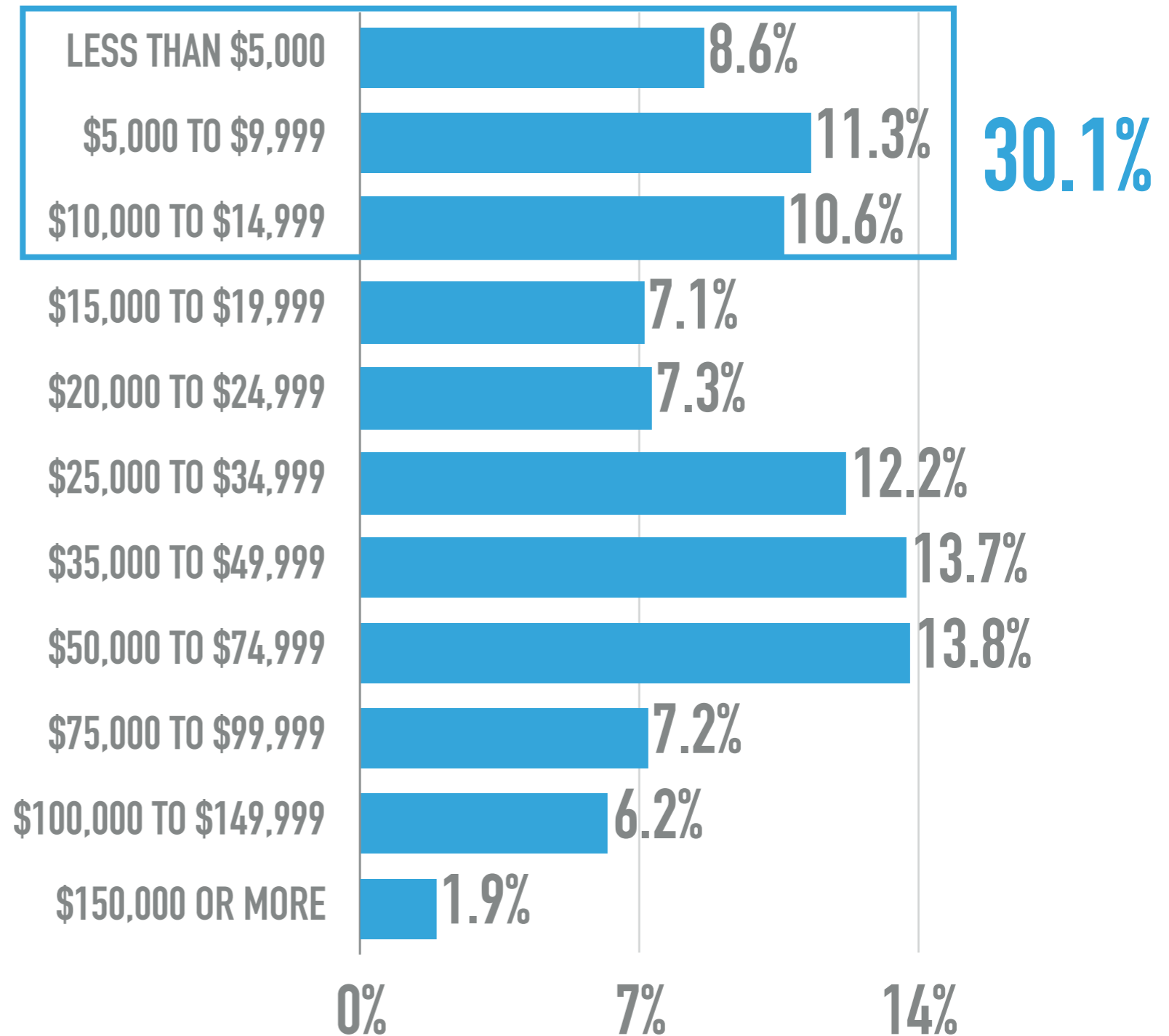


Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates

## HOUSEHOLD INCOME

- ▶ In 2015 the median household income in San Miguel County was estimated at \$29,237
- ▶ The New Mexico median income was \$44,963
- ▶ The county has a significantly higher portion of households with incomes below \$15,000 (30.5% of all households) than does NM (16.4%)

### San Miguel County Household Income



Source: U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates



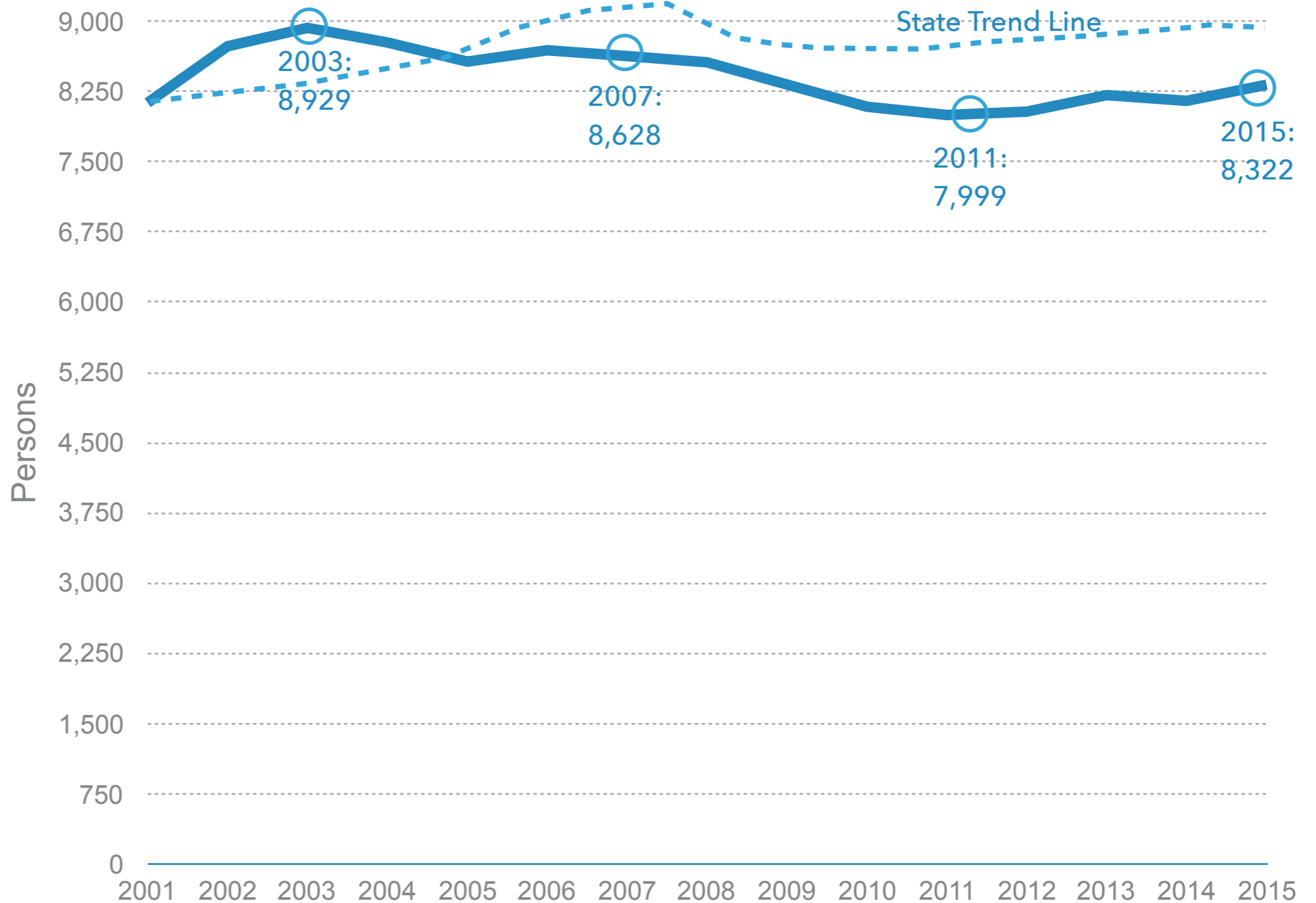
# Existing Conditions

## Economics

# County Employment

San Miguel County Covered Employment: 2001 to 2015

- ▶ County covered employment peaked at 8,929 in 2007, bottomed in 2011 at 7,999 and then grew to 8,322 by 2015
- ▶ County employment peaked 4 years earlier than the State, then dropped to 2007, the National Recession, and followed since a similar slow "recovery"



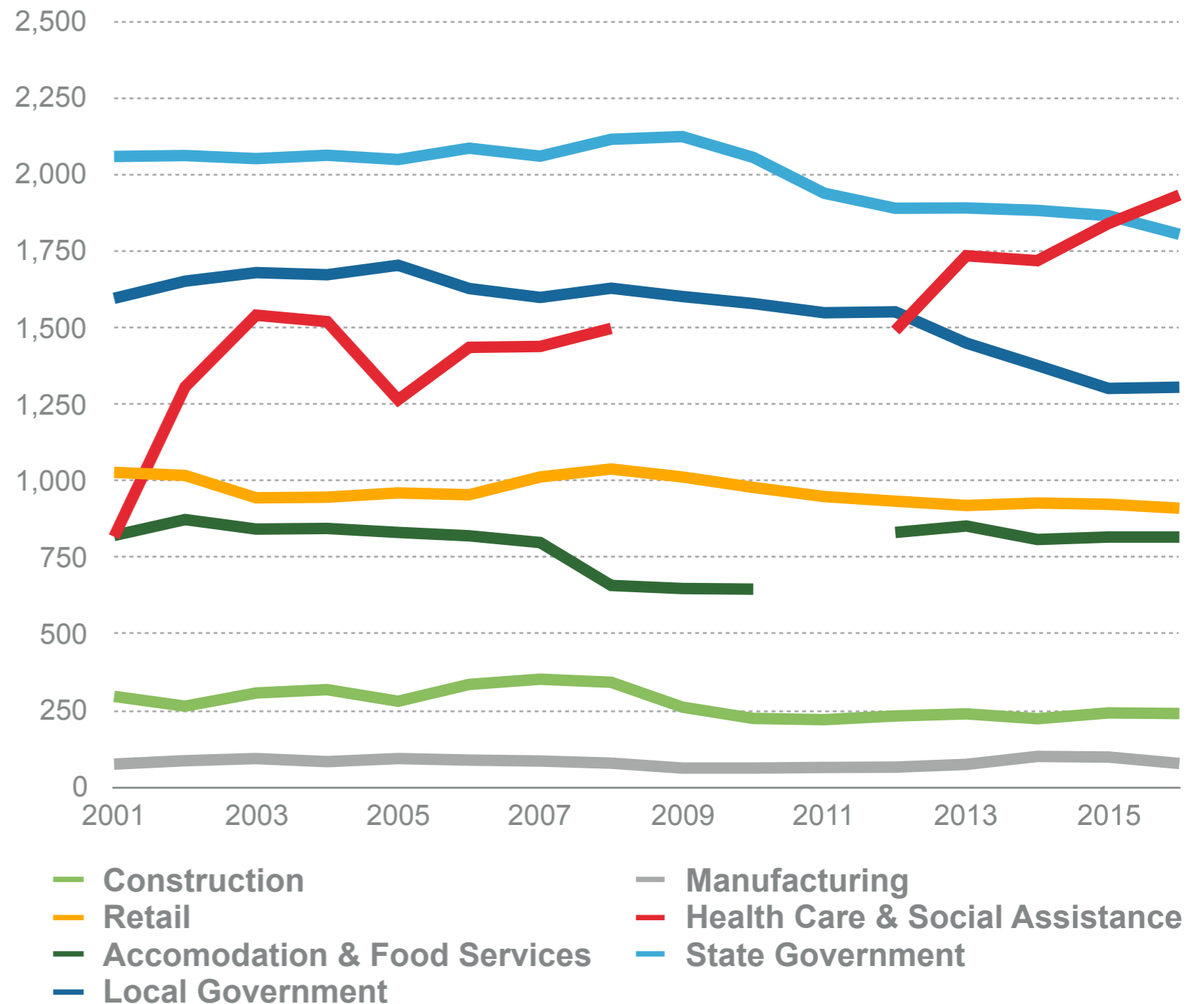
Source: U.S. Dept. of Labor, Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*.



# Growth in Leading Sectors

- ▶ Biggest sectors are state & local government, and health care & social assistance
- ▶ Health care & social assistance grew over the period, overtaking both state and local government sectors by 2015, which declined
- ▶ Retail gradually declined since 2008
- ▶ Accommodation & food services grew after 2010
- ▶ Slight growth in construction and manufacturing after 2011

San Miguel County Covered Employment by Sector

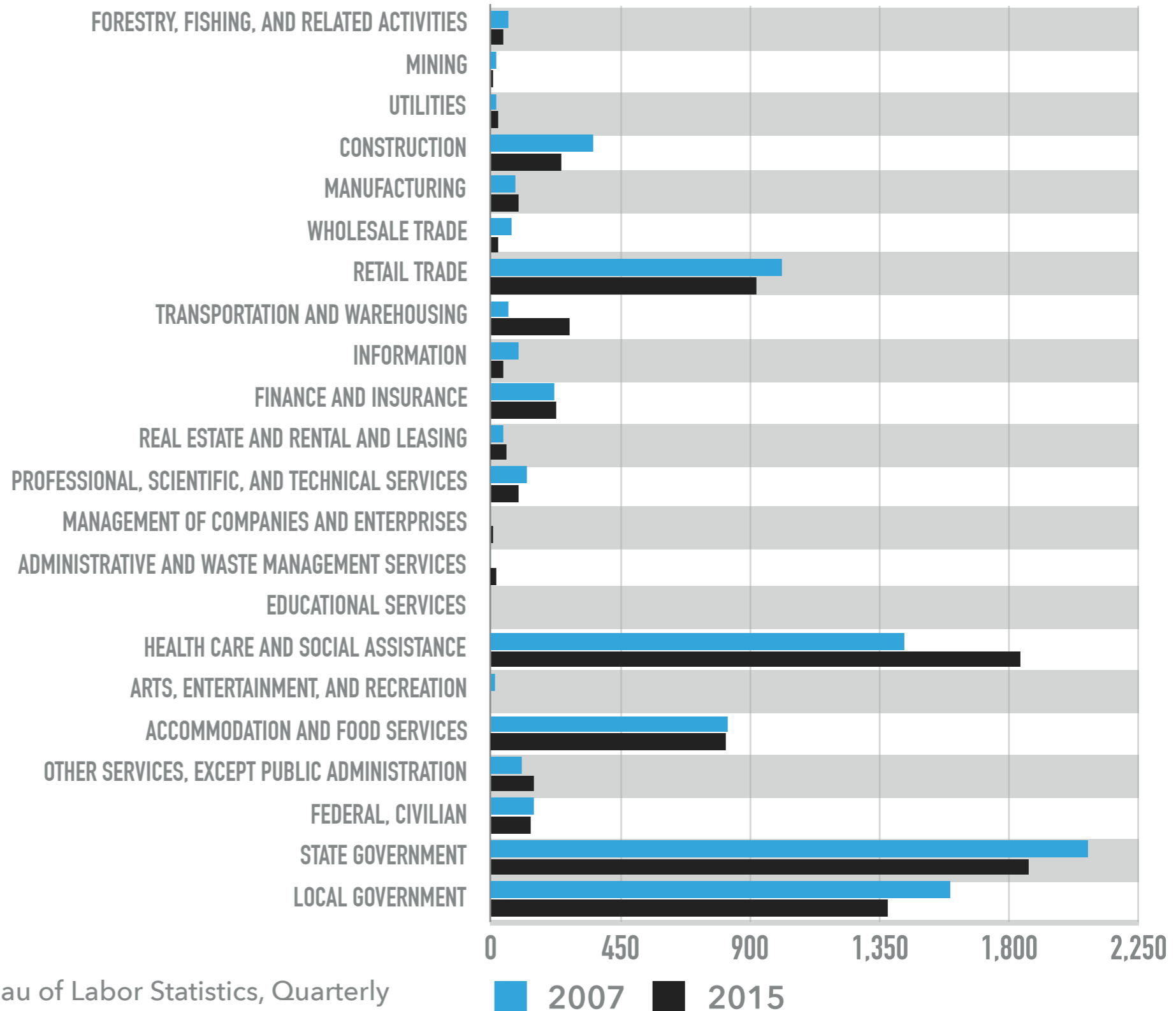


Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

# San Miguel County Sectors

- ▶ County saw rise in health care jobs from 2007 but fall in government jobs
- ▶ Private sector grew by 239 jobs between 2007 and 2015, while government lost 590 jobs in this time period

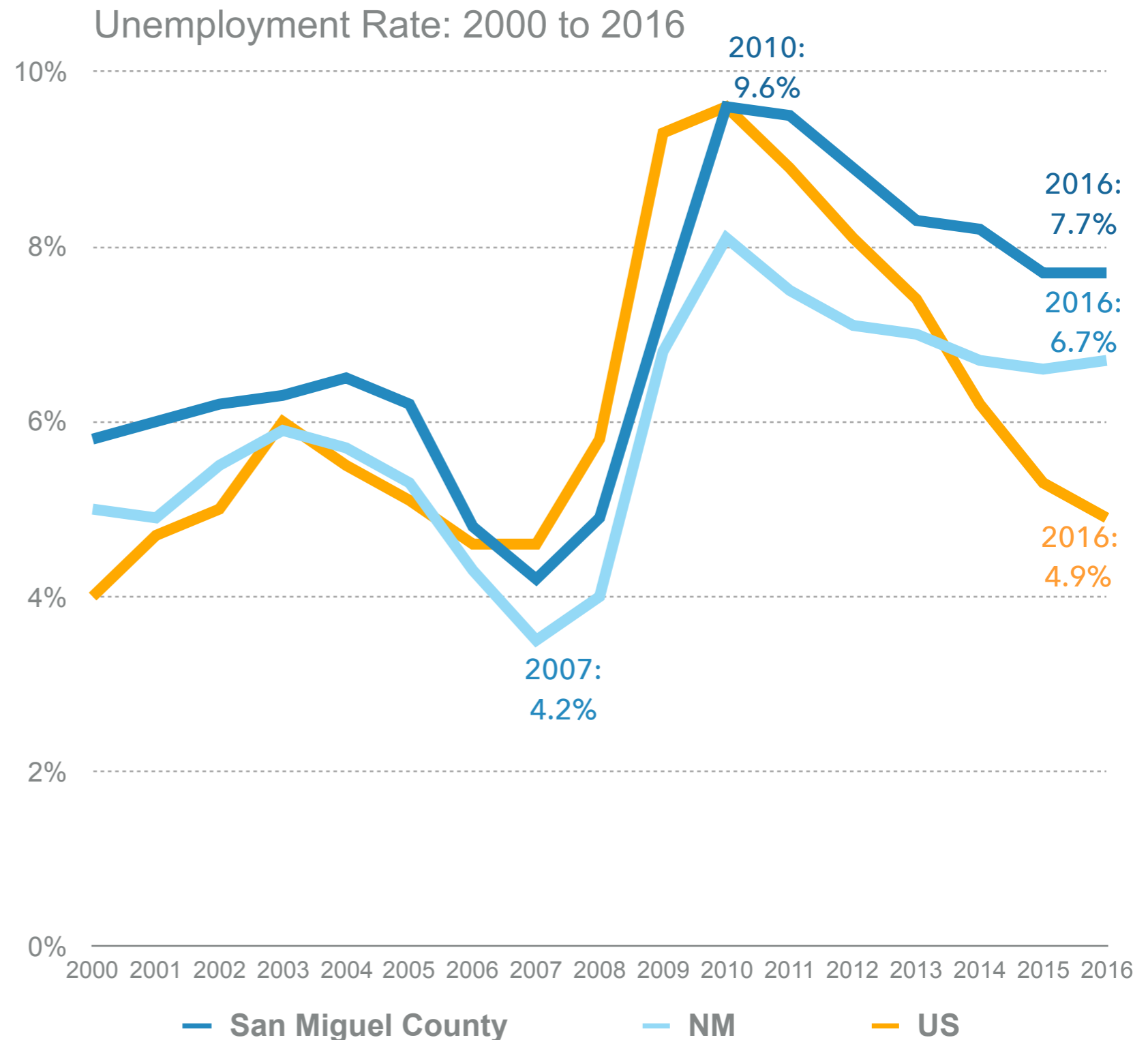
San Miguel County Jobs by Industry: 2007 & 2015



Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages

# Unemployment

- ▶ Unemployment has fallen in the county since the peak after the recession
- ▶ County unemployment remains higher than NM or US since 2010



---

# Thank you!

## ARC Team Contact Information

Steve Burstein, AICP, Project Manager and  
Planner

[sburstein@arcplanning.com](mailto:sburstein@arcplanning.com)

Liza Miller, Planner

[lmiller@arcplanning.com](mailto:lmiller@arcplanning.com)

Architectural Research Consultants, Incorporated  
220 Gold Avenue SW, Albuquerque, NM 87102  
(505) 842-1254

Elmo Baca, Owner

[elbaca1104@aol.com](mailto:elbaca1104@aol.com)

Quixote Productions

144 Bridge Avenue, Las Vegas, NM 87701  
(505) 577-2415