



APPENDIX TO THE PLAN

APPENDIX CONTENTS

A. 1	More on The Purpose of the Comprehensive Land Use Plan	A4
A.2	Community Survey Results	A5
A.4	List of Community Groups in Taos.....	A13
A.5	Transcript of Chat from Taos Comprehensive Plan Update Meeting.....	A14
A.6	Presentation Slides	A24
A.7	Local Economic Development Act (LEDA) Capacities & Process.....	A37
A.8	Regional Collaboration & Capacity Building	A43

A.1 MORE ON THE PURPOSE OF THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community.

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption. However, plans should receive a considered review and possible update every five years.

A community comprehensive plan serves the following functions:

- The plan provides continuity. The plan provides continuity across time, and gives successive public bodies a common framework for addressing land-use issues.
- It is the means by which a community can balance competing private interests. John Public may want to store oil drums on his property. Jane Citizen, his neighbor, would like to open a restaurant on her property. Planning seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, provide the greatest benefits for individuals and the community as a whole and avoid nuisance conflicts between land uses.
- It is the means by which a community can protect public investments. Planning is the means by which a community avoids digging up last year's new road to lay this year's new sewer pipe. Well-planned, orderly and phased development patterns are also less expensive for a community to provide with public services than low-density, scattered development.
- It allows communities to plan development in a way that protects valued resources. Planning can identify environmental features like wetlands, agricultural lands, woods and steep slopes and suggest strategies for preserving those resources from destruction or degradation by inappropriate development.
- It provides guidance for shaping the appearance of the community. A plan can set forth policies that foster a distinctive sense of place.
- It promotes economic development. The plan contains valuable information that drives the location decisions of prospective firms.
- It provides justification for decisions. Plans provide a factual and objective basis to support zoning decisions and can be used by communities to defend their decisions if challenged in court.
- Through public dialogue, citizens express a collective vision for the future. Last, but certainly not least, the planning process provides citizens an opportunity to brainstorm, debate and discuss the future of their community. A plan developed through a robust public input process enjoys strong community support. Subsequent decisions that are consistent with the plan's policies are less likely to become embroiled in public controversy.

Gary D. Taylor, Iowa State University

THE TRADITIONAL AND STILL PRIMARY PURPOSE OF COMPREHENSIVE PLANS IS PROVIDING GUIDANCE AS TO THE FUTURE PHYSICAL DEVELOPMENT OF THE COMMUNITY: WHERE THAT DEVELOPMENT SHOULD BE FOCUSED AND WHAT IT SHOULD LOOK LIKE.

Without the foundational support of historic regional planning structures, cultures, and funding, the need for sound development guidance is, in many cases, eclipsed by a need for strategies to recompose or develop improved planning supports locally. Municipal administration, management, and policies are the primary vehicles in this, though are not traditionally a subject in comprehensive plans.

We include these non-traditional areas for discussion here, in this plan, to support functional capacity for managing local land use and development to a level at which traditional comprehensive plan guidance is achievable.

A . 2 C O M M U N I T Y S U R V E Y

R E S U L T S

PURPOSE

In the fall of 2021, the planning team, with the assistance from the Town of Taos, conducted a public community survey in order to invite direct community input to:

- Identify community values and priorities
- Validate findings and research so far
- Understand demographic and housing traits

In general, the survey questions were developed by the planning team to help understand the community's values & concerns, and the issues & opportunities in Taos.

METHODOLOGY

Hard copies of the survey were sent out with Taos municipal utility bills in August to all 2,750 Taos utility customers. The survey was also available online via Survey Monkey, the link distributed by the Town through its website, social media and mailing lists, shared through multiple mailing lists and social media accounts.

Survey Responses Collected:

^a Electronic Surveys: 544

^a Print Surveys: 571

The survey closed on March 1, 2021; a total of 1,115 surveys were completed and analyzed.

The survey was not limited to Town residents but was intentionally available and open to the general public including County or part-time residents. Our reasoning is provided in the "planner's notebook."

A survey question regarding place of residence allowed the planning team to filter answers accordingly. Survey answers showing significant differences in opinion between Town residents and non-Town residents are noted in the following analysis.

Such differences appear minimal, and overall, sentiments expressed by residents of the Town and residents of the County were well-aligned.

RESULTS ANALYSIS

The survey results were reviewed and analyzed by the planning team and the results and comments provided a great deal of guidance and information for the development of all elements of this plan.

Survey results provided valuable insight into the values and concerns of the community that aided the planning team in providing platforms for additional community input through community discussions and for developing a closer understanding of community context, conditions, and values.

Survey results are summarized here, and provided throughout the plan in accompaniment to relevant discussions as well.

A complete listing of all survey answers and comments is provided in the Appendix.

Planner's notebook:

Why did we include County residents in the survey?

As the regional cultural and retail center, most County residents rely on the Town of Taos as their nearest hub, and many residents rely on the Town municipality to provide their utilities, and to maintain the recreation center they use and the parks they play in. Furthermore, many live in the geographic area adjacent to the Town that would be in the Extraterritorial Zone, where both County and Town land use regulations may apply.

RESULTS SUMMARY

Q1 | RESIDENCY

Around three-quarters of all respondents identified as full-time Town residents, with another 9% identifying as part-time or seasonal residents. About a quarter of respondents identified as not being Town residents.

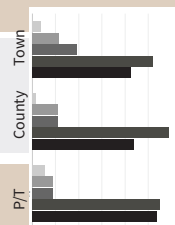
Breaking out Responses by Residency

To the top right of the some survey results you will see a smaller chart with three series of bars. This will be the answers to that question broken out by residency.

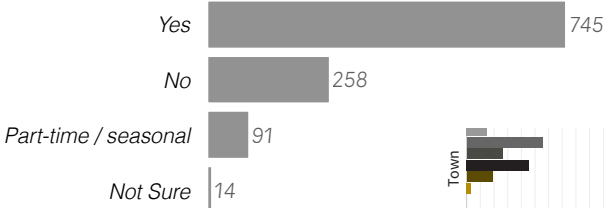
How did Town residents answer this question? How similar were County or part-time residents' answers?

The top series represents answers to that survey question provided by respondents who answered "yes" to question one (Q1), indicating that they are town residents. The second bar shows non-Town resident responses, and the final series shows answers of part-time residents.

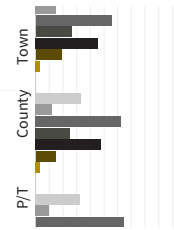
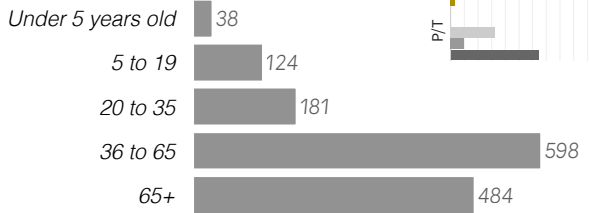
Each answer set is given as percentages in order to allow comparisons between answers in each set to provide insight into the differences and similarities between town residents, county residents and part-time residents.



Are you a Town of Taos resident?



Please select all age ranges represented by your household



Q2 | AGE

The majority of age ranges represented by all survey respondents' households was over 35. This suggests that youth and early adult needs will be under-represented in survey results.

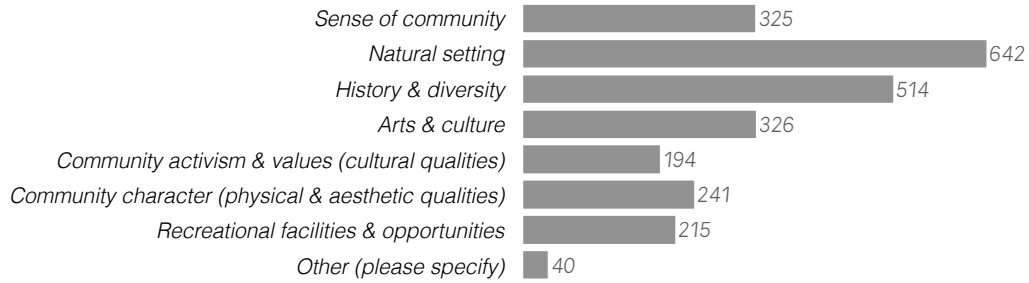
Part-time residents skewed older, with a higher share in the 65+ category while County residents represent the smallest share of young children (under 5).

Because respondents were asked to select all age ranges represented by their household, the number of responses to this question is higher than the number of total respondents.

Q3 | COMMUNITY VALUES

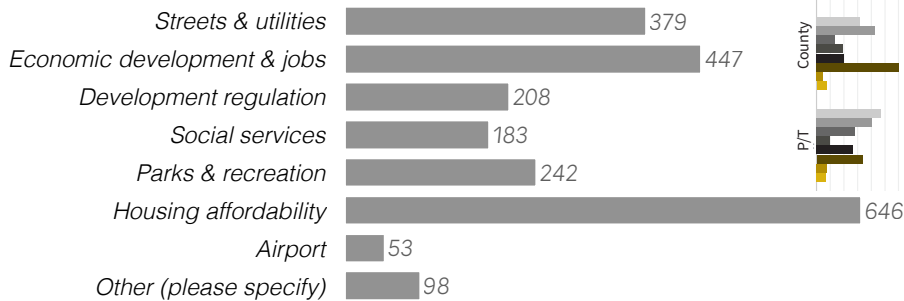
Taos' natural setting and its history and diversity, were selected as the top two most valued aspects of Taos, followed by arts and culture, and sense of community.

What do you value most about Taos?



Perhaps not surprisingly, a sense of community and community activism and values scores relatively lower while arts and culture came in higher for part time residents, but otherwise values between all three groups aligned well to prioritize natural setting, and history and diversity highest in all three groups.

Q4 | IMPROVEMENTS

Improvements in what two areas would have the greatest impact for the community?

Housing affordability rose to the top of issues with the greatest potential for positive impact in the community ahead of economic development and jobs and streets and utilities. Parks, social services, and development regulation rounded out areas for improvements identified above airport improvements.

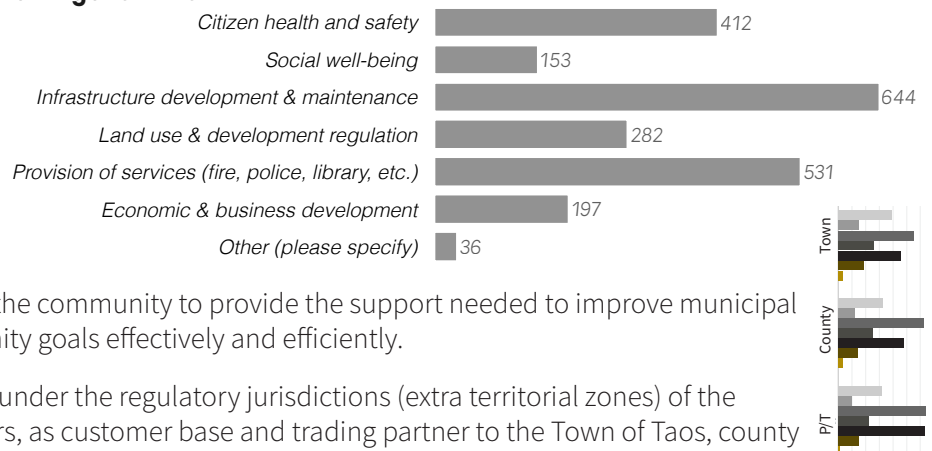
Part-time residents differed in identifying housing affordability less often, and streets and utilities more often, while Town and County residents aligned nearly perfectly on this question

Q5 | MUNICIPAL ROLE

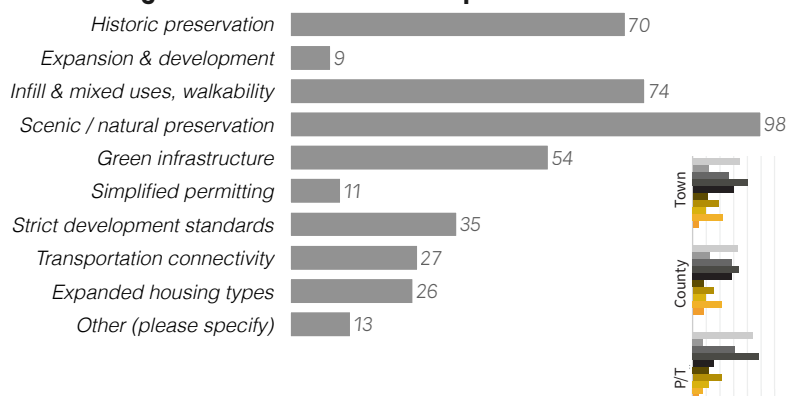
Identifying the communities expectations of what the role and function of their municipality (the Town of Taos) should be is the first step in aligning those expectations with Town capacity and policies to provide Town staff, leadership, and elected officials

clear direction and ultimately enable the community to provide the support needed to improve municipal capacity so as to accomplish community goals effectively and efficiently.

As neighbors, potentially as residents under the regulatory jurisdictions (extra territorial zones) of the Town of Taos, often as utility customers, as customer base and trading partner to the Town of Taos, county residents' rely on the Town for any number of functions and services as, certainly do part-time residents of the town. Overall, expectations of municipal roles and responsibilities aligned among all sets of respondents, though citizen health and safety waned slightly for the latter groups while infrastructure and provision of services rose slightly.

In your view, what are the top two functional roles & responsibilities of Town government?

Q6 | LAND USE REGULATION

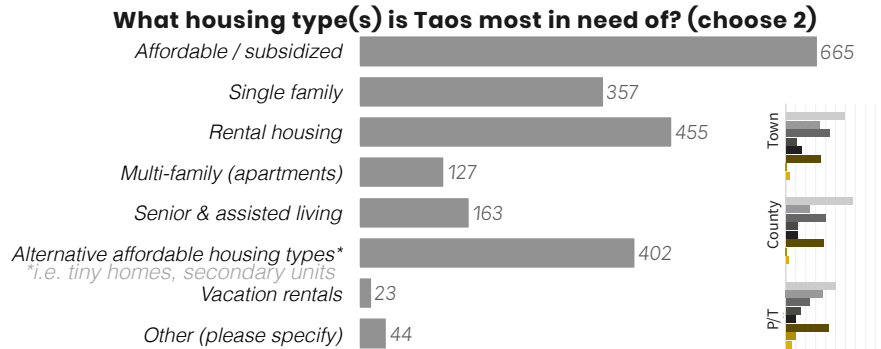
Land use regulation in the Town should prioritize:

As a central function of any local municipality, land use regulation by the Town of Taos should prioritize scenic and natural preservation, identified as "natural setting" in Q3 as the communities most valued asset. Similarly "historic preservation," prioritized in kind as "history and culture" in Q3, came in among the top three just behind support for infill and mixed uses and walkability as land regulation priorities.

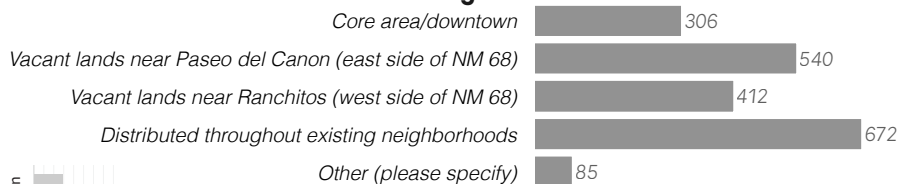
These top three varied slightly in degree of support among the three different resident types, but remained consistent in both placing and order. All three groups expressed tendencies away from expansion and development, which earned just nine votes in total.

Q7 | HOUSING

In line with the response to Q4, respondents identified affordable or subsidized housing the highest housing type need in Taos followed by rental housing and alternative affordable housing types speaking to an overall unmet need for workforce housing and housing diversity in Taos.



Q8 | HOUSING DEVELOPMENT

Where should most new housing be located in Taos?

According to respondents, most additional, new housing development should be infill (distributed throughout existing neighborhoods), or on vacant lands near Paseo del Cañon or Ranchitos.

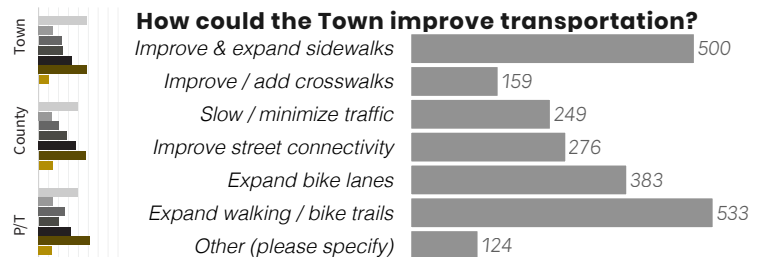
Housing Discussions in the Taos Comprehensive Plan

The complexities of developing and expanding housing options in Taos are extensive. The issue, as well as recommended and potential strategies to address the issue, are presented in the Housing chapter of this plan. The question of where in Taos new housing should go is addressed, as a key aspect of our extensive work to understand current land use and develop a cohesive land use strategy through future land use mapping, in the Land Use chapter of this plan. The repercussions of housing market dysfunctions on the economy and population are discussed in Economic Development.

Q9 | TRANSPORTATION

Expanded trails and improved sidewalks topped priorities for improving transportation in Taos. This sentiment was repeatedly reinforced throughout the comment in answers and comments from all segments of the responding population.

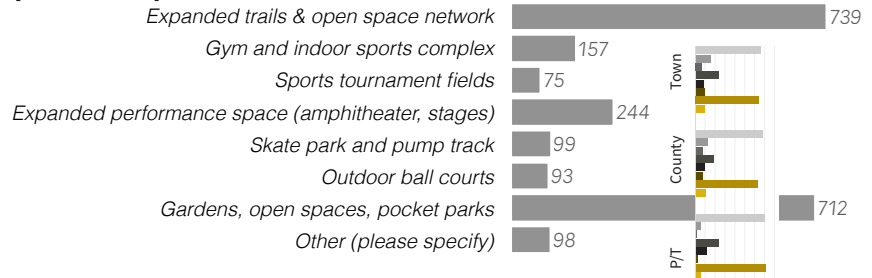
Not listed among these options, but voiced in survey comments and public discussions, is a desire for expanded transit which would be available through additional services provided by the North Central Regional Transit District, a long-time partner and service provider of Taos.



