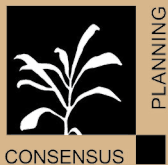


CHAVES COUNTY COMPREHENSIVE PