

VILLAGE OF ANGEL FIRE COMPREHENSIVE PLAN

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VILLAGE OF ANGEL FIRE COMPREHENSIVE PLAN

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*Excerpts from the Economic Development Strategic Plan prepared by The Idea Group are included in the Economic Development Section of the 2008 Comprehensive Plan.

*Excerpts from the Wastewater Collection System Preliminary Engineering Report (PER) prepared by Molzen-Corbin & Associates are included in the Utilities Section of the 2008 Comprehensive Plan.

A special thanks goes to the members of the public and Moreno Valley High School students who participated in the meetings during the planning process. Your input was invaluable.

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A. INTRODUCTION

A comprehensive plan is an official public document adopted by a local government as a policy guide to decisions about the physical development of the community. It indicates how the community wants itself to develop in the next 10-20 years. A plan is an organized way of determining community needs and setting goals and objectives to address those needs. A comprehensive plan helps bridge the gap from where we are and where we want to go and it can help preserve the common interests of the community.



Changing of the seasons in Moreno Valley

B. EVOLUTION OF ANGEL FIRE'S COMPREHENSIVE PLAN

The Village of Angel Fire incorporated in July 1986. The Village followed incorporation with its first Master Plan in 1987. This plan was a “visioning” plan, setting out very broad goals about the character of the Village. An update to the Master Plan in 1997 recognized the Village deficiencies regarding development regulations and established several goals to fill the regulatory gaps. Since the 97’ update, the Village has filled most of those gaps. In addition, the Village has pursued the development of infrastructure and capital projects for basic municipal services.

This current update evaluates and expands upon the 2003 Comprehensive Plan which had established a series of broad goals that resulted from the 2003 Infrastructure Capital Improvement Planning process, public comments made as part of the 2002 Zoning Code revisions, the public hearings on the 2002 Subdivision Regulations, a series of public input meetings, and individual letters submitted to the Planning Department regarding development during the six months leading up to the drafting of the 2003 Plan.

The Village of Angel Fire initiated the 2008 Comprehensive Plan for the following reasons:

- Many of the implementation policies connected to the goals contained in the 2003 Comprehensive Plan had been accomplished, and the Village wanted to keep the Comprehensive Plan relevant.
- There was a desire to add three new elements to the Plan including the Northwest Quadrant; Mountain View Boulevard Corridor Design; and Sustainability.
- Demographics and economic conditions have changed in the past five years.

C. 2008 COMPREHENSIVE PLAN UPDATE

The planning process for the 2008 Comprehensive Plan Update included three public meetings; interviews with Village staff, representatives from the Angel Fire Resort, and business people from the community; and a special youth meeting with Moreno Valley High School students. A description of the public meetings are included in Appendix A. The goal of the public involvement process was to ascertain what issues are of most concern to the Village, determine the assets and strengths of the Village, whether the goals from the 2003 Comprehensive Plan were still valid, and areas of the Comprehensive Plan the community would like to see addressed or expanded upon. The intent of the 2008 Comprehensive Plan update is to promote development principles that:



View from Angel Fire Community Center

- Directs new development toward existing utilities and decrease the number of septic tanks;
- Allows and encourage mixed use and more compact development;
- Creates a range of housing choices and opportunities, including workforce housing;
- Provides a variety of transportation choices;
- Creates a walkable and accessible community;
- Fosters distinctive, attractive development with a strong sense of place that reinforces the mountain resort character;
- Preserves open space, natural beauty, and critical environmental areas;
- Beautifies the Mountain View Corridor;
- Promotes the efficient use of water resources;
- Directs development to the Northwest Quadrant; and
- Promotes sustainability of the community and incorporate that concept into the decision making process

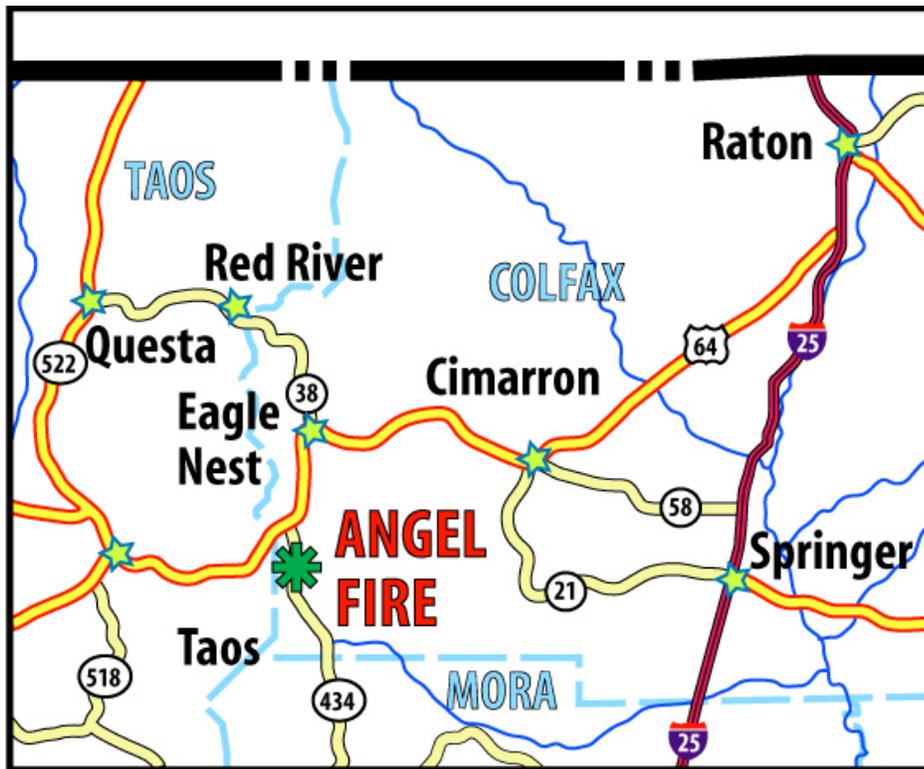
The Comprehensive Plan is divided into fourteen sections including:

- Section 1: Executive Summary
- Section 2: Existing Conditions
- Section 3: Sustainability
- Section 4: Community Character
- Section 5: Mountain View Boulevard Corridor Design
- Section 6: Land Use
- Section 7: Northwest Quadrant
- Section 8: Open Space and Recreation
- Section 9: Quality of Life

I. EXECUTIVE SUMMARY

- Section 10: Natural Resources
- Section 11: Transportation
- Section 12: Economic Development
- Section 13: Utilities
- Section 14: Appendices

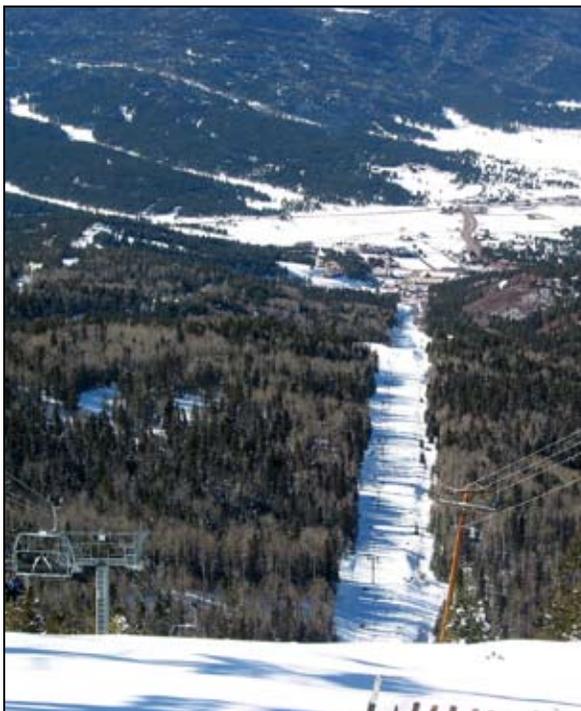
Under each Plan element, there are goals, followed by a set of objectives that will meet the general intent of the goal. The objectives are followed by implementation policies that Village Council and Administration will implement via Council ordinances, resolutions, and directives to and through the Village Administration.



Angel Fire Vicinity

A. INTRODUCTION

This section provides an overview of the Village of Angel Fire's existing conditions, focusing on economic conditions, geography, demographics and history, all of which provide the context in which planning and decisions regarding the Village's future should take place. Subsequent sections in this Comprehensive Plan contain greater detail on certain community conditions, and references are provided where applicable.



View of ski slope in Angel Fire

B. BRIEF HISTORY OF ANGEL FIRE

The name Angel Fire dates back to the Moache Utes, a nomadic people who would gather in the Moreno Valley to watch the glow against the Agua Fria Peak which they called the “fire of the gods”. Later, Franciscan friars made their way through the area, and altered the phrasing to read “the place of the fire of angels.” In the mid-1800s, Wild West legends like Kit Carson further refined the name, coining the phrase “Angel Fire” in 1845.

In 1867, gold was discovered on nearby Baldy Mountain, and within a year, 7,000 gold miners descended on the area. The next landmark event came in 1918 when Charles and Frank Springer, owners of the CS Ranch, completed the Eagle Nest Dam, which sought to control the Cimarron River. The area became an ideal place for outdoors activities with rolling pastures, stunning mountains and a lake stocked with trout.

In 1966, construction began to turn the area into a ski and golf resort community. The first ski trails were cut and soon after local visitors from New Mexico, as well as visitors from Oklahoma, Texas, and Kansas were making their way to Angel Fire. The Village was established in 1967 and incorporated in 1986.

C. PHYSICAL CONDITIONS

Vicinity

Located in the south end of the Moreno Valley, Angel Fire is part of Colfax County and is approximately 22 miles east of Taos. US Highway 64 and State Highway 434 (Mountain View Boulevard) meet in Angel Fire. The base elevation of Angel Fire is 8,600 feet, with a summit elevation of 10,677. Total area of the Village is 29.0 square miles. Angel Fire is approximately 152 miles northeast of Albuquerque, 90 miles northeast of Santa Fe, 60 miles north of Las Vegas, 22 miles east of Taos, and approximately 80 miles west of Raton.

Climate

Temperatures that support the ski industry exist between December and March, with average highs in the upper-30s and lows in the single digits to mid-teens. Spring and summer temperatures are temperate, with highs in June, July, and August reaching an average of the mid to high-70s, with lows in the summer months in the mid-30s to low-40s.

D. DEMOGRAPHIC PROFILE

Population

According to the 2000 Census, there were 1,048 people living in Angel Fire in the year 2000. In 2006, the Census Bureau estimated the population in Angel Fire to have grown by 5.7% to 1,108. In contrast, Colfax County as a whole lost population between 2000 and 2006 at a rate of approximately 4.8%, from 14,189 to 13,514 (Source: US Census Bureau). Other communities within Colfax County, including Cimarron, Eagle Nest, Maxwell, Raton, and Springer also lost population between 2000 and 2006.

Community Profile Table 1: Area Population Change Over Time

Community	2000	2006*
ANGEL FIRE	1,048	1,108 (+60; +5.7%)
Cimarron	917	855 (-62; -6.8%)
Eagle Nest	306	286 (-20; -6.5%)
Maxwell	274	256 (-18; -6.6%)
Raton	7,282	6,781 (-501; -6.9%)
Springer	1,285	1,196 (-89; -6.9%)
Colfax County	14,189	13,514 (-675; -4.8%)

Source: US Census Bureau. *Estimated population.

Population Projections

Population projections for Colfax County show an increase from 2010 to 2030. Starting from the 2006 population estimate of 13,514, population for Colfax County in 2010 is projected to be 15,234; in 2020 the population is projected to increase to 15,890; and in 2030 the population is projected to increase to 16,026.

Community Profile Table 2: Population Projections

Community	2006	2010	2020	2030
Colfax County	13,514	15,234 (+1,720; +12.7%)	15,890 (+656; +4.3%)	16,026 (+136; +.008%)

Source: Bureau of Business & Economic Research, University of New Mexico.

2. COMMUNITY PROFILE

In conjunction with the Village of Angel Fire's Wastewater Collection System Preliminary Engineering Report completed in 2007 by Molzen-Corbin & Associates, population projections were done by the Village for 10-year and 20-year planning periods. The information provided in this section is from the report. The population projections were based upon the following assumptions:

- Density of 2.27 persons per single family dwelling;*
- Density of 3.0 persons per condominium;
- Occupancy factor of 2.0 persons per hotel room;
- Growth areas of the Village divided into individual drainage areas based on natural land features; and
- Building permit history, projects with site plan approval, and anticipated Public Improvement Districts.

The table below provides the 2006 estimated population on the existing wastewater system (see *Utilities Section in this document or the Wastewater Collection System PER for more information*).

Community Profile Table 3: Population Connected to Sewer, 2006

Type	Units/ Rooms	Density (persons/household, room, unit)	Population
Single Family	238	2.27*	540
Hotel	167	2.0	334
Condominium	450	3.0	1,350
TOTAL			2,224

Source: * 2000 Census Bureau

The estimated population currently on sewer is based on 100% occupancy of all existing dwelling units in the Village that are connected to the wastewater system, including hotel rooms and condominiums. However, the 2000 Census reported that only 26.5% of the dwellings in the Village are permanently occupied. Combined with the assumption that all available lots will be built, the result is very conservative (high) population projection.

The population projections prepared by the Village are based upon the number of dwelling units the Village anticipates will be constructed in each drainage basin during the 10-year and 20-year planning periods and the total number of available lots in each drainage area. Growth rate was assumed to stay consistent with the past six years, which was 74 new buildings constructed per year. Another assumption was that the Angel Fire Resort Public Improvement District will develop in the next 10-20 years. Projections for 2016 show 2,321 additional dwelling units with the corresponding increase in population of 5,269. Projections for 2026 show 4,091 additional dwelling units with an increase in population to 9,286. Using the 2000 Census data on permanently occupied dwellings at 26.5%, the year round population in 2016 and 2026 would be 1,396 and 2,461, respectively.

E. EDUCATION

Angel Fire is part of the Cimarron Municipal School District which includes Angel Fire, Eagle Nest, Ute Park, Cimarron, and the surrounding Colfax County. Angel Fire's elementary and mid-school children attend Eagle Nest Elementary/Middle School in Eagle Nest. High school students either attend Cimarron High School located in Cimarron or the Moreno Valley High School in Angel Fire, which is a nationally ranked charter school. Moreno Valley High School had 82 students enrolled in the 2006-2007 school year and Cimarron School Municipal School District had 513 enrolled students in the 2006-2007 school year in grades K-12.



Moreno Valley High School students working on their planning concept for Mountain View Boulevard

F. SWOT ANALYSIS (Strengths, Weaknesses, Opportunities & Threats)

Angel Fire's Strengths

- Ski/Snowboard Facilities: This will always be near or at the top of the list of Angel Fire's strengths. The Village has an extensive network of ski runs and the climate and atmosphere to support sustained ski/snowboard tourism.
- Mountain Biking: Using the ski chair lift in the summer allows Angel Fire to feature unique, multiple skill level trails for mountain biking.
- Angel Fire Resort: As the only hotel in the Village, the Angel Fire Resort has an opportunity to be a successful business. Its current remodeling venture should only further enhance this Village asset.
- New and Expanded Wastewater Treatment Plant: A modernized and expanded sewer system provides the kind of infrastructure that will help the Village to expand economic and development opportunities.
- Moreno Valley High School: Quality schools are a key ingredient for retaining current residents with families and for drawing newcomers to the area. Moreno Valley High School, a charter school, is planning and designing permanent facilities on the east side of Mountain View Boulevard.



Entry monument for Angel Fire Resort

2. COMMUNITY PROFILE

- Golf and Country Club Facilities: Having first class off-winter activities is vital for creating a year-round tourism economy in Angel Fire. The construction of a new country club, in conjunction with the existing golf facilities, is a big step towards establishing the desired year-round economy.



Sunset in Angel Fire

- Trail System: The existing and planned trail system in Angel Fire will further help to support year-round tourism and outdoor activities, as well as possibly attract groups and/or tournament style events for mountain biking and hiking.
- Colfax County Airport: The airport is an asset to the Village and a major component to furthering economic development efforts.
- Engaged Citizens, Business Owners, and Government: All three of these groups are committed to strengthening all aspects of life in the Village, as evidenced by their participation in public meetings and their willingness to share their thoughts during one-on-one interviews.

Angel Fire's Weaknesses

- Lack of Central Core: Angel Fire lacks a cohesive commercial area where tourists and locals can walk, shop, and dine. Plaza del Sol is currently being planned.
- Lack of "Village" Character and Community Identity: The Village lacks the feel and unique character typical of mountain resort communities. Building architecture does not reflect its context.
- Need for Multi-season Economy and Activities: Angel Fire draws many visitors during ski season, but lacks a year-round economy.
- Lack of Workforce Housing: The Angel Fire workforce needs affordable housing. Many workers are forced to live outside of Angel Fire, resulting in longer commutes and loss of revenue.
- Infrastructure Issues: Road maintenance, lack of sufficient water storage and delivery, and areas not served by sanitary sewer are issues that negatively impact economic development and sustainability of the community.
- Lack of Choice in Hotel Accommodations: Angel Fire offers only one hotel option for visitors, which severely limits the number and types of visitors. Providing more choices in hotel accommodations would help bring more

overnight visits to Angel Fire and contribute to the health and well being of the economy.

- Lack of Schools and Other Childrens' Amenities: The lack of school options within Angel Fire limits the Village's ability to attract families to the area. The Village also lacks recreational amenities that are attractive to children, particularly younger children, which adds to the lack of appeal for families.
- Street Signs: Out of date, hard to read street signs are a danger for public safety. Police and Fire have a difficult time locating residences because of the outdated signs, especially at night, and visitors frequently become lost.

Angel Fire's Opportunities

- Better Communications With Residents: The Village has an opportunity to use the Village website to reach out to residents and inform them about meetings and hearings as well as fielding questions, comments and suggestions.
- Year-Round Appeal: Although the Village is doing a good job working towards a year round tourism economy, there is always more to do. The Village has the potential to draw visitors during the spring, summer, and fall with the right mix of activities, amenities, promotion, and marketing.
- Sports Complex - The sports complex planned for the east side of Mountain View Boulevard would be a wonderful amenity for the residents. It also would have the potential to attract tournament play, bringing new revenue to the community and an increase in the year round appeal.
- Trail System: The trail system in Angel Fire is a major asset, but it is also incomplete and lacking some critical connections. A completed trail system would boost off-season activity, and create an all around attraction for visitors and residents.
- Broader Marketing: Currently, much of the out-of-state tourism comes from Texas, Oklahoma, and Kansas, but greater marketing efforts could be made in other nearby markets including instate; and Phoenix and Tucson, Arizona.
- Branding: An opportunity exists for the Resort and Village to work together to create a strong brand for Angel Fire to attract more visitors, as well as expand business opportunities.
- Airport Expansion: Allowing for more flights to Angel Fire would help broaden the base of potential visitors to the Village.
- Wind/Alternative Energy: Angel Fire has the opportunity to move towards a more sustainable utility model by encouraging wind, solar, and other clean energy sources.
- Northwest Quadrant: The Northwest Quadrant has an abundance of vacant land that could be marketed for the development of new commercial

2. COMMUNITY PROFILE

businesses, workforce housing, hotels, etc. The recent trunkline expansion along Mountain View Boulevard supports new development in the Northwest Quadrant area.

- Wastewater Treatment Plant: Water from the wastewater treatment plant can be used for irrigation and snow making; thus conserving resources and providing another step towards the Village becoming a sustainable community.
- Elementary School: The Village has the opportunity to expand its school system with an elementary school to help families with younger children fill their educational needs closer to home.
- New Business: There are a number of new business categories that are needed in Angel Fire, whose presence would benefit residents and contribute to a stronger local economy. New businesses that will be welcomed in Angel Fire include:
 - Theater Groups & Music events
 - Bed and breakfast accommodations
 - Hotels
 - Additional and greater variety of restaurants
 - Small specialty grocery stores
 - Drycleaners
 - Commercial laundry
 - Car wash
- Village Leadership: There is momentum building for elected officials to undertake implementation actions identified in this Comprehensive Plan.

Angel Fire's Threats

- Other Ski Resorts: With the Taos Ski Resort close to Angel Fire, there exists a better known name in the ski resort industry and better overnight accommodations. There are also many other ski resorts in New Mexico and nearby southern Colorado that pose a competitive threat to Angel Fire's ski economy.
- Aging Infrastructure: Lack of attention to major infrastructure systems threaten the Village's plans for economic expansion. Lack of sufficient water storage is an issue that threatens growth and long term sustainability of the community.
- Flat Growth: Growth in Angel Fire, and Colfax County as a whole, has been generally flat. Job opportunities are limited and housing is relatively expensive.

A. INTRODUCTION

As a Plan element, sustainability promotes development and policies that ensure a healthy, safe environment and economic well being for the Village of Angel Fire and its residents. The adoption of green building standards, which ultimately leads to greater energy conservation, translates to utility cost savings. As defined by the Global Development Research Center, sustainability is:

“Meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Participants in the public meetings held during the planning process endorsed the concept of sustainability and identified strategies including applying for the Cool Cities program, supporting industries with low or zero carbon output, marketing Angel Fire as a “Green Community”, and promoting “Green Lungs” by preserving large green spaces. Other strategies that support the long term sustainability



of Angel Fire include compact community design, water reuse for snow making and irrigation, alternative energy sources such as solar and wind energy, LEED building principles, carbon dioxide reduction, and multi-modal transportation.

B. GREENHOUSE GAS REDUCTION

Municipalities throughout the country are being asked to examine local policies and then adopt measures that will help curb the amount and impact of greenhouse gas (GHG) generation. Becoming part of the solution to decrease greenhouse gases will contribute, in the Village’s own small way, to the global goal of stopping and even reversing the effects of global warming. Being a ski resort area that relies on weather conditions for long term longevity, an area such as Angel Fire has an even greater incentive to be a part of this global solution. A 2003 United Nations study confirmed that global warming is threatening the world’s ski resorts. The report states that, “downhill skiing could disappear altogether at some resorts, while at others, a retreating snow line will cut off base villages from their ski runs as soon as 2030” (CBS News, 12/3/03).

Cool Cities

The Cool Cities campaign is a growing collection of cities and towns all over the United States committed to stopping global warming by signing the U.S. Mayors’ Climate Protection Agreement. The Cool Cities campaign was started in 2005 and empowers both residents and local leaders to implement policies that encourage smart energy solutions. These solutions save money and help to ensure a cleaner, safer future. Endeavors such as these will help to fulfill Angel Fire’s desire to become a more sustainable

community. There are programs that help locally and globally. There are examples of municipalities that have implemented policies that both help the environment and help the city or town save money over the long run, by becoming more energy efficient.

Becoming a Cool City would be an excellent step for Angel Fire towards reducing greenhouse gases. The following are the milestones involved in becoming a Cool City (<http://coolcities.us/>):

Milestone #1: Establish Cool Cities Campaign - This city has an established group of local citizens who are committed to reducing global warming emissions in their city.

Milestone #2: Engage the Community - At this stage, the local Cool Cities campaign is building support for their mayor to sign the U.S. Mayors' Climate Protection Agreement. By working with other community groups, generating letters to the mayor, raising the issue in the media, and talking to neighbors, the local Cool Cities campaign is building support for local action.

Milestone #3: Municipality Signs Commitment Agreement - A municipality has reached this milestone when the mayor officially signs the U.S. Mayors' Climate Protection Agreement (resolution, sign-on form), US Cool Counties Agreement (resolution, executive order) or joins the Canadian Partners for Climate Protection (resolution). This commits the municipality to significantly reducing its global warming emissions by doing a community-wide emissions inventory, action plan and ongoing monitoring.

Milestone #4: Implementing Initial Solution Steps - This milestone focuses on turning the municipality's commitment into action. Here the municipality is implementing beginning steps to improve its own operations. These steps build expertise for putting in place robust solutions in the next phase.

Milestone #5: Implementing Advanced Smart Energy Solutions - The final milestone focuses on turning the municipality's commitment into action. At this stage, the municipality is adopting policies that significantly reduce global warming emissions, lower energy bills, and make the city a cleaner place to live. By investing in smart energy solutions, such as green buildings, fuel efficient city fleets, and powering homes with renewable energy, these cities are becoming Cool Cities.

Recommendations: The Village of Angel Fire should address greenhouse gas reduction through the following steps:

- Conduct a greenhouse gas inventory for the baseline year and forecast year;
- Set a greenhouse gas target reduction for the forecast year;
- Develop a local action plan for meeting the target;
- Implement the recommended objectives and implementation policies, as outlined in the Comprehensive Plan; and
- Monitor and verify results.

C. STATE OF NEW MEXICO PUBLIC POLICY and CLIMATE CHANGE

In recognition of the profound impact that global warming and climate variation could have on the economy, environment, and quality of life in the Southwest, Governor Richardson signed the Climate Change and Greenhouse Gas Reduction Executive Order 05-033 on June 5, 2005 (see *Appendix D for a copy of the Executive Order*). It directed the establishment of the Climate Change Action Council, comprised of various state agencies, with the assignment of reviewing and providing recommendations to the Governor's Office regarding climate change policy. It also directed the creation of the New Mexico Climate Change Advisory Group, comprised of diverse New Mexicans who may be affected by climate change, to provide proposals to the Climate Change Action Council to reduce the state's total greenhouse gas emissions to 2000 levels by the year 2012, 10% below 2000 levels by 2020, and 75% by 2050.

D. GREEN BUILDING DESIGN STANDARDS

Implementation of green building design standards into the Village's building code would be an excellent step in reducing the community's carbon footprint. The process of green building incorporates environmental considerations into every phase of the construction process. These green building design and construction standards will help reduce the environmental impacts and improve the energy performance of new housing. These standards address integrated design, sustainable sites, water efficiency, reuse of treated effluent, energy efficiency, indoor air quality, materials and resources, and homeowner education. There are many incentives for both businesses and households to help Angel Fire become a sustainable community.

E. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Sustainability Goal 1: To promote the efficient use of water resources and wastewater systems.

Objectives:

- A. *To increase the number of residential sewer customers and reduce the number of septic systems.*
- B. *To increase the amount of reclaimed water available from the wastewater treatment plant.*
- C. *To increase the use of reclaimed water.*
- D. *To promote the use of individual grey water systems.*

Implementation Policies:

- 3.1.1. The Village will draft a maintenance and rehabilitation plan to reduce water loss from leaking water lines.
- 3.1.2. The Village will utilize special assessment districts and other funding sources to expand the water and wastewater systems.

- 3.1.3. The Village will work with the Angel Fire Resort to use reclaimed water for snow making and irrigation for the golf course.
- 3.1.4. The Village will acquire additional water rights as funding becomes available.
- 3.1.5. The Village will purchase a 1-million gallon tank to increase the efficiency of the water supply delivery system.
- 3.1.6. The Village will review and revise building requirements to allow the use of individual grey water systems.

Sustainability Goal 2: Promote Angel Fire as a ‘green’ community.

Objectives:

- A. *To become a leader in sustainability and green building.*
- B. *To become a place where businesses want to relocate because of positive environmental policies.*
- C. *To have Angel Fire become a more attractive tourist destination because of its “green” credentials.*

Implementation Policies:

- 3.2.1. The Village will pursue adopting LEED certified building standards for all public buildings, allowing for environmentally sustainable construction.
- 3.2.2. The Village will implement a streamlined process for residential construction that meets the National Homebuilders Association Green Building standards.
- 3.2.3. The Village will coordinate with the Construction Industries Division on streamlining the review and permitting process for LEED certified commercial buildings.
- 3.2.4. The Village will pursue becoming part of the “Cool Cities” program.
- 3.2.5. The Village will take the necessary steps to inventory greenhouse gas to set a baseline and determine reduction targets via an action plan.
- 3.2.6. The Village will pursue recognition for its efforts in green building.
- 3.2.7. The Village will promote and market ‘green’ initiatives as they are implemented via its web site and promotional materials.

Sustainability Goal 3: Reduce CO2 emissions by promoting transit and alternative transportation.

Objectives:

- A. *To provide regularly scheduled transit service.*
- B. *To promote a more concentrated business development pattern that encourages walking.*
- C. *To create conveniently located and pedestrian friendly parking areas throughout the Village and promote “Park Once and Walk”.*
- D. *To develop and promote the biking/walking trail network.*

Implementation Policies:

- 3.3.1. The Village should extend the hours of the current on-demand transit system during the peak season and special events.
- 3.3.2. The Village should conduct a study of visitor and resident housing areas to help determine needs and routes for a local transit system.
- 3.3.3. The Village will investigate a trolley/shuttle system for locals and tourists.
- 3.3.4. The Village will prioritize critical trail linkages and develop funding strategies to include these links in the Infrastructure Capital Improvements Plan.
- 3.3.5. The Village will update the Angel Fire Trails Plan to cover newly developed areas (including the Northwest Quadrant).
- 3.3.6. The Village will develop a funding strategy to implement transit services.
- 3.3.7. The Village will develop a parking plan, parking lot design standards, and a “Park Once and Walk” signage program.

Sustainability Goal 4: Reduce the amount of solid waste sent to the landfill.

Objectives:

- A. *To expand the recycling capabilities of the Village.*
- B. *To make recycling more convenient for Village residents and businesses.*
- C. *To provide for safe, efficient handling of solid waste.*

Implementation Policies:

- 3.4.1. The Village will expand recycling services (glass, plastic and paper) as equipment and resources become available.
- 3.4.2. The Village will purchase the necessary equipment for efficient and updated recycling capabilities, including a bottle perforator for recycling plastic.
- 3.4.3. The Village will create additional convenient recycling drop-off locations.

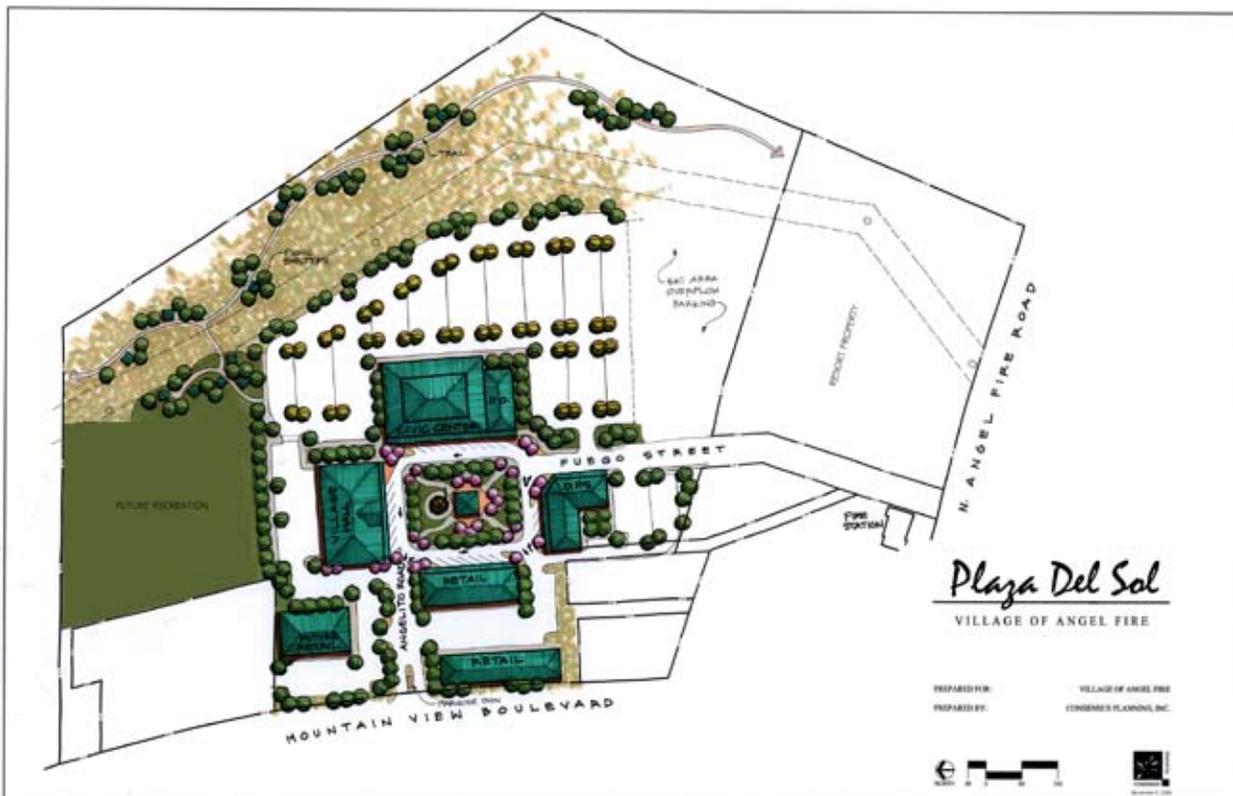
4. COMMUNITY CHARACTER

A. INTRODUCTION

Planned originally as a private resort community, it was envisioned that the commercial core of Angel Fire would be a compact center at the base of the Ski Area between North Angel Fire Road and South Angel Fire Road. It was unforeseen that the commercial development would sprawl out along Mountain View Boulevard. Development along Mountain View can be described as independent structures that are spread out and self-contained structures set back from the highway. The consequence of this unplanned development is that Angel Fire lacks a central hub of activity and it lacks a sense of place and community character.

The challenge for Angel Fire is to take the existing built environment and develop a unified community identity, while serving the full time, permanent population as well as the tourist population. During the public input process, there was a nearly unanimous desire expressed by meeting participants for a cohesive architectural style and the need for design standards. Design standards for landscaping, signage, lighting, entry features, pedestrian trails, etc. were some of the elements identified as important for the Village to pursue in becoming a community that reflects its context. Follow-up actions to the Comprehensive Plan include the adoption of architectural standards that are appropriate to the mountain resort community, including but not limited to requiring stone and wood as elements of building elevations.

Since the 2003 Comprehensive Plan, the Village developed a land use plan for 'Plaza del Sol', which will provide a centralized location for Village offices, public safety building, and retail development. The Village received capital improvements funding from the state and federal legislatures and NMDOT in 2005, 2006, and 2007 to plan, design, and construct utilities, streets, drainage facilities, and the public safety building as the first building.



B. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Community Character Goal 1: Maintain a Mountain Village character through complementary architecture and design that reflect and blend with the mountains.

Objectives:

- A. *To encourage a variety of architectural styles and architectural elements that complement Angel Fire's mountain setting.*
- B. *To work with the Resort and other developers to create a compact and vibrant commercial core incorporating a variety of mountain architectural styles.*

Implementation Policies:

- 4.1.1. The Village will adopt architectural and development standards into the North Corridor Overlay District (Mountain View Boulevard) and the Village Code.

Community Character Goal 2: Create a focal point that creates a sense of community.

Objectives:

- A. *To develop Plaza del Sol as a community gathering place.*

Implementation Policies:

- 4.2.1. The Village will pursue all available funding for the development of Plaza del Sol.
- 4.2.2. The Village will encourage private investment into the Plaza del Sol development.

5. MOUNTAIN VIEW BLVD. CORRIDOR DESIGN

A. INTRODUCTION

The junction of US Highway 64 and New Mexico State Highway 434 (Mountain View Boulevard) marks the entrance to the Village of Angel Fire. The Comprehensive Plan has highlighted this entry point, and the length of Mountain View Boulevard to Sage Road, as a vital community corridor that should be improved and beautified. This is why a Corridor Design Element has been added to this Plan. The Comprehensive Plan promotes the development of Mountain View Boulevard into a vibrant, landscaped corridor that serves not simply as a way to get to the Plaza del Sol and recreation activities, but rather as an active connection to all parts of



Lodging along Mountain View Boulevard

the Village to each other. Mountain View Boulevard is envisioned as a gateway that provides an opportunity for business development, hospitality services and workforce housing, all of which are needed to promote a healthy Village economy.

Mountain View Boulevard is a New Mexico Department of Transportation facility. Any physical changes desired for Mountain View Boulevard will require coordination between the Village and the NMDOT including landscape, entry signage, access control, and construction of bike lanes within the right-of-way. In addition, the Village will create a two community entry features that will also be coordinated with the State, along with any easement issues relating to the entry features. The entry features are a recommendation from the Economic Development Strategic Plan, as well as echoed by participants in the public meeting process for this Comprehensive Plan Update.

B. KEY ISSUES

1. Desire for More Unified Appearance: Participants at the three public meetings expressed a keen interest in the Village adopting a more unified appearance to achieve a recognizable community character unique to its surroundings. Specific areas addressed by the participants included signage, landscape buffers, lighting, multi-use trails and bike lanes, roadway design, and community character. Roadway function, safety issues, and aesthetics were all topics of discussion.
2. Signage: Participants agreed that signage should follow a theme, be attractive, and easy to read. Businesses rely on customers being able to clearly identify location and business type. Since many businesses are located far off Mountain View Boulevard frontage, the Village should allow these businesses to have signage along the roadway.
3. Landscape Buffer: Landscaping should be used to enhance the appearance of Mountain View Boulevard and provide visual buffering for certain land uses.

4. Mountain View Boulevard Overlay District: The existing boundary of the overlay district is based on property lines, therefore, it is very irregular making management by the Village more difficult. As a result of the planning process, an amendment to the existing configuration of the Mountain View Overlay District is recommended. It was clear that meeting participants have a preference for a more uniform boundary based on a certain depth from Mountain View Boulevard right-of-way. Revisions to the district should also address signage, landscape, lighting, setbacks, and architectural appearance.
5. Multi-Modal Transportation: Mountain View Boulevard has the capacity to accommodate more than automobile traffic. Trails, sidewalks, and bicycle lanes would enhance the functional aspects of the roadway system and allow better community circulation.

C. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

MVB Corridor Design Goal I: Make Mountain View Boulevard an inviting, vibrant, and beautiful corridor.

Objectives:

- A. *To make Mountain View Boulevard a community asset.*
- B. *To ensure that signage is themed, attractive, informative, and appropriately placed.*
- C. *To implement landscape and signage improvements reflective of their context in a mountain resort community.*
- D. *To ensure that landscaping is included in new development along the corridor.*
- E. *To create a community entry at US 64 and Mountain View Boulevard welcoming visitors and residents to Angel Fire.*

Implementation Policies:

- 5.1.1. The Village will amend the Mountain View Boulevard Overlay District to include new signage, landscape, lighting, and landscape setback standards for all new development along Mountain View Boulevard.
- 5.1.2. The Village will develop a signage plan to better promote businesses and tourist interests along Mountain View Boulevard.
- 5.1.3. The Village will work with NMDOT on landscape, signage, and access controls within the right-of-way.
- 5.1.4. The Village should develop a Landscape Master Plan to beautify the Mountain View Boulevard corridor and create a community entry feature.

5. MOUNTAIN VIEW BLVD. CORRIDOR DESIGN

- 5.1.5. The Village will work with the NMDOT to obtain an easement to a small parcel of land at the junction of Mountain View Boulevard and US 64 for placement of an entry feature to Angel Fire.
- 5.1.6. The Village will request that NMDOT consider building a landscaped roundabout at the junction of Mountain View Boulevard and North Angel Fire Road.

MVB Corridor Design Goal 2: The built environment along Mountain View Boulevard should reinforce the mountain resort community character of the Village.

Objectives:

- A. *To ensure that a unifying style is established to guide new development along Mountain View Boulevard.*
- B. *To create a strong community identity for Angel Fire.*
- C. *To maintain views from the corridor.*
- D. *To create a business district along Mountain View Boulevard.*

Implementation Policies:

- 5.2.1. The Village will create architectural style guidelines for development along Mountain View Boulevard.
- 5.2.2. The Village will adopt new development standards that address view preservation, building height, massing, and setbacks for buildings located along Mountain View Boulevard.
- 5.2.3. The Village will adopt standards for visually screening the parking lots of commercial and industrial development.

MVB Corridor Design Goal 3: Ensure that Mountain View Boulevard is accessible for multi-modal transportation.

Objectives:

- A. *To share the road with bicycles.*
- B. *To have adequate pedestrian access.*
- C. *To promote a multi-use trail along Mountain View Boulevard.*

Implementation Policies:

- 5.3.1. The Village will coordinate with the NMDOT on constructing a non-motorized trail along Mountain View Boulevard.
- 5.3.2. The Village will pursue funding from the State Legislature for trail development along Mountain View Boulevard.
- 5.3.3. The Village will update the Village Code to require new development to construct trails within the subdivisions.

A. INTRODUCTION

The vitality and long term sustainability of the community is strongly influenced by land use decisions. The primary intent of land use planning by a municipality is to establish an orderly development pattern, which is consistent with natural resources, infrastructure capacity, separation of conflicting land uses, and reduction of the community's carbon footprint on the environment. Much of the emphasis in land use planning for the Village is contained within the Northwest Quadrant, which is largely undeveloped.

B. HISTORICAL PATTERN OF DEVELOPMENT

Development in what is now Angel Fire started in the mid 1960's as a golf resort. With a change in ownership, the Resort was expanded and redirected into a ski resort along with the golf course. When Angel Fire was incorporated as a municipality in 1986, it contained 80 acres with a population of less than 100. Through a series of State Boundary Commission annexations in 1991, 1994, 1995, and 1997, the Village now contains 18,450 acres (29 square miles). The vast majority of the Village is undeveloped.



View of condominiums

Angel Fire can be divided into two general areas, the north portion and the south portion. The north part of the Village is made up of the rolling knolls of the Valley floor with grazing pastures being the dominant land use. Until annexation, this area was developing in the County with very few land use regulations guiding the growth. This area was platted as the Moreno Valley 3rd Subdivision in 1917. Subsequent property divisions were done in a haphazard way along non-maintained 20 feet rights-of-way and private road easements. Existing development in the north portion of the Village is a mix of single-family dwellings, commercial, and light industrial uses. This existing development is primarily located along Mountain View Boulevard between Sage Lane and US 64 with most of the existing development being serviced by private water wells and septic systems.

The southern part of the Village is made up of the Angel Fire Resort. It includes the south end of the Valley and both forested slopes of the Valley. It is predominately low density residential, with the exception of the Core Area. This is the area at the base of the Ski Area which is developing with retail commercial and high density residential development.

The southern portion has had private land use controls from the inception of the Resort in the form of Protective Covenants. These covenants were supported and backed with mandatory membership in the Association of Angel Fire Property Owners

(AAFPO) that in turn, funds a private architectural review committee. Property owners who build on original resort property covered by these covenants must comply with two sets of regulations. The public regulations administered by the Village and the private regulations administered by AAFPO.

C. KEY ISSUES

1. Plaza del Sol: The Village is ready to begin construction of Plaza del Sol, which will act as the nucleus for a pedestrian focal point and community gatherings.
2. Northwest Quadrant: The Village's greatest challenge in terms of land use issues lay in the Northwest Quadrant. With the completion of a new water line and a wastewater interceptor line, the Northwest Quadrant is ripe for development (see Section 7 for more information on the Northwest Quadrant).
3. Lack of Industrial Zone District: The Village's Zone Code lacks an industrial zone district. While certain commercial uses may be appropriate adjacent to residential development, there are some industrial uses that would not be appropriate. Creation of a specific zone for industrial use should be a follow-up action.

C. LAND USE DESCRIPTIONS

Single Family Residential Use. Single family residential use provides for low density (typically somewhat less than one dwelling unit per acre) residential development of detached homes with the customary accessory uses.

Cluster Housing Use. Cluster housing lends itself to both attached and detached single family housing organized around cul-de-sac or short loop streets. Design guidelines and platting of lot lines for shared open space are typical of cluster developments. Several Village of Angle Fire goals can be accomplished through cluster housing development, including viewshed preservation and natural resources preservation and enhancement. Cluster housing use is general less intensive in terms of both land use and infrastructure than typical single family residential use.

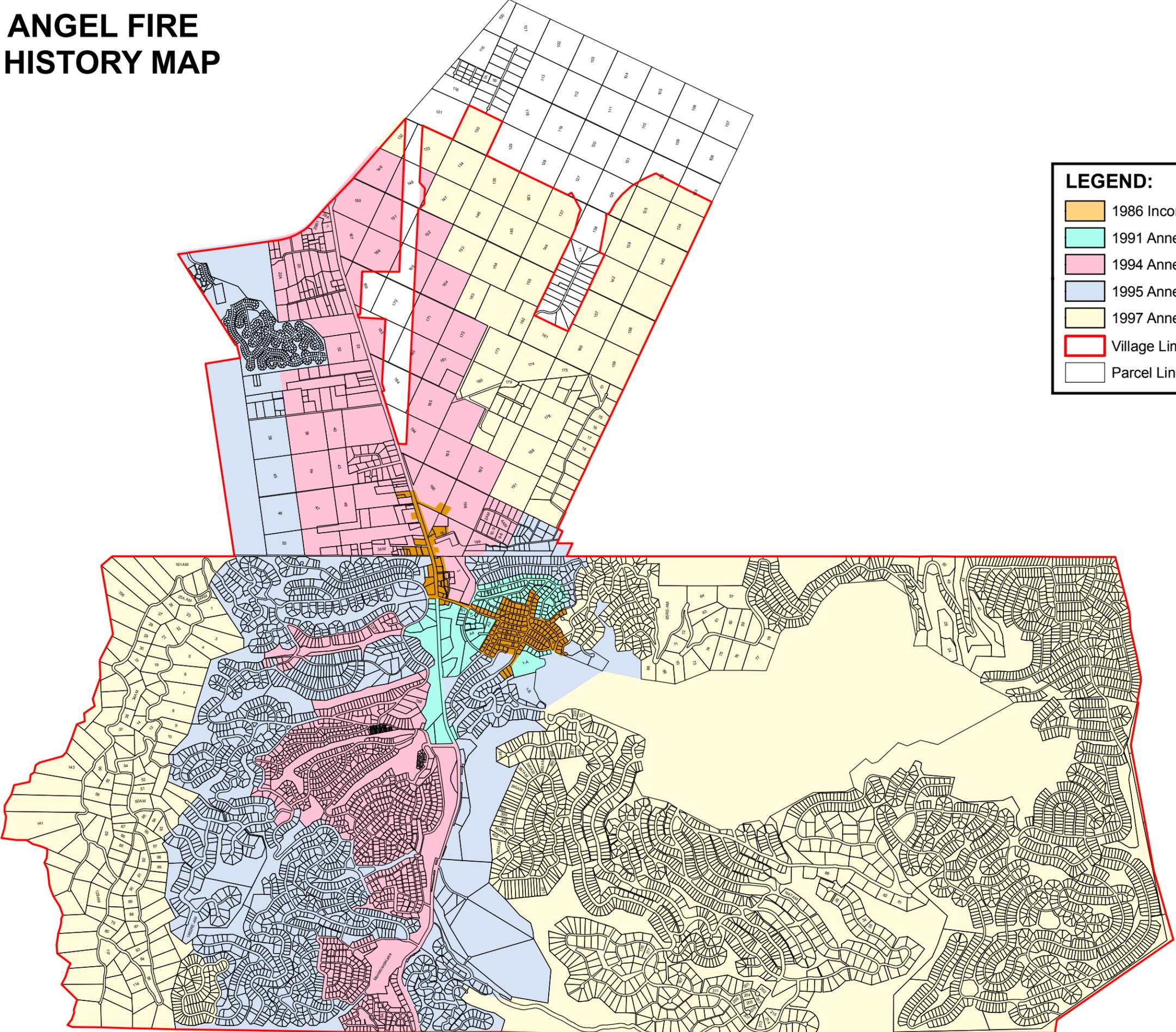
Cluster housing principles include:

- Avoid building in the center of a meadow
- Reduce visual prominence by wilding into woodland edges
- Maintain irregular field edges when they occur
- Avoid building on north-facing slopes or on ridgelines.
- Locate septic systems to the south to create a clearing allowing more winter sunshine into the home.
- Open up views through pruning limbs and selective tree removal, avoiding clear cutting.

Multiple Family Use. Multi-family use allows for higher density housing developments, including apartments or condominiums as well as two to four unit attached dwellings.

Mixed Use. Mixed uses are located at primary and secondary "gateways" in the Village adjacent to Mountain View Boulevard and North and South Angel Fire Roads and at the intersection of US 64 and Mountain View Boulevard. These "gateways" are

VILLAGE OF ANGEL FIRE ANNEXATION HISTORY MAP



LEGEND:

- 1986 Incorporation
- 1991 Annex
- 1994 Annex
- 1995 Annex
- 1997 Annex
- Village Limits
- Parcel Line

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intended to serve as the business centers of the Village. In the areas of North and South Angel Fire Roads, the desired development pattern is a compact, pedestrian oriented, medium density village center of a mixed of employment, business, retail and multi-family uses.

Business Use. Business uses along Mountain View Boulevard include neighborhood commercial, employment, retail, warehouses, and office uses. Along Mountain View Boulevard efforts should be made to limit low density, single story, single use projects often characterized as strip commercial development. Instead a strategy should be considered for the development of these areas as dense, business use nodes, clustering neighborhood shopping, offices, and places of employment. Mountain View Boulevard should be considered primarily as a traffic channel, and any increase in the hazards and distractions of strip development should be mitigated by separating commercial activities from the highway, concentrating points of automobile access, limiting future curb cuts, and controlling signage.

Business Node Overlay Use. In areas of the north valley, east and west of Mountain View Blvd, business uses which occur as cluster development away from Mountain View Boulevard may overlay residential uses. These business uses may be allowed to develop at higher densities and with reduced parking requirements in order to encourage the development of business nodes rather than strip commercial development along Mountain View Boulevard. Business nodes are planned in areas adjacent to Mountain View Boulevard business uses. Combined with business uses along the highway, the depth of business nodes may reach 2,250 feet from Mountain View Boulevard right-of-way.

Commercial/Light Industrial Use. Commercial/light industrial uses have been designated in the northern portion of the Village. Those uses include commercial/light industrial, warehouse and some manufacturing businesses. Locating this use west of Mountain View Blvd does not impact views of the mountains to the east but needs to be appropriately buffered in order to avoid degrading the community's image. Small, clean commercial is encouraged to locate in these areas in a manner that has minimal impact to residents' quality of life.

Greenbelt and Private Recreation Uses. Private recreation uses in the Village of Angel Fire include shared private open space and recreation facilities for use by members of AAFPO, including greenbelts, and other private recreational uses like the golf course, Olympic Park, and the horse stables. Other private recreational uses include the Elliot Barker Girl Scout Camp. Municipal parks do not yet exist in Angel Fire.

Special Use. Special uses including but not limited to churches, schools, some municipal facilities, cemeteries, and healthcare facilities, may occur among other land use designations if certain conditions set by the Village are met.

D. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Land Use Goal 1: To locate commercial and civic uses in an intense pedestrian oriented center connecting the Ski Area and Mountain View Boulevard, while other business and commercial uses are encouraged to develop in nodes along Mountain View Boulevard.

Objectives:

- A. *Enhance the chances for success of local businesses by locating community and commercial buildings in close proximity.*
- B. *Provide an active street environment while accommodating parking that does not interfere with pedestrian traffic nor degrades pedestrians' visual experiences.*
- C. *Implement development controls that encourage nodal business development on Mountain View Boulevard.*

Land Use Goal 2: Promote appropriate land use mix for a four season resort community with a diversified economy and the necessary community amenities, services and infrastructure.

Objectives:

- A. *Continue to amend this Comprehensive Plan in order to coordinate the goals and objectives of the various plan elements.*
- B. *Increase the amount of housing affordable to all people working and living in Angel Fire.*
- C. *Provide for a hierarchy of land uses that plans for adjacent land uses of similar intensity and appropriate transitions between land uses.*

Implementation Policies:

- 6.2.1. Provide landscape easement and buffering between existing incompatible land uses.
- 6.2.2. Place Village Hall and related facilities at the Plaza del Sol development.
- 6.2.3. Encourage development along Mountain View Boulevard to occur in dense, business nodes, clustering neighborhood shopping, office, and places of employment through the refinement of existing zoning and development controls.
- 6.2.4. The Village will support all private sector efforts to expand education programs, institutions, and opportunities within the Village and the Valley.

7. NORTHWEST QUADRANT

A. INTRODUCTION

The Northwest Quadrant represents an opportunity for the Village to be proactive in planning for development in the future. It provides a largely undeveloped piece of property at the entry to the community, which can be planned for new workforce housing, commercial and industrial development, and recreational facilities. In addition to the goals, objectives, and implementation policies, this section includes a preferred land use concept for the Northwest Quadrant. Follow up actions to implement the land use plan are identified.

B. KEY ISSUES

The lack of workforce housing has been identified as a critical issue for the Village. Providing adequate workforce housing is a component of supporting the tourism industry in Angel Fire. Members of the workforce are often forced to seek housing outside the Village, which results in longer commutes and spending money in other communities. The Northwest Quadrant is an excellent location for development of additional workforce housing.



Participants 'voting' at the third public meeting

The Northwest Quadrant is a largely undeveloped area of the Village that could accommodate both non-residential and residential uses from the on-set. Long term planning of the Northwest Quadrant should include methods to avoid land use conflicts through the use of landscape buffers, setbacks, and transitions between uses.

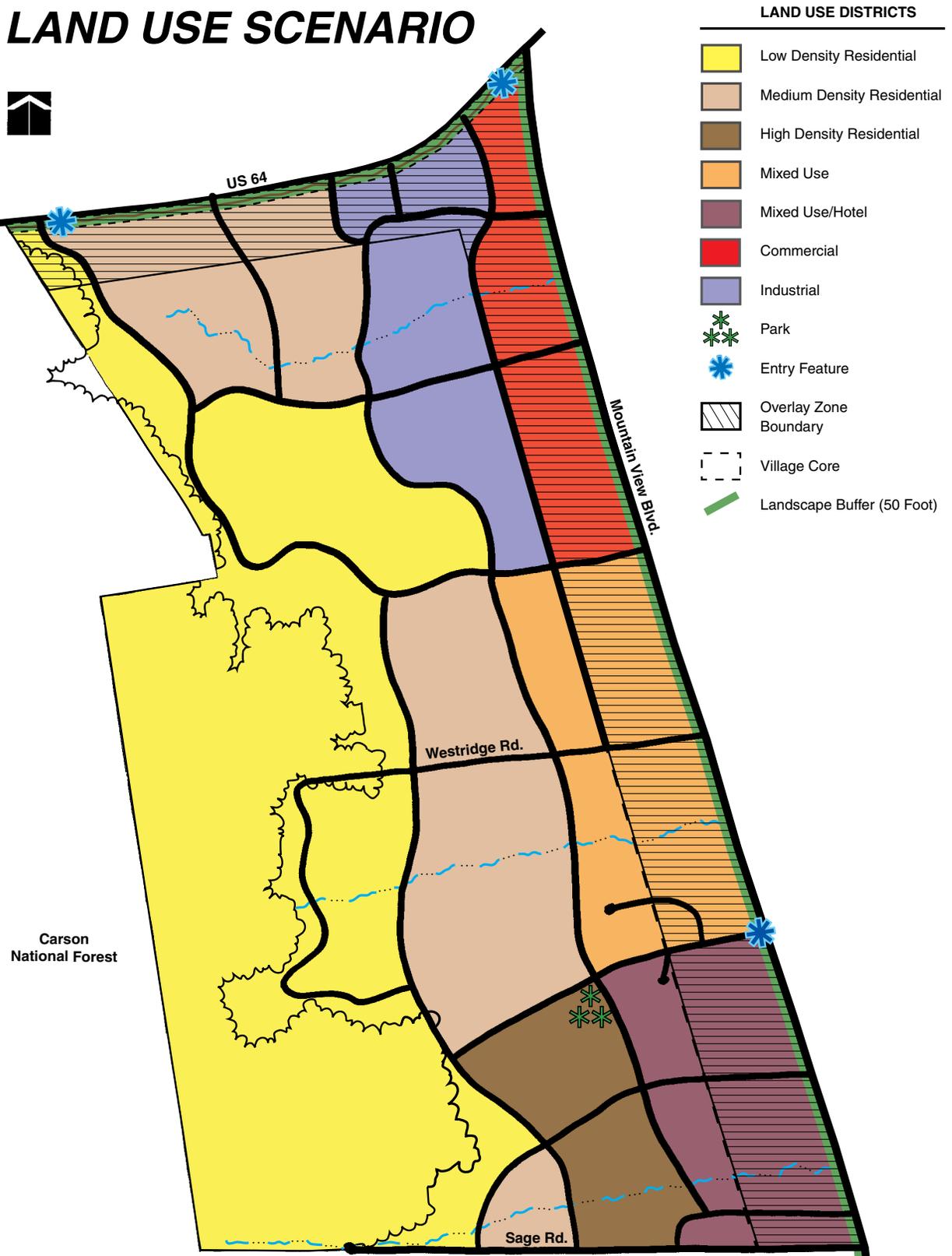
Mobile Home Estates, a large platted subdivision with small, undeveloped lots, is located within the Northwest Quadrant. While mobile homes are one component of affordable housing, the subdivision would provide too much of a concentration of mobile homes in one area.

Availability of year round recreational activities is another issue facing Angel Fire. A master plan for a sports complex on the east side of Mountain View Boulevard has been completed. Two ballfields, two soccer fields, and parking are planned. Although not part of the Northwest Quadrant, this facility will address some of Angel Fire's recreational needs. Additional park space with play areas are also needed within the Northwest Quadrant.

C. PREFERRED LAND USE SCENARIO

The Northwest Quadrant is contained within an area bounded by US 64 to the north, Mountain View Boulevard to the east, Carson National Forest to the west, and Sage Lane to the south. Existing zoning is for commercial use (C-1 and C-2). It currently contains a smattering of residential and commercial development, with some of the land uses being non-conforming. As previously mentioned, it also has a large platted mobile home subdivision (Mobile Home Estates), which is undeveloped.

**NW Quadrant
 PREFERRED
 LAND USE SCENARIO**



7. NORTHWEST QUADRANT

The Preferred Land Use Scenario (see page 30) shows the potential for future development of the Northwest Quadrant. Alternative land use concepts were presented at the last public meetings. The Preferred Land Use Scenario combines the best aspects of each of the concepts presented at the meeting. Areas are identified for low, medium, and high density residential; commercial; industrial; mixed use; and hotel/commercial. Road circulation is provided by utilizing existing and proposed roadways, including a 'frontage road' system. Entry features area are shown along US 64, the US 64/Mountain View Boulevard intersection, and along Mountain View Boulevard where the hotel district starts. An area is also identified for development of a park.

Opportunities exist for creating new trail corridors throughout the Northwest Quadrant and connecting those trails to the community trail system. The Northwest Quadrant provides an opportunity for business expansion into new categories currently unavailable in Angel Fire.

D. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Northwest Quadrant Goal 1: Ensure the Angel Fire workforce has close, convenient housing options.

Objectives:

- A. *To encourage affordable housing choices for workers.*
- B. *To have more housing choices for seasonal workers and visiting groups.*

Implementation Policies:

- 7.1.1. The Village will work with New Mexico Mortgage Finance Authority, private developers, and New Mexico Homebuilders Association to encourage the development of workforce housing in Angel Fire.
- 7.1.2. The Village will identify potential in-kind contributions towards development of workforce housing.
- 7.1.3. The Village will amend the Village Code to allow dormitory style housing as a permissive use in specific zones.

Northwest Quadrant Goal 2: Provide recreational opportunities for residents of all ages and visitors.

Objectives:

- A. *To promote and support an active, healthy lifestyle for the community.*
- B. *To provide recreational activities to engage Angel Fire youths and families.*
- C. *To attract tournaments and special events based on positive, green policies of the Village.*

Implementation Policies:

- 7.2.1. The Village will seek funding from the State Legislature and voter approval to establish a recreation fee for new recreational facilities.
- 7.2.2. The Village should develop a Parks and Recreation Master Plan.
- 7.2.3. The Village will include recreational facilities in the Infrastructure Capital Improvements Plan (ICIP).
- 7.2.4. The Village will include recreational facilities and trails as elements in the Northwest Quadrant Preferred Land Use Scenario.

Northwest Quadrant Goal 3: Plan for orderly growth and development of the Northwest Quadrant.

Objectives:

- A. *To make the Northwest Quadrant a vibrant, active part of the Angel Fire community and economy.*
- B. *To make the Northwest Quadrant a place attractive to visitors by providing lodging and recreation facilities.*
- C. *To ensure a variety of appropriate and complementary land uses.*
- D. *To ensure a variety of residential housing types and densities, including affordable housing, interspersed with parks and green space.*
- E. *To provide municipal services to support growth in the Northwest Quadrant.*

Implementation Policies:

- 7.3.1. The Village will create a land use plan for the Northwest Quadrant that supports a mix of housing types, retail, restaurants, hotels, employment, recreation facilities, and green space.
- 7.3.2. The Village will create a utilities master plan for the Northwest Quadrant.
- 7.3.3. The Village will encourage private development of the Northwest Quadrant by funding a portion of the public infrastructure.
- 7.3.4. The Village will amend the Zone Map to implement the Northwest Quadrant Preferred Land Use Scenario.
- 7.3.5. The Village will develop a marketing plan to promote the Northwest Quadrant to attract new employers.

Northwest Quadrant Goal 4: Roads should be designed for function, safety, and aesthetics.

Objectives:

- A. *To ensure the safety of motorists and non-vehicular users.*
- B. *To ensure new and existing roads are designed to accommodate future growth of the community.*

7. NORTHWEST QUADRANT

Implementation Policies:

- 7.4.1. The Village will review and revise road standards to include pedestrian and bicycle facilities.
- 7.4.2. The Village will develop an access policy for Mountain View Boulevard, in conjunction with the NMDOT, to determine the appropriate frequency of driveway cuts.
- 7.4.3. The Village will include transit service for the Northwest Quadrant.
- 7.4.4. The Village will develop plans for expanding rights-of-way for those roads within the Northwest Quadrant that do not currently meet Village standards.

Northwest Quadrant Goal 5: Plan for non-vehicular circulation throughout the Northwest Quadrant.

Objectives:

- A. *To provide access to all parts of the Northwest Quadrant accommodating pedestrians, hikers, and bicyclists.*
- B. *To promote pedestrian connectivity between neighborhoods, businesses, and the Carson National Forest.*

Implementation Policies:

- 7.5.1. The Village will update the Village Code to require pedestrian connectivity and linkages for new residential and commercial development.
- 7.5.2. The Village will work with Carson National Forest on establishing appropriate access points to the National Forest.
- 7.5.3. The Village will update the Angel Fire Trails Plan to include trails within the Northwest Quadrant.

8. RECREATION & OPEN SPACE

A. INTRODUCTION

Recreation and open space are in large part what draws people to Angel Fire. Skiing, mountain biking, hiking, and fishing are all recreational attributes that are tied to economic development in Angel Fire. Organized recreation is somewhat lacking, particularly when it comes to youth activities, and the Village is taking steps to rectify that situation. This was further underscored at a youth meeting with Moreno Valley High School students where it was clear that more and varied recreational activities are desired.

B. RECREATION

Although Angel Fire's existence is based on recreation, the Village does not have a recreation department, nor does the Village have any outdoor recreation facilities, other than the playground located at the Community Center. As Angel Fire has only been incorporated for 22 years, past efforts have concentrated on providing more basic municipal services. With a permanent population of just over 1,100 people, the Village is hard pressed to direct a lot of resources to active recreational facilities. It is



Mountain biking is a popular activity in Angel Fire

It is anticipated that as the community grows and generates more income, then the Village budget can accommodate the creation of a recreation department.

There is strong community support for the development of baseball/softball fields and soccer fields. In 2005, the Village Council created a Recreational Committee charged with developing a master plan for a High Altitude Sports Complex on land donated by the Angel Fire Resort located on the east side of Mountain View Boulevard. The master plan includes two ballfields, two soccer fields, and parking.

C. OPEN SPACE/TRAILS

The Village Council adopted the Angel Fire Trails Plan in 2005 showing existing and planned trails. Much progress has been made in the past few years on constructing new trails and connections. The trail system includes:

- Sendero del Sol North Trail and the Solar Trail Along Cieneguilla Creek - these are the two newest trails in Angel Fire, which both start on the north side of North Angel Fire Road east of the Firehouse. Future plans are to add an entry from Plaza del Sol, and provide a bridge connection of the trails at the north end.
- Sendero del Sol South Trail - connects North Angel Fire Road to Olympic Park.
- Monte Verde Lake Trail and Lady Slipper Trail - offers views of Monte Verde Lake, marsh land, stream, forest, and the mountains. These trails start at the parking area of Monte Verde Lake.

- Oeste Vista Trail - hiking through a greenbelt with views towards west of Monte Verde Lake, golf course and surrounding hills, and Wheeler Peak Wilderness.
- Deer Trail - follows a series of cairns (rock piles) down the center of the meadow.
- Coyote Trail - starts at the Via Del Rey intersection with Valle Grande Trail North. The trail is primarily in the woods with mostly gentle grade until leaving the woods at Elk Meadow.
- Elk and Bear Trails - follows old grassy logging roads on the edge of wide meadows. Streams meander down the center of both trails.
- Elliot Barker Trail - trailhead begins at the bottom of the Palo Flechado Pass on US 64 and continues in the Carson National Forest. Hiking straight in, then continuing southwest up the mountain to the top of Palo Flechado Pass and then head southeast.
- Angel Fire Resort Nature Trail - located at the base of the ski area and starts at the Ticket Office near the base of the Chile Express Chair Lift.

The Angel Fire Trails Map shows a planned trail on the east side of Mountain View Boulevard. The Village should consider moving the trail to the west side of Mountain View Boulevard along the Northwest Quadrant since it is adjacent to Carson National Forest, and it is the area with higher potential for residential development and tourist accommodations that would most benefit from the trail system. A planned trail is also shown along US 64, which would connect to the Mountain View Boulevard trail.

D. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

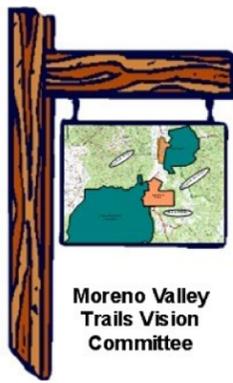
Recreation and Open Space Goal 1: Improve, maintain, and create recreational opportunities.

Objectives:

- A. *To develop recreational facilities to serve the diverse needs of the Village's citizenry.*

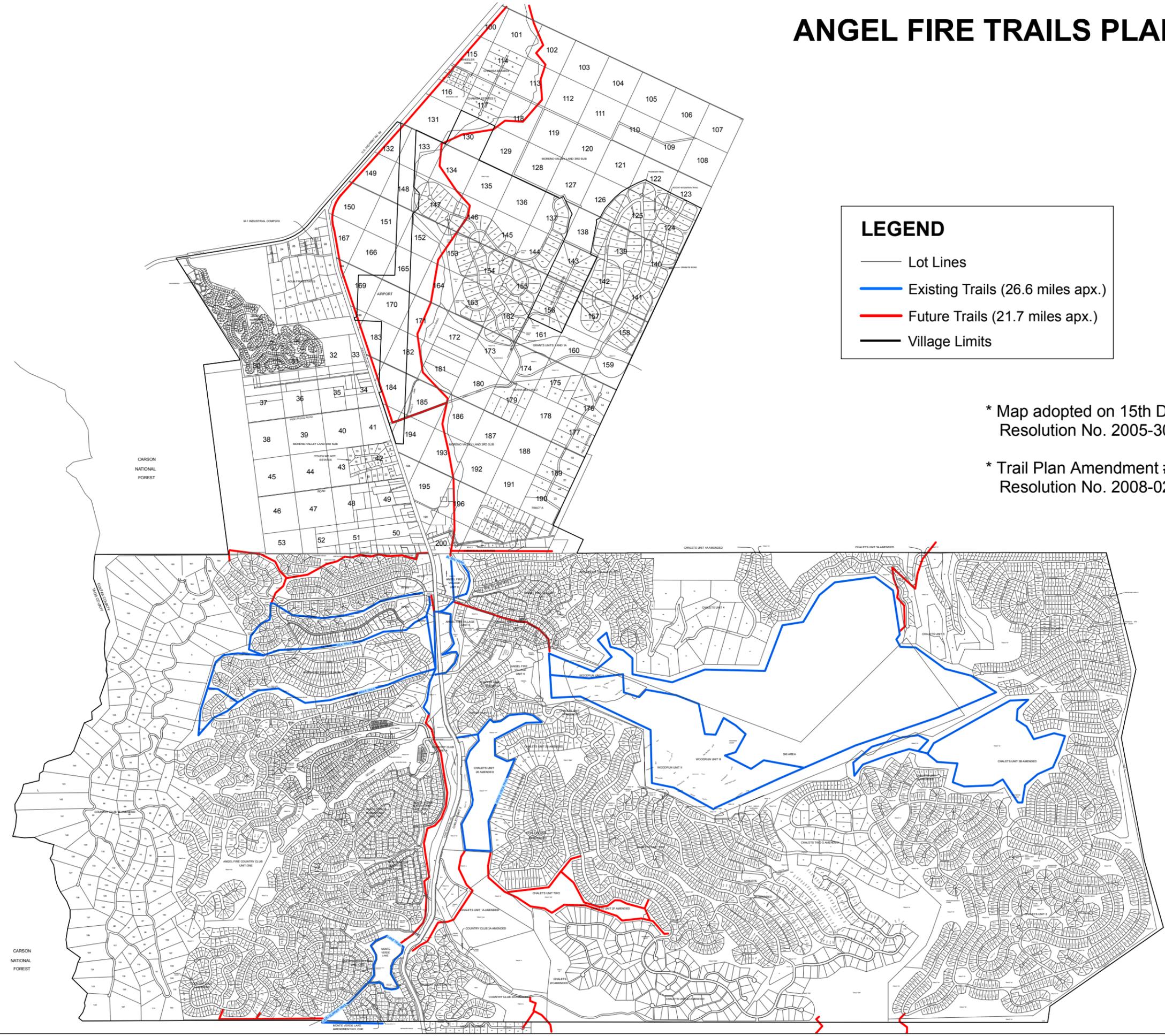
Implementation Policies:

- 8.1.1. The Village will work with little league baseball, the Angle Fire Youth Soccer League, and local rugby associations to develop playing fields.
- 8.1.2. The Village will work with the Moreno Valley High School to develop shared activity fields.



Moreno Valley
Trails Vision
Committee

ANGEL FIRE TRAILS PLAN, 2006



LEGEND

- Lot Lines
- Existing Trails (26.6 miles apx.)
- Future Trails (21.7 miles apx.)
- Village Limits

* Map adopted on 15th December 2005
Resolution No. 2005-30

* Trail Plan Amendment #2
Resolution No. 2008-02

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8. RECREATION & OPEN SPACE

- 8.1.3. The Village will support Angel Fire Resort and others in expanding recreational facilities and activities.
- 8.1.4. The Village will work with Angel Fire Resort to revive the Lakes and Dams project
- 8.1.5. The Village will research the cost/benefit of building an indoor public swimming pool and fitness facility.
- 8.1.6. The Village should research the feasibility of creating a recreation department as part of the Community Center.
- 8.1.7. The Village will acquire lands for the development of recreational activity fields.

Recreation and Open Space Goal 2: Develop a network of trails to connect public parks and open spaces, and provide opportunities for pedestrian and other non-motorized recreational uses in the Village.

Objectives:

- A. *To create more trails and trail connections throughout the Village.*
- B. *To create trails that accommodate both winter and non-winter uses.*

Implementation Policies:

- 8.2.1. The Village will acquire an inventory of publicly owned real property or easements, either through purchase or transfer, for the development of public trail facilities and recreational uses.
- 8.2.2. The Village should enter into a memorandum of understanding with Moreno Valley High School Board of Directors and the Cimarron School District for the joint development and maintenance of youth recreational facilities.
- 8.2.3. The Village will work with the New Mexico Department of Transportation on the development of a parallel trail along both sides of Mountain View Boulevard.
- 8.2.4. The Village will work with AAFPO and other community groups on establishing and improving more trails and trail connections.

A. INTRODUCTION

New Mexico is ranked fourth in the nation in animal and plant biodiversity. This is due to the State's wide range of geography and climate zones. New Mexico is part of five major ecological regions, the Chihuahua and Sonora Deserts, the Great Plains, the Colorado Plateau, and the Southern Rockies. Angel Fire and the Moreno Valley are part of the Southern Rockies ecological region. The Moreno Valley is a high alpine valley surrounded by several peaks, 11,000 feet and higher in elevation. It is this unique setting within New Mexico that draws both a permanent and seasonal population, which is generally highly educated, active, and expects to enjoy a variety of outdoor activities in a scenic and safe environment, to Angel Fire and the southwest corner of Colfax County.

Today, Angel Fire is enjoying steady growth due to its natural beauty and quality of life. Contributing elements of the quality of life of Angel Fire that people cite include air quality, low crime, friendliness of the local people, relaxed pace of life, an abundance of wildlife, recreational opportunities, and the relentless scenic beauty. These same reasons are what spur the local economy.

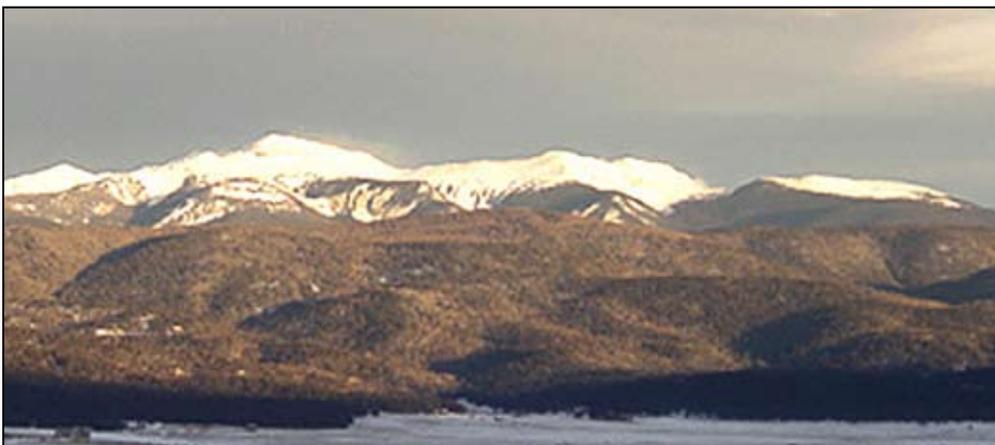
Another major draw for tourists to the Angel Fire area is the Vietnam Veterans Memorial State Park. The Memorial, which was originally conceived of by the parents of a fallen marine following the death of their



Vietnam Veterans Memorial State Park near Angel Fire

son in Vietnam, is operated by New Mexico State Parks, and contains the original Chapel planned by the family, a 6,000 square foot visitors center/museum, and a memorial garden built and maintained by the Angel Fire Garden Club as a tribute to America's armed forces.

The Village takes pride in its efforts to maintain the quality of life through community services. Public safety, medical services, and a clean environment all contribute to the quality of life in Angel Fire. As the Village continues to grow, there is community wide



concern that the quality of life not only be maintained, but be improved upon. The Comprehensive Plan addresses the overarching theme of improving the quality of life throughout the Plan and is reinforced by other Plan elements.

B. COMMUNITY SERVICES

The Village of Angel Fire maintains fire and police departments. Both departments are slated to move into the new public safety building at Plaza del Sol once construction is complete. Staff from both departments have difficulty finding affordable housing, and would benefit from the development of workforce housing in the Northwest Quadrant.

The Fire Department answers calls within the Village boundaries, in the County, as well as from Eagle Nest. There are five full-time staff, plus the Fire Chief, and two full-time paramedics. Equipment includes four fire trucks and two fully equipped ambulances. The Fire Department recently went from an ISO rating of 8 to 7, and the goal is to improve the rating to 5 or 4 in order to gain better insurance rates for Angel Fire residents. A new fire station is planned for the southeast corner of Mountain View Boulevard and El Vado Way, and will be under construction this year. Issues include the need for more fire hydrants to bridge the gap between hydrants spread too far apart, better communications technology, and the need for more water storage to fight fires (see *Section 10: Natural Resources for more information on fire issues*).

The Village Police Department is staffed with four officers, plus the Police Chief. There is a need for additional officers, particularly during the ski season when the population in Angel Fire grows tremendously. Currently, there is no 24 hour staffing in the Police Department, but there is hope that could change in the near future.

C. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Quality of Life Goal 1: Maintain and enhance community services to ensure a safe and secure living environment.

Objectives:

- A. *To maintain the sense of security that exists in the Village.*
- B. *To provide health services for residents and visitors.*

Implementation Policies:

- 9.1.1. The Village will maintain a fully staffed Police Department and promote positive relationships with the community it serves.
- 9.1.2. The Village will pursue funding to improve the police communications system and purchase new equipment for both the Fire and Police Departments.
- 9.1.3. The Village will develop a neighborhood watch program.

- 9.1.4. The Village will support all efforts to secure legislative funding for the expansion of medical facilities within the Village and a hospital in the Moreno Valley.

Quality of Life Goal 2: Encourage the development of arts and cultural activities reflecting Angel Fire’s diverse population.

Objectives:

- A. *To be a community that welcomes artists of all media, backgrounds, and interests.*

Implementation Policies:

- 9.2.1. The Village will promote itself as a community that values and supports art and cultural activities in its marketing efforts.
- 9.2.2. The Village will support and promote the Moreno Valley Arts Council, Angel Fire Mountain Theater, Music from Angel Fire, and other arts and cultural organizations.
- 9.2.3. In its efforts to attract new business to the community, the Village will seek out art-related businesses including galleries, art supply stores, low cost studio space, etc.

Quality of Life Goal 3: Support the development and expansion of educational opportunities for people of all ages.

Objectives:

- A. *To attract more families and permanent residents to the Village, and support the continuing education of adults.*

Implementation Policies:

- 9.3.1. The Village will support the Moreno Valley Charter High School efforts to expand educational opportunities for Angel Fire youth.
- 9.3.2. The Village will support efforts to expand the book collection at Shuter Library, offer more youth and adult learning programs, acquire more computers and computer access, and work with the Shuter Library to expand and relocate when it outgrows the current facility.

Quality of Life Goal 4: Preserve and protect the natural and scenic beauty of Angel Fire.

Objectives:

- A. *Maintain the quiet atmosphere and clean environment of Angel Fire.*

Implementation Policies:

- 9.4.1. The Village will determine the feasibility of adopting noise and air quality standards.

Quality of Life Goal 5: Recognize and support the Vietnam Veterans Memorial State Park as an important monument to all veterans.

Objectives:

- A. *Promote the Vietnam Veterans Memorial State Park as an area attraction through promotional materials.*

Implementation Policies:

- 9.5.1. The Village will coordinate and work with the Angel Fire Area Economic Development Group, Enchanted Circle Economic Development Corporation, and David Westphall Veterans Foundation to promote the Vietnam Veterans Memorial.

A. INTRODUCTION

The Village of Angel Fire has an abundance of natural resources. Mountain peaks, forest land, lakes, creeks, and streams are all part of the ecosystem present in Angel Fire. Protection of these natural resources is a critical element in ensuring the sustainability of the Village.

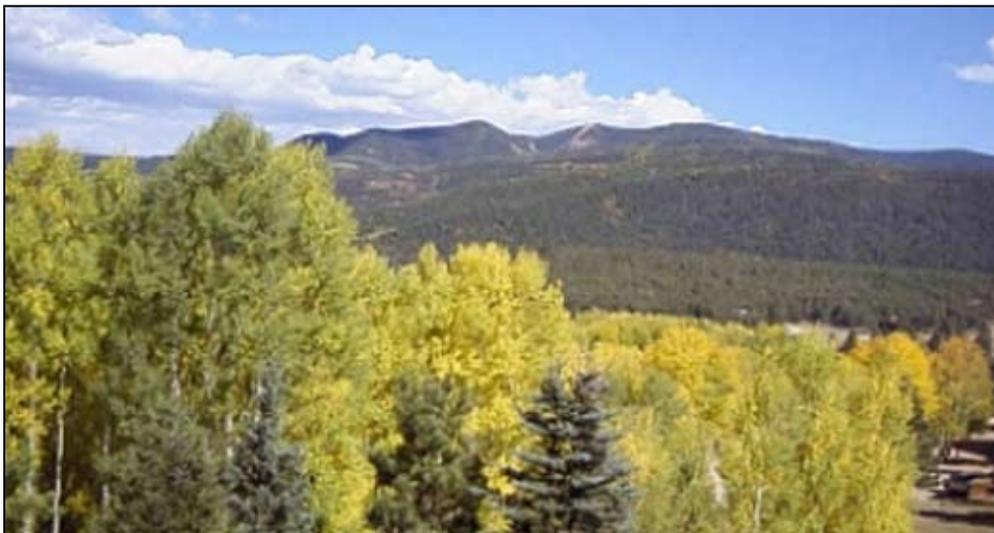
B. THE FOREST and WILDFIRE MITIGATION

The Village of Angel Fire is heavily forested due to past management practices of forest fire suppression on both public and private lands. The resulting conditions of these fire suppression practices are a decline in the forest and watershed health and an increase in standing fuel. These conditions are characterized by:

- An increase in the amount of diseased timber;
- An increase in water loss;
- A forest floor consisting of large mats of fine fuels;
- A very disproportionately large percentage of small caliper trees; and
- Overall tree densities that are not sustainable.

Left unchecked, these conditions will eventually cause our forests to reduce their decomposition rates, stagnating the nutrient cycles, in turn causing a decrease in wildlife habitat and under story vegetation, while increasing soil erosion and older tree mortality. This is the slow, long-term scenario. All of these conditions could also combine to create a catastrophic fire. A major wildfire in Angel Fire would not only have disastrous effects on the forest, but would significantly effect the tourist-based economy of the Village, and could cause the loss of property and life.

The national Firewise Communities program is a multi-agency effort designed to protect people, property, and natural resources from the risk of wildland fires by building and maintaining communities in a way that is compatible with natural surroundings. The program emphasizes community responsibility and addresses home construction, design, landscaping, and maintenance. Firewise Communities is part of the National Wildland/Urban Interface Fire Program, which is directed and sponsored by the Wildland/Urban



View looking towards Angel Fire Ski Resort



View through through the trees

Interface Coordinating Group, a consortium of national, state, and local wildland fire management agencies in the United States. As of March 2008, there were eight Firewise Communities in New Mexico, two of which are in the Angel Fire area - Taos Pines Ranch and Elk Ridge. This is an excellent resource for the Village in working towards good fire management practices.

Since the 2003 Comprehensive Plan, the Village has made significant strides towards fire suppression. The Village provides free slash disposal, and has purchased a grapple truck to provide curbside pick-up of slash. The Village Code was amended to add a 'Fuel Modification' section that is applied to all building permit applications.

The Village is currently seeking grant funds to develop a Wildfire Hazard Mitigation Plan that will include 'good stewardship' practices, Forest Thinning Grants, and is working with the Carson National Forest to thin additional forest lands west of the Village. The Village will be entering into an agreement to develop a FEMA sponsored Wildfire Hazard Mitigation Plan and subsequently, vegetation removal from 125 acres of privately owned land within the Village, in an area along the east side of Mountain View Boulevard. The strategy is to focus on this area due to its location along a highway, where human caused fires are most prevalent, and the potential for fire to spread directly into the populated areas of the Village due to the southwest prevailing wind. The golf course located across Mountain View Boulevard adds another 500 foot fuel break from Country Club Drive, south to Moraine Way, to create a 1,000-foot wildfire buffer (*for more detailed information, refer to the Wildfire Hazard Mitigation Project Environmental Assessment*).

C. THE VALLEY

Angel Fire and Colfax County, like many New Mexico municipalities and most New Mexico counties, are dealing with the presence of noxious weeds. Noxious weeds are non-native, invasive plant species that alter the biodiversity of a particular location. Angel Fire has several varieties of noxious weeds growing in the Valley. The most notable is the Leafy Spurge. The largest known infestation in New Mexico is located within the Village limits. Generally, it is located west of Mountain View Boulevard, north of West Ridge Road, and east of the United Church. Several other smaller patches have been identified within the Village, predominately on private property.

Another issue of concern with regards to the Valley, is surface and groundwater contamination. The Colfax County 40 Year Water Plan and the Angel Fire 40 Year Water Plan have both identified a steady increase in nitrates and fecal coliform along

10. NATURAL RESOURCES

the Cieneguilla Creek as it works its way north through the Village to Eagle Nest Lake. This water contamination issue will be addressed in the Utilities Plan element.

A key element to protecting our natural resources will be understanding and developing good land stewardship practices. Land stewardship can be defined as the practice of carefully managing land use to ensure natural systems are maintained and enhanced for future generations, by taking care of the daily details of managing all our resources. Good land stewardship is the ecological conscience of land use.

D. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Natural Resources Goal I: Develop a comprehensive conservation plan to sustain and safeguard the natural environment.

Objectives:

- A. *To ensure that the Village has sufficient water rights to sustain the Village's future.*
- B. *To educate the residents of Angel Fire about the benefits of land stewardship.*
- C. *To bring the forests of Angel Fire back to a healthy state and protect the community from wildfires.*
- D. *To protect the view sheds from the Valley looking to the mountains.*
- E. *To protect the air quality of the valley.*
- F. *To protect and maintain existing wetlands as wildlife habitat.*
- G. *To eliminate noxious weeds.*

Implementation Policies:

- 10.1.1. The Village will follow the recommendations of the Angel Fire 40 Year Water Plan developed in 1997 and continue to buy water rights based on projected population growth and commercial development.
- 10.1.2. The Village will work to gather and distribute information about good land stewardship practices.
- 10.1.3. The Village will participate in the national Firewise Communities program and work to educate the community about safer home construction, design, landscaping, and maintenance.
- 10.1.4. The Village will develop and implement a Wildfire Mitigation Plan.
- 10.1.5. The Village will develop a program to encourage private property owners to engage in thinning their property. This will include seeking State and federal grants for the purpose of creating fuel breaks within the Village.

- 10.1.6. The Village shall require thinning of undeveloped lots.
- 10.1.7. The Village will work with Federal and State Agencies, for profit and non-profit private sector companies, and others on applying any/all appropriate existing or emerging technologies related to restore a forest to a healthy state.
- 10.1.8. The Village will review wildlife habitat as a part of all major development applications to ensure that existing habitat is not significantly altered.
- 10.1.9. The Village will continue to work with New Mexico State University, the Colfax County Extension Agent, and the Colfax County Noxious Weed Task Force and others to control and eradicate to the extent possible all noxious weeds within the Village limits.
- 10.1.10. The Village will continue to work with the Cimarron Watershed Alliance to mitigate erosion on the Cieneguilla Creek and tributaries and facilitate restoration of native riparian plant and wildlife communities along the Creek.

A. INTRODUCTION

Transportation, as a Plan Element, refers to all modes of transportation including the surface street network, transit, air travel, and trails. The Village has pursued a number of implementation policies since the 2003 Comprehensive Plan. Transportation improvements and maintenance activities are an on-going challenge.

B. TRANSPORTATION MODES

This section describes the various transportation modes available in Angel Fire including the roadway system, transit, and Colfax County Airport.

Roadways

The Village of Angel Fire maintains ninety miles of gravel roads. The Village is divided into three road maintenance districts. Each district has a road grader and operator assigned to each district for road maintenance and snow removal.

A program to evaluate the condition of Village roads will be initiated during the summer of 2008. This program will determine the subgrade and gravel thicknesses roadway widths and grades. This information will be used to establish road condition indices and will be used to establish priorities for maintenance and reconstruction activities. Additionally, funding has been requested from NMDOT to construct metal guardrails on portions of two Village roads during 2008. COOP, MAP, and legislative appropriation funding sources have been explored to secure funding to begin paving Village roads. Street sign replacement program has been initiated, and signs have been incrementally replaced as funds are available.

The Village worked with NMDOT District 4 and Northwest Regional Planning Organization (NERPO) to get improvements to NM 434 and NM 120. Incremental improvements are currently under way on NM 434 and will begin on NM 120.

Transit

Angel Fire's transit department serves local residents and skiers going to and from the slopes through a fixed route, demand response service. The Village recently added six additional bus stops in the Village Core area.

The NMDOT reported that the Angel Fire Transit Department, with a fleet of 12 vehicles, had a total ridership in FY2007 of 33,260, which was approximately 4.1% of the total ridership throughout New Mexico under the federally-funded Section 5311 program for rural communities with populations under 50,000 in New Mexico. Funding for transit is provided through the Federal Transit Administration (FTA) Non-Urbanized Area Formula Grant Program, which is dedicated to assisting communities in developing and expanding transit services in rural areas. Based on Angel Fire's 2007 ridership, total funding provided by the FTA for FY2008 is \$252,002.

Colfax County Airport

Colfax County Airport, located outside Village limits on the east side of Mountain View Boulevard, is an important component of economic growth and tourism for the Village. It is owned by Colfax County and managed by Pierce Enterprises. The airport sits at 8380 feet in elevation, the highest within the State, and the fifth highest in the nation. The airport has one runway, 8,900 feet in length by 100 feet in width.

Expansion of the airport for domestic use and commercial air service to the community would support long term prospects for economic development and increased tourism. It would also create new jobs and increase property values. One path to accomplish this goal would be to seek Part 139 Certification from the Federal Aviation Administration (FAA), which is required for airports that serve scheduled air carrier operations in aircraft with more than nine seats but less than 31 seats. As expressed in the Goals and Priorities contained in the Village Council's Vision created in 2007 and reaffirmed in 2008, the Council supports upgrades to the airport and the Colfax County Airport development plan.



View of runway just before landing at Colfax County Airport

C. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Transportation Goal 1: Improve the surface conditions of all street and roads in Angel Fire.

Objectives:

- A. *To ensure that all commercial development occurs on rights-of-way of appropriate widths.*
- B. *To pave all arterial and collector roads.*
- C. *To increase the frequency of grading all the gravel roads within the Village.*
- D. *To replace all of the street signs with signs that are visible at night.*
- E. *To develop techniques to reduce summer road dust.*

Implementation Policies:

- 11.1.1. The Village will improve roadway infrastructure by paving the existing arterial and collector streets.
- 11.1.2. The Public Works Department will pursue funding through the NMDOT for Municipal Arterial Projects (MAP), utilizing general funds and ¼ cent infrastructure funds.
- 11.1.3. The Village will develop a maintenance plan for the effective, efficient, and safe operation of its roadways.

II. TRANSPORTATION

- 11.1.4. The Village Public Works Department shall determine its current inventory of signs, the best materials to use, and develop a list of suppliers and cost breakdowns. The Public Works Department shall develop a replacement program as part of its annual budget and as part of the Infrastructure Capital Improvement Plan.
- 11.1.5. The Public Works Department shall continue to budget for and experiment with available products for application on Village roads for the purpose of inhibiting dusty road conditions.
- 11.1.6. The Public Works Department shall continue to look into other sources of funding for the paving of gravel roads.
- 11.1.7. The Village will implement a program to identify rights-of-way segments that need to be thinned and remove excess vegetation.
- 11.1.8. The Village will develop a plan for those rights-of-way that do not meet Village standards.

Transportation Goal 2: Expand transit services throughout the Village to support the tourist industry and to reduce greenhouse gas emissions.

Objectives:

- A. *To maintain, enhance, and expand the “Magic Bus” transit system.*

Implementation Policies:

- 11.2.1. The Village shall continue to maintain its successful transit system, and continue to seek additional state or federal funding for enhancements and expansion of the system including additional transit stops and vehicles.
- 11.2.2. The Village will continue efforts to expand service to adjacent communities and interface with the Taos and Red River transit systems.

Transportation Goal 3: Seek improvements to the local airport while exploring Village oversight.

Objectives:

- A. *To encourage the conducting of environmental analysis of increased air traffic into the Valley.*
- B. *To work with the County and other entities to recruit commercial passenger air service.*
- C. *To encourage the improvement of the physical plant of the airport for commercial use and to enhance domestic use.*

Implementation Policies:

- 11.3.1. The Village will support and encourage the County to conduct environmental and economic impact analysis for the southern portion of the Moreno Valley each time the County proposes to increase the capacity of the airport at Angel Fire.

- 11.3.2. The Village will participate with the County and other entities to recruit commercial passenger air service.

- 11.3.3. The Village will support and encourage the County to improve and expand the physical plant of the airport as is warranted by the results of the Objective I impact analysis for both commercial and domestic use.

12. ECONOMIC DEVELOPMENT

A. INTRODUCTION

The purpose of the Economic Development element is to provide the groundwork for Angel Fire to diversify its economy, move beyond being just a tourist ski resort, and ensure the well-being and sustainability of the community. In pursuit of this goal, the Village adopted an Economic Development Strategic Plan in January 2008. The Plan serves as an economic roadmap for the future of Angel Fire and covers areas such as appearance,



Commercial property in Angel Fire located close to the Ski Area

branding and marketing, along with overall economic development goals. The goals from the Economic Development Strategic Plan are included in this section (see the *Economic Development Plan* for more detailed information).

B. ECONOMIC INDICATORS and CONDITIONS

Employment by Industrial Sector

The US Census Bureau estimated the total labor force for the Village of Angel Fire was 958 persons (employed at 130 separate businesses) in 2005. According to Angel Fire Economic Development, the labor force for Angel Fire comes not only from Angel Fire, but also Eagle Nest, Cimarron, Guadalupita, and Mora. The labor force is defined by all those persons who are employed and are over the age of 16 years. The industry that employs the majority of Angel Fire residents is the construction industry, which is cyclical, representing approximately 28% of the businesses in Angel Fire. Real estate is the next highest at approximately 17%, followed by professional, scientific, and technical services at approximately 13%. Annual payroll was estimated at approximately \$18,493. Economic Development Table 1 provides an overview of employment by industrial sector for the Village of Angel Fire.

Economic Development Table 1: Employment by Sector in Angel Fire

Industry Sector	Number of Establishments by Industry
Mining	1
Construction	36
Manufacturing	1
Wholesale Trade	1
Retail Trade	15
Transportation and Warehousing	1
Information Technology	3
Finance, Insurance	5
Real Estate, Rental, and Leasing	22
Professional, Scientific, Technical Services	17
Administrative, Support, Waste Management, Remediation Services	11
Educational Services	2
Health Care, Social Assistance	1
Arts, Entertainment, Recreation	3
Accommodation, Food Services	7
Other Services (except public administration)	4
TOTAL	130

Source: US Census Bureau, 2005 Industry Code Summary

Unemployment

The rate of unemployment in New Mexico consistently stays below the national unemployment rate, which in February, 2008 was 4.8%. Colfax County’s unemployment rate generally falls in the middle compared to the other counties in New Mexico, and with the exception of the Santa Fe MSA, has one of the lowest unemployment rates in Northern New Mexico. The highest unemployment rate in New Mexico in February, 2008 was Luna County at 12.7%. In February 2008, Colfax County’s unemployment rate was 3.3%, and had a ranking of 16 tied with Otero County (Source: New Mexico Department of Workforce Solutions). In January, 2008, the unemployment rate for Colfax County was slightly lower at 3.2%, and tied with the State’s overall unemployment rate. In February 2007, the unemployment rate in Colfax County was 3.7%, slightly lower than the statewide unemployment rate of 3.8%. The table below compares unemployment rates in Colfax County with several other northern New Mexico counties including Santa Fe MSA, San Miguel, Taos, and Rio Arriba. With the exception of Santa Fe MSA, Colfax County has the lowest unemployment rate of these Northern New Mexico counties.

12. ECONOMIC DEVELOPMENT

Economic Development Table 2: County Unemployment Rates

County	February 2008	January 2008	2007	2006	2005	2004
Santa Fe MSA	2.9%	2.6%	3.1%	3.5%	4.2%	4.5%
Colfax	3.3%	3.2%	3.7%	4.5%	5.4%	6.0%
State-wide	3.5%	3.2%	3.8%	4.2%	5.3%	5.8%
San Miguel	3.8%	3.3%	4.3%	4.9%	6.3%	6.7%
Taos	4.3%	4.1%	4.9%	5.6%	6.9%	7.6%
Rio Arriba	4.9%	4.5%	4.9%	4.9%	5.9%	6.5%

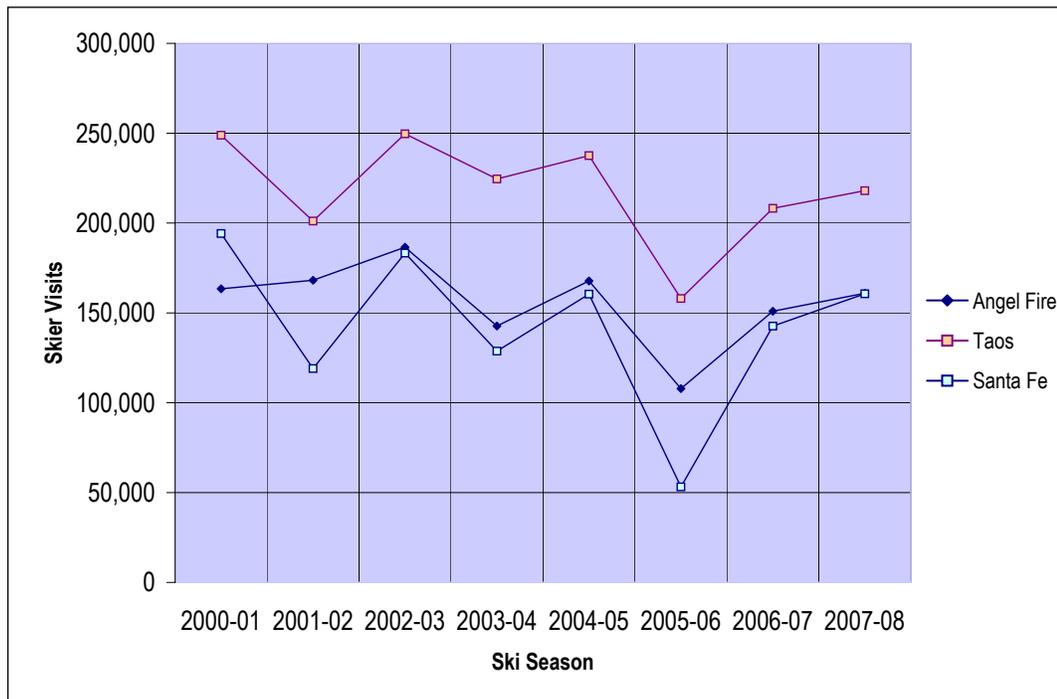
Source: New Mexico Department of Workforce Solutions, Employment News Release, 3/27/08 and New Mexico Economic Development Department, 2007 Statistical Abstract and Resources

Tourism

Tourism is the principle industry in Angel Fire, and skiing is the main attraction. Other attractions for tourists include an 18-hole PGA rated golf course, tennis, horseback riding, fishing, scenic chairlift rides, mountain biking and hiking in the summer months, and special events throughout the year. Over the last 10-15 years, many improvements have been made to the ski facilities, as well as the golf course. The Village has created a Tourism Department to promote Angel Fire as a tourist destination.

The chart below illustrates skier visits in Angel Fire, Taos, and Santa Fe between the 2000-01 and 2007-08 ski seasons. Fluctuations are largely due to the amount of snow present on the slopes. Taos consistently received much greater skier days than Angel Fire or Santa Fe.

Economic Development Chart 1: Skier Visits in Angel Fire, Taos, and Santa Fe, 2001-2008



Source: Ski New Mexico

Annual growth rates for lodgers tax receipts for Angel Fire, Taos, and Santa Fe are presented below. It should be noted that annual changes in lodgers tax receipts can be affected by changes in tax rates.

Economic Development Table 4: Lodgers Tax Receipts - Annual Growth Rates

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Angel Fire	-5.1	14.8	2.1	20.1	-14.1	-9.3	10.7
Taos	-8.1	7.5	.06	5.3	.08	1.8	9.1
Santa Fe	27.0	2.5	-0.4	7.0	-2.0	36.1	5.4

Source: New Mexico Department of Finance and Administration, Local Government Division, and individual local governments

Telecommunications and Dry Utilities

The Village has been working with Qwest Communications and Kit Carson Electric Coop to develop more broadband options in parts of the Village. This area has been able to keep its beauty in part because of the infrastructure isolation that the Moreno Valley experiences. There are no railroads that service the Valley. There are no natural gas companies currently servicing the Valley, although this may change as Angel Fire and Eagle Nest have signed franchise agreements with the Zia Natural Gas Company. By automobile, the Valley is accessed by one federal highway and two state highways. However, all of these points of access are narrow, two lane, mountain roads. The closest Interstate Highway is I-25, 78 miles east of Moreno Valley.

The lack of these basic transportation and energy infrastructure elements, and its isolated location, have historically not made Angel Fire and the Moreno Valley an attractive commercial or industrial location for development. Given these realities, diversifying Angel Fire’s economic base will have to be in economic sectors that do not require intermodal transportation or an abundant source of cheap energy.

While seeking out environmentally friendly industries that are compatible with a resort community, efforts should be continued to expand the tourist industry into a year round economy. In support of this the Village should pursue the development and maintenance of a transportation system which provides safe and dependable year around access.

C. ECONOMIC DEVELOPMENT GOALS

The following economic development goals were taken from the Economic Development Strategic Plan prepared by The Idea Group of Santa Fe, LLC. (see the *Economic Development Strategic Plan for more detail regarding marketing and branding of Angel Fire*). Those goals within the Economic Development Strategic Plan that addressed Comprehensive Plan elements such as in housing or land use, are not included in this Plan, either because they repeated or conflicted with Comprehensive Plan goals developed during the planning process.

Economic Development Goal 1: In order to develop an effective economic development support infrastructure in Angel Fire, an independent not-for-profit economic development organization with strong ties to the Angel Fire Chamber of Commerce will be created.

12. ECONOMIC DEVELOPMENT

Economic Development Goal 2: The Village of Angel Fire will create and support a thriving economic development environment by working together to foster planned growth through retention, expansion, start-ups and recruitment within targeted industry clusters that align with its heritage and “green and clean” nature of the community and its surroundings.

Economic Development Goal 3: The Village of Angel Fire will identify and inventory its existing (Tier 1) business clusters, and aggressively support retention and expansion of these companies and/or entrepreneurs. The Village will identify new business clusters (Tier 2), and actively work to develop these business groups through start-up or recruitment.

Economic Development Goal 4: The Village of Angel Fire will build a reliable trained local workforce that can support the regional economy.

A. INTRODUCTION

Utilities, as a Plan element, are the nuts and bolts of the community. Water availability and delivery, and wastewater management help maintain the public health, safety, and welfare. The Village of Angel Fire has made great strides in making utilities available to more areas of the Village. However, utilities is an on-going challenge and improvements are still needed, particularly in the case of water storage and water rights acquisition.

B. WATER

Water Supply

Angel Fire derives its potable water from ground water. The Village operates five municipal wells drilled into the Moreno Valley. New Mexico Water Law regulates the mining of ground water. The two basic principles of New Mexico Water Law are:

- The right to use ground and surface waters is based on beneficial use. Examples of beneficial use include agricultural, municipal, domestic, and industrial uses.
- Priority establishes the better right, which means that, in times of shortage, older (more senior) water rights will be fulfilled before newer (more junior) water rights.

Angel Fire and western Colfax County lie within the declared Canadian River Basin. Because most of the groundwater in this area is stream-related, the basin is subject to limitations set by the Office of the State Engineer to ensure that groundwater use will not affect stream water availability.

The Village of Angel Fire owns 996.62 acre feet of water rights, of which 311.68 acre feet are senior water rights and 272 acre feet are first tier contract rights. This provides a total of 583.68 acre feet available during prolonged drought conditions. The 272 acre feet of contract water rights are dependent upon the amount of snow runoff as calculated by the water master annually on May 30th. The Village also acquired 750 acre feet of storage rights and 750 acre feet of bulk water in Eagle Nest Lake. An acre foot of water is one acre of land containing one foot of water in depth, which is approximately equivalent to 326,000 gallons.

Since 1999, the Village consumes on average 620 acre feet of water per year. Village Council recently established a list of critical projects for implementation during the current fiscal year. Water rights acquisition is one of the highest priority items on this list. Since the adoption of the 2003 Plan, the Village has purchased an additional 250 acre feet of water rights.

Water Storage

The Village operates sixteen water storage tanks with a combined capacity of 1.9 million gallons of water. However, due to Angel Fire's mountain setting, there are several separate water pressure zones which means not all of existing storage capacity can be applied to one location. There is a critical need for additional water storage capacity and the Village continues to seek funding from state and federal sources for this purpose.

Water Distribution

The Angel Fire Resort Corporation from the mid 1960's to the mid 1980's constructed most of the existing water distribution system within Angel Fire. This system is primarily made up of four and six inch PVC water lines. The system is generally deficient in the appropriate number of fire hydrants. The newer subdivisions have larger, 6 inch water lines with fire hydrants located every 400 to 500 feet apart. During the second half of FY 2008, a water meter replacement program will be initiated with the intent of replacing approximately 50 residential water meters with more reliable meters.

The Village Code addresses the use of domestic wells. At the current time, water system regulations require property owners with an existing private well on a developed parcel of land to connect to the public system when it becomes available. Use of the well is permitted for irrigation.

A typical water distribution system will have most of its water lines looped together to maintain a static water pressure within the system. In the case of cul-de-sac streets, the water lines are usually of a larger diameter than looped water lines. This is not the case in most of the older areas of the community. The narrow pipe diameter, nature of our climate and physical geography of the Village has led to the use of bleeder valves at the end of several cul-de-sacs. These valves are opened up in late fall and left open for as long as freezing temperatures are experienced through winter. This is done so that the water in these dead end lines does not freeze. It is estimated that the Village loses an average of 15 million gallons each winter in this manner.

Water and Sewer. During summer/fall of 2007, the Village extended water and sewer lines to the intersection of Mountain View Boulevard and US 64. Funding for this project was provided by USDA, Rural Development.

C. WASTEWATER

A Wastewater Collection System Preliminary Engineering Report (PER) was developed by Molzen-Corbin & Associates (MCA) in 2007. The information presented in this section is from the PER. The report provides a 20-year plan for extending the Village's existing sanitary sewer collection system to service existing areas that are currently not served with sewer and to accommodate future growth through the year 2026. The PER provides the Village with a guide for installing interceptor sewers to drainage areas within the Village.

Recommendations

The recommended facilities, as put forth by MCA, consist of installing gravity sewer interceptors in the existing right-of-way, in the existing eight foot side yard utility easements and the natural "greenbelt" areas in the Village. The "greenbelt" areas are natural, low-lying areas between the hills that are owned and controlled by the Angel Fire Resort and the Angel Fire Association of Property Owners. The total estimated construction cost for the interceptors is \$8.3 million. The estimated cost to install the interceptors and the collector lines in each drainage area is \$14,000 per lot.

It is MCA's recommendation that the project be constructed in phases. The first phase will consist of constructing the interceptor sewer in Drainage Area B, upgrading

Interceptor 200, and constructing Interceptor 1000. The estimated cost of Phase I improvements is \$4.56 million. Operations and maintenance costs for the gravity sewers are estimated to be \$84,000 per year.

Existing Conditions

The Village operates a sanitary sewer collection and treatment system consisting of collection lines, interceptors, lift stations, and a 1-million gallon per day wastewater treatment plant (WWTP) that was put into operation in 1999. While commercial development in Angel Fire is tied to this system, it is estimated by MCA that only 14% of the 2,235 existing residential dwellings in Angel Fire are connected to the system. As a result, the plant is operating under capacity, only receiving a third of its design flow. The Village has one of the highest sewer utility rates in New Mexico due to the debt service on the loan to construct the WWTP.