Q10 | RECREATION

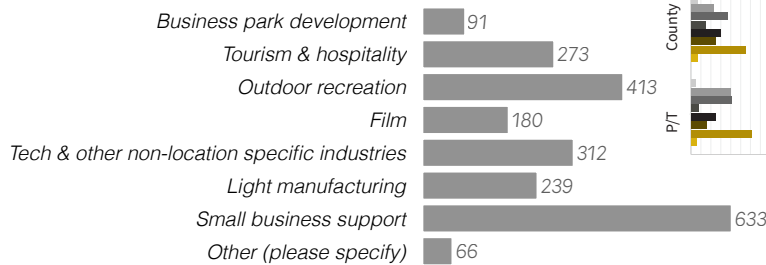
Again, in line with previous responses, comments, and feedback, trails and open space is highlighted here as a top priority for the community along with expanded open space and park types. The topic ranges across all topics presented in this plan from Parks and Open Space, Transportation, Economic Development, and Land Use to Hazards Mitigation and Facilities and emerges as another primary theme throughout the plan.

What top two recreational developments would create the greatest positive impact?



Q11 | ECONOMIC DEVELOPMENT

What should the Town prioritize for economic development? (choose 2)



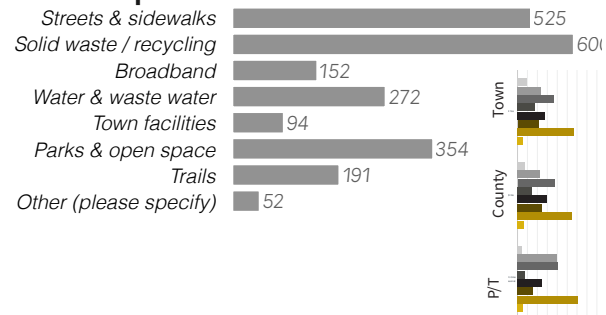
Small business support was identified as the top priority for economic development in Taos followed by outdoor recreation and tourism and hospitality. The topic is discussed in much more depth in Economic Development, but in terms of aligning to the emerging themes in the community values expressed in survey results, natural setting and arts and culture are echoed in responses to this question as well. It is also worth noting the low show of support for business park development.

Q12 | PUBLIC WORKS

Solid waste / recycling pulled the greatest support for public works improvements, though it should be noted that during the time this survey was being conducted, the recycling facility serving the area was briefly closed and facing an uncertain future; though it is not yet reopened it is slated to be in 2022 as of writing.

Behind solid waste and recycling, sidewalks and streets followed by parks and open space took priority. This is well in line with central themes of pedestrian connectivity and natural setting.

What two public works improvements should the Town prioritize?



Often, respondents voiced support for all options presented for prioritization or expressed difficulty selecting only two. The difficulty of prioritizing areas to focus resources and efforts is certainly a universal one, and one expressed frequently by municipal staff, and the hard work done here by the community to prioritize matters should serve as a valuable resource, providing guidance for decision-makers and public servants in their work to allocate resources and attentions.

Many thanks are due to all who participated, who shared and encouraged others to participate, and who helped realize the practical work of developing, distributing, and collecting this survey.

Many respondents also expressed thanks to the Town for reaching out to engage the community and seek citizen feedback.

OPEN-ENDED ANSWERS AND GENERAL COMMENTS

Several survey questions included an option for open-ended responses. These answers are included in the Appendix, as are general comments submitted by respondents. In all, these total over 700 open-ended answer responses and 273 general comments.

Between survey answers and comments, the community of Taos has provided a rich resource for understanding the priorities, values, concerns, and needs of this community and important guidance for prioritizing efforts.

A rough overview of survey comments is provided here, but given with a caveat:

By nature, open-ended, written survey answers and comments include both easily categorized sentiments and more complex or subjective ones. This introduces an inevitable level of subjectivity to any analysis of such responses.

Unavoidably, certain valuable nuance, context, sentiment, or detail provided by our respondents is lost in any analysis or overview of results.

The planning team strongly recommends reviewing survey comments in detail, see Appendix.

WITH OVER 14,000
ANSWERS INCLUDING 976
COMMENTS ON
1,125 SURVEYS,
THE PEOPLE OF TAOS
HAVE PROVIDED A
RICH RESOURCE FOR
UNDERSTANDING THE
HOPES, DESIRES,
CONCERNS, AND NEEDS
OF THIS COMMUNITY.

General survey comments inform the fundamental values and concerns of the Taos community.

A.4 SURVEY OF COMMUNITY GROUPS

The planning team also conducted a survey of community groups. The survey was designed to help understand:

- What groups are working in Taos
- What their priorities and goals are
- What ongoing projects are they working on
- What tools and capacities do they have
- What deliverables are they producing
- What projects are successful
- What they need to improve project outcomes

The survey was sent by email to 70 community groups in the summer 2021; 45 responses were submitted.

Results for mission statement and description of work are provided on the proceeding pages. A complete listing of answers (excluding any provided under the condition of anonymity) is provided in the appendix and provides valuable information on the projects and goals of these groups.

UNCAPTURED EXTENT

Although this is valuable information, and the team is grateful to all who took the time to provide it, the selection represents a fraction of the private and nonprofit interest groups at work in the Taos Region. A somewhat more complete listing is provided following survey responses excerpt but even this fails to adequately capture the breadth of organizational capacity in Taos. A Taos Community Foundation effort to map resources for school children in collaboration with School Zone Taos identified some 150+ groups providing services for school children* alone in the area.

*Categories included in TCF count are: arts education, cultural services, early childhood services, educational services, education support, faith based services, health care, play space and creative services, support services and youth development.

The TCF count, by design, does not include large segments of community organizations working in Taos such as economic development, recreational, environmental, natural resource and sustainability, elder advocacy, social and critical support services groups. This fact indicates that the true extent of community groups remains uncaptured but is almost certainly much greater than 150.

The partnership section of the community group survey responses (see appendix) provides some additional understanding of the current network of public and private entities and uncaptured partners at work within It.

The extent of the community groups, their diversity of interests and skills, and their ability to foray into activities beyond the traditional responsibilities of local government make them an invaluable asset, and a network that warrants consideration. Proactive engagement, open dialogue, and careful attention to cultivating and maintaining relationships can help recruit this capacity to assist in public efforts to realize goals, and work to understand and remove barriers faced by these groups in the realization of their missions can redouble their potential for positive impacts in the community with very little expenditure of municipal capacity.

Further discussion of community collaboration is provided in the Capacity chapter.

COMMUNITY GROUP PROJECTS & GOALS

Recent and planned projects listed by survey respondents included education and outreach, specific improvement projects for recreational and environmental groups, working to respond and recover from the impacts of COVID, and the provision of social supports to the community.

The Town should track recreational and environmental projects (Rio Fernando de Taos Revitalization Collaborative, Enchanted Circle Trails Association, Rocky Mountain Youth Corps, Acequia Associations) to ensure that town projects do not conflict and ensure that Town goals and planned projects can align whenever possible.

SURVEY: BARRIERS & ASSETS

Our community group survey asked what the greatest assets and barriers (aside from funding) the group encountered - Town and regional collaboration was often listed- both as a barrier and an asset indicating the desire for it and the value of it when it is available. Other barriers listed include permitting and regulation barriers, and education and outreach.

APPENDIX TO THE COMPREHENSIVE PLAN

Comprehensive Plan Community Groups Survey: Results Excerpt, Mission & Focus

Organization Name	Mission Statement / In general, what type of work does the organization focus on? (merged answers)
Renewable Taos, Inc.	Renewable Taos is an education and advocacy organization dedicated to accelerating a transition to 100% emission-free electricity for all energy needs in our region. We focus our efforts on educating ourselves and others, advocating with legislators at all levels, and on implementing projects that further this transition. We strengthen our work through collaborative efforts. Community resiliency and economic justice are essential to this work. Local clean energy, economic development and a resilient community
Friends of the Taos Public Library	we help support the public library
Taos County Chamber of Commerce	The Taos County Chamber of Commerce was incorporated in 1962 and exists for the sole purpose of advancing our community's business, agriculture and commercial sectors through the building of entrepreneurial and economic growth./ Economic, chamber requests, training, resources information, member information, business who move here, visitors information, local information, business & nonprofits information, events for locals and visitors
Beyond Laundry, Inc.	Our mission is to offer laundromats as regenerative community centers that recycle water to irrigate onsite community gardens The basic business model is for a coin-operated laundromat.
North Central Regional Transit District	The mission of the North Central Regional Transit District is to provide safe, secure and effective public transportation within North Central New Mexico in order to enhance the quality of life of our citizens by providing mobility options and spur economic development throughout the region. Local fixed route, regional commuter flex route, & on demand service for the four county area.
Taos Immigrant Allies	To support immigrant families educationally, financially, and emotionally, and educate our community on immigration issues to become a more supportive, integrated, and prosperous Taos community. Help Immigrant families with rent/utilities/food/health /
Kit Carson Electric Cooperative, Inc	Offer affordable, reliable services
Harwood Museum of Art	The Harwood Museum of Art celebrates Taos' artistic legacy, cultivates current connections through art, & inspires a creative future.
Old Spanish Trail Association (OSTA)	To study, preserve, protect, interpret, educate, and promote respectful use of the Old Spanish National Historic Trail (OSNHT) and closely related historic routes. Preserving, protecting, interpreting, educating, and promoting Old Spanish National Historic Trail.
Andean Software	Retail and cultural information Cultural knowledge and sales
SOMOS	We support and nurture the literary arts, written and spoken, by providing both place and resources for writers, readers and learners while honoring the cultural diversity of Taos and the Southwest./ Literary arts
Taos Pride	Taos Pride creates community events to celebrate diversity, increase awareness, & provide a safe place to be exactly who you are. We focus on creating events that are radically "open". Spaces that are supportive, celebratory, informational, informal, & fun.
Return Our Silence!	The deep, satisfying silence of Taos has been stolen. It is our mission to return that silence by raising awareness of the following: the increased aviation noise across our region, the increased traffic and vehicle noise that is accompanying increased tourism and climate migration traffic. Our goal is to have flight patterns configured in a fashion that allows all humans the quiet enjoyment of their properties. We are also organizing to petition the county for a noise ordinance and the state and county for traffic law enforcement and proper signage.
Taos Community Foundation	To connect people and opportunities, generating resources to build a more creative, caring and thriving community. As a philanthropic organization we provide grant support to a broad range of non-profit programs in Taos and western Colfax County
Youth Heartline	Family stability through trauma-informed service and systemic solutions.
Stray Hearts Animal Shelter	Stray Hearts is a socially conscious shelter and adoption facility reuniting lost pets with their families and providing humane care and shelter for surrendered, lost, and homeless companion animals in Taos County, New Mexico. Housing stray pets, return to owner or rehome through adoption or transfer, vaccine clinics and food bank for community pets
TENT Taos Elders & Neighbors Together	helping elders stay in their homes by providing volunteers services for shopping, transport, etc
Taos Elders and Neighbors Together	To connect members to resources needed to maintain comfortable, dignified, vibrant lives in their homes and community by providing appropriate services, activities, and programs that will further this purpose. Volunteer services to elder members
Taos Initiative for Life Together [TiLT]	TiLT is an incubator for personal life change and systemic change, to help make Taos the kind of County it wants to see in the world.
Enchanted Circle Trails Association	The Enchanted Circle Trails Association develops, maintains and promotes a regional trail system to positively affect community health, increase economic development through recreational tourism and improve the quality of life in our communities. Liaison between regional entities, trail planning and community outreach, resource development and coordination of implementation.
Native Plant Society of New Mexico/Taos Chapter	We are a non-profit organization that strives to educate the public about native plants by promoting knowledge of plant identification, ecology, and uses; fostering plant conservation and the preservation of natural habitats; supporting botanical research; and encouraging the appropriate use of native plants to conserve water, land, and wildlife. Educating the public about the value of native plants in our landscape
SBDC at UNM-Taos	To develop skilled entrepreneurs and strong businesses. Business Development
Rocky Mountain Youth Corps	youth development and career pathways youth development, life skills, workforce development, land conservation and recreation on public lands
Rio Fernando de Taos Revitalization Collaborative	To support a revitalized Rio Fernando watershed that builds on traditions, and embraces innovation to connect people to nature, cleaner water, and vibrant agriculture. Watershed restoration
Valdez land and cattle llc	Sustainable grazing management / Grazing management
Taos MainStreet	Taos MainStreet works with the community to revitalize the downtown area while preserving its culture. District revitalization work including physical improvements and economic vitality
Taos Valley Acequia Association	The Taos Valley Acequia Association ensures the long-term sustainability of traditional agricultural communities of the Taos Valley by protecting water rights and preserving and strengthening the acequia system./ Protection of Acequias and Water Rights
Amigos Bravos	To protect and restore the waters of New Mexico / Water Quality projects

A . 4 LIST OF COMMUNITY GROUPS IN TAOS

APPENDIX TO THE COMPREHENSIVE PLAN

General Community Wellbeing

Taos Community Foundation
Lor Foundation
Taos Connects

Arts

Helene Wurlitzer Foundation
of New Mexico
Harwood Museum of Art
The Paseo Project
The Couse Foundation and
Couse-Sharp Historic Site
Taos Center for the Arts
Great Chefs of Taos
Paseo Project

Cultural

Old Spanish Trail Association
(OSTA)
SOMOS (Society of the Muse of
the Southwest)
Taos Pride
Return Our Silence!

Events

Taos Fiesta Council
Taos Fall Arts Festival
Paseo Festival

Land Conservation

Taos Land Trust
Rio Bravos
Trust for Public Lands
Taos Valley Acequia
Association
Rio Fernando de Taos
Revitalization Collaborative

Botany

Native Plant Society of New
Mexico/Taos Chapter
Los Jardineros Gardeners Club
of Taos

Recreation and Youth Development

Rocky Mountain Youth
Conservation Corps
Enchanted Circle Trails Association
Youth Heartline
Field Institute of Taos
Taos County Fair Association
Bridges Project

Youth Sports Clubs

Youth Football League (YAFL)
Taos Youth Soccer League
Taos Youth Hockey
Taos Winter Sports Team
Taos Swim Club, Inc.
Taos Sports Associates

Energy Conservation

Renewable Taos, Inc.
Beyond Laundry, Inc.

Economic Development

Taos County Chamber of
Commerce
Taos Entrepreneurial Network
HIVE
Taos MainStreet
SBDC at UNM-Taos
Regional Economic Development
Initiative (REDI)
Northern Area Local Workforce
Development Board
American Indian Chamber of
Commerce of New Mexico, Inc.
Kit Carson Electric Cooperative
Taos County Association of
REALTORS
Taos Association of Bed &
Breakfast Inns
Taos County Lodgers Association

Animal Welfare

Stray Hearts Animal Shelter

Social Services and Housing

Heart of Taos
DreamTree Project
Community Against Violence,
Inc.
Los Sueños
Men's shelter
Mental Health
Habitat for Humanity, Inc.
Taos Coalition to End
Homelessness
Not Forgotten Outreach Inc.
Nonviolence Works
Taos Behavioral Health

Animal Welfare

Stray Hearts Animal Shelter

Governance

Friends of the Taos Public Library

Financial and/or Social Assistance

Taos Immigrant Allies
Taos Elders and Neighbors
Together (TENT)
Taos Initiative for Life Together
[TiLT]

Food Security

Taos Food Coop

Service Clubs
Taos Milagro Rotary Club
Taos Lions Club
Girl Scouts of New Mexico
Big Brother's Big Sister's
Mountain Region Taos/Colfax
Counties
Boy Scouts Association Troop 98

Note: Many organizations fall into
more than one category.

A . 5 T R A N S C R I P T O F C H A T F R O M T A O S C O M P R E H E N S I V E P L A N U P D A T E M E E T I N G

Date: November 10, 2021

Note: Personal contact information and political campaign-related statements have been removed for the privacy of participants and to maintain the impartiality of the process. All other text is verbatim and unedited.

18:08:52 **From Dan and Cristy in Taos to Everyone:**

Cristy Holden - interested sustainability, localization and climate crisis!

18:24:32 **From Dan and Cristy in Taos to Everyone:**

Everyone please mute if not talking...

18:26:30 **From Mandy to Everyone:**

Yes, please mute if you are not speaking... cause we can here all your background noises... like dogs breathing.

18:26:46 **From Paula C. to Everyone:**

Where is our Mayor this evening, and other Town Council members? Thanks to Fritz for attending.

18:28:19 **From Marjorie Luckey to Everyone:**

Please mute- your home and doggie sounds s are distracting

18:29:02 **From Prisca to Everyone:**

does the feedback need to be returned after draft within 5 days? between 12/10 & 12/15?

18:29:43 **From Paula C. to Everyone:**

Interesting that "water over development" is tucked under affordable housing!

18:30:38 **From Tanya to Everyone:**

Are slides provided after meeting to review?

18:30:43 **From Mickey Reilly to Everyone:**

Why were visitors invited to complete the survey? I've never heard of visitors participating in a comprehensive plan!

18:31:04 **From Paula C. to Everyone:**

Thx to Darien, another Councillor with us this evening

18:31:40 **From Mickey Reilly to Everyone:**

How many of the surveys were filled out online?

18:31:55 **From Tanya to Everyone:**

It said 1,111

18:32:11 **From Jon Wood to Jane M Farmer(Direct Message):**

Hi Janie, we want dog parks!

18:32:53 **From Alejandrina Quintana to Everyone:**

Can anyone provide the most up-to-date population of Taos County for use in spearheading a project to help contribute to the single-use plastic bag ban. Please and thank you.

18:32:59 **From Mickey Reilly to Everyone:**

Online--not paper. How can we gauge the importance of broadband if that's the main way the survey was submitted?