Utilities Table 1: Wastewater Account Information, 2006

Existing Dwelling Units	2,235
Number of Wastewater Accounts	323
% of Dwelling Units on Sewer	14%

Source: Molzen-Corbin, Wastewater Collection System Preliminary Engineering Report, 2007

The widespread use of septic systems is of great concern to the Village. The Village cited a number of reasons for its preference of a wastewater collection system in a letter to Molzen-Corbin dated August 8, 2006 including:

1. Many of the existing septic systems are located on 1/3 acre lots located in the most density populated part of the Village.
2. The Village has experienced a number of septic system failures in recent years, which is evidenced by the elevated levels of nitrate in Cieneguilla Creek, a perennial creek that is fed by groundwater.
3. The Village obtains its potable water from groundwater wells that are vulnerable to contamination from liquid waste systems.
4. Growth is expected in the Northwest Quadrant of the Village. This area is marked by high groundwater levels that freezes several feet in the winter.
5. Village Code requires that new lots connect to the wastewater system.

Grant funding is currently being sought to re-use treated effluent for golf course irrigation and snowmaking. The Village has evaluated numerous projects for wastewater re-use that include dust control, fire fighting, golf course irrigation, snowmaking, park and recreation area irrigation, and for construction. The Village is currently authorized to re-use wastewater for dust control, fire fighting, and street cleaning.

D. GOALS, OBJECTIVES, and IMPLEMENTATION POLICIES

The following goals, objectives, and implementation policies have a 20-year horizon. Many of the goals and objectives require a strong financial commitment on the part of the Village. While the Village is constrained with limited sources of income and large infrastructure maintenance costs, the Village is committed to achieving these goals and objectives as resources allow and/or can be made available.

Utilities Goal I: Provide a water supply and wastewater collection infrastructure that will promote efficient growth.

Objectives:

- A. *To develop a Long Range Plan for the Water Distribution System for future extensions and expansions of the system.*
- B. *To update and upgrade outdated elements of the water system with grant funds and to the extent that the annual budget will allow.*
- C. *Educate the public about water conservation.*
- D. *To eliminate as many septic tanks as possible and get more residential units connected to the wastewater system.*
- E. *To recycle wastewater for reuse; ie. golf course, activity fields, parks, dust control.*
- F. *To improve the accountability for water usage within the system through leak detection.*

Implementation Policies:

- 13.1.1. Build additional water storage capacity and maximize existing storage capacity via capital improvement projects.
- 13.1.2. Develop and implement Village regulations regarding domestic wells.
- 13.1.3. Delineate municipal wellhead protection areas and develop wellhead protection plans.
- 13.1.4. Research and evaluate specific projects for wastewater reuse.
- 13.1.5. Seek funding for maintenance of existing water and wastewater infrastructure and the design and construction of new infrastructure as needed by the Village.
- 13.1.6. Continue leak detection and corrective efforts to improve system efficiency and eliminate water lose.
- 13.1.7. Develop a Water Meter Replacement Program and continue to add fire hydrants to throughout the Village where existing fire hydrants exceed maximum permitted separation.
- 13.1.8. Support legislation to revise priority status of water rights to recognize municipal use requirements during the drought years.

APPENDIX A: PUBLIC INVOLVEMENT PROCESS

This section describes the three public meetings and the youth meeting held during the planning process. All three meetings were held at the Angel Fire Community Center during the evening and the youth meeting was held at Moreno Valley High School.

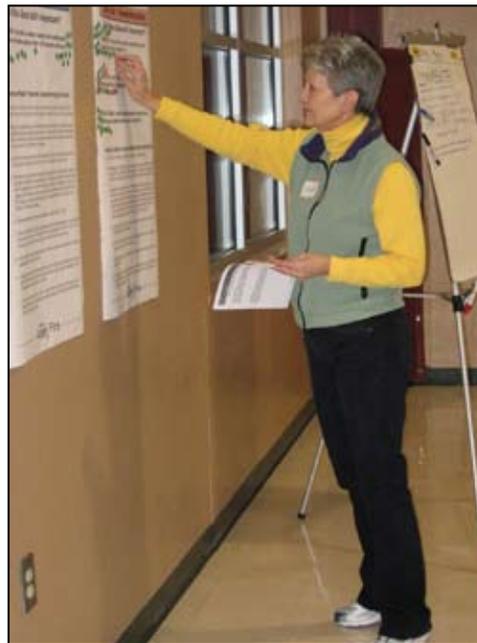
Public Meeting 1

The first public meeting consisted of a re-evaluation of the 2003 Comprehensive Plan Goals. Forty-two people attending this first meeting, held on Wednesday, January 23, 2008. The 2003 Comprehensive Plan goals along with a bullet list of the progress made towards those particular goals. Participants were asked to evaluate each goal and vote whether they thought the goal was still important. The vast majority of the goals received positive feedback. By and large, this meeting affirmed that the goals were still valid to the residents.



Public Meeting 2

The second public meeting, held on February 20, 2008, started with an introduction by Mark Rivera welcoming the participants to the meeting. Jim Strozier described the results of public meeting #1 and went through a color handout indicating the red light/green light votes on the goals from the 2003 Comprehensive Plan and the 2007 Economic Development Plan. He explained that most of the goals were validated by the results, with a couple of the goals receiving some red votes.



Photos from the public meetings

The participants were then asked to divide into break-out groups – NW Quadrant, Corridor Design, and Sustainability. Given the number of participants, and the overlap between the NW Quadrant and Corridor Design, it was decided to combine the first two groups into one group and keep Sustainability as the second group. Each participant was given several note cards and asked to write down their thoughts in regard to the specific topic in the form of a succinct statement. The two group leaders, Jackie Fishman and Jim Strozier, asked the participants what they thought the opportunities, strengths, weaknesses, etc. were in regard to the topic. The cards were taped to the wall in random fashion and then the groups were asked to start pairing similar ideas/cards together. Themes quickly emerged from this exercise, which continued until the cards were in definable groups. Participants were then asked to create a statement or title that captured the ideas expressed under each theme/topic. The two break-out groups got back together and

one person from each group was asked to summarize their individual group's thoughts and process.

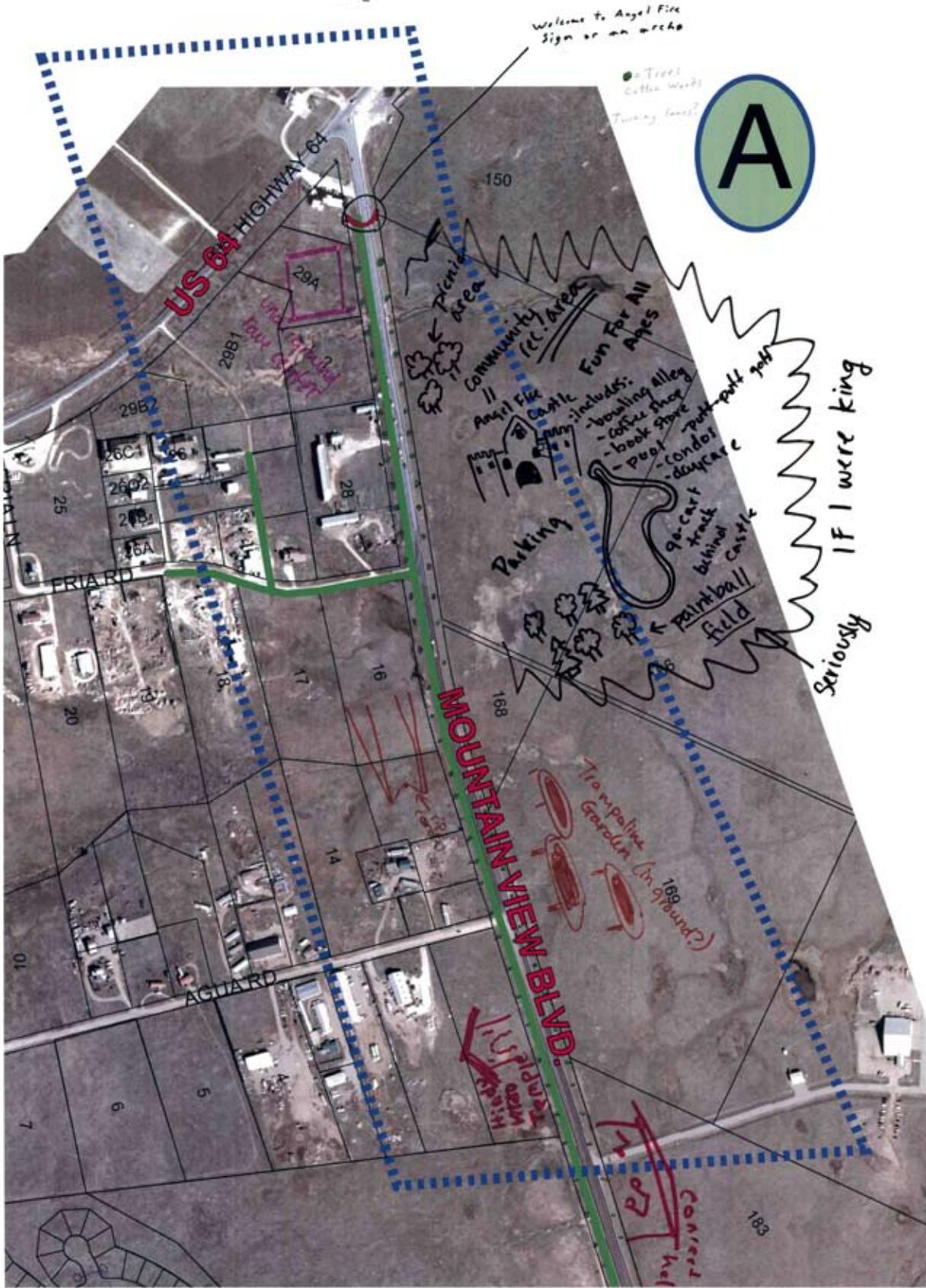
Public Meeting 3

The third public meeting, held on March 12, 2008, involved presenting alternative land use concepts for the Northwest Quadrant, and voting on new goals and implementation policies for the three new sections of the Comprehensive Plan. Participants were asked to provide written comments on the land use concepts and identify what they liked or did not like for each alternative. They were asked to specifically comment on elements such as the Design Overlay boundary, entry feature locations, roadway circulation, and arrangement of land uses. It was explained that a preferred land use scenario would be prepared based on the comments received and would be included in the Comprehensive Plan.

Participants were also asked to vote on their top three goals, out of the twelve goals presented, for the three new Plan elements. The participants were also asked to vote on their two favorite implementation policies for each of the 12 goals.

Youth Meeting

A youth meeting with Moreno Valley High School students was held on March 13, 2008. The meeting was an interactive drawing exercise where the students were asked to draw their vision for Mountain View Boulevard. The students were divided into three separate rooms, and within each room, the students were further divided into three groups of 5-6 students. Mountain View Corridor was divided into three equal sections including the gateway portion at US 64 and Mountain View; the middle section of the corridor; and the southern portion with Sage Road being the southernmost boundary. Examples of streetscapes, signs, landscaping, etc. from other communities were shown to the students to get them going on the drawing exercise. The drawings included physical features and types of land uses they would like to see as part of the corridor and that they believed would make the Angel Fire community a better place to live in the future. A sample of the drawings prepared by the students are on the following pages.

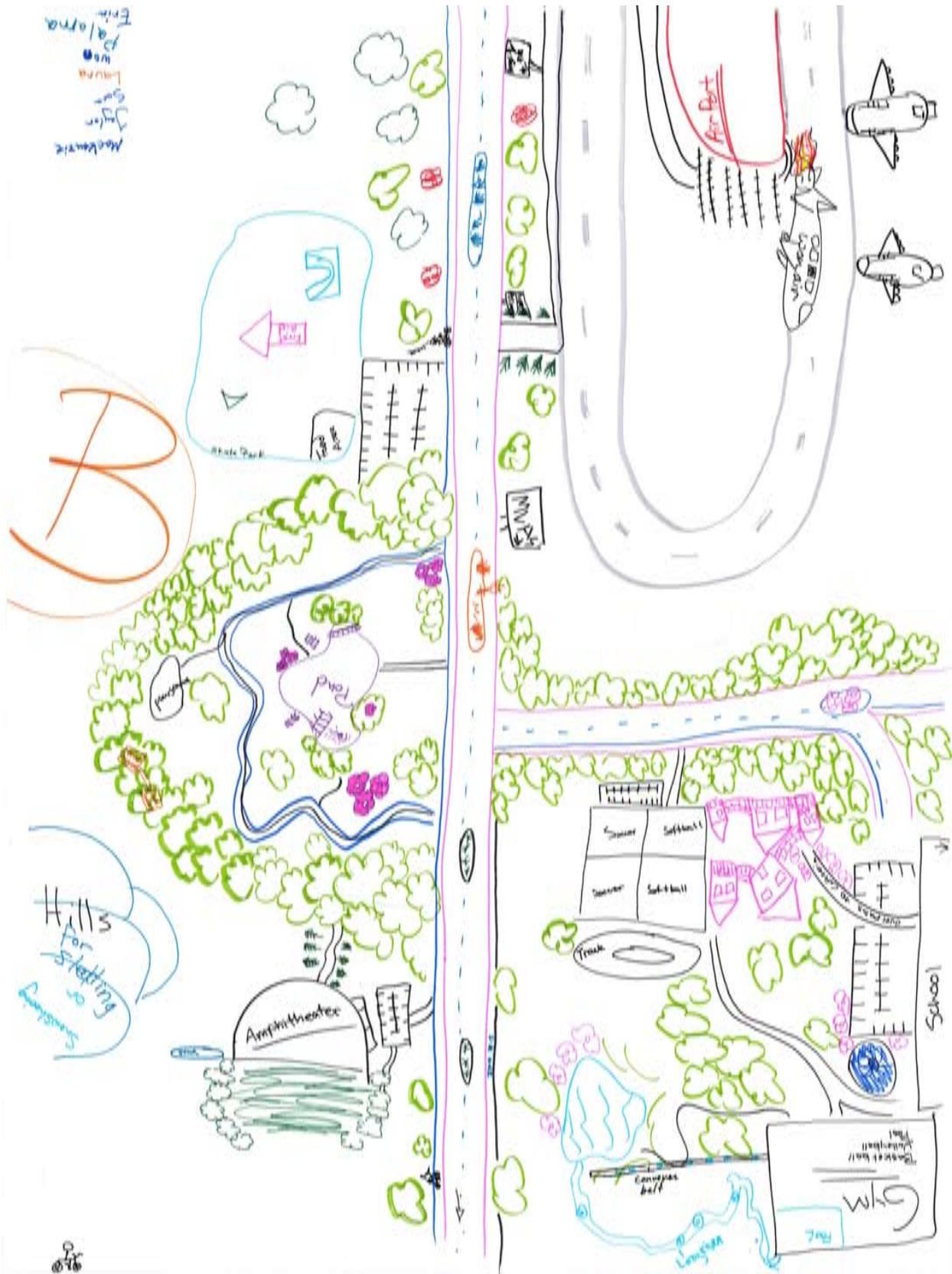


'Gateway' Section of Mountain View Corridor

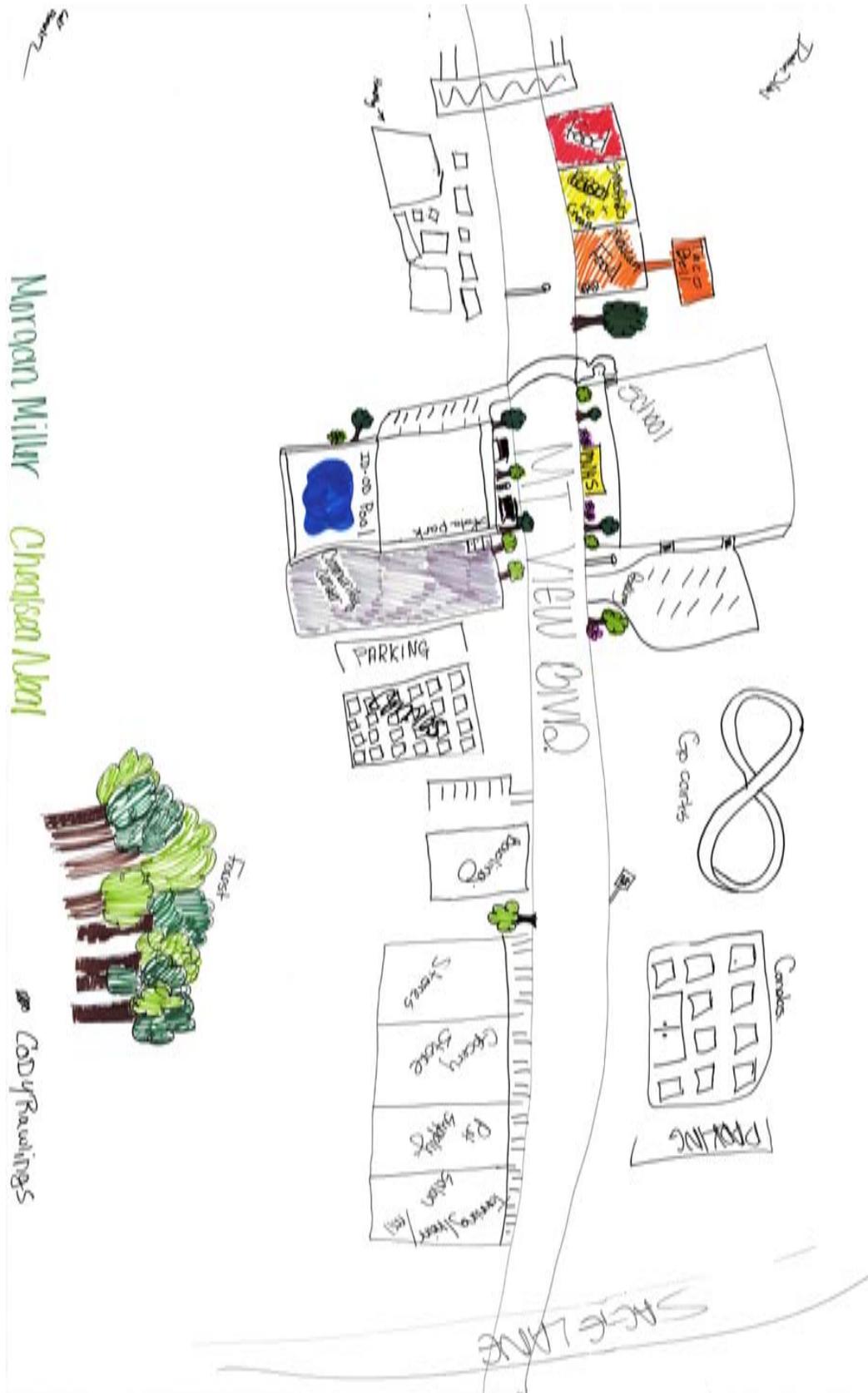
VILLAGE OF ANGEL FIRE COMPREHENSIVE PLAN



'Gateway' Section of Mountain View Corridor

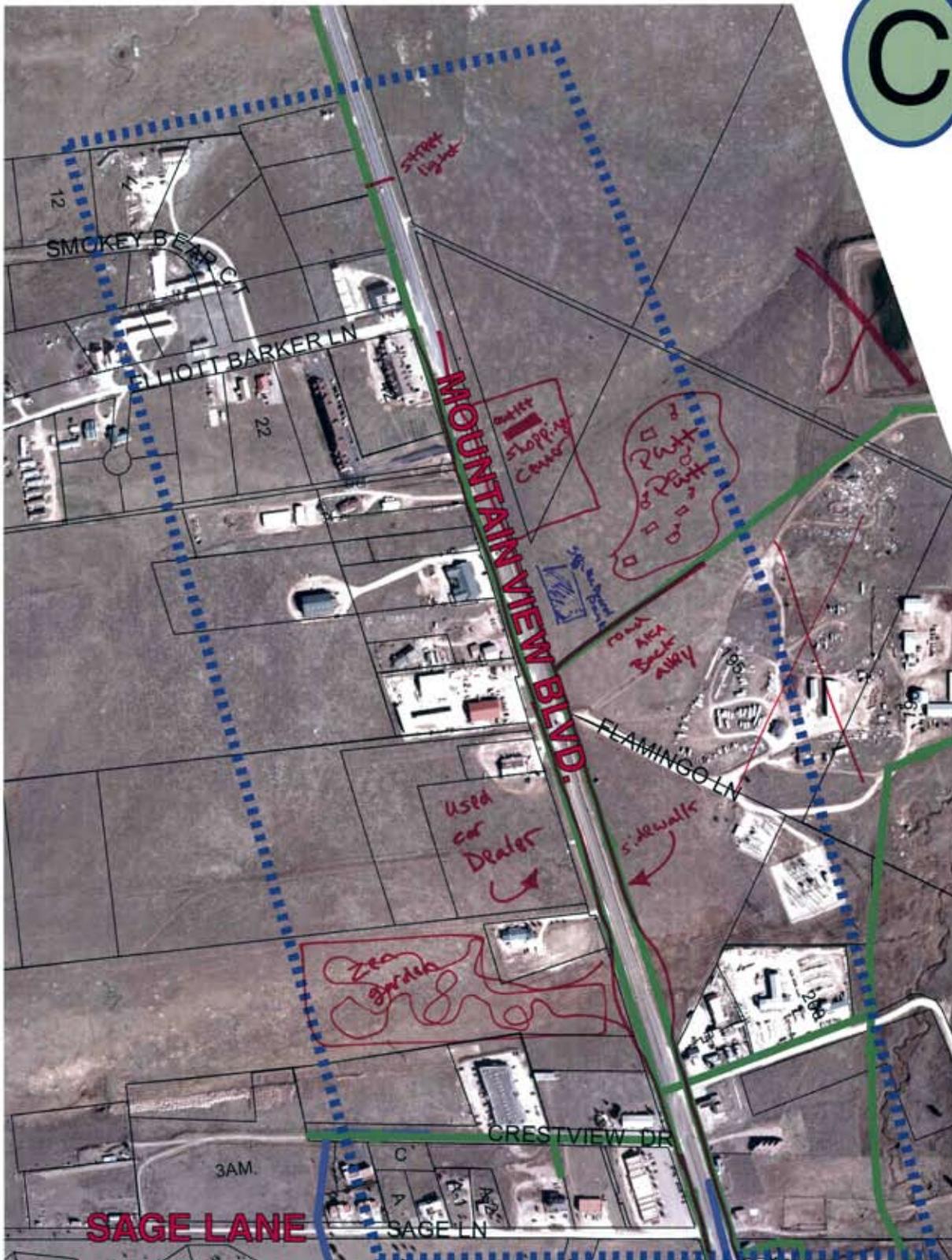


Middle Section of Mountain View Corridor



End Section of Mountain View Corridor to Sage Lane

VILLAGE OF ANGEL FIRE COMPREHENSIVE PLAN



End Section of Mountain View Corridor to Sage Lane

- Free City bus
- Dollar theater

APPENDIX B: CLIMATE CHANGE and GREENHOUSE GAS REDUCTION**State of New Mexico**
Office of the Governor

Bill Richardson
Governor

CLIMATE CHANGE AND GREENHOUSE GAS REDUCTION
EXECUTIVE ORDER - 05-033

WHEREAS, scientific consensus is that the global climate is warming at rates that could cause significant temperature increases and weather pattern disruptions across the globe;

WHEREAS, the Intergovernmental Panel on Climate Change and the National Academy of Sciences have confirmed these global warming trends;

WHEREAS, atmospheric carbon dioxide levels are at the highest in more than 500,000 years and are projected to reach their highest level in four million years by mid-century;

WHEREAS, much of this sudden and sharp increase in atmospheric greenhouse gas levels is directly attributable to human activity, such as the combustion of fossil fuels and release of methane and other greenhouse gases;

WHEREAS, the trends could result in global surface temperature differences of approximately five to nine degrees Fahrenheit by mid-century, threatening the economy, quality of life, and environment that our generation will provide for future generations including children who are growing up in New Mexico today;

WHEREAS, the southwestern United States will likely suffer significant impacts from such temperature changes, such as decreased annual precipitation, faster evaporation of surface water supplies, and increased runoff at the end of winter when snowpack will melt faster;

WHEREAS, business leaders in the United States and around the world, representing corporate energy developers, utilities, insurance companies, and others, recognize the need to address the risk of global warming and reduce greenhouse gas emissions in a predictable, enforceable fashion;

WHEREAS, internationally and in the United States, the federal government has failed to address the issue of global warming in a fashion that will protect future generations from a variety of impacts such as rising sea levels, drought, weather disturbances and other threats;

WHEREAS, preparing to reduce greenhouse gas emissions provides New Mexico the opportunity to assume a leadership role in the new emerging clean energy economy and enjoy the economic development and high wage job creation associated with it;

VILLAGE OF ANGEL FIRE COMPREHENSIVE PLAN

WHEREAS, the State of New Mexico is committed to joining regionally and nationally with other states in assuming a leadership role in addressing the risks of climate change;

WHEREAS, in Executive Order 2004-019, I declared New Mexico the Clean Energy State;

WHEREAS, the New Mexico Legislature has adopted a number of clean energy initiatives encouraging energy conservation and efficiency, the development of renewable energy, and strengthening clean energy industries;

WHEREAS, in 2004 New Mexico joined in the unanimous adoption by the Western Governors' Association of my proposal with California Governor Arnold Schwarzenegger to establish goals for energy efficiency in the Western states (20% improvement by the year 2020) and for clean energy development in the Western states (30,000 megawatts of clean energy by 2015);

WHEREAS, New Mexico's leadership in the development of state and regional climate change action plans will insure that New Mexico businesses are in the best position to benefit from future national climate change actions and that national policies will take into consideration the concerns of this state; and

WHEREAS, New Mexico will be the first "energy state" (energy revenues making up a substantial part of the state's revenues) to take on the issue of climate change.

NOW, THEREFORE, I, Bill Richardson, Governor of the State of New Mexico, by the virtue of the authority vested in me by the Constitution and by the Statutes of this State, do hereby ORDER and DIRECT:

1. The creation of the Climate Change Action Council which shall be advisory in nature and shall be chaired by the Secretary of the Environment and comprising the following state officials or their designees: State Engineer; the Director of Game and Fish; and the Secretaries of Agriculture; Economic Development; Energy, Minerals, and Natural Resources; General Services; Health; Indian Affairs; and Transportation; and the Governor's Advisor on Energy and Environment. The Climate Change Action Council shall review and provide recommendations to the Governor's Office regarding climate change policy.
2. The creation of the New Mexico Climate Change Advisory Group consisting of diverse New Mexicans who may be affected by climate change. The Advisory Group shall present proposals to the Council to reduce New Mexico's total greenhouse gas emissions to 2000 levels by the year 2012, 10% below 2000 levels by 2020 and 75% by 2050. The Advisory Group's proposals shall include consideration of costs and benefits. Because New Mexico cannot resolve this global issue unilaterally, the Advisory Group shall investigate and report on regional and national initiatives, particularly in association with nearby states, that will help create meaningful regional and national policy to address climate change. The Secretary of the New Mexico Environment Department shall

appoint and oversee the Advisory Group. The Advisory Group shall finalize a report to the Climate Change Action Council with findings and recommendations, including an inventory of existing and planned actions that contribute to greenhouse gas emissions reductions, no later than December 1, 2006.

3. The New Mexico Environment Department to convene a technical state agency working group including the designated representatives of the State Engineer; of the Director of the Department of Game and Fish; and of the Secretaries of Agriculture; Economic Development; Energy, Minerals, and Natural Resources; General Services Department; Health; Indian Affairs; and Transportation. The working group shall report to the Climate Change Action Council on potential impacts of global warming on New Mexico by December 31, 2005 and shall provide support to the Climate Change Advisory Group and the Climate Change Action Council.
4. The Office of the State Engineer to work with other state agencies, with local and federal agencies, and with the State's research institutions to prepare an analysis of the impact of climate change on the State's water supply and ability to manage its water resources. A report summarizing findings shall be completed no later than July 2006.
5. The New Mexico Environment Department to convene a science advisory panel consisting of state and regional scientists who are recognized for their expertise on climate change to serve as a resource to the Action Council and the Advisory Group.
6. The New Mexico Environment Department to develop a New Mexico greenhouse gas emissions inventory and forecast and create a staff position dedicated to global warming and climate change issues in New Mexico.
7. The New Mexico Environment Department to produce an annual report assessing progress toward achieving greenhouse gas emission reductions. This report shall be presented to the Governor by July 1 of each year, starting in 2007.
8. The General Services Department to develop recommendations to reduce greenhouse gas emissions in all aspects of New Mexico state government capital projects, including public education, transportation and daily operations. The General Services Department will further propose changes to procurement policies for new state vehicles to have hybrid electric engines and/or utilize alternative fuels. The General Services Department shall work with other state agencies to implement its duties under this Order.
9. All state agencies to assist as appropriate in implementing this Order and achieving its purposes. The actions mandated as a result of this Executive Order shall be accomplished within the bounds of, and consistent with, the relevant agency's existing statutory and regulatory authority.
10. Nothing in this Executive Order is intended to create a private right of action to enforce any provision of this Order or any Action Plan developed pursuant to this Order; nor is this Order intended to diminish any existing legal rights or remedies.

VILLAGE OF ANGEL FIRE
COMPREHENSIVE PLAN

THIS ORDER supersedes any other previous orders, proclamations, or directives in conflict. This Executive Order shall take effect immediately and shall remain in effect until such time as it is rescinded by the Governor.

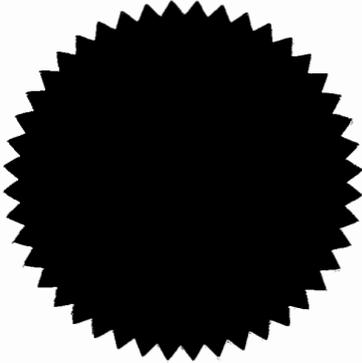
ATTEST.



REBECCA VIGIL-GIRON
SECRETARY OF STATE

DONE AT THE EXECUTIVE OFFICE THIS
9TH DAY OF JUNE, 2005

WITNESS MY HAND AND THE GREAT SEAL
OF THE STATE OF NEW MEXICO



BILL RICHARDSON
GOVERNOR

APPENDIX C: VILLAGE COUNCIL VISION and GOALS*Village of Angel Fire*

P.O. Box 610
 Angel Fire, New Mexico 87710
 (505) 377-3232 FAX: (505) 377-3280

Memorandum

To: Mayor and Council

From: Melissa Byrne Vossmer, Village Administrator

Date: March 27, 2008

Subject: Final Council Vision and Goals and Project Priorities for FY 2008/2009

On January 15, 2008 the Council met in a Work Session to discuss the Council Vision created in 2007, Goals and Priorities for the Village. In discussions, the Council re-affirmed the Vision from 2007. On March 20, 2008 the new Village Council met and reviewed this document. With one change, the deletion in the Vision of Independent Political Entity, Council again affirmed the Vision for the Village.

- Financial independence from the Resort and State Government
- Being the #1 Resort destination in New Mexico
- Stable and solid socio-economic environment for young people with adequate resources
- Adequate water resources
- Community independence
- Fully developed infrastructure
- Protected environment and green space
- Broadened base services / businesses without going out of the Valley
- Adequate roads / transportation
- Upgrade of the Colfax County Airport
- Wi-Fi, high speed internet, full broadband
- Equitable distribution of taxes and services from the County
- Local Hospital
- Full developed athletic facilities
- Full range of schools
- Full Fire Department
- Full Police Department
- Adequate housing for workforce
- Adequate wages for good standard of living
- Daycare centers
- Plaza del Sol
- Water conservation in place for farmers
- Growth in Village staff to meet needs / managed growth of village of angel fire

VILLAGE OF ANGEL FIRE COMPREHENSIVE PLAN

Goals and Priorities

Final

Page 2

- Quality of Life: Youth Center, Parks, Larger Community Center w/ Swimming Pool, Recreation Complex, Golf Course, Hiking Trails
 - Annexation for long range growth
 - Continue to support the development of the Shuter Library System & Expansion
- Goals & Project Priorities
- Develop a “feel good” entrance to the village of angel fire
 - Green Construction: Public and Private
 - Encourage growth of a healthy artist community
 - Learn from other communities

As a result of discussions, the Council has reaffirmed the set the goals and project priorities for the FY2008/2009 Work Plan. They are as follows:

1. Develop a 5 Year Capital Improvements Program
2. Complete past due audits
3. Develop policies and procedures for accounts payable and past due accounts
4. Develop formal process to gain input from the community partners for the Legislative priorities
5. Develop a 5 Year Recycling Program
6. Completion of Village role in formation of the Proposed Public Improvement District 2007-1
7. Initiate the Special Assessment District program for the area behind Valley Market and the Agua Fria area
8. Continue the development of Plaza del Sol
9. Continue to look for ways to support the development of Affordable Housing in the area
10. Formalize and develop a written plan on the initiation of the Water Meter Replacement Program
11. Move implementation of the Economic Development Strategic Plan forward

In addition, the Council established the following goals and project priorities which were identified for Staff into three categories:

IMMEDIATE ACTION

1. Develop a Plan which outlines how the Village can grow recreational programs and facilities that compliment the ski season
2. Continue to improve local transportation facilities
3. Formalize through a policy the Registrar of Special Needs
4. Develop a Fire Master Plan

Goals and Priorities
Final
Page 3

CONTINUED SUPPORT

1. Purchase of water rights as they become available
2. Continued evaluation of Regional Transportation
3. Continued support for the Moreno Valley Charter High School
4. Support discussions for a Regional Hospital
5. Begin development and seek funding for a community gateway design

ADVOCACY

1. Broadband development for Moreno Valley
2. Natural Gas for Moreno Valley
3. Continued support of Colfax County Airport development plan
4. Continued support of development of workforce housing
5. Examination of the need for Impact Fees

With this direction Staff will finalize a draft FY2008/2009 Budget for presentation to Council. In addition, we will finalize the Proposed Work Plan for presentation in June to Council as well.

Cc: Management Team
File

APPENDIX D: COMMUNITY DEVELOPMENT PROGRAMS and RESOURCES

This appendix provides a compendium of Federal and State economic and infrastructure development resources available to both local governments and people interested in starting businesses. This list is accurate as of January, 2008.

Catalog of Federal Domestic Assistance

Resource that includes extensive listings of federal assistance programs for municipalities, contacts, and grant application procedures.

The catalog is available on-line at the following web address:
www.cfda.gov

Programs are grouped into the following basic categories:

- Agriculture
- Business and Commerce
- Community Development
- Consumer Protection
- Cultural Affairs
- Disaster Prevention and Relief
- Education
- Employment, Labor, and Training
- Energy
- Environmental Quality
- Food and Nutrition
- Health
- Housing
- Income Security and Social Services
- Information and Statistics
- Law, Justice, and Legal Services
- Natural Resources
- Regional Development
- Science and Technology
- Transportation

Community Development Revolving Loan Fund

The purpose of this loan program is to assist local governments in attracting industry and economic development through acquisition of real property, construction and improvement of necessary infrastructure, and other real property investments. The funds are intended to create jobs, stimulate private investment, and promote community revitalization. All incorporated municipalities and counties are eligible. Loans are limited to \$250,000 per project and repayment is not to exceed 10 years. The political subdivision must pledge gross receipts tax to repay the loan. Local governments can obtain a request forms and technical assistance from the State Economic Development Department.

The term is negotiable, not to exceed 10 years and the interest rate is set at half the treasury bond equivalent rate. The political subdivision must pledge gross receipts tax to repay the loan.

Contact: Kathy McCormick
New Mexico Economic Development Department
1100 St. Francis Drive
Suite 1060
Santa Fe NM 87505
Phone: (505) 247-1750, ext.3643 Fax: (505) 827-0328
(505) 670-6320 (cell)
kathy.mccormick@state.nm.us

Cooperative Advertising Program

This program promotes economic development activities throughout New Mexico by assisting local organizations with the cost of promotional activities in their regions. Regional activity is encouraged. Municipalities, local committees, tribal governments and regional/non-profit organizations are eligible. Combined efforts are encouraged. Funds can be used to attract businesses from out of state to the area, production of marketing materials, and registration fees for conference advertising. The program reimburses 50% of eligible costs up the maximum grant amount. The maximum amount that can be requested is \$30,000 per applicant or \$40,000 for tourism marketing partnerships. Workshops are held throughout April and applications are due in May. Applicants must provide a response to a Request for Proposal and must include a marketing plan, project description, and advertising budget.

Contact: Mona Medina
New Mexico Department of Tourism
Lamy Building
491 Old Santa Fe Trail
Santa Fe, NM 87501
Phone: (505) 827-7605 Fax: (505) 827-7402
E-mail: mona@newmexico.org
Website: www.newmexico.org

Community Services Block Grant Program (CDBG)

This program is designated for non-profit organizations that provide assistance to the low-income populations in their community. The program intends to impact the causes of poverty in the community or areas of the community where poverty is an acute problem. Grants are \$25,000 and is a formula grant with no competitive process.

Contact: Robert Apodaca, Director
State of New Mexico, Local Government Division
131 S. Capitol
Bataan Memorial Bldg., Suite 201
Santa Fe, NM 87503
Phone: (505) 827-8053 Fax: (505) 827-4340
E-Mail: rapodaca@nm.state.us

Cooperative Agreements Program (COOP) Local Government Road Fund

The program assists local governments and other public entities to improve, construct, maintain, repair, and pave highways and streets and public parking lots. Funds must be used for the construction, maintenance, repair, and the improvements of public highways, streets, and parking lots. The local match is 40% and awards range from \$9,000 to \$192,000. Funds are made available at the beginning of the fiscal year and must be encumbered and spent no later than the end of the fiscal year.

Contact: Dennis Ortiz, Engineer
NMDOT, Maintenance Section
1120 Cerrillos Road
P.O. Box 1149
Santa Fe, New Mexico 87504-1149
Phone: (505) 827-5498 Fax: (505) 827-3202
Email: dennis.ortiz@nmshtd.state.nm.us
Website: www.nmshtd.state.nm.us/

Empowerment Zone/Enterprise Zone Community Program

The purpose of this program is to create jobs and business opportunities in the most economically distressed areas in inner cities and rural areas. A community designated as an empowerment or enterprise community gets tax incentives, grants, and loans to create jobs and expand business opportunities. The President and Congress designated 72 urban and 33 rural areas as EZs or ECs and in 1997, HUD designated 15 urban and 5 rural communities as EZs and ECs.

Contact: Art Garcia
USDA Rural Development
6200 Jefferson NE
Albuquerque, NM 87109
(505) 761-4973

Home Investment Partnership Program (HOME)

The goal of this program is to increase affordable rental and home ownership opportunities for low and very low-income New Mexico citizens. The program is designed to strengthen public and private partnerships, increase the administrative and management capacity of regional and local housing authorities and of non-profit community housing development organizations. HOME funds create investment capital to meet a variety of housing needs. Local governments are eligible for funding through a competitive RFP process. Funds can be used for rehabilitation, rental assistance, new construction of affordable rental housing, and first time buyers principal residential units. The range of funding varies and the Mortgage Finance Authority sets deadlines for RFPs.

Contact: Isidoro "Izzy" Hernandez
Director of Program Administration
Mortgage Finance Authority
344 4th Street SW
Albuquerque, NM 87102
Phone: (505) 843-6880 Fax: (505) 243-3289

Email: ihernandez@housingnm.org
Website: <http://www.housingnm.org>

Job Training Incentive Program

This program is designed to provide quick-response manpower training to new or expanding businesses in New Mexico. New or expanding companies, which produce an item or product, are eligible. Awards range from \$35,000 to \$2,000,000 and the contracts with the company are written for one year. Businesses must contact the Economic Development Department for an application and proposal package.

Contact: Theresa Varela
Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87503
(505) 827-0323
Therese.Varela@state.nm.us

Cindy Evans
Program Administrator/Marketing
(505) 827-0238
Cynthia.Evans@state.nm.us

Infrastructure/Equipment Finance Loan Program

The goal of the program is to identify and finance qualified local government infrastructure projects. Through the NMFA the program provides loans at below bond market rates to eligible jurisdictions. Funds are used to assist at any stage of an infrastructure project. Funding comes from Governmental Gross Receipts Tax revenue that is dedicated to the NMFA. There are no minimum or maximum loan awards and applications are accepted throughout the year.

Contact: Director of Outreach
New Mexico Finance Authority
409 St. Michaels Drive
Santa Fe, NM 87505
(505) 984-1454 Fax: (505) 984-0002
e-mail: fdesk@nmfinanceauthority.org
or
Keith Melton
Water Resource Specialist
Drinking Water and Community Services Bureau
New Mexico Environment Department
P.O. Box 26110
Santa Fe, New Mexico 87502
Phone: (505) 827-7536 Fax (505) 827-7545
E-mail: keithmelton@nmenv.state.nm.us

Liquid Waste Technical Assistance

This program is designed to protect ground and surface water and eliminate hazards to the public health caused by onsite sewage treatment and disposal of quantities of 2,000 gallons or less per day. The program offers technical assistance.

Contact: Liquid Waste Program Manager
Field Services Division
Drinking Water and Community Services Bureau
525 Camino de los Marques, Suite 4
PO Box 26110
Santa Fe, NM 87502
Phone: (505) 827-7541

Low Income Home Energy Assistance (LIHEAP)

The purpose of this program is to provide assistance to persons and households whose income is at 130% or less of the federal poverty guidelines with heating and cooling costs and with energy-related equipment such as furnaces, stoves, coolers, and with services such as weatherization of their homes in an effort to reduce energy costs. Non-profit organizations are eligible. Funds can be used to purchase services for eligible persons and households. Funding cycles are made for the federal fiscal year and awards range from \$25,000 to \$350,000. The New Mexico Human Services Department will issue a RFP for the application procedure.

Contact: Lori Williams
NM Human Services Department
PO Box 26507
1425 Williams SE
Albuquerque, NM 87125-6507
Phone: (505) 841-2693

Municipal Arterial Program (MAP) Local Government Road Fund

This program is just one of four programs that fall under the New Mexico Department of Transportation (NMDOT) Local Government Road Fund. Capital improvement projects are identified by local and regional government agencies, and through the the Statewide Transportation Improvement Program (STIP), the NMDOT allocates resources to those projects assigned the highest priority through those planning and programming processes. MAP provides assistance to municipalities for construction and reconstruction of streets which are principal extensions of the rural highway system and other streets which qualify under NMDOT criteria.

Contact: Dennis Ortiz
Engineer Maintenance Section
New Mexico Department of Transportation
1120 Cerrillos Road
PO Box 1149
Santa Fe, NM 87504-1149
Phone: (505) 827-5498 Fax: (505) 827-3202
Email: dennis.ortiz@nmshtd.state.nm.us
Website: www.nmshtd.state.nm.us

New Mexico Clean Water State Revolving Fund (CWSRF)

This program provides financial assistance for the construction of wastewater facilities, solid waste facilities which will protect groundwater, and projects which control non-point source water pollution, such as septic tanks. Funds are available for up to 100% of the eligible cost. Cities, counties, water and sanitation districts, and Indian tribes are all eligible for financial assistance under this program. The base interest rate is 3%, with a repayment schedule of up to 20 years. Reduced interest rates of 2%, 1% and 0% are available for low income communities.