- 18:33:01 **From andrewgonzales to Everyone:**
Where were the surveys sent or liked?
- 18:33:13 **From andrewgonzales to Everyone:**
**Linked*
- 18:34:21 **From Larry Mapes to Everyone:**
Why was affordable /subsidized housing lumped together?
- 18:34:32 **From andrewgonzales to Everyone:**
Town needs to be more comprehensive and inclusive in this survey...
- 18:35:05 **From Mickey Reilly to Everyone:**
Andrew, I agree!
- 18:36:40 **From andrewgonzales to Everyone:**
Literally just found out about this meeting 30 min ago
- 18:36:44 **From Marjorie Luckey to Everyone:**
Why wasn't expanded bus service an option on the questionnaire re transportation?
- 18:37:55 **From Architectural Research Consultants, Incorporated to Everyone:**
Liza's email: lmiller@arcplanning.com
- 18:38:05 **From Mickey Reilly to Everyone:**
Thank you, Liza!
- 18:38:44 **From Steve Burstein to Everyone:**
sburstein@arcplanning.com is my email
- 18:39:51 **From Sonya Struck to Everyone:**
If there isn't a deadline for survey completion, would it be helpful for us to continue to encourage completion? How about publishing the results of respondent demographics etc, as you presented and ask for more input?
- 18:42:12 **From Architectural Research Consultants, Incorporated to Everyone:**
Community Organization Survey Link: <https://www.surveymonkey.com/r/H3VXVF>
- 18:42:40 **From andrewgonzales to Everyone:**
There was a 40yr master plan done nearly 25 years ago and we are still talking about the same issues.. These issues rear up every election cycle.. We need to act rather than study and shelve these plans...
- 18:43:20 **From Megan White (she/her) to Everyone:**
Thank you Andrew for that insight.
- 18:43:49 **From Architectural Research Consultants, Incorporated to Everyone:**
Re: Request for information on how more people can participate: can you be more specific?
- 18:44:20 **From Architectural Research Consultants, Incorporated to Everyone:**
Background info, contact info, & comment input all available here: <https://taoscompplan.org/>
- 18:45:40 **From Larry Mapes to Everyone:**
At the Taos County Chamber of Commerce, keeping culture in Taos alive is intrinsically related to keeping our youth in Taos. Of course this encompasses education, affordable housing and good paying jobs. All big issues we hope to see addressed here.
- 18:45:43 **From Paula C. to Everyone:**
Potential for what? More homes and people?? Yikes.
- 18:46:10 **From Megan White (she/her) to Everyone:**
Thank you for that Larry.

18:46:34 From Architectural Research Consultants, Incorporated to Everyone:

RE: Sonya's comment about survey deadline: our community survey is complete- our Community GROUP survey is still open as it is an information collection effort more than an effort to measure priorities among the community as a whole.

18:48:17 From andrewgonzales to Everyone:

Town has moved completely away from health, safety and welfare of its constituents. You cannot have affordable housing initiatives with failing infrastructure.. Fix the infrastructure first or we will be patching roads every week. Being that this is supposed to be "comprehensive" should our infrastructure not be at the forefront?

18:51:45 From Paula C. to Everyone:

Very thorough analysis, ARC.

18:52:10 From Architectural Research Consultants, Incorporated to Everyone:

Re: Slides available after, yes we will post this presentation on the project website <https://taoscompplan.org/> after along with a recording & text readout of chat from this meeting.

18:52:44 From Tanya to Everyone:

Thank you for answering that question. Tanya

18:54:29 From linksummers to Everyone:

Without sufficient water resources, land use designations won't work - Where is the water resource map

18:55:19 From Architectural Research Consultants, Incorporated to Everyone:

we are working to describe water resources & try to nail down availability- but that is also included in goals & policies already to guide any development decisions

18:56:15 From Mickey Reilly to Everyone:

How is annexation related to protecting sewers and ground water quality?

18:56:22 From linksummers to Everyone:

Also where is the map of existing infrastructure since development located in areas of existing infrastructure is much cheaper

18:56:24 From Larry Mapes to Everyone:

Yay!! Better wages, what a concept, thank you for including this in the mix.

18:57:22 From Architectural Research Consultants, Incorporated to Everyone:

re: map of existing infrastructure, I did not include that in this presentation, but it was included in the presentation material for meeting 1, available on the plan website

18:57:44 From Architectural Research Consultants, Incorporated to Everyone:

(and will be included in the plan)

18:58:33 From andrewgonzales to Everyone:

Businesses need to be inclusive in the wage discussion. We are already in a highly suppressed labor market.

18:58:58 From andrewgonzales to Everyone:

What outreach has been done for businesses to complete the organizational survey?

18:59:03 From Architectural Research Consultants, Incorporated to Everyone:

Re: annexation & water quality, annexation would allow residents to limit use of personal septic & move onto a muni waste water system, less prone to leaking.

18:59:33 From Mickey Reilly to Everyone:

Thank you, Liza!

18:59:36 From linksummers to Everyone:

Community Reinvestment Act participation by lending institutions

19:00:13 From Architectural Research Consultants, Incorporated to Everyone:

re: businesses survey: I wouldn't categorize businesses in the community group survey umbrella- how can we best get input from local businesses and include them further in the process?

19:01:45 From Larry Mapes to Everyone:

The Taos Chamber of Commerce will assist in local business contacts. At the ready for that discussion.

19:02:12 From Larry Mapes to Everyone:

The Taos County Chamber of Commerce

19:02:48 From andrewgonzales to Everyone:

Thanks Larry, we have the ability to engage our respective employees for inclusive comments and discussion.

19:02:49 From Architectural Research Consultants, Incorporated to Everyone:

Thank you Larry- will you email me that?

19:03:06 From Alejandrina Quintana to Everyone:

Are there any checks and balances that help to regulate or at least balance what is approved for residential building projects that do not serve the general public? Meaning, large scale overpriced and undesirable projects that consume land and resources while simultaneously demand rent and purchasing prices that locals cannot afford due to current working wages?

19:03:59 From Larry Mapes to Everyone:

Yes, I can be reached at LM@Taosnet.com.

19:04:05 From Prisca to Everyone:

Please address Water consideration for expansion and necessary building, Link messaged earlier. Thank you

19:04:09 From Marjorie Luckey to Everyone:

Great idea- Town to support State of Homelessness to help the homeless find shelter!!

19:04:21 From Lisa O'Brien /Taos Comm Foundation to Everyone:

There are leaders in community that are engaged in this conversation on Community Land Trusts as a model.

19:04:48 From andrewgonzales to Everyone:

Ace's starting wage is upwards of \$18/hr, we are having a hard time competing with Federal and State Unemployment...

19:04:51 From Dan and Cristy in Taos to Everyone:

Housing cooperatives work in other towns/cities.

19:06:34 From Dan and Cristy in Taos to Everyone:

Building codes are evolving...with the climate crisis...perhaps not fast enough.

19:08:08 From Mandy to Everyone:

Yes, all and especially affordable housing needs to be built well and consciously. Let's not dismiss alternatives like domes, earthships, hempcrete, etc..

19:10:54 From Mickey Reilly to Everyone:

We need to take water conservation EXTREMELY seriously. For example, reasonable restrictions that are actually enforced, encouragement of gray water systems, building soil so that it can hold more water and reduce irrigation requirements.

19:11:31 From Mandy to Everyone:

Absolutely.

19:11:47 **From Megan White (she/her) to Everyone:**

I agree, Mickey

19:12:15 **From andrewgonzales to Everyone:**

So suppressing short term rentals takes properties off the market into totality. Why not tax them healthy and use the taxation revenues for affordable housing. Those rentals regardless ultimately stay off the market.

19:12:36 **From Prisca to Everyone:**

Thank you Larry

19:14:34 **From Mandy to Everyone:**

Yes, home ownership is paramount! Affordable home to buy for locals to actually live in. Perhaps instill buying parameters similar to Houses for Humanity so they cannot be bought solely for resale.

19:14:45 **From Alejandrina Quintana to Everyone:**

How do I raise my hand?

19:14:51 **From Alejandrina Quintana to Everyone:**

icon wise

19:15:01 **From Megan White (she/her) to Everyone:**

Reactions

19:15:16 **From Alejandrina Quintana to Everyone:**

Thank you

19:15:35 **From Mickey Reilly to Everyone:**

We also need to divert yard waste away from the landfill--yard waste is a huge contributor to landfill size and costs. Instead, that yard waste could be composted! It could be a business!

19:15:55 **From Simon David - OSD to Everyone:**

Agree Mickey

19:16:13 **From andrewgonzales to Everyone:**

Where's the mapped out 60+ year old failing lines. Water ran for 12+ hours on Kit Carson Rd less than a month ago.

19:18:13 **From Prisca to Everyone:**

Second The main water line has had a number of breaks in the past year. I live in town so am aware of the outages.

19:19:21 **From Joe Lovisolo to Everyone:**

Good thought Andrew, a broader perspective on rentals could benefit the community without negatively impacting the local businesses that depend on tourism for survival. The loss of that business will also negatively impact our tax revenue and impede funding for necessary projects throughout the community.

19:25:23 **From andrewgonzales to Everyone:**

What P&Z.. It has been gutted..

19:25:46 **From linksummers to Everyone:**

The utility map needs to provide more data - what level of capacity are different portions of the components of infrastructure operating at currently

19:30:22 **From Architectural Research Consultants, Incorporated to Everyone:**

Re: utility capacity: most of that is included in the current water & waste water master plan which is available on the town website as well as on the plan website

19:31:27 **From Suzie Schwartz to Everyone:**

When speaking in broad terms, is anyone here familiar with the principles of Doughnut Economics?

If not, please check it out!

https://www.ted.com/talks/kate_raworth_a_healthy_economy_should_be_designed_to_thrive_not_grow?language=en

19:31:51 **From Architectural Research Consultants, Incorporated to Everyone:**

I will put that in my watch list, thank you Suzie

19:32:41 **From Suzie Schwartz to Everyone:**

thank you! :)

19:34:54 **From Megan White (she/her) to Everyone:**

What are specific ways of supporting the Planning Department?

19:35:06 **From andrewgonzales to Everyone:**

Town of Taos DOES NOT HAVE a building department and the P&Z has been gutted recently...

19:36:12 **From Architectural Research Consultants, Incorporated to Everyone:**

My only recommendation for public support of planning dept is through votes and demand for accountability in following through with plans.. ?

19:36:24 **From Megan White (she/her) to Everyone:**

Got it. Thank you.

19:36:44 **From andrewgonzales to Everyone:**

ToT has cut more pos in the last 4 years than any administration. With merely a haircut in revenues thanks to CARES and the Covid increase in GRT.

19:37:09 **From Megan White (she/her) to Everyone:**

Yes, that's probably a huge problem, Andrew.

19:37:22 **From Dan and Cristy in Taos to Everyone:**

For housing, look up Taos Ordinance 09-03 High Performance Buildings (and the amendment). The introductory notes are exactly what we are saying now: buildings contribute to carbon emissions because of low energy efficiency, energy costs are increasing, high performance building codes exist, and water shortages are predicted. Does anyone care to weigh-in on "To what extent is the Town enforcing Ordinance 09-03?"

19:38:59 **From andrewgonzales to Everyone:**

09-03 enforcement can never happen with one staff person in the planning department.... Town is waaaaay too top heavy.

19:45:11 **From Larry Mapes to Everyone:**

Thank you Andrew!!! so very important and I know this on a working level.

19:45:36 **From Larry Mapes to Everyone:**

GIS the existing infrastructure and do it soon.

19:48:26 **From Herbert to Everyone:**

Yes - regional planning (beyond advisory) can help address solutions to many of the issues of land use, annexation, infrastructure, zoning/permitting, transportation, water resources, and the list goes on. A regional planning authority is worth a close look.

19:55:49 **From Herbert to Everyone:**

Well done Henry Architects!

19:59:11 **From David Henry to Everyone:**

Thank you Herbert. Much appreciated!

20:01:14 **From Larry Mapes to Everyone:**

Keeping Our youth in Taos is certainly a big topic at the Taos County Chamber of Commerce.

20:02:18 **From Herbert to Everyone:**

RMYC is very interested in staying involved in restoring the acequias. Crews have done this work in the recent past. We do not want to supplant the acequia associations but we are happy to serve as a partner in restoring the system and promoting sustainable water use and getting land back in use for irrigated agriculture. My number is 575-770-8013. Carl is not employed at RMYC. No, RMYC did not develop an acequia plan. That is not our role, but the town did prepare a plan a few years ago through a grant from the state Historic Preservation Division.

20:02:33 **From Sonya Struck to Everyone:**

Youth engagement in progressive Park and Rec initiatives should be included.

20:03:17 **From Architectural Research Consultants, Incorporated to Everyone:**

thank you, Herbert, for that clarification

20:05:37 **From Larry Mapes to Everyone:**

Councilor Hahn has made the acequias a big part of his agenda for a long time.

20:05:56 **From linksummers to Everyone:**

Economic development requires public acceptance; feasibility; minimal impact on natural resources (water, air, trash, noise, wastewater); non duplication; and creation of a positive balance of trade with the rest of the world

20:06:30 **From Sonya Struck to Everyone:**

Taos Sports Alliance

20:08:11 **From bonnie to Everyone:**

If BBB bill goes thru Congress there should be a federal youth Climate Corps that could expand the resources of Rky Mtn Youth, engage more younger gen., provide new jobs.

20:08:20 **From linksummers to Everyone:**

No mention of Health - Taos is not in very good condition health wise - lots of obesity, diabetes - lots of our income goes to health care - no emphasis on preventative health

20:08:45 **From Megan White (she/her) to Everyone:**

Dilapidation of parks is something I've heard from others in the last week.

20:09:10 **From Megan White (she/her) to Everyone:**

And, as part of that, especially parks services for local young people.

20:09:16 **From Genevieve Oswald to Everyone:**

It is so heartening to see such a productive community meeting. I would like to encourage the invaluable community member contributing to ask their council members, mayor, and staff to embrace this level of participation in planning the towns future. - Andrew you took the words out of my mouthh!

20:10:04 **From linksummers to Everyone:**

Access to mental health is not in the plan

20:13:08 **From Herbert to Everyone:**

Hi Steve - Thanks for this meeting. You and Liza brave. I would be happy to talk with you and about the draft (Re)vision 2020 Land Use Element if you are interested. My concern is that the ARC comp plan will be too broad, especially since there already is a recent housing element, a parks and rec element, an economic development already adopted and the land use element was drafted just a few years. It is still relevant (I think). I was hoping this comp plan would dig deeper into land use and reinforce the implementation of the housing, rec, and economic development plans and the transportation and utilities plans (and the ICIOP / CIP) would follow the density and distribution of land uses as called for the preferred land use and annexation maps.

20:15:01 **From Larry Mapes to Everyone:**

Thank you Herbert, I share the same concerns as a citizen of Taos.

20:16:25 **From linksummers to Everyone:**

I am also talking about giving every preschool child(in their own name) in the county \$ 1 in Bitcoin held in trust until they reach 21 years of age

20:17:54 **From Megan White (she/her) to Everyone:**

Zoom transcriptions that I've seen have been great!

20:17:58 **From linksummers to Everyone:**

Education

20:18:51 **From linksummers to Everyone:**

MIT has every class in their curriculum available on line for free

20:19:01 **From Herbert to Everyone:**

vote

20:19:21 **From andrewgonzales to Everyone:**

YES! VOTE!

20:19:28 **From Larry Mapes to Everyone: what a concept**

20:20:22 **From Sonya Struck to Everyone:**

That translates easy....

20:23:44 **From linksummers to Everyone:**

KCEC is working on an incubator here in Taos and it needs full support, access, and publicity

20:25:35 **From Alejandrina Quintana to Everyone:**

Great point Andrew.

20:25:42 **From linksummers to Everyone:**

We are short of fully trained IT people here in Taos

20:28:20 **From andrewgonzales to Everyone:**

They are here in the masses Link, we don't do outreach,

20:28:54 **From Alejandrina Quintana to Everyone:**

Access to mental health is absolutely important. thank you linksummers.

20:29:04 **From andrewgonzales to Everyone:**

JK! Don't hold me to that!

20:29:31 **From linksummers to Everyone:**

We need to Adjust our thinking to the fact that Broadband is a minimum

20:31:18 **From andrewgonzales to Everyone:**

Access to connectivity is a right! Its no longer a luxury

20:31:27 **From linksummers to Everyone:**

The average 6 year old(probably younger) is more knowledgeable about the functions on their cell phone than we are

20:32:04 **From Simon David - OSD to Everyone:**

Does the new Federal infrastructure bill provide for broadband?

20:33:29 **From Alejandrina Quintana to Everyone:**

As a behavioral specialist here in Taos, we do absolutely need more support pertaining to helping encourage healthy mind and body development to help decrease abuse, of all forms. This is all connected in such monumental ways.

20:33:38 **From Simon David - OSD to Everyone:**

<https://www.marketwatch.com/story/how-the-infrastructure-bills-65-billion-in-broadband-spending-will-be-doled-out-11636410820>

20:33:46 **From linksummers to Everyone:**

At some point we ought to have a planning session limited to Taosenos under 15

20:34:03 **From Alejandrina Quintana to Everyone:**

Absolutely

20:34:59 **From Alejandrina Quintana to Everyone:**

Our kiddos are really struggling trying to cope with living within a socially distanced global pandemic.

20:36:26 **From Prisca to Everyone:**

Not only people moving here! My business of 30 years was forced to move to Zoom in the past 19 months. And it has worked!

20:38:33 **From Alejandrina Quintana to Everyone:**

Online opportunities are huge. However, many folks are deeply intimidated by technology. We should definitely be providing support to those who are willing and wanting to learn technology based business.

20:43:06 **From linksummers to Everyone:**

We are hinting at FREE Broadband which is a great idea in my thinking

20:43:24 **From bonnie to Everyone:**

I'm late to these communications, this project, but wondering if the arts and general creativity industries in Taos are being addressed? This energy should be integral to plans for a thriving, beautiful community. as per being discussed right now.

20:44:27 **From Alejandrina Quintana to Everyone:**

Awesome

20:46:25 **From Megan White (she/her) to Everyone:**

Supporting the historic communities members to be able to remain here.

20:46:39 **From Megan White (she/her) to Everyone:**

Thanks Larry and Liza for that summary!

20:46:49 **From Mickey Reilly to Everyone:**

Yes, Megan!

20:46:54 **From linksummers to Everyone:**

I am interested in how one teaches Marketable creativity

20:46:56 **From Alejandrina Quintana to Everyone:**

Liza and Steve, you two have been absolutely wonderful. THANK YOU!!!

20:47:13 **From Tanya to Everyone:**

Thank you for everyone's time.

20:47:20 **From Genevieve Oswald to Everyone:**

Thank you TOT and ARC for hosting the meeting!

20:47:22 **From Megan White (she/her) to Everyone:**

Yes, thank you Liza and Steve. And thanks everyone!

20:47:38 **From Larry Mapes to Everyone:**

Thank you!!!! appreciate your work!