Applications are accepted throughout the year and applicants are placed on a priority list. Application materials are available at the following website: <http://www.nmenv.state.nm.us/cpb/cwsrf.html>

Contact: Jennifer Prada
Program Administrator, Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87502
(505) 827-2807
jennifer.prada@state.nm.us

Rural Infrastructure Program

The purpose of this program is to provide financial assistance for construction or modification of water supply facilities, including wastewater facilities. Any incorporated municipality, county, mutual domestic association, or sanitation district are eligible. The maximum loan amount can reach \$500,000 with a base interest rate of 3% and repayment period of 20 years. Grants are not currently available but may be in the future. As of June 30, 2003 over \$13,000,000 were available. Applications may be submitted throughout the year to be put on a priority list and funds can be available in 4-6 weeks after application. Applications are available on the following website: <http://www.nmenv.state.nm.us/cpb/rip.html>

Contact: Shirley Martinez, Program Administrator
Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87502
(505) 827-2809
shirley.martinez@state.nm.us

Rural Transit Assistance Program

This program is specifically for operation of rural and non-urban public transit systems. The goal is to assist in providing needed transit services for the general public in rural areas and small communities within New Mexico. The services regarded as public transportation are mass transportation by bus, rail, or any other mode of transportation

publicly or privately owned and provides services on a regularly scheduled basis. Local government, counties, tribal government, public transportation authorities and other private or public operators of transit services are eligible to apply. Private for-profit operators may participate through agreements with eligible governments and organizations. Awards have ranged from \$8,000 to \$300,000. The funding cycle is the federal fiscal year and programs must be completed by September 30 of the grant year. Application deadline is June 1 of each year.

Contact: Judith Espinosa
NMDOT Transit and Rail Bureau
604 W. San Mateo Road, Santa Fe, NM 87505
Phone: (505) 827-1574 Fax: (505) 827-0431
email: jmespino@unm.edu
Website: <http://nmshtd.state.nm.us/main.asp?secid=11201>

Small Cities Assistance Fund

This program assists communities with a smaller share of the gross receipts tax to pay for the basic operating costs of government. Eligible municipalities must meet the following criteria: have population of less than 10,000, have a smaller than average (on a per capita basis) share of the gross receipts tax, and have imposed a municipal local option gross receipts tax. Funds may be used for general governmental operations. There is no formal application process. Distributions are based on a population and gross receipts tax formula. The average amount a municipality can receive is \$15,000.

Contact: Thomas Clifford, Ph.D.
NM Taxation and Revenue Department
P.O. Box 630
Santa Fe, NM 87509-0630
Phone: (505) 827-0690 Fax: (505) 827-0331
email: tclifford@state.nm.us
Website: http://www.state.nm.us/clients/tax/ptd/ptd_hom1a.htm

Small Cities Community Development Block Grant Program (CDBG)

This program provides assistance to counties and communities with populations less than 50,000 in their development efforts to provide a suitable living environment, decent housing, essential community facilities, and expanded economic opportunities. Funds can be applied towards planning projects, economic development activities, emergency activities, construction or improvement of public buildings, rehabilitation or repair of housing units. There is a \$500,000 grant limit per applicant (\$50,000 maximum for planning efforts) and a 5% cash match by the applicant is required. Applicants may apply for funding assistance under the following categories:

- community infrastructure
- housing
- public facility capital outlay
- economic development
- emergency

- colonias
- planning

Contact: Robert Apodaca, Director
State of New Mexico
Local Government Division
131 S. Capitol
Bataan Memorial Bldg., Suite 201
Santa Fe, NM 87503
Phone: (505) 827-8053 Fax: (505) 827-4340

Joy Ansley, Project Director (Lea County)
Community Development Bureau/ Local Government Division
NM Department of Finance and Administration
Bataan Memorial Building, Suite 202
Santa Fe, NM 87501
Phone: (505) 827-4797 Fax: (505) 827-4948

Solid Waste Facility Grant Fund Program

This program provides grants to counties and municipalities to individually or jointly establish or modify solid waste facilities. As of July 1, 2003 over \$21,500,000 of grant money was obligated to the program. Applicants are accepted when NMED determines funding is sufficient to support a new funding cycle. Information is available at the following website: <http://www.nmenv.state.nm.us/cpb/swfgfp.html>

Contact: Shirley Martinez
Program Administrator, Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87505
(505) 827-2809
shirley.martinez@state.nm.us

Surface Transportation Program

This is a block grant program that assists localities with a variety of transportation projects. Funding categories include funds for areas of less than 5,000 population, transportation enhancements for historic preservation, pedestrian and bicycle facilities, landscaping, and beautification. Local and tribal governments are eligible for these funds. Each Regional Planning Organization defines the application procedures.

Contact: Ronald G. (Greg) White, Planning Supervisor
NM Department of Transportation
Statewide Planning Bureau
P.O. Box 1149, SBI-North
Santa Fe, NM 87504-1149
Phone: (505) 827-5248 Fax: (505) 827-3229

email: greg.white@nmshtd.state.nm.

Website: www.nmshtd.state.nm.us

USDA Rural Development Programs

The USDA provides assistance to rural communities including loan and grant programs that address small businesses and rural businesses, rural housing, rural community facilities, and rural utilities. Assistance is available in the following areas.

Rural Business and Cooperative Services provides the following assistance programs:

- Business and Industry Direct Loans (B&I Direct)
- Business and Industry Guaranteed Loans (B&I Guar)
- Intermediary Relending Program (IRP)
- Rural Business Enterprise Grants (RBEG)
- Rural Business Opportunity Grants (RBOG)
- Rural Economic Development Loans (REDL)
- Rural Economic Development Grants (REDG)

The Rural Housing Service/Community Services provides the following assistance programs:

- Guaranteed Home Ownership Loan
- Home Improvement Loans and Grants
- Self-Help Housing
- Rural Rental Housing Loans (RRH)
- Guaranteed Rural Rental Housing Program (538 GRRHP)
- Farm Labor Housing
- Housing Preservation Grant (HPG)
- Community Facility Loans and Grants
- Fire and Rescue Loans

The Rural Utilities Service provides the following assistance programs:

- Community Facility Program
- Telecommunications Loan Program
- Distance Learning and Telemedicine Loan and Grant Program
- Electric Loan Program
- Solid Waste Management Grants
- Technical Assistance and Training Grants

Information on these assistance programs is available through the State USDA Rural Development office:

USDA Rural Development New Mexico Office
6200 Jefferson NE
Albuquerque, NM 87109
Phone: (505) 761-4950
TTY: (505) 761-4938

Rural Housing Services

Phone: (505) 761-4944

Rural Business Services

Phone: (505) 761-4953

Rural Utility Services

Phone: (505) 761-4955

Office of Community Development

Phone: (505) 761-4951

APPENDIX E: ECONOMIC DEVELOPMENT INCENTIVES

Certified Communities Initiative

Program with the goal of bringing high-wage jobs to the State of New Mexico, support programs that encourage businesses to expand or relocate to New Mexico, hire skilled New Mexicans, and train others for new careers. Becoming a certified community, the community must establish and document:

- a local economic development organization
- a 2-year economic plan and an integrated marketing plan
- a land and building inventory
- an expansion/retention program
- a local economic development ordinance
- a New Mexico Economic Development Department Community Profile

Once certified, the community will be provided with grant funds and support from the EDD's co-op advertising program.

Contact: Rich Williams
Community Economic Development
New Mexico Environment Department
Joseph M. Montoya Building
1100 St. Francis Drive, Suite 1060
PO Box 26110
Santa Fe, NM 87505
(505) 827-2790
rich.williams@state.nm.us

Community Development Revolving Loan Fund

Loan enabling political subdivisions of New Mexico to construct or implement projects necessary to encourage the location or expansion of industry. The Economic Development Department provides loans for the construction or implementation of projects in the political subdivision that create jobs, stimulate private investment, promote community revitalization, and expand the local tax base.

Eligible Uses

Related to the location of business and industry in the political subdivision and may include infrastructure improvements; acquisition of real property; construction, reconstruction, rehabilitation or installation of public facilities; site improvements and utilities; and commercial or industrial buildings or structures and other commercial or industrial real property improvements. The political subdivision must pledge gross receipts tax to repay the loan.

Rates, Terms

This program provides loans up to \$250,000, with no minimum.

Equity: Additional sources of funding are required.

Maturities: The term is negotiable, not to exceed 10 years.

Rate: Interest rate is set at half the treasury bond equivalent rate.

The political subdivision must pledge gross receipts tax to repay the loan.

Other Conditions

The applicant must be a political subdivision (incorporated municipality or county unit of government). Funding may be requested on behalf of a privately owned business.

Contact: Kathy McCormick
New Mexico Economic Development Department
1100 St. Francis Drive
Suite 1060
Santa Fe NM 87505
Phone: (505) 247-1750 , x3643 Fax: (505) 827-0328
kathy.mccormick@state.nm.us

Enterprise Zones

Municipalities, counties and Indian reservations can designate an eligible area as an enterprise zone. The program is non-competitive and offers many benefits:

1. One-half of the cost, up to \$50,000, tax credit to property owners for the rehabilitation of qualified business facilities
2. Fast-tracking of infrastructure projects
3. Tax increment method of financing enterprise zone projects
4. 10-year local property tax abatement on selected property
5. Special CDBG funds for infrastructure grants and low-interest economic development loans
6. Technical assistance through workshops and one-on-one meetings to assist local governments in coordinating their targeted development efforts
7. 65% Job Training Incentive Program reimbursement for qualified businesses

Eligible Uses

Local governments (municipalities and counties), Indian reservations, or a combination thereof, are authorized, based on public input, to designate an Enterprise Zone for a targeted area that meets the eligibility requirements. Zones may not exceed 25% of a local government's land area or encompass more than 25% of its population. Zones must show signs of general distress which includes: An unemployment rate that is greater than the state's rate by 1 percent; and/or 60% of the households in the zone must have incomes below 80% of the median income level. An Enterprise Zone Plan must be developed and annual reports must be submitted to the Secretary of EDD.

Rates, Terms

Area must show distress, i.e. high unemployment, deterioration of residential and commercial structures, poverty, other distress criteria. First step for designation: a comprehensive strategic plan must be developed with grassroots involvement.

Location Target

Statewide; areas of general distress.

Contact: Donnie J. Quintana
NM Economic Development Department, Economic Dev. Div.
P. O. Box 20003
Santa Fe, NM 87504-5003
Phone: (505) 827-0089 Fax: (505) 827-1645
Regulation 3.3.13.1 INMAC

Job Training Incentive Program (JTIP)

The Job Training Incentive Program (JTIP) supports economic development in New Mexico by reimbursing qualified companies for a significant portion of training costs associated with newly created jobs. The JTIP program, also known as the Industrial Training Development Program or “in plant training,” strengthens New Mexico’s economy by providing financial incentives to companies that create new economic-based jobs in New Mexico.

Eligible Uses

Three categories of companies are eligible to be considered for JTIP funds. The first category is companies which manufacture a product in New Mexico. The second category is companies which provide a non-retail service to customers, with a minimum of 50% of revenue coming from a customer base outside the State of New Mexico. The third category, film production companies, are regulated elsewhere. The company must be creating new jobs as a result of expansion, startup, or relocation to the State of New Mexico.

Contact: Therese Varela, Program Manager
New Mexico Economic Development Department
Joseph M. Montoya Building
1100 South St. Francis Drive
Santa Fe, NM 87505-4147
Phone: (505) 827-0300 (800) 374-3061
Direct: (505) 827-0323
NewMexicoDevelopment.com
therese.varela@state.nm.us

Local Economic Development Act

Local governments are allowed to provide direct or indirect assistance to qualifying businesses for furthering or implementing economic development plans and projects. The projects may include the purchase of land, buildings, and infrastructure defined by the local economic development plan.

Background

The anti-donation clause of New Mexico’s State Constitution prohibits the state and its political subdivisions from donating anything of value to any private enterprise. Other states, however, found ways to partner governments with private enterprise to launch a wide variety of development projects. Our constitutional ban not only deprived NM of the benefits of such partnerships, but also put us a step behind in the interstate competition for jobs. The Legislature amended this provision. Local and regional governments now have the authority to contribute assets to development projects; however, the imposition of a tax must be approved by the voters in a referendum.

Eligible Use

Municipalities may impose municipal infrastructure gross receipts tax and dedicate the revenue for economic development projects. A total of 0.25% tax (in four increments of 0.0625%) may be imposed. Counties similarly may direct the proceeds of county infrastructure gross receipts tax. Counties may impose up to 0.125% in two 0.0625% increments.

Rates, Terms

There are restrictions on how much of the proceeds of the tax may be consumed by promotion, administration or implementation.

Location

Municipalities and Counties

Contact: Kathy McCormick
New Mexico Economic Development Department
1100 St. Francis Drive
Suite 1060
Santa Fe NM 87505
(505) 670-6320 , x3643
Fax: (505) 827-0328
kathy.mccormick@state.nm.us

New Mexico Finance Authority Infrastructure Funding

The New Mexico Finance Authority can issue infrastructure loans to a local government entity through a revolving fund for projects certified as urgent (see Other Conditions below) by the Economic Development Department.

Rates, Terms

The loan caps at \$2 million per project (\$20 million annually) and can be made without specific legislative authorization.

Other Conditions

The Authority may designate an urgent economic development public project and provide urgent economic development financing to a qualified entity if the Secretary of Economic Development provides documents to the Authority certifying the need for the financing.

Contact: New Mexico Finance Authority
409 St. Michaels Drive
Santa Fe, NM 87505
Phone: (505) 984-1454 Fax: (505) 992-9635
frontdesk@nmfa.net

New Mexico Finance Authority (NMFA) Loan

The NMFA coordinates the planning and finances of state and local public projects, provides long-term planning and assessment of state and local capital needs, and helps to improve cooperation among the executive and legislative branches of state government and local governments in financing public projects.

Rates, Terms

The NMFA will provide low-cost, long-term loans for financing projects including buildings; water, sewage and waste disposal systems; streets; airports; municipal utilities; parking facilities; etc.

Equipment Finance Program The NMFA will provide low-cost financing to purchase capital equipment including fire equipment, police cars, and road maintenance equipment.

Other Conditions

The applicant must be a political subdivision (incorporated municipality or county unit of government). The applicant must pledge designated public funds to repay the loan. Under certain circumstances, grant funds may be available.

Contact: Marquita Russell
New Mexico Finance Authority
409 St. Michael's Drive
Santa Fe, NM 87505
Phone: (505) 984-1454 Fax: (505) 984-0002

Federal Transit Administration Non-Urbanized Area Formula Program - Section 5311

The Federal Transit Administration (FTA) Non-Urbanized Area Formula Grant Program assists states and localities in developing and expanding transit services in rural areas with populations of less than 50,000.

Governance

The FTA allocates New Mexico's 5311 funding to NMDOT as the primary grantee. The NMDOT then conducts an annual application process by which it awards and administers funds to sub-grantees (e.g. public, tribal, or non-profit entities) that qualify.

Budget Requirements

There are four 5311 budget categories. Capital expenses include the acquisition, construction, and improvement of public transit facilities and equipment needed for a safe and efficient public transportation system. Administrative expenses include salaries, marketing, insurance premiums, office supplies, facilities and equipment rental; and the costs of administering drug and alcohol testing. Operating expenses are those costs directly related to system operations. Planning expenses include the costs associated with planning, research and technical assistance. The program reimburses actual expenditures for each category on a monthly basis.

Funding Requirements

An 80/20 Federal/Local match is required for administrative and capital expenses, and a 50/50 match is required for operating expenses.

Contact: New Mexico Department of Transportation
604 W. San Mateo Plaza
Santa Fe, NM 87505
Phone: (505) 827-0410
Fax: (505) 827-0431

Tax Increment Financing

Tax increment financing is a tool offered by the Urban Development Law, the Enterprise Zone Act, and the Metropolitan Redevelopment Code, although in slightly different forms. It is a mechanism for raising funds for economic development purposes. At the beginning of a project, the valuation of the project properties is summed. As the project proceeds, these properties are developed or otherwise improved, increasing their valuations. The tax proceeds flowing from the increase in valuation may be diverted for use of the operating the enterprise zone or redevelopment project.

Location Targets

Designated areas.

Rates, Terms

Tax increment financing does not include a property tax break.

Application

Contact the local community development agency.

Citation

Urban Development Law §§3-46-1 thru 3-46-45

Enterprise Zone Act §§5-9-10 thru 5-19-14

Metropolitan Redevelopment Code §§3-60A-19 thru 3/60A-24.

Tax Levying Authorizations

A local government is empowered to create the district, but in some cases local residents have to ratify creation. The authorizing legislation allows issuance of bonds to pay for infrastructure development that includes property acquisition and provides for a tax to pay off the bonds.

Eligible Use

Because of the variety of districts authorized, overall there is a lot of flexibility in meeting the local government's end of a partnering deal.

Rates, Terms

Affected voters must approve the issuance of the bonds and the imposition of the tax. These acts also allow targeting of the properties to be taxed so that only those that directly benefit from completion of the project are taxed.

Location Targets

Local governments determine the special taxing districts.

Contact: 409 St. Michael's Drive
Santa Fe, NM 87505
Phone: (505) 984-1454 Fax: (877) ASK-NMFA
Fax: (505) 992-9635

Clean Water State Revolving Fund (CWSRF)

Through the Clean Water State Revolving Fund (CWSRF) program, the New Mexico

Environment Department maintains a revolving loan fund to provide a source of low-cost financing for a wide range of wastewater or storm drainage projects that protect surface and ground water. Funds may also be used for projects that control nonpoint source water pollution, such as solid waste and septic tank installations.

The CWSRF program provides low-interest loans that spread projects costs over a repayment period of up to twenty years. Repayments are cycled back into the fund and used to pay for additional clean water projects.

Eligible Uses

Cities, Counties, Water and Sanitation Districts, and Indian Tribes are all encouraged to apply for this financial assistance.

Rates, Terms

The base interest rate is 3%, with a repayment schedule of up to 20 years. Reduced interest rates of 2%, 1% and 0% are available for low income communities. These funds are available for up to 100% of eligible costs.

Contact: Jennifer Prada, Program Administrator
Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87502
Phone: (505) 827-2807
jennifer.prada@state.nm.us

Rural Infrastructure Revolving Loan Program (RIP)

The purpose of the RIP is to provide financial assistance to local authorities for the construction or modification of water supply facilities. The Rural Infrastructure Act was amended in 2001 to include construction or modification of wastewater facilities and again in 2007 to include solid waste.

Eligible Uses

Any incorporated city, town, village, mutual domestic association, or water and sanitation district whose water supply facility serves a population of less than twenty thousand persons or a county that serves a population of less than two hundred thousand.

Rates, Terms

The base interest rate is 3%, with a repayment schedule of up to 20 years. No grants are currently available, but may be in the future.

Contact: Shirley Martinez, Program Administrator
Construction Programs Bureau
New Mexico Environment Department
Harold Runnels Building
1190 St. Francis Drive

PO Box 26110
Santa Fe, NM 87502
Phone: (505) 827-2809
shirley.martinez@state.nm.us

Solid Waste Facility Grant Fund Program (SWFGF)

The purpose of the fund is to make grants to counties and municipalities, individually or jointly, for the establishment or modification of solid waste facilities.

Eligible Uses

Any incorporated city, town, village, or county.

Rates, Terms

Currently, no funds are available, but may be in the near future.

Contact: Shirley Martinez (see contact information under Rural Infrastructure Revolving Loan Program above)

Special Appropriations Program (SAP)

Special Legislative Appropriations for construction of community water supplies, wastewater facilities and other environmentally related projects.

Eligible Uses

Municipalities, counties, special districts, Indian tribes, and water and/or wastewater mutual domestic associations. Annually when authorized by the New Mexico Legislature and approved by the Governor. Eligible entities must apply through their legislative representation.

Contact: Alice Arias, Special Appropriations/Grants Program Manager
New Mexico Environment Department
PO Box 26110 - 1190 St. Francis Drive N4050
Santa Fe, New Mexico 87505
Phone: (505) 827-2816
alice.arias@state.nm.us

The following programs are applicable to new or existing businesses that may be interested in locating in Eunice or the outlying area:

High Wage Jobs Tax Credit

A taxpayer who is an eligible employer may apply for and receive a tax credit for each new high-wage economic-base job. The credit amount equals 10% of the wages and benefits paid for each new economic-base job created.

Eligible Uses

- Pays at least \$28,000/year in a community with a population of less than 40,000
- Pays at least \$40,000/year in a community with a population of 40,000 or more

Qualified employers can take the credit for 4 years. The credit can be applied to the

State portion of the gross receipts tax, compensating tax, and withholding tax. The credit shall not exceed \$12,000 per year, per job.

Contact: Therese Varela, Program Manager
New Mexico Economic Development Department
Joseph M. Montoya Building
1100 South St. Francis Drive
Santa Fe, NM 87505-4147
Phone: (505) 827-0300 Direct: (505) 827-0323
(800) 374-3061
NewMexicoDevelopment.com
therese.varela@state.nm.us

R & D Small Business Tax Credit

A qualified R & D small business is eligible for a credit equal to the sum of all gross receipts taxes, compensating taxes or withholding taxes due to the state for up to three years.

Eligible Uses

Qualified R & D small business means a business that (1) employs no more than 25 employees in any prior calendar month; (2) had total revenues of no more than \$5 million dollars in any prior fiscal year; (3) did not in any prior calendar month have more than 50 percent of its voting securities or other equity interest with the right to designate or elect the board of directors or other governing body of the qualified business owned directly or indirectly by another business; and (4) has made qualified research expenditures for the period of 12 calendar months ending with the month for which the credit is sought of at least 20 percent of its total expenditures for those 12 months.

Contact: Therese Varela (see High Wage Jobs Tax Credit contact above)

Business Incubators

An incubator is a business-support facility that provides services to assist in the development of start-up and fledgling companies.

Eligible Uses

A market feasibility study is required to be included with the certification application.

Contact: Elizabeth Davis
New Mexico Economic Development Department
Joseph M. Montoya Building
1100 South St. Francis Drive
Santa Fe, NM 87505-4147
Phone: (505) 827-0333
elizabeth.davis@state.nm.us