20:47:58 **From linksummers to Everyone:**

Thanks to everyone

20:48:04 **From Architectural Research Consultants, Incorporated to Everyone:**


My email: lmiller@arcplanning.com

20:48:41 **From Simon David - OSD to Everyone:**

thanks ARC and everyone. Look forward to continuing the conversation

- 20:50:45 **From Sonya Struck to Everyone:**
Do you have emails for everyone in attendance today?
- 20:51:03 **From Megan White (she/her) to Everyone:**
I need to go. Thanks all! Goodnight!
- 20:51:08 **From andrewgonzales to Everyone:**
- 20:51:11 **From Alejandrina Quintana to Everyone:**
KTaos is always great as well
- 20:51:35 **From Architectural Research Consultants, Incorporated to Everyone:**
www.taoscompplan.org
- 20:52:17 **From Genevieve Oswald to Everyone:**
- 20:52:30 **From Alejandrina Quintana to Everyone:**
- 20:52:36 **From Steve Burstein to Everyone:**
sburstein@arcplanning.org
- 20:52:46 **From Tanya to Everyone:**
KNCE is a good source to host on their community radio station
- 20:52:47 **From Alejandrina Quintana to Everyone:**
Happy to support in any way
- 20:53:43 **From Sonya Struck to Everyone:**
Good night everyone! Happy to help with outreach and encourage participation.
- 20:53:44 **From Architectural Research Consultants, Incorporated to Everyone:**
THANK YOU ALL SO MUCH
- 20:54:25 **From Tanya to Everyone:**
Thank you

A . 6 P R E S E N T A T I O N S L I D E S




PUBLIC MEETING #2

Welcome!

Presentation begins at 6pm

6PM: Presentation by Planning Team
Project Overview, Draft Goals & Policies, Survey Results

6:45-7:30: Community Questions, Comments, & Discussion
Open discussion for public input on draft material & findings
limit statements to 3 minutes to allow time for all, thank you.



PLANNING TEAM
from ARC Planning
Liza Miller
project manager
Steve Burstein
land use expert



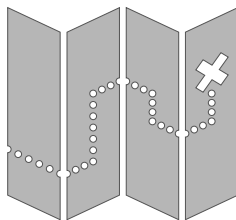
PUBLIC MEETING #2

Introduction project overview



ARC PLANNING
your planning team :
Liza Miller
project manager
Steve Burstein
land use expert

WHAT IS A COMP PLAN?



A POLICY GUIDE

The Comprehensive Plan is an official public document adopted by Town Council as a policy guide to decisions about the physical development of the community.

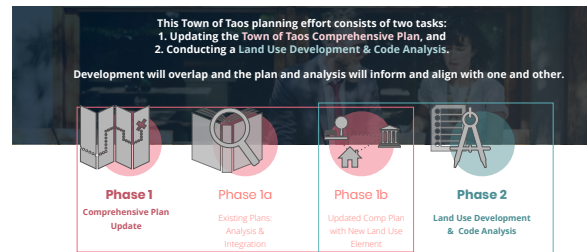
A REFLECTION OF THE COMMUNITY

It presents in a general way how the community wants the Town to develop in the ensuing 20 to 30 years.

PROACTIVE

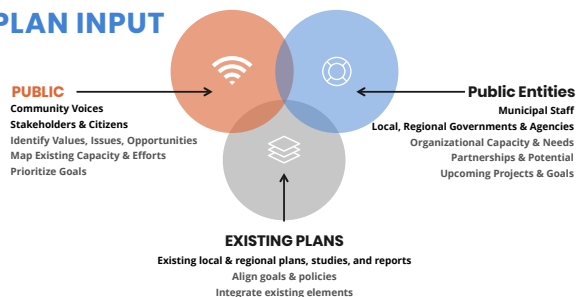
The plan will set policies that anticipate change, maximize strengths, mitigate risks, and address critical issues to achieve community goals and coordinate efforts.

SOURCES & REFERENCES



WHO CONTRIBUTES TO A COMP PLAN?


PLAN INPUT



PLAN UPDATE PROCESS



PLAN UPDATE plan integration



Why is this any different than those?
This is a project to **UPDATE** and **INTEGRATE** existing plans & identify shared strategies, priorities, and values across them to define a cohesive vision

PLANNING FATIGUE

final challenge

EXISTING PLANS
Reviewed & validated by staff & public
Vision 2020 Master Plan (2019)
Strong at Heart (2018)
Community Economic Development Plan (2011, 2013)
Parks Master Plan (2018)
Facilities Assessment
Water and Sewer Plan (2015)
Affordable Housing Plan (2020)
Airport Master Plan (2020 draft)
Tree Plan (2017)
Historic Plaza Cultural Landscape Report (2016)
ICIP 2021
Permitting Efficiency Report (2014)
US 64-NM68 Cultural Report (Okun 2018)
Long-Range Planning Work Program (2019)

validate, align & update plans
Align goals
Validate priorities & strategies
Adjust to reflect current conditions
Apply experience

to build goals & policies - new & updated existing ones - to support & achieve that vision

Combine all these plans & pull out the important parts from them to update and align strategies

Provide a single, easy-to-use resource informing actions & responsibilities in steps to achieving those goals

final challenge

PLANNING FATIGUE

We understand that there are **SO MANY PLANS** in place already

Why is this any different than those?
This is a project to **UPDATE** and **INTEGRATE** all those previous plans
Align goals
Validate priorities & strategies
Adjust to reflect current conditions
Apply experience

build goals & policies - new & updated existing ones - to support & achieve that vision

Combine all these plans & pull out the important parts from them to update and align strategies

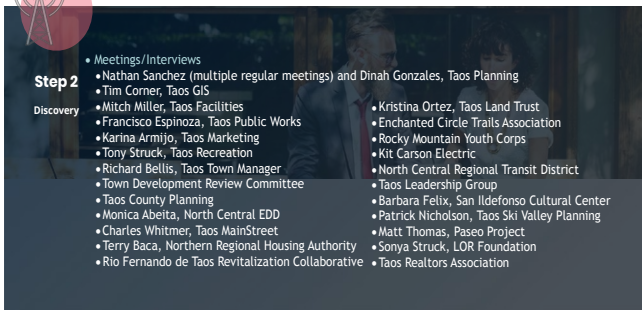
Provide a single, easy-to-use resource informing actions & responsibilities in steps to achieving those goals

& identify shared strategies, priorities, and values across them to define a cohesive vision



Phase 1 PLAN UPDATE PROGRESS

Interviews & outreach



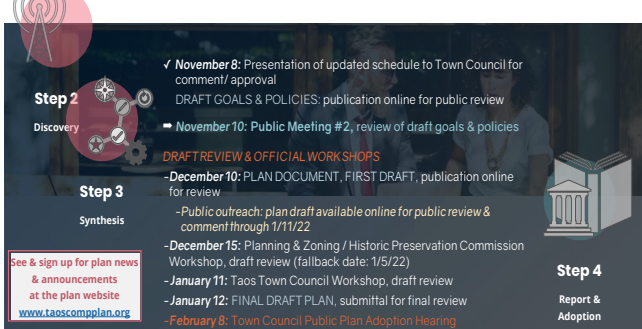
Phase 1 PLAN UPDATE PROGRESS

community group survey



Phase 1 PLAN UPDATE PROGRESS

Process: where we are now



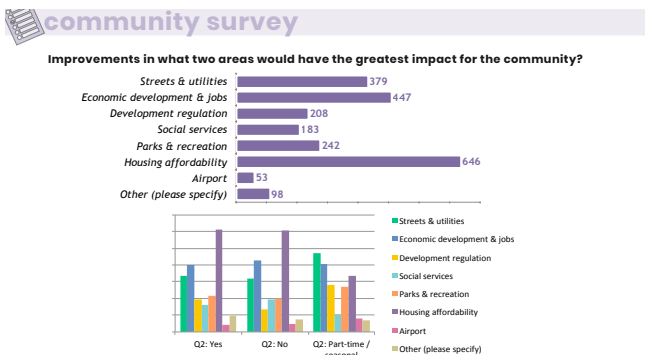
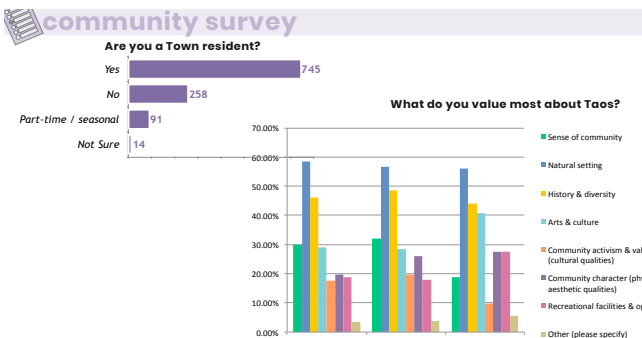
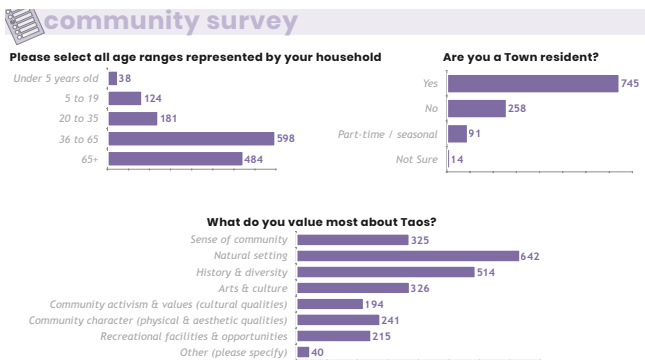
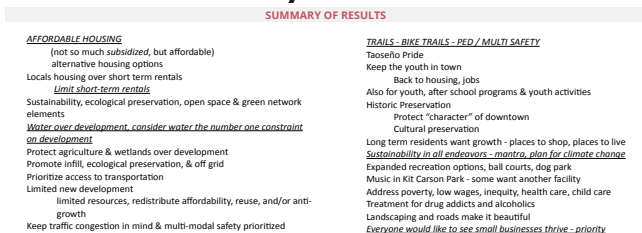
community survey

SURVEY METHODOLOGY



community survey

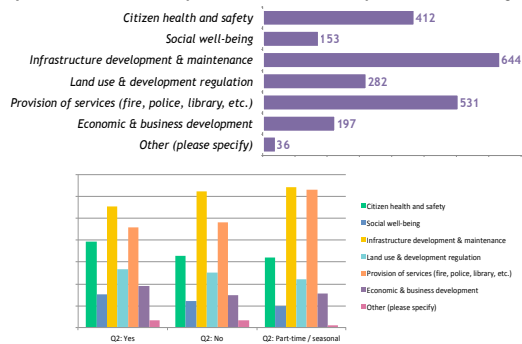
Community Voices | Values



APPENDIX TO THE COMPREHENSIVE PLAN

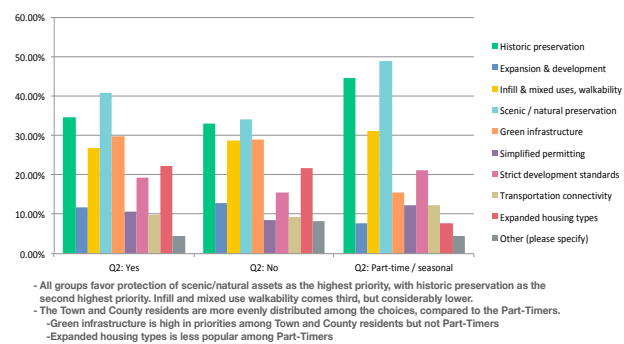
community survey

In your view, what are the top two functional roles & responsibilities of Town government?



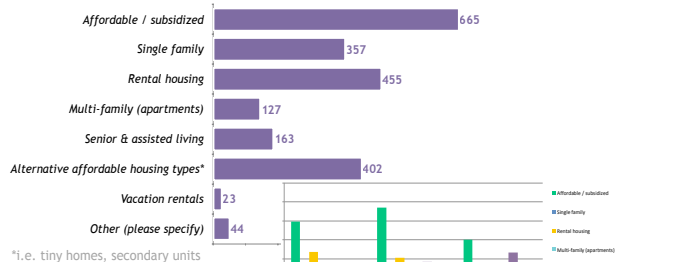
community survey

Land use regulation in the Town should prioritize:



community survey

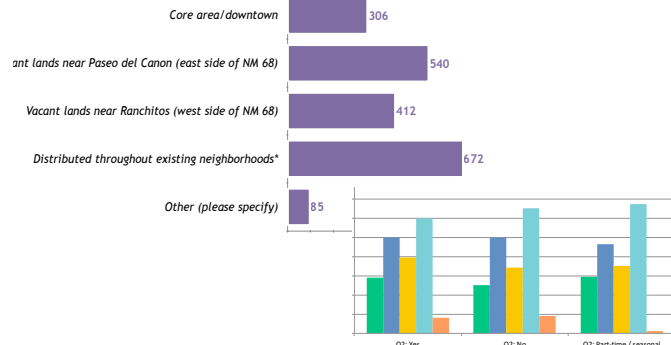
What housing type(s) is Taos most in need of? (choose 2)



*i.e. tiny homes, secondary units

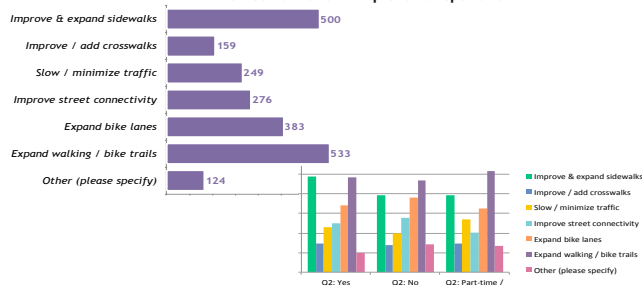
community survey

Where should most new housing be located in Taos?



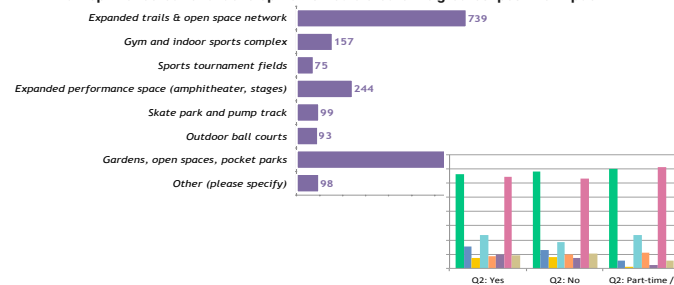
community survey

How could the Town improve transportation?



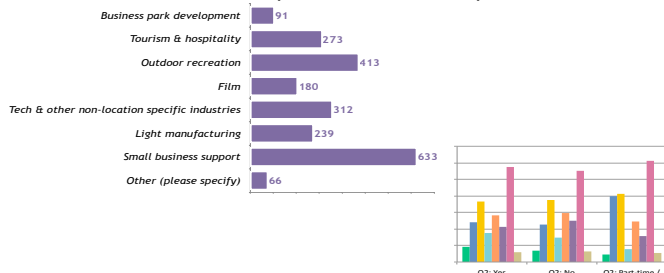
community survey

What two recreational developments would create the greatest positive impact?



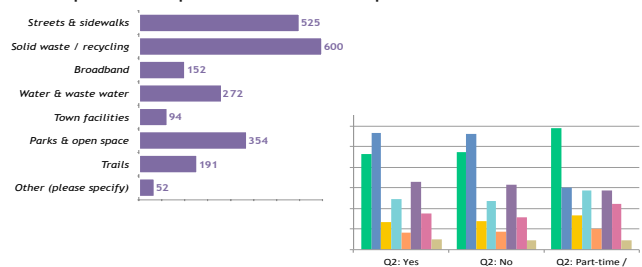
community survey

What should the Town prioritize for economic development?



community survey

What two public works improvements should the Town prioritize?



community survey

Comments: 274 responses

Keep owners much must parks plaza See grow even rentals land consider think issues
S change streets existing important safe help invest Please state plan
developed residents move will prioritize area bringing go opportunities
business well affordable housing priorities want Taos needs
work build local one live use community way
Taos limits town us need stop people tourism
housing open make town needs support homes better
survey tourists give roads now years continue children rent
improve looking traffic time also services trails citizens many things Thank
environment development taking place tax property know new everyone focus
benefits Create workers airport families jobs Town Taos

community group survey

Community Groups Survey

Sent by email to 70 Community Groups on 7/20

Designed to help understand
What groups are working in Taos
What their priorities & goals are
What ongoing projects are they working on
What tools & capacities do they have
What deliverables are they producing
What projects are successful
What they need to improve project outcomes

Q17 Projects/ work already underway or ongoing

look continue taos work information building
redaction

Q21 What community assets or resources are most valuable or helpful in your work?

projects working Taos community
Support resources public

Q2 Mission Statement

providing services Support resources Taos public community
building Water New Mexico County increased

Q14 Long range priority project(s)

facilities improvements Taos housing Create County events redaction
community development programs education

Q9 Collaborative Partnerships

NM Mountain Youth Corps Network Environmental Law Center
Taos County Taos I and Taos New Mexico School
Taos Health Taos US Forest Service Chamber
community RIVER Taos Mountain Youth Paddle

community resources Trail projects Taos development
Collaborative

TAOS COMP PLAN PUBLIC MEETING #2 topic overview : economic development



economic development

Taos Economic Development

GOAL

Through regional partnerships and collaboration, the economy of Taos continues to build and diversify economic base jobs, develop emerging industries, strengthen and grow established cultural industries including tourism and art, and to support its local workforce and residents by prioritizing the sustainability of the community and its culture, and its natural resources

- 3) Support MainStreet & MRA Plan
- 4) Continue Town economic development projects including concerts, grant writing partnerships, airport development
- 5) Improve & expand small business support
 - 1) partnerships
 - 2) streamline permitting
- 6) Continue support for historic agriculture, art, & tourism
 - 1) support arts projects & district development
- 7) Prioritize improving housing availability for residents
- 8) Prioritize green network & recreational projects

- 1) Formal regional partnerships for
 - a) Economic Development
 - b) Transportation
 - c) Housing
- a) Regional Summit to establish
 - a) formal structure & procedures
 - b) resource commitments
 - c) common long-range, regional goals
- 2) Utilize local, regional & state LEDA capabilities to promote ECONOMIC DEVELOPMENT
 - a) Economic Development Strategic Plan
 - b) Update local legislation
 - c) establish reviewer



TAOS COMP PLAN PUBLIC MEETING #1 topic overview : facilities & utilities



facilities & utilities

GOALS

The Town of Taos regularly maintains and improves utility infrastructure, and provides safe, reliable water, wastewater, and solid waste utility services to Taos customers
Residents have access to reliable utility services

The Town of Taos prioritizes projects to expand renewable energy and efforts to improve and promote sustainable resource management

The Taos Water and Sewer Master Plan, 2015, serves as the primary policy document guiding development and management of water and wastewater infrastructure in the Taos

- 1) Develop an asset management plan & inventory to improve management & maintenance (phased)
- 2) Improve public works support, including interdepartmental collaboration
- 3) Support Regional Landfill BOard
- 4) Prioritize renewables
- 5) Partner to improve utility service & access
- 6) Manage water resources regionally & establish water use parameters

#2 will be expanded with holistic municipal management recommendations to establish municipal vision, goals, and protocols for improving internal capacity & interdepartmental collaboration and improving public, organizational, and regional partnerships and service



TAOS COMP PLAN PUBLIC MEETING #1 topic overview : green network



parks & recreation

SOURCES & REFERENCES



There is a significant amount of recent, relevant planning work done in Taos. The Parks & Recreation Master Plan will form the foundation of the Parks & Recreation element in the Comprehensive Plan update, and will be updated and expanded on based on current information and priorities. Additional existing planning will directly and indirectly inform the Comp Plan P&R element.

Source Plans will be updated to build the Comp Plan

TOWN OF TAOS PARKS + RECREATION MASTER PLAN, 2018

TAOS YOUTH AND FAMILY CENTER MASTER PLAN, 2018

2020 Town of Taos Community Tree Care Plan, 2019

Taos County Community Conservation Plan, 2017

Enchanted Circle Trails Plan, 2017

Bicycle Master Plan, 2017

RIO FERNANDO DE TAOS REVITALIZATION PROJECT, 2018

Reference Plans will inform the Comp Plan's development

PARKS & REC
Goals & Policies



parks & recreation



TOWN OF TAOS PARKS + RECREATION MASTER PLAN, 2018 + COMP PLAN UPDATE

Priority Policies | New & Updated

- Continue working to improve park maintenance
- Continue working to expand and diversify parks & rec access
- Work to improve cooperative support for facilities & assets regionally

Figure 5-7: Fred Baca Park adjacent public lands



- Prioritize projects that value ecological resiliency, historic cultural assets (acequias), & build on the Taos green network

PARKS & REC
Goals & Policies

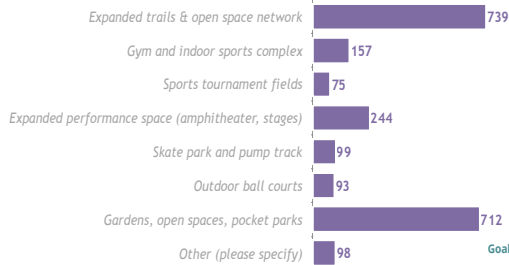


community survey

Trails are a TOP priority for Taos residents

Planning team now working to outline potential green network links & elements, establish priority projects & identify partners

What top two recreational developments would create the greatest positive impact?



PARKS & REC
Goals & Policies



If you have any questions or want additional information please feel free to contact the planning team or the Town's project administrator

Liza Miller

Planner & Project Manager, ARC Planning, Inc.

lmiller@arcplanning.com

(505) 842-1254

Nathan Sanchez

Planning Community & Economic Development Director, Town of Taos

NSanchez@taosgov.com

(575) 751-2035

parks & recreation

GOALS

Green Network: The Town of Taos continues work to develop and maintain an accessible, safe network of green spaces including parks, open space, trails, and recreational amenities.

The Town of Taos Parks & Recreation Master Plan, 2018, serves as the primary policy document guiding development and management of parks and recreation amenities in the Taos

- 1) Continue expanding green network by developing a variety of open spaces, trails, parks, park types, and recreational opportunities
- 2) Public access to trails, open space, easements, and rights-of-way is protected and enforced
- 3) Improve capacity & outreach capability for Town of Taos Parks & Facilities Department
- 4) Support Taos Tree Board & work to ensure that Taos' tree canopy is well-maintained and healthy, and expanded wherever possible

Internal prioritization of projects and resources aided by municipal recommendations

Priority for parks & open space improvements, expansions, & partnerships: Fred Baca Park

PARKS & REC
Goals & Policies



TOWN OF TAOS COMPREHENSIVE PLAN UPDATE 2021 & CODE ANALYSIS

FUTURE LAND USE PRESENTATION FOR PUBLIC MEETING #2



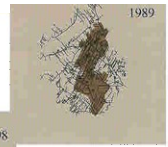
planning team:
ARC PLANNING

Liza Miller
project manager
Steve Burstein
land use expert

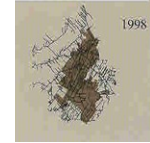


HISTORIC SETTLEMENT PATTERN 1938 - 1998

Settlement in the Valley began in time immemorial. Europeans entered in 1540. Taos Pueblo village/land grant mapped in 1615. Don Fernando de Taos Spanish land grant 1615 overlapped the Pueblo lands. Town incorporated in 1934.



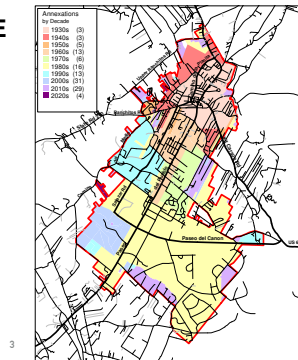
Since 1934, Town has annexed land and developed gradually with new neighborhoods and commercial, with some lands remaining vacant.



Source: Vision 2020 Comprehensive Plan (1999) 2

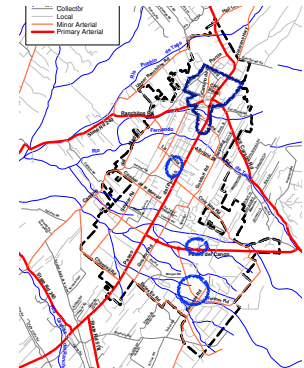
ANNEXATIONS BY DECADE

- The Town approximately doubled the land area from the 1930s to 1970s in the north section, annexed a large area to the south in the 1980s, then annexed smaller areas in the 1990s and since
- Jagged boundaries indicate numerous annexations of small assemblages of parcels



CURRENT NODES

- The Central Business District/Plaza and nearby neighborhoods is the main "node" of Town of Taos
- Albertsons is nearly a node with a large use but is not mixed use
- Holy Cross Medical Center is a special purpose node
- Youth and Family Center is a large community use with some nearby housing



EXISTING LAND USE

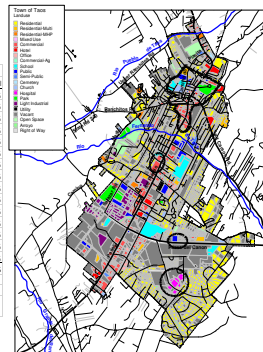
- The Town consists of 3,880 acres
- The largest land uses are
- Single family residential with 1,211 acres (31%)
- Vacant with 1,216 acres (31%)
- Commercial land is 292 acres (8%)

Uses	# of Parcels	Acres	Portion of Total
Single Family Residential	2,060	1,211.7	31%
Multi-Family Residential	50	84.2	2%
Medium-Density Residential	9	30.0	1%
Commercial	397	291.8	8%
Hotels and Motels	20	51.7	1%
Office	27	51.7	1%
Public	37	72.9	2%
Schools	18	105.2	3%
Open Space	32	11.1	1%
Hospital	8	20.0	1%
Park	9	67.9	2%
Industrial	62	99.5	3%
Vacant	817	1,216.6	31%
Open Space and Arroyos	30	111.1	3%
Highway Right-of-Way	30	47.9	1%
Total		3,880.0	100%

Source: ARC, existing land use inventory mapping, August 2021.

"Open Space" includes cemetery, church and such uses as traditional agriculture.

Much of Paseo del Canon Sur is strip commercial, not the most desirable development type

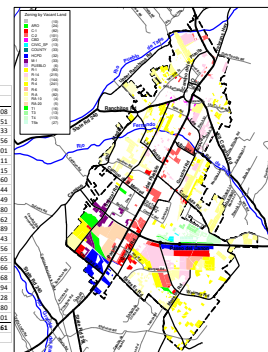


VACANT LAND BY ZONE

- Of the 1,200 acres of vacant land, there are almost 200 acres zoned commercial (C-2 especially).
- Largest combined areas are in the southwest and southeast areas

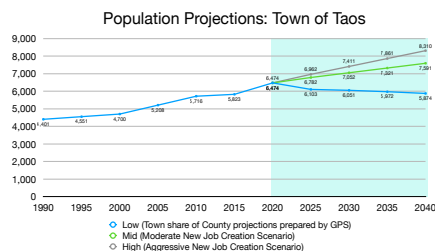
Zone	Total Area	Developed	Vacant
ABO	117.69	72.61	45.08
C-1	156.45	117.91	38.54
C-2	480.64	388.31	92.33
CRD	64.67	60.11	4.56
CHIC_SP	21.11	17.10	4.01
COUNTY			
HCD	170.98	83.83	87.15
IM-1	207.84	166.24	41.60
PUEBLO	0.64	0.19	0.44
R-1	344.10	304.60	39.49
R-14	517.61	377.80	139.80
R-2	490.59	305.91	184.67
R-4	610.19	446.30	163.89
R-6	23.22	5.79	17.43
R-A	354.10	213.55	140.55
RA-10	17.11	0.47	16.64
RA-20	10.34	14.68	65.02
T1	13.68	8.01	5.68
T3	26.00	16.06	9.94
T4	12.93	30.45	32.38
TSD	15.45	3.66	11.80
State			
Total	3,880.27	2,663.78	1,216.49

Source: ARC October 28, 2021 Draft

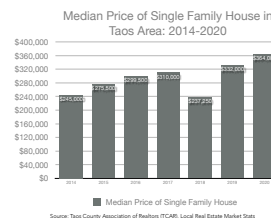


Town of Taos Population Projections

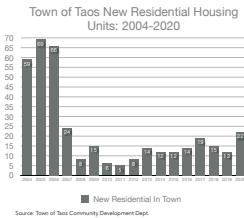
- Over the next 20 years, low projections show a decline by 600 people; mid projections anticipate growth by 1,100; and high show growth by 1,900



CRITICAL INDICATORS ABOUT AFFORDABLE HOUSING IN TAOS



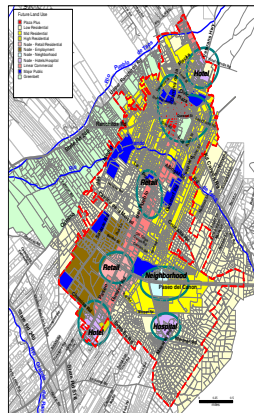
The median price of single-family houses increased since 2014 each year except it dipped in 2018. Average annual increase is over \$12,000 over the past 7 years. Note: the Taos area is larger than the Town Taos. Prices are very high relative to wages, leading to high cost burden and other issues documented in the Affordable Housing Plan (2020)



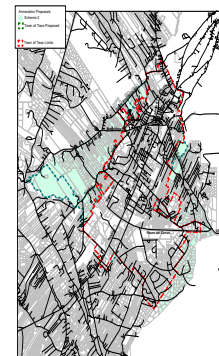
New housing starts slowed down substantially from the 2004-2006 period, since then averaging 14 new units per year

- 9

- ▶ Respect residential neighborhoods, while developing vacant lands and infill, focusing on moderate density
- ▶ Encourage nodal development to be more space efficient, generate co-located activity, accommodate walking, biking and transit users, differentiate from strip commercial with somewhat greater intensity and height, and be mixed use, each with a focus (e.g., retail, hospital, hotels, and neighborhood)
- ▶ Expand the employment/business district, encouraging master planned business parks that are mainly non-residential

[illegible]

- ▶ Address current or likely potential for failing septic systems
- ▶ Create definable Town boundaries with the intent to develop a small portion of annexed areas and conserve greenbelt lands
- ▶ Avoid traditional historic communities, coordinating with them and Taos County
- ▶ Encourage preservation in greenbelt through various means including allowing conservation subdivisions, purchase easements, & ag land preservation incentives
- ▶ Annex according to a phasing plan



The map shows 2,230 acres in the draft ultimate annexation area (shaded green). With the current 3,880 acres, the Town would total 6,212 acres.

HOUSING RESOURCE PRESENTATION FOR PUBLIC MEETING #1



planning team:
C PLANNING

Liza Miller
project manager
Steve Burstein
land use expert

Strong at Heart (2020)

Strong at Heart (2020)

The purpose of the housing element is to identify existing and projected future housing needs in Taos. The housing element establishes long-range priorities, goals and policies both to guide Town efforts and to assist in coordination of various private and nonprofit entities engaged in providing housing in the community. The housing element provides guidance to meet demands for new housing and improving housing quality.

(Sources: 2000 Census, 2010 Census
2019 U.S. and Census ACS 5-Year
Estimates)



An aerial photograph of a residential neighborhood. A yellow road runs diagonally from the bottom left towards the top right. A red pin is placed on a street intersection in the lower-middle part of the image. The area is densely packed with houses and trees. There are some larger, open green spaces in the upper left and middle right.

BIRDS EYE VIEW OF NEIGHBORHOODS ON EAST SIDE OF PASEO DEL PUEBLO SUR



Source: Google Earth

5

BIRDS EYE VIEW OF NEIGHBORHOODS ON WEST SIDE, SALAZAR AND LA POSTA



Source: Google Earth

6

BIRDS EYE VIEW OF NEIGHBORHOODS ON WEST SIDE, SOUTH OF PASEO DEL CANON



Source: Google Earth

7

BIRDS EYE VIEW OF NEIGHBORHOODS SOUTH OF PASEO DEL CANON/WEIMER LOOP



Source: Google Earth

8

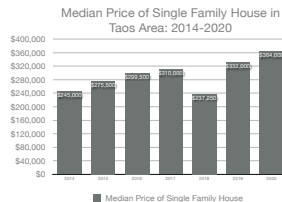
CRITICAL INDICATORS ABOUT AFFORDABLE HOUSING IN TAOS

- ▶ Northern Regional Housing Authority operates public housing (5 sites with 108 units) and administers approximately 448 vouchers for Section 8 tenants who then use the vouchers to rent in the private market throughout the County. However, NRHA reports that only 375 of those vouchers are currently used. (2020)
- ▶ Taos has had eight Low Income Housing Tax Credit (LIHTC) projects creating 412 units, which is remarkable success. LIHTC is the most successful program in the U.S. at this time. The tax credit subsidizes the developer for foregoing higher rents that could have been charged.
- ▶ Low income housing developments include Ochenta, Bella Vista, El Cerrito, Loma Parda, Taos Haus, and Tierra Montanosa.
- ▶ For unsheltered (homeless), Community Against Violence CAV - Emergency Shelter and Men's Shelter provide services locally.

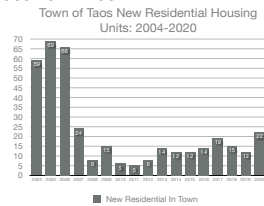
FY 2021 Income Limits Documentation System									
FY 2021 Income Limits Summary									
Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.									
FY 2021 Income Limit Area	Median Family Income	FY 2021 Income Limit Category	1	2	3	4	5	6	7
Taos County, NM	35,000	Very Low (25%)	12,500	16,667	25,000	33,333	41,667	50,000	58,333
		Low (30%)	15,000	20,000	30,000	40,000	50,000	60,000	70,000
		Very Low (25%)	12,500	16,667	25,000	33,333	41,667	50,000	58,333
		Low (30%)	15,000	20,000	30,000	40,000	50,000	60,000	70,000
		Very Low (25%)	12,500	16,667	25,000	33,333	41,667	50,000	58,333
		Low (30%)	15,000	20,000	30,000	40,000	50,000	60,000	70,000

9

CRITICAL INDICATORS ABOUT AFFORDABLE HOUSING IN TAOS



The median price of single family houses increased since 2014 each year except it dipped in 2018. Average annual increase is over \$12,000 over the past 7 years. Note: the Taos area is larger than the Town Taos. Prices are very high relative to wages, leading to high cost burden and other issues documented in the Affordable Housing Plan (2020)



New housing starts slowed down substantially from the 2004-2006 period, since then averaging 14 new units per year

10

HOUSING NEEDS ASSESSMENT

Housing needs assessment in Town of Taos according to the 2020 Affordable Housing Plan:

- ▶ 298 rental units for 30% AMI & below
- ▶ 356 rental units for 30%-60% AMI
- ▶ 137 rental units for 60%-80% AMI
- ▶ 140 rental units for 80%-120% AMI
- ▶ 165 new housing units for first time homebuyers

Figure 41: Taos County Housing Needs (in units)										
	Current Inventory	Plus Growth	Plus Overcoming	Total Need	Minus Supply	Total Demand	Town of Taos	Taos County	Northern County	Southern County
Homeless & Special Needs										
Emergency Shelter						50	50			
Affordable Housing						70	70			
Renters—30% AMI & below	865	30	74	969	544	425	258	127	77	50
Renters—30%-60% AMI	828	29	65	922	454	468	166	152	93	61
Renters—60%-80% AMI	377	13	-	390	Unknown	195	137	58	35	23
Renters—80%-120% AMI	385	14	-	400	Unknown	200	140	60	30	24
First Time Homebuyers	128	5	40	173	15	188	164			
Home Rehabilitation						500	65	435		

Source: Taos Affordable Housing Plan 2020

AMI: Area Median Income

GOALS & POLICIES FOCUS: GENERAL AND ASPIRATIONAL INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS

- ▶ Goal: a Taos family of median income can afford an average priced home.
- ▶ Intervene in the housing market to ensure the availability of affordable housing for the majority of Taos residents.
- ▶ Taos neighborhoods should contain a mix of housing types affordable to all Taos residents.
- ▶ Provide a variety of housing choices affordable to people who live and work in the Downtown (**Strong at Heart**)
- ▶ Require a mix of housing units by size and price within larger subdivisions (e.g. inclusionary zoning).
- ▶ Ensure that housing protects the health, safety, and welfare of the occupants.
- ▶ All housing should exist in safe, beautiful neighborhoods that enhance residents' quality of life.
- ▶ Pedestrian-friendly streets and outdoor public places should be designed for residents to sit, eat, and visit in subdivisions and mobile home parks.
- ▶ Linkages should be designed that encourage the use of non-motorized transportation and public transit among neighborhoods and from neighborhoods to community facilities, employment and commercial centers.
- ▶ Support economic development initiatives that bring up wage income for Taos residents to better afford market-rate housing.

12

APPENDIX TO THE COMPREHENSIVE PLAN

POLICIES FOCUS: AFFORDABLE HOUSING MEASURES TO PURSUE

- ▶ Increase the impact of Northern Regional Housing Authority. The housing authority can act as a developer, a regional land trust, and sponsor additional mixed-income LIHTC projects. (2020 Affordable Housing Plan)
- ▶ NHRA should address the need for additional rental units through vouchers for low income residents (<30% AMI). Section 8 is tapped out, therefore State or other programs are needed to provide vouchers. (2020 Affordable Housing Plan)
- ▶ Utilize NM Affordable Housing Tax Credits in addition to LIHTC, to subsidize affordable housing
- ▶ Develop a Town Affordable Housing Trust Fund. The Town should consider funding a limited number of vouchers through this fund, and can use it to help finance affordable housing. (2020 Affordable Housing Plan)
- ▶ Implement a real estate transfer tax on high-price sales with proceeds directed to affordable housing. (2020 Affordable Housing Plan)
- ▶ Provide development incentives for private sector projects that commit to long-term affordability. (2020 Affordable Housing Plan)
- ▶ Consider increasing height limits to three stories and providing development standard flexibility for new rental development, especially affordable housing. (2020 Affordable Housing Plan)
- ▶ Expand the use of current rehabilitation programs and pilot new funding opportunities for housing rehab. Few State funds are available for rehab, and existing programs are over-subscribed. (2020 Affordable Housing Plan)

13

POLICIES FOCUS: AFFORDABLE HOUSING MEASURES TO PURSUE

- ▶ Support the efforts of the State of Homelessness in Taos Collaborative to provide shelter and permanent housing for people experiencing homelessness. (2020 Affordable Housing Plan)
- ▶ Cap or restrict short term rentals in CBD and other areas (enacted in 2020). (2020 Affordable Housing Plan)
- ▶ Coordinate with major employers to build employee housing, such as the Northern Regional Transit Authority.
- ▶ Consider adopting inclusionary zoning to require that affordable units be built with all new development. Taos County would also need to be part of a greater-Taos area program with their own inclusionary requirements. (2020 Affordable Housing Plan) County planners indicated that this is not likely.
- ▶ Create public-private partnerships and leverage Town resources to create incentives for private sector investment in affordable housing.
- ▶ Provide reduced cost or at-cost Town land and reduced fees and costs for infrastructure, where appropriate. These leveraged resources will be offered only with the guarantee from for-profit or not-for-profit developers that they will develop affordable housing as defined by the Town of Taos.

INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS

POLICIES FOCUS: DEVELOPMENT CODE INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS

- ▶ Incorporate into the Land Development Code major rewrite expedited development review, efficiency in Town processing of permits
- ▶ Improved building permitting processes (whether State Construction Industries Division (CID), Town or coordinated building inspections)
- ▶ Explore ways to streamline and simplify the development review process for affordable housing projects
- ▶ Promote missing "middle (density) housing", including allowing higher density and heights in CBD, R-14, C-2, C-1, & M-1 zones (Strong at Heart) (2020 Affordable Housing Plan)
- ▶ Strengthen development standards for landscaping, greenspace, and recreational amenities in mobile home parks and affordable housing subdivisions
- ▶ Refer subdivision and multi-family project applications to Northern Regional Transit Authority for their review of transit accessibility
- ▶ Continue to allow accessory housing units by right and consider allowing duplexes by right in all residential zones.
- ▶ Pursue inclusionary zoning through investigating its feasibility in Taos and opening discussions with Taos County to design and operate a coordinated program.
- ▶ Revamp the New Urbanist zone districts in vicinity of Youth and Family Recreation Center to achieve mixed income, mixed use, work/live development

15

TOWN OF TAOS COMPREHENSIVE PLAN UPDATE 2021 & CODE ANALYSIS TRANSPORTATION RESOURCE PRESENTATION FOR PUBLIC MEETING #1



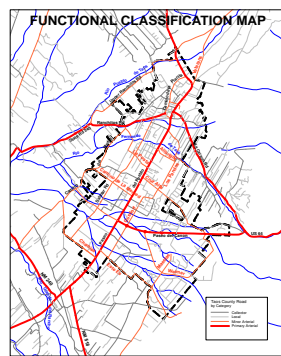
planning team:
ARC PLANNING

Liza Miller
project manager
Steve Burstein
land use expert

TOWN PLANS WITH THE MOST TO SAY ABOUT TRANSPORTATION

- ▶ Vision 2020 Comprehensive Plan (1999)
- ▶ Taos Congestion Relief Study (Gannett Fleming, earlier phase by Molzen-Corbin)
- ▶ Alignment Study Report Phase 1-B Detailed Evaluation of Alternatives: NMDOT plan for NM 68 and US 64 from La Posta Road to Camino de la Placita, 2016 (Soudier Miller)
- ▶ ICIP (annual 5-year set of highway and arterial road projects)
- ▶ Town of Taos annual budget (includes projects and programs not in ICIP)
- ▶ Enchanted Circle Trails Plan 2018
- ▶ Town of Taos Bicycle Master Plan (draft) 2008
- ▶ Strong at Heart (2020)
- ▶ North Central Regional Transit District Long Range Strategic Plan (2005) and Transit Service Plan Update 2021
- ▶ Taos Regional Airport Master Plan (2020 draft)
- ▶ Regulatory Tools Related to Transportation: Land Development Code standards such as streets, sidewalks (subdivision), landscaping requirements; Fire code affecting number of units that can be served by a single access, narrow streets
- ▶ Safe Routes to School (2008) (not received)
- ▶ Taos Traffic Network Study (not received)

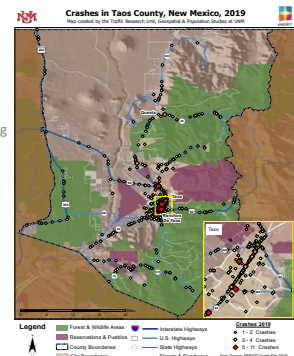
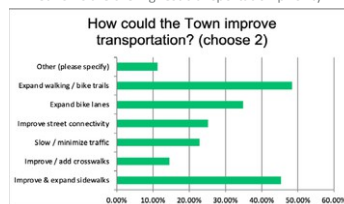
2



3

SAFETY

- ▶ While most crashes occurred on Paseo del Pueblo Sur, Gusdorf Rd. and Paseo del Canon and La Posta Rd. west of Ferguson Ln. each had 5-11 crashes in 2019
- ▶ Survey results indicate that expanded biking and walking networks are the highest transportation priority



CONGESTION RELIEF ASSESSMENT AND CURRENT PROJECT

- Consultants considered a "no build" and seven build alternatives to relieve traffic congestion, improve existing roadways, and provide alternative travel routes in Taos.
- The one-way pair concept (Alternative 5) was recommended for further evaluation and advancement into planning.
- NM 68 enhanced three-lane section alternative was also recommended for additional evaluation.
- The current NMDOT NM 68/US 64 project will create a safer traffic flow while it will result in little improvements to the functions of intersections (affecting capacity). In the downtown core, Paseo del Pueblo will have ADA compliant sidewalks, bicycles and motorized vehicles will share the road.
- Consideration of a one-way pair, which would add capacity, is still possible in the future. Its desirability depends in part on adequate parking both north and south of downtown.

Taos Congestion Relief Study Phase 1B Report

Figure 4.1-1: June 2004 Alternative Relief Road Alignment, Taos County



INFRASTRUCTURE CAPITAL IMPROVEMENTS PLAN 2021 (PREPARED IN 2020)

- Town identifies and prioritizes projects in the ICIP with estimated costs and timeframes within the next five years.
- Town is currently developing a new annual plan.

Transportation Projects in Town of Taos ICIP 2021				
Project in order of importance/transportation project		Year		Total Budget
1	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
2	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
3	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
4	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
5	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
6	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
7	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
8	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
9	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
10	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
11	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
12	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
13	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
14	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
15	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
16	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
17	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
18	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
19	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153
20	Enchanted Circle	2021	2021, 2023, 2024	\$1,410,153

NORTH CENTRAL REGIONAL TRANSIT DISTRICT ROUTES AND IMPROVEMENTS

- Taos is one of the two hubs of NCRTD transit services, with local Chile Line routes in the valley, routes to nearby communities to the north and east, and bus service to Espanola and farther south.
- Public transit can help reduce household spending on transportation.
- Public transit and compact development support one another. Investment in public transit can help shape more efficient land use patterns by supporting more compact development in areas that can be well served by transit.
- NCRTD seeks to participate in local land use planning, subdivision review regarding transit accessibility, and development activities to support its goals.
- NCRTD is working on important initiatives in Taos, including: developing a new maintenance and operations facility, implementing its ADA plan, investigating building a mixed-use transit oriented development, putting electric buses on routes (including recharging stations), offering "micro-transit" on-demand trips, and exploring development of workforce housing in Taos for NCRTD employees.



TAOS REGIONAL AIRPORT

- The regional airport provides both general aviation and commercial services for tourists, businesses, and locals access to and from nearby communities and major tourist destinations in the Enchanted Circle and adjacent areas.
- Taos Air is a charter commuter service providing seasonal, scheduled air service to Texas and California cities, beginning in 2018.
- The dual-runway, consisting of the primary runway and crosswind runway, can handle planes weighing 60,000 lbs. and 24,000 lbs. respectively.
- The airport is equipped with precision instrument and non-precision runway markings, lighting and visual aids.
- The airport passenger terminal building is 1,430 s.f. seating approximately 30 passengers.
- Interest has been expressed in building a new terminal building sized between 10,000 and 17,000 s.f. (Taos Regional Airport Concept Design, Gensley, 12-03-2020)
- The FAA projects an increase in air traffic (measured in aircraft hours) by 0.7% per year on average through 2040. Armstrong Consultants developed three projection scenarios showing the potential for commercial air service to increase operations from 730-1,890 air carrier operations.
- Conceptual plans have been developed for a 122-acre airport business park west of the existing airport.
- Both new terminal building and business park require water and sewer facilities, which the Town has considered providing in tandem with annexation.



INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS GOALS & POLICIES FOCUS: GENERAL AND ASPIRATIONAL - PART 1

- Site and design transportation infrastructure using "context sensitive" design principles to preserve and enhance Taos' scenic, aesthetic, historic, and natural resources, and minimal disruption to the community, businesses and facility users.
- Identify gaps in existing infrastructure, and brings existing development up to the standards required for new development.
- Reduce traffic congestion through the development of new transportation infrastructure, including new roads, improved public transit, and non-motorized transportation.
- Require the provision of bike lanes and sidewalks on new arterials.
- Require all proposed major developments to make provisions for mass transit and pedestrian and bicycle traffic.
- Add sidewalks and bike lanes to existing major streets and arterials, whenever possible given existing road widths.
- Improve existing public transportation.

9

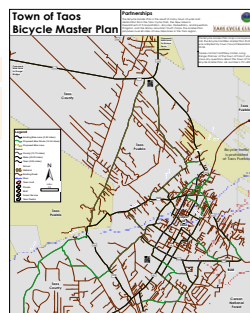
INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS GOALS & POLICIES FOCUS: GENERAL AND ASPIRATIONAL - PART 2

- Make new streets safer for pedestrian and bike traffic by encouraging narrower, slower moving street design with sidewalks and bike paths.
- Design tree-lined wide streets in places and narrow curvy streets in other areas.
- Design narrow, more intimate roadways in residential neighborhoods that correspond to the scale and impact of development.
- Develop adequate parking at densities, locations, and in a manner that minimizes the amount of land dedicated to parking and the visual impact of parking lots.
- Landscape municipal and public parking lots to make them aesthetically pleasing.
- Require that landscaping provide for a significant proportion of the site improvements where developments have the greatest visual impact on the public, adjacent to rights of way.
- Require all proposed major developments to prepare traffic studies.

10

POLICIES FOCUS: BICYCLE AND PEDESTRIAN - 1

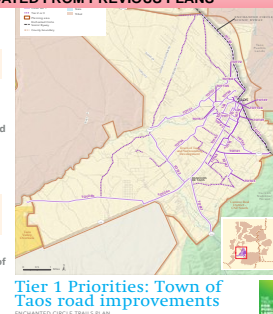
- Identify new priority trails for a variety of user groups and skill levels.
- Identify active transportation routes, including in-town and backcountry trails that connect communities to each other and that provide access to unique local cultural, historical, natural, and recreational features.
- Develop a community-based trail plan that guides future trail development efforts.
- Improve safety as the highest priority for investing in trails.
- Develop close-to-home trails and organized programming such as walking programs endorsed by health providers.
- Respond to the priorities and needs of longtime residents, newcomers and visitors, which are sometimes different.
- Improve Taos' bicycle lanes, routes and trails network to be recognized as a "Bicycle Friendly Community" by the League of American Bicyclists.



INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS

INITIAL DRAFT MATERIAL: NEW & UPDATED FROM PREVIOUS PLANS POLICIES FOCUS: BICYCLE AND PEDESTRIAN - 2

- Leverage additional funds to match limited Town funds to improve the bicycle network.
- Budget Town funds for bicycle facility maintenance in the annual budget.
- Install signage which corresponds with the three loop rides identified in the Loop Rides Map.
- Adopt and implement a policy to build bicycle and pedestrian facilities in the Loop Rides Map.
- Pursue an approach that favors making improvements when the opportunity emerges (project, ease, & budget) rather than prioritization.
- Consider an amendment to the open space dedication requirement of the Land Use Development Code to provide for additional rights of way that may be necessary to provide for the bicycle facility identified in the Master Plan Map.
- Secure easements or rights-of-way for trail access to public lands.



POLICIES FOCUS: DOWNTOWN (STRONG AT HEART)

Target near-downtown neighborhoods of Placitas, Paseo del Norte and Paseo del Sur with better sidewalks and trails connectivity to the Historic Core, neighborhood centers and parks.

Specific bicycling and walking improvements are recommended for Camino de La Placita, Quesnel, Ledoux, Civic Plaza Drive (festival street), Paseo del Pueblo Norte, Ranchitos (sidewalk on one side and trim bushes), crosswalks in downtown and by schools, Los Pandos (signage), La Posta Rd. (speed radar), Siler Rd at Los Pandos Rd. (speed limit sign), re-time crosswalk signal at Paseo del Pueblo and Los Pandos.

Create new bike and trail opportunities along Rio Fernando, as well as new bike lanes or signed routes on Albright, Los Pandos, Cordoba, and Siler.

Conduct a parking study/audit and feasibility of a shared parking garage by the Historic Plaza.

Develop an ADA Transition Plan.

Create a "Sidewalk Angels" program to help fill the gap between the Town's limited budget and the need for safe, accessible places to walk. Model after City of Santa Fe program.

Add bicycle parking throughout downtown.

Experiment with temporary installations of bike infrastructure as a cost-effective way to test out different types of facilities.

Reach out to property and business owners to let them know about interest in enhancing the alley network and encourage participation in relevant action steps, assess opportunities and challenges, prioritize alleys, complete design of alley system.

Review plans, proposals, and upcoming projects to advance downtown bicycle network when opportunities arise.

13

POLICIES FOCUS: AIRPORT AND TRANSIT

Support improvements to Taos Regional Airport to enhance safety and increase air service for tourists/visitors, residents, businesses, and potentially logistics and other business operations.

Include North Central Regional Transit District in the Development Review Committee review of proposed projects and initiatives

Work with NCRTD on identifying suitable locations for a transit-oriented development and potential public private partnerships

Continue to work with NCRTD on transit service from the Airport, other identified transit needs outside the general routes, and improving bus stops

14

POLICIES FOCUS: INTEGRATED TRANSPORTATION PLANNING

Develop a transportation master plan, integrating current plans, especially cross-topic; could include all of the following components

- ▶ Major streets plan
- ▶ Street conditions assessment (pavement condition, sidewalk condition, including any missing links)
- ▶ Safe Routes to Schools
- ▶ Local streets connectivity policy
- ▶ Private streets policy
- ▶ Bicycle route, lane and trail plans
- ▶ Rio Fernando trail, open space plan, if feasible route for community trail, backbone of a trail system
- ▶ Downtown parking study
- ▶ Strong at Heart follow-up planning and budgeting for street improvements
- ▶ Accidents data base and safety assessments (cars, pedestrians, bicyclists)
- ▶ Complete streets policies and sections, particularly where nodal development - commercial hubs, one stop shop, and business parks
- ▶ NCRTD transit facilities
- ▶ Consideration of truck routes

15

TOWN OF TAOS COMPREHENSIVE PLAN

Presentation to Town Council
1/25/2022



planning team:
ARC PLANNING
Liza Miller
project manager
Steve Burstein, AICP
project planner

1

AGENDA

- Planning Team Presentation
 - Review:
 - Project overview: Phase I & Phase II
 - Purpose of a comprehensive plan
 - Community context: growth & change in Taos
 - Overview of community outreach findings
 - Taos Plan themes & community values
 - Overview & highlights of plan goals, policies & actions
 - Next steps: plan adoption/ approval process, Phase II
- Discussion, questions & comments from Council

2

PROJECT OVERVIEW

This Town of Taos planning effort consists of two tasks:
1. Updating the Town of Taos Comprehensive Plan, and
2. Conducting a Land Use Development & Code Analysis.

Development will overlap and the plan and analysis will inform and align with one and other.

Phase 1
Comprehensive Plan Update

Phase 1a
Existing Plans Analysis & Integration

Phase 1b
Land Use Element

Phase 2
Land Use Development & Code Analysis
Completion Date: June 2022

WHAT IS A COMP PLAN?

A POLICY GUIDE

The Comprehensive Plan is an official public document adopted by Town Council as a policy guide to decisions about the physical development of the community.

A REFLECTION OF THE COMMUNITY

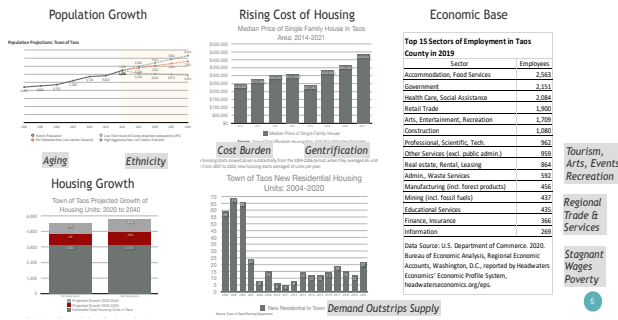
It presents in a general way how the community wants the Town to develop in the ensuing 20 to 30 years.

PROACTIVE

The plan will set policies that anticipate change, maximize strengths, mitigate risks, and address critical issues to achieve community goals and coordinate efforts.

4

GROWTH AND CHANGE IN THE COMMUNITY



OVERVIEW OF COMMUNITY SURVEY AND PUBLIC MEETING RESULTS

LOCAL HOUSING
Improve housing access for locals
Critical lack of affordable housing options (not necessarily subsidized, just affordable)
Support for alternative housing options
Housing for local residents over short-term rentals
Strict limits and regulation of short-term rentals

GREEN NETWORK
Develop and expand trails, open space, and a diversity of parks
Improve connectivity and accessibility of trails
Focus on pedestrian safety and access
Prioritize sidewalks, crosswalks, multi-modal trails
Improvements and expansions
Expanded recreation options, ball courts, dog park

GREEN DEVELOPMENT
Limit development overall, constrain development to mitigate environmental impacts
Limit new development
Conserve limited resources
Plan for and work to mitigate contributions to climate change
Prioritize sustainability and ecological preservation in development considerations
Prioritize water resources over development
Consider water the top constraint on development
Promote infill over greenfield development (sprawl)
Protect agriculture and wetlands over development
Keep traffic congestion in mind and multimodal safety prioritized
Prioritize access to transportation and transit, especially for housing development
Support off-grid lifestyles and self-reliance (i.e. local agriculture)

Tourism, Arts, Events Recreation

Regional Trade & Services

Stagnant Wages Poverty

OVERVIEW OF COMMUNITY SURVEY AND PUBLIC MEETING RESULTS

TAOSEROS PRIDE
•Respect our heritage, fight for our community
•Agriculture and acequias built and sustain Taos
•Preserve our agricultural lands, heritage, and capacity
•Ecological and resource conservation, restoration, and protection, is our heritage, and defines our future
•Grow local, feed local
•Support youth to remain or return to the community
•Address housing shortage, low wages, and other gaps for transitioning youth and young families
•Expand opportunities for young people including activities and after-school and internship programs
•Preserve and improve community character
•Preserve the historic character of the town, especially downtown
•Prioritize cultural preservation efforts
•Improve landscaping and street design to beautify the community
•Focus economic development on community first
•Prioritize efforts to support small, local businesses
•Expand services and amenities geared toward locals over visitors
•Continue Music in Kit Carson Park but work to address resident concerns
•Protect and support the vulnerable
•Address inequity including poverty, low wages, and health care, child care accessibility
•Provide behavioral health support and treatment

PREVAILING COMMUNITY THEMES

SUSTAINABLE COMMUNITY
Keep it local
Taos for Taos
Improve life for locals
Support housing access for local residents
Support local businesses serving local people
SUSTAINABLE FUTURE
Keep it Green
Prioritize trails, parks, & outdoor recreation
Support solutions to limit impacts (clean energy, recycling, ecological protections)
Protect natural resources: water is life

HIGHLIGHTS IN GOALS, POLICIES AND ACTIONS: Capacity & Assets

Municipal capacity; administration & management
Public assets: facilities, utilities, hazards mitigation

Capacity:
Succession & legacy planning
Institutionalization of successful strategies
Project review procedures; interdepartmental, staff and leadership, Town & community
Municipal vision: aligning public expectations, providing purpose
Collaborative efforts: maintaining & expanding work with regional & community group

Assets:
Continue improvements & management laid out in existing topical plans
Asset management: building on current work to include asset management plan & inventory (including GIS)
Prioritize sustainability in all efforts
Utilize green infrastructure where possible to mitigate costs & hazards
Protect public assets from flood & fire

THEMES IN PLAN RECOMMENDATIONS

Municipal and regional coordinated efforts

Town Council annual retreat, goals-setting, prioritizing of comp plan implementation actions
Regionalism Summit; ECCOG endorsed in NCEDD; Town/County affordable housing; ETZ & greenbelt
Major Code Update

Safeguarding existing and adding affordable housing

Minimize displacement; dispersed housing requires different building types allowed by code; creation of affordable housing trust or authority, with options to be decided

Economic opportunities and adequate wages to live here

Regional ED approach; LEDA, MRA & grants to promote economic growth; transit and airport collaboration

Importance of Plaza/Downtown to community

Strong at Heart place for locals, streets & sidewalks, neighborhoods; MainStreet; historic preservation; arts and culture

Environmental sustainability- keep it green and keep it beautiful

Greenbelts, greenways, parks; bicycle network; sustainable building; context sensitive design; EVs; design standards and nodes design review

HIGHLIGHTS IN GOALS, POLICIES AND ACTIONS: Green Network

Parks, trails, & open space

Green Network:

Convene mapping of potential "green network" elements and connections including trails, parks, open spaces, recreational attractions, and paths
Work to develop network incrementally
Link network into regional trails & recreation attractions
Ensure respectful access of public trails
Prioritize projects to improve connections, access, and safety

Parks & Recreation:

Support parks and recreation staff in managing assets
Provide avenue for public communication between department and public
Continue developing parks and recreation projects for local and visitor use

HIGHLIGHTS IN GOALS, POLICIES AND ACTIONS: Economic Development

Regional Strategy:

Convene regional summit to improve regional planning and project development capacity (steps, strategies, case studies, and other resources provided)
Prioritize collaborative efforts to promote improving regional capacity
Regional strategy should include housing, transportation, planning, and water resources as well as economic development

Taos Economy:

Continue and expand local business support
Update and utilize local LEDA legislation to support economic development projects
Support and build outdoor recreation and arts and culture industries as key economic drivers

HIGHLIGHTS IN GOALS, POLICIES AND ACTIONS: Land Use

Promote additional housing choices to promote building more affordable housing - accessory dwelling units, middle density housing - duplexes, triplexes in downtown and in other residential neighborhoods

Develop nodes along Paseo del Pueblo and elsewhere for mixed-use development that is higher density/intensity, including design review. Types of nodes include: retail/residential, employment (business park), hotels, hospital, neighborhood (Youth & Family Center)

Protect the unique character of neighborhoods, retaining historic overlay, traditional appearance and natural setting of commercial development

Annex a logical portion of the greenbelt to better guide conservation land use practices, using various techniques including mandatory conservation subdivisions

Reinstitute extraterritorial subdivision and planning, working with Taos County on consistent standards

Conduct a major update to the Land Development Code for clarity, consistency, efficiency, green building, and new zoning

Improve the capacity for community development, including adding staff, code enforcement, annual training of commissions and reconsidering State building permitting

13

HIGHLIGHTS IN GOALS, POLICIES AND ACTIONS: Housing

Target amendments to the Land Development Code that encourage private-developed affordable housing by allowing more housing choices

Work with Taos County on a joint Town-County approach to inclusionary zoning regulations, considering a "Taos plateau" area and on short-term rental restrictions

Work with Northern Regional Housing Authority and with North Central Economic Development District on their respective programs

Organize an affordable housing program, considering options in design of program, such as: Town or regional, trust or authority, inclusionary zoning, short-term rental restrictions, strategies of purchasing land and building deed-restricted units, employer-built housing, vouchers, public-private LIHTC, and means to raise public funds, whether cash-in-lieu from inclusionary zoning, G.O. bond, GRT option, real estate transfer tax on high end sales, lodger's tax portion, "empty house" tax, grants and loans

Build new mixed density neighborhoods in opportunity areas such as Paseo del Canon East area

Build out and in-fill existing neighborhoods. Adopt strengthened subdivision street standards and street master planning, including requiring stub-outs for continuous local streets

14

HIGHLIGHTS IN GOALS, POLICIES AND ACTIONS: Transportation

Develop a transportation master plan that is long-range and multi-modal to identify gaps in existing infrastructure and guide strategies and improvements for all transportation facilities and services

Worth with Enchanted Circle Trails Association, Rocky Mountain Youth Corps and residents to develop the bicycle facilities plan and make improvements to sidewalks, bike lanes and bike trails

Emphasize "context sensitive" design principles for transportation infrastructure that preserves and enhances scenic, aesthetic, historic and natural resources of the community - such as street trees, parking lot landscaping and placement, narrow and curvy streets in areas

Validate and program for specific bicycling and walking improvements recommended in the Strong at Heart downtown strategy

Install EV charging stations

Coordinate with North Central Regional Transit District in the provision of transit services and transit-supporting developments, including affordable housing apartment projects in nodes/transit-oriented developments

Pursue needed improvements to Taos Regional Airport to support general aviation, commuter air service and additional business operations

15

Next Steps, Questions, Comments

16

A . 7 L O C A L E C O N O M I C D E V E L O P M E N T A C T (L E D A) C A P A C I T I E S & P R O C E S S

LEDA is the legal capacity to provide certain public investment and assistance for certain economic development projects in New Mexico. This section provides an overview of the law, including qualifying projects and assistance, recent state LEDA updates, LEDA process overview, and recommendations for enabling and promoting local use. This is meant to serve as a quick reference guide and is not intended as a legal reference.

OVERVIEW

New Mexico's Local Economic Development Act (LEDA) allows counties and municipalities to make public investments in certain, qualifying economic development projects. LEDA was adopted by the state in response to the Anti-Donation Clause in the state constitution, in order to promote economic development.

To enact and enable local LEDA investments, a community adopts an ordinance creating an economic development organization and a strategic plan.

This enables public support of certain economic development projects (essentially, public/ private partnerships) that foster, promote, and enhance local economic development efforts while continuing to protect against the unauthorized use of public money and other public resources.

"Qualifying Entities" are the recipients of public LEDA investments. The types of entities that qualify are limited in order to encourage locally sustainable economic development.

"Qualified Uses" define how the entity may use the investment and are also limited to protect public the public interest.

The state (through the New Mexico Economic Development Department or NMEDD), as well as county, and local governments may make LEDA investments. Local jurisdictions may enter joint-powers agreements to both contribute to develop a project. The state may also participate, with additional public support, by agreement on certain local projects and infrastructure improvements (2020 Amendment).

Project criteria and public safeguards, also summarized here, define the LEDA application process, the criteria that applicants must meet, and the required agreement provisions for protecting public investment.

LEDA QUALIFIED USES

- Purchase, lease, grant, construction, improvement, or conveyance of land, buildings, or other infrastructure
- Rights-of-way infrastructure and broadband expansion
- Public works improvements or professional services contracts necessary to implement the plan or project
- Grants for public infrastructure supporting qualified expansion, and grants or subsidies to cultural facilities
 - Includes land purchase for public industrial park or cultural facility, and building construction for qualifying entity use, but does not include water rights
- Direct loans or grants for land, buildings, or infrastructure
- Technical assistance to cultural facilities
- Loan guarantees, by ordinance with limitations

Uses eligible for state participation vary

LEDA QUALIFYING ENTITIES:

- Manufacturing and assembly of manufactured or agricultural goods
- Commercial storage, warehousing, distribution of agricultural, mining, or industry—not including goods to the public or most utilities
- Business supplying services to the public, government, or specific industry or customer, including restaurants but excepting retail
- Indian Nation, tribe or pueblo
- Telecom with majority of customers out of state
- Farmer’s markets
- Developer of MRA project
- Cultural facility*
- Retail business in municipalities with less than 15,000 population
 - (At 2020 pop. 6,474, retail development and businesses in Taos would qualify)
 - or, between 15,000 and 35,000 population, but only if the project will not compete with existing businesses, and does not involve state funding

Note: the state may now participate in retail projects that meet non-compete provisions in municipalities of fewer than 15,000 people, which would include Taos

*Cultural facility is defined as a facility owned by the public or a qualifying entity that:

- Preserves, educates, and promotes local arts and culture, including:
 - Theaters, museums, libraries, galleries, cultural compounds, educational organizations, performing and fine arts venues and organizations, studios, media labs, and live-work housing facilities
- Local economic development plans must include cultural economic development strategies and *priority projects*

2020 & 2021 NM STATE LEDA UPDATES

In 2020 and 2021, the state expanded eligible projects, as well as the nature of support that may be provided under the law, including state support for local and joint-powers projects.

State expansions of LEDA capabilities through amendment must be adopted in local ordinances in order to be utilized in local LEDA projects.

2020 NM LEDA Amendment

The state is enabled to participate in local economic development projects in the following categories:

- Traditional LEDA projects that create economic base jobs
- Retail projects for communities with fewer than 15,000 (increased by this amendment from 10,000) in population, when the project does not substantially compete with existing business
- Rural site infrastructure to create “shovel-ready” places for businesses, including roads, rail, water, wastewater, power, broadband, and the like. The new infrastructure must be located on property owned by a local government.

The 2020 LEDA amendment enables state investment in land, buildings, and infrastructure that are not yet associated with a business expansion, to help rural communities overcome the lack of prepared buildings and sites that accelerate the time frame for business expansions

Communities the size of Taos that have adopted local LEDA ordinances are eligible for state participation in:

- Local LEDA projects, including retail projects that will not compete with existing businesses (non-compete clause only applies to state participation, not local support)
- Investments in land, buildings, and infrastructure to attract and accelerate economic development

2021 NM LEDA Amendment

In 2021, Senate Bill 1 expanded LEDA capacity to support large development projects. The bill allows 50 percent of the state and local gross receipts tax and compensating revenue from the construction phase of certain projects to be placed into a LEDA fund designated to assist the business with land, building and infrastructure costs.

- Qualifying projects must be expected to incur at least \$350 million in expenses related to construction and infrastructure.

All local governments affected must agree to the revenue sharing and the money would be paid out in phases as the business reaches its job and economic development benchmarks, which would be established in a project agreement overseen by a local government and EDD.

The scale of airport-related development in the Taos area means that this provision could make LEDA an even more powerful economic development tool for the community.

LEDA PROCESS**OVERVIEW**

A person or entity proposing a qualifying project submits an application for LEDA funds to the local governing body. The local governing body appoints an agency to receive and review the application. The reviewing agency will work with the applicant to identify incentives that the governing body can offer, and determine the appropriate level of public investment in direct relation to the project's demonstrated community benefit. Projects must conform to an adopted economic development plan—a municipality may have more than one economic development plan. The reviewing agency then makes a recommendation to the municipality. The municipal council makes the final determination for approval.

Approval of a project application is based on the evaluation of the project's management and financial stability, demonstrated commitment to the community, and a cost-benefit analysis. Further metrics for evaluating project applications may be defined by local municipalities.

The governing body may choose to include NMEDD in advising the development of applications and projects.

Summary of LEDA Application Process for Project Developers

- Meet with Reviewing Agency to determine eligibility, discuss needs and available incentives, and come up with a preliminary plan of action
- Submit formal application to Reviewing Agency to qualify as viable business partner and quantify project's economic benefits to the community. All of the information requested is required by law before any economic development incentives can be provided.
- Reviewing Agency will negotiate specific incentives to be provided; incentives will correlate directly to project's positive impact on the community

- Reviewing Agency will draw up formal Project Participation Agreements (PPA) outlining responsibilities, securities, goals, time limits, oversight and clawback provisions, to be approved by Reviewing Agency Board PPA then make a recommendation and provide any additional background information (e.g., Reviewing Agency report) to municipal council
- Council makes final determination on PPA at a public hearing

Town Council may serve as the Reviewing Agent

PROJECT PARTICIPATION AGREEMENT

Local governing bodies enter into Project Participation Agreements (PPA) with qualified, approved projects. These agreements outline each party's respective contributions, security provisions for public investments, provisions for regular performance audits, goals and benchmarks against which the project can be evaluated, and a schedule of project development and evaluation.

APPLICATION PROCESS

A formalized application form will direct applicants to the proper agency, in the proper order, and will provide each agency and the municipality with the information necessary to properly evaluate the merits of the proposed project. The application process will be used to verify that all necessary criteria are met by the project. The application may follow the format of another recent New Mexico municipalities LEDA application form that has been vetted by NMEDD.

REVIEW & RECOMMENDATION

The LEDA funding application process serves many important functions. It provides a mechanism for prospective projects to work directly with local economic development organizations to identify available support, navigate the LEDA application process, and develop a business strategy. It also allows local economic developers an opportunity to identify potential partnerships, and opportunities for potential projects. The acting review agency should keep the municipality informed by providing a comprehensive report of each application process and its findings, along with its recommendation, on each LEDA application. The reporting responsibilities and mechanisms for the reviewing agency's application recommendations should be clearly outlined, and may be a stipulation for council's consideration of the recommendation.

PROJECT CRITERIA AND PUBLIC SAFEGUARDS

CRITERIA

While each project is unique and evaluation criteria may vary, it is important to develop standard guidelines against which the costs and benefits of projects can be measured. In addition to the municipality's economic development plan, across-the-board strategic planning and accountability would best position the municipality to invest in incentives that create jobs.

CLAWBACK PROVISIONS

"Clawback" provisions for LEDA projects are required by law and must be secured in every PPA. Clawback provisions ensure that public investment is repaid if the beneficiary fails to meet agreed-upon targets for returns, such as jobs creation.

At minimum, PPAs must establish security for public support, a project schedule with measurable goals and time limits, provisions for public review, and actions to be triggered if conditions are not met.

EVALUATION CRITERIA

Standard guidelines for measuring project viability consider the long-term stability of the development and the quality, costs and benefits, and sustainability of the development; these guidelines are set locally. It is the qualifying entity's responsibility to demonstrate that criteria are met.

Regional representatives of NMEDD can assist New Mexico cities and counties to update, utilize, and structure the use of LEDA for public-private partnerships by:

- Preparing the ordinance or ordinance update
- Attending council meetings
- Being available for questions and answers
- Identifying and vetting potential LEDA projects and partnerships

TAOS LOCAL LEDA ORDINANCE

The Town of Taos has not enacted a local LEDA ordinance. The capabilities enabled by LEDA continue to expand, and adopting and implementing LEDA represents a significant opportunity to enhance economic development capacity for the Town.

With an adopted local LEDA ordinance, Taos can attract and support economic development through incentives and with regional and state support enabled by LEDA.

LOCAL ECONOMIC DEVELOPMENT (LEDA) ORDINANCES

A local Economic Development Ordinance, in compliance with state requirements must be enacted to enable a municipality to provide public support for economic development projects through LEDA or access state LEDA participation.

The ordinance must establish qualifying entities and uses, officially adopt a strategic economic development plan, and authorize an economic development organization to act as a reviewing agent.

The local ordinance should also detail the project application process, requirements, and evaluation criteria, identify priority project categories, and clearly define partnership agreement requirements including clawback provisions.

The local LEDA ordinance defines local LEDA capacity and should be updated as needed to reflect any new state LEDA amendments.

RECOMMENDATION | LEDA

WORK WITH THE NORTH CENTRAL ECONOMIC DEVELOPMENT DEPARTMENT OR OTHER LOCAL OR REGIONAL PARTNERS TO DEVELOP, ADOPT, AND IMPLEMENT LOCAL LEDA ORDINANCE CREATING OR AUTHORIZING AN ECONOMIC DEVELOPMENT ORGANIZATION TO ACT AS A REVIEWING AGENT AND ADOPTING A STRATEGIC ECONOMIC DEVELOPMENT PLAN TO SUPPORT LOCAL ECONOMIC DEVELOPMENT PROJECTS IN AND AROUND THE TOWN OF TAOS.

Coordinate LEDA efforts with the New Mexico Economic Development Department's Regional Community, Business and Rural Development Office

MUNICIPAL INCENTIVES

The Town should continue working with regional economic partners to identify appropriate and desirable incentives and incentive packages to offer locally and regionally through LEDA including land, structures, infrastructure, professional services, loans, technical assistance, and partnerships.

The Town should maintain a list of potential incentives, especially those that are unique or specific to targeted industries for distribution and publication through regional partners' digital and print media outlets.

The Town may consider working with regional partners to form a special committee, including representatives from the Town, county, state departments and agencies (including NMEDD), local economic development organizations, local institutions, business and industry, and community groups to develop a comprehensive list of potential incentives that the Town alone, with regional partners, or with state and regional partnership, can offer.

Working with potential applicants to identify specific incentives should be standard.

STATE PARTICIPATION

The Town should begin identifying projects for state participation. Begin by working with economic developers and the public sector to understand existing gaps in services or assets that may be limiting economic development. Work with state departments and NMEDD to identify potential projects for state participation that could address those gaps and improve the Town's economic development potential.

ADDITIONAL CAPABILITIES: LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

There are several funding and partnership programs under the LEDA state statute. The Local Option Gross Receipts Tax (LOGRT) of LEDA provides a means of financing improvements in the downtown through an increase in gross receipts tax that is earmarked for public improvements, and arts and cultural facilities. The City can also set aside up to 5% of its general revenue for economic development projects as identified in its Economic Development Plan. The New Mexico Economic Development Department (EDD) also manages a LEDA Capital Outlay Program to administer grants to Local Governments (Municipality and/or County) to assist expanding or relocating businesses that are Qualified Entities that will stimulate economic development and produce public benefits pursuant to LEDA. All grants are funded on a strictly reimbursement basis.

A . 8 REGIONAL COLLABORATION & CAPACITY BUILDING

The following discussion provides background and resources informing decision-making and recommendations regarding regional collaboration on economic development and should be used as a resource for developing regional collaborations in areas including but not limited to housing and transportation .

The Principal recommendation of the 2013 Plan, to develop a regional entity to lead economic development, was realized to an extent and will be discussed at length later in this chapter.

REGIONAL & LONG-RANGE PLANNING

EXECUTIVE SUMMARY

The Town of Taos should consider options for collaborative regional strategies and advocate for such where determined to be most appropriate, but also retain independent strategies for accomplishing goals if regional collaborations fail.

Of the examples cited below, quite a few of the efforts did fall apart; unfortunately, it is not uncommon. Many of the failed organizations, however, spawned ancillary productive activities or processes.

The favored approach in this paper is to enfold the Enchanted Circle COG into North Central Economic Development District, becoming a commission and having professional staff within the EDD. The Commission and EDD need to determine the breadth of topics that this new formation should address including but not limited to economic development, housing, and transportation – and budget and staff accordingly. Likely there will be some areas, such as building code and permitting, that do not fit into this and should be addressed by more localized collaborations such as County/ Town/ Ski Valley.

PROBLEM STATEMENT

During the comprehensive planning process, economic development, airport area development, transit and transportation including trails and roads, affordable housing expansion through a regional trust or authority (including short-term

rental and inclusionary zoning), building permitting, development codes, inspections, and enforcement, and other subjects have been identified as being best addressed through regional collaboration or by local collaboration between the Town/County/ Ski Valley.

Most specifically, the draft comprehensive plan goals and policies recommend the Town work with regional partners to innovate and establish structural strategies for supporting regional economic development, housing, and transportation efforts.

CONTEXT

A REGIONAL ENTITY TO LEAD ECONOMIC DEVELOPMENT

The Enchanted Circle Council of Governments currently serves as a regional entity representing and authorized by regional municipalities and governments. The ECCOG was established, in part, based on economic development recommendations adopted in 2013. Though innovative and often productive, the entity has faced certain structural impediments to full collaboration on regional goals- many of which grew from political concerns inherent in decision-making that favors long-range, regional strategies over short-term, hyper-local results. Without adjustments to the underlying structure, regional collaboration will remain unlikely to find a sure and steady footing moving forward.

SOLUTIONS

A spectrum of approaches for supporting regionalism has been developed over time and are provided here, in brief, to serve as a resource for regional decision-makers in the work of refining Taos Valley's and North-Central New Mexico's regional collaborative structure.

STRUCTURES: SPECTRUM OF REGIONAL ENTITIES

AD HOC DISCUSSION GROUPS, HOLDING INFORMAL, OR REGULARLY SCHEDULED MEETINGS

- Informal structure overall
- By-laws should address:
 - Purpose & Authority
 - Topics and issues to be addressed
 - Specific responsibilities & authorities
 - Goals for outcomes
 - Procedures:
 - Membership & Offices:
 - Requirements
 - Structure & appointments
 - Dues
 - Size
 - Voting & quorum
 - Meetings
 - Accessibility (in accordance with NM Open Meetings Act)
 - Minutes & notices of proceedings

REGIONAL COLLABORATIVE ORGANIZATIONS SUCH AS THE ENCHANTED CIRCLE COG

- Established through joint powers agreements (JPAs)-less formal than the COGs and EDD's established by statute
- Town of Taos' Facebook posting of a meeting:
 - official state-recognized inter-governmental body formed by an approved Joint Partnership Act (JPA) adopted by the members individually and collectively for the purposes of regional economic development, shared services, and inter-governmental cooperation. The body shall conduct its meetings consistent with the New Mexico statutes prescribed by the Open Meetings Act and the Inspection of Public Records Act.
- Does it have by-laws?
- Is it enabled to address trails planning and funding, such working with the Enchanted Circle Trails Association?
- Concerns include: does not have a stable funding source, such as property tax or sales tax, does not have any staff therefore it has limited administration capacity. Without a robust mission and no direct funding, it has been narrow in its focuses apparently – mainly supporting airport expansion, Taos Air regional commercial service, and promotion of tourism. Good collaboration with Taos Ski Valley corporation.

COUNCILS OF GOVERNMENTS (COGS), ALSO CALLED ECONOMIC DEVELOPMENT DISTRICTS (EDDS) IN NM.

- Established by statutes
- There are currently seven regional EDDs in state the of New Mexico. North Central Economic Development District (NC EDD) is the regional entity that includes Taos and Taos County. Town of Taos is a member.
- COGs and EDDs are enabled to collect membership dues and adopt by-laws through adoption of resolutions
- Funding:
 - COGs and EDDs receive some state funding (line-item funding managed through Division of Local Governments in Department of Finance and Administration) to provide services.
 - Most receive federal funding, connected to urban or rural regional transportation funding from the US Department of Transportation – Metropolitan Planning Organizations (MPOs) or Rural Planning Organizations (RPOs)
 - Some have transit funding from the Federal Transit Administration, airport planning (Federal Aviation Administration), senior citizens centers (Area Agency on Aging, AAA), and/ or economic development (CEDDS funded by US Economic Development Administration EDA)
- Purpose & Powers
 - Most are dedicated to planning. The most established planning functions are long-range transportation plans in the form of Metropolitan Planning Organizations *MPOs), though some

- make capital programming decisions or Regional Transportation Planning Organizations (RTPOs) providing transportation planning in rural areas.
- COGs often offer grant-writing services to small local governments
- Planning services: In the past a few COGs had “circuit-rider” planners for small local governments.
- Potential
 - COGs can be very flexible to address a variety of different issues at differing geographic scales. With professional staff usually including both generalists and specialists, they can be very cross-disciplinary and versatile to work on different topics, if the organizations are inclined to do so.

Case Study / Example

The Middle Rio Grande Council of Governments (renamed Mid Region COG) in Albuquerque:

In 2000, Bernalillo, Valencia, Sandoval and Torrance Counties collaborated to develop and adopted a regional plan covering the four counties as well as southern Santa Fe County (including Edgewood). The Focus 2050 Regional Plan was an innovative, thoughtful, and sincere effort to look at topics covered by Comprehensive Plan elements*, with a specific focus on land use. Plan development included robust public engagement in visioning, evaluation of land use scenarios, development of GIS tools and integration across topics. It was inspired by the “land use-transportation connection” whereby organized land use patterns with more compact development is more efficient to serve with roads and transit than is sprawl. It operated on the coattails of MPO transportation planning and using FHWA funding.

The COG did not have any regulatory authority, nor a consistency requirements framework as in some state growth management acts that mandate consistency between regional and local plans, among the elements of a comprehensive plan, and between a comprehensive plan and zoning regulations. Without teeth, the plan’s “power” was the strength of its ideas, persuasion, and the intent of the COG administration to institutionalize it into transportation planning, water planning, development review, and other functions of the COG. With the change in administration, the regional plan was largely shelved.

*Comprehensive Plan elements include: land use, economic development, housing, transportation, utilities, facilities, and hazards mitigation.

STATE PLANNING OR GROWTH MANAGEMENT ACTS (GMAS)

- By adoption, can create a mandatory regional planning function, usually in the form of interlocking consistency

Case Studies / Examples

The State of Washington growth management act requires regional plans** and establishes measures to ensure a level of consistency among local plans through review and consent of local and regional plans by state and regional entities. At one point, the State of Washington had a requirement for all municipalities in a county along with the county to adopt county-wide planning policies.

***These regional plans are structured to pivot around the subject of land use*

Florida had progressive regionalism arrangements initially, housed within their growth management act (FLA GMA). Regional water authorities proved especially powerful and effective.

The FLA GMA has since been stripped of regionalism authority.

SINGLE PURPOSE REGIONAL ENTITIES: AUTHORITIES AND ASSOCIATIONS

- Includes publicly funded authorities and institutions, and private not-for-profit entities. Most include some level of participation or buy-in at the local government level.
- Relevant examples in the Taos region include:
 - Northern Regional Transit Authority
 - Northern Regional Housing Authority
 - Taos Regional Airport, under the direct supervision of the Town of Taos
 - Enchanted Circle Trails Association
 - Serving the Enchanted Circle region of Northern New Mexico, including Taos, Taos Ski Valley, Eagle Nest, Red River, Questa, Angel Fire.
 - A 501(c)3 non-profit corporation that has memberships, works with other non-profits and communities, can receive direct-government funding, and can apply for state and federal funds
 - University of New Mexico system
 - Includes branches across northern New Mexico, in Gallup, Los Alamos, Rio Rancho, Taos, and Los Lunas

MUNICIPALITY-COUNTY COOPERATION AND GOVERNANCE

Case Studies / Examples

The Santa Fe City/County Regional Planning Authority (RPA) was established through a joint powers agreement (JPA) in 2000. The authority consisted of three Santa Fe County commissioners and three City of Santa Fe city councilors. The JPA tasks the RPA to create a regional plan and develop a budget for certain transportation funds. In 2010s, the RPA was disbanded.

The most significant outcome was an agreement on a City annexation plan, and subsequent follow-through by the City on several phases of annexation.

The regular interface through joint meetings, discussions, and working together likely also led to some improvement in relationships and served as proof of concept and grounding for future collaboration between the entities.

The Greater Gallup Economic Development Corporation is a 501(c)(3) nonprofit organization established in 2012, with a mission to drive economic growth through building on local assets and strategic partnering to target attraction and recruitment of business and industrial employers that provide economic-base jobs in the Gallup-McKinley County area. As a professional economic development organization serving the City of Gallup and McKinley County, GGEDC adheres to the Code of Ethics of the International Economic Development Council, is managed and staffed by Certified Economic Developers (CEcD), and governed by an 8-member board of directors with a combined business experience exceeding 250-years” - <https://www.gallupedc.com/>

GGEDC’s single staff has been more efficient than separate staff for the City and for the County.

Such an organization was recommended in the County comprehensive plan. In some ways it was a spin-off from the Northwest NM COG; both the GGEDC’s director and assistant director were at the COG prior to EDC formation.

Municipal-County governments, such as Los Alamos County (which has no municipality) and Miami-Dade County. Albuquerque and Bernalillo County discussed merging, but it never happened.

ARRIVING AT A RECOMMENDED FRAMEWORK

THE TOWN OF TAOS COMPREHENSIVE PLAN UPDATE, 2022 SUPPORTS THE FOLLOWING RECOMMENDATION:

The Town of Taos should proactively engaging potential partners to explore potential structural options for improving regional collaboration, including but not limited to those presented here, while maintaining an independent strategy for accomplishing goals locally.

Regional Summit

A regional summit should be considered as a spearhead for the effort. Such a summit should have a professional facilitator, white paper for all participants, and one or more panel discussions to provide insights and ideas.

The network of partners who participated in developing the plan and are identified as leads or partners in the implementation plan is the best example among plans reviewed for this plan update of the latent capacity that can be harnessed to accomplish goals through collaboration in the Taos Region.

The planning process employed as described in detail in the 40-Year Regional Water Plan should be reviewed and serve as a template for organizing future regional efforts.

Much of the success may have been due to leadership from a plan Steering Committee representing key regional stakeholders with the authority and agency to reach out and bring in groups and organizations representing various interests, agencies, and organizations from across the region and to delegate planning and implementation work as suited by capability and interest among the many stakeholders. The agency provided to these groups in determining priorities and identifying projects that align with their values, capabilities, and interests likely further built on the value of the process and strengthened convictions to realizing the plan.

CONSIDER POTENTIAL STRUCTURES FOR THE ENCHANTED CIRCLE REGION INCLUDING, BUT NOT LIMITED TO:

1. REGIONAL DEVELOPMENT COMMISSION

PREFERRED OPTION

Establish by folding the Enchanted Circle Council of Governments into the North Central Economic Development District.

The entity's mission should be clearly outlined and developed through collaboration with all regional partners and should include:

- Economic development in the Enchanted Circle geography, including, as the EC COG currently does, focus on tourism, Taos Regional Airport, Taos Air, and economic diversification
- A goal of enhancing the relationship between the regional CEDS strategies and Enchanted Circle economic development.
- Additional areas, to be determined, with priority consideration of the following:
 - Affordable housing on the Taos Plateau
 - Potentially regulated under a Town-County overlay district that includes the Town and a subarea of Taos County.
 - Mission should include affordable housing planning, consideration of establishing a housing trust with responsible and accountable financial management, and,
 - Capacity to promote LIHTC projects. short-term rental regulations, inclusionary housing and develop affordable housing projects, and explicit authorization to recommend and expect adoption of local development requirements such as inclusionary zoning.
 - » Public housing and Section 8 housing vouchers would likely remain with the Northern Regional Housing Authority, although consideration could be given to transferring those functions to this organization.
- Regional transportation
 - Including regional bicycle and walking trails, partnering with the Enchanted Circle Trails Association
 - In collaboration with the Northern Regional Transit Authority and the RTPO

as an essential partner on planning for transit, development strategies including housing and transit-oriented development projects, highways and arterial roads, and communicating local considerations and recommendations to the New Mexico Department of Transportation's State Transportation Improvement Program (STIP) and as the Regional Transit Authority providing transit services by contract to the Town

- Note: Taos County is in the Northern Pueblos Regional Transportation Planning Organization (RTPO), along with Los Alamos, Rio Arriba and Santa Fe Counties, plus all the municipalities of the four counties except the City of Santa Fe (a MPO), and all of the tribal governments therein. The Northern Pueblos Regional Transportation Plan 2020-2045 draft is a general policy document with relevant background information. It does not identify transportation network characteristics, or short, mid- or long-term transportation improvement projects as are provided in the State Transportation Improvement Plan and other NMDOT documents.
- Recycling and solid waste management
- Regional water planning (in collaboration with the New Mexico Office of State Engineer)
- Regional hazards mitigation or (focused) wildfire protection planning, in collaboration with County Emergency Management and regional Wildfire Protection Agency.

Pros and cons of expanding the capacity of the NCEDD

PROS

- COGs are tied to State funding and agencies. This may help local governments with funding.
- COGs are tied to Federal funding and agencies. This may help local governments with funding.
- Financial management capacity and integrity – allaying fears of local mismanagement, if that is important
- Professional staff with a director and divisions
- Their mission of regional advancement aligns with local governments' values
- Most COGs are accustomed to providing direct professional services to member governments

- Governing and advisory structure includes local elected officials and managers/department heads
- Knowledge of region, culture and community members
- Some COGS have facilitation skills to assist or possibly lead in decision-making, dealing with sometimes fractious participants

Possible cons

- Complexity of having different clients and priorities can befuddle providing services to local governments
- Some have difficulty with hiring and retaining professional staff, leading to lack of continuity or leadership
- They may not have experts on staff in areas where expertise is needed

2. JOINT TOWN/COUNTY ECONOMIC DEVELOPMENT OFFICE

With aligned goals it could effectively focus on Taos County/Town of Taos with close connections to both.

A variation of this is a joint 501(c)(3) nonprofit organization, similar to the Greater Gallup Economic Development Corporation, which has the advantages of; an arms-length distance from local governments, a certain autonomy that can mitigate political nativism, and a different way of operating as a non-profit.

3. COUNTY/TOWN BUILDING DEPARTMENT

Alternately, a JPA with Taos County to provide services to other entities in the Enchanted Circle besides the County.

Recommendation: Engage state representatives in a discussion of the roles of the New Mexico Construction Industries Division in adopting building codes and administering building permitting, inspections, and enforcement;

- Prioritize discussions with State legislators representing Taos and other nearby communities, the Governor's office, CID management and representatives of the NM Regulation & Licensing Department.
- The current structure and procedures governing development as practiced in the state of New Mexico appears to preclude smaller, local governments from having their own building departments. It is, therefore necessary that local governments and CID must work to establish a

more collaborative relationship and equitably delegate responsibilities between them

4. EXTRATERRITORIAL ZONING (ETZ) COMMISSION AND AUTHORITY

As authorized by state statutes, such an authority may review subdivisions within three miles of the municipal border and administer zoning within one mile of the municipal border. The town may exercise subdivision review within a traditional historic community (THC), but cannot exercise extraterritorial zoning inside a THC. The Town and County can agree to smaller areas than the maximum allowed; and the Town has considered one mile radius for subdivision review, and probably not exercising ET zoning.

- Alternately, annexation and joint reliance on respective professional staffs of the Town and County to administer codes and implement comprehensive plans of the Town and County may preclude the need for ETZ. Many jurisdictions in New Mexico consider ETZ a cumbersome and redundant mechanism. However, if county planning were nonexistent or very understaffed or lacking in aligned regulatory provisions, then ETZ collaborative staffing better promotes a desired land use pattern



Town of Taos

COMPREHENSIVE PLAN 2022



Architectural Research Consultants, Incorporated

✉ Albuquerque, New Mexico

☎ 505-842-1254

🌐 <https://arcplanning.com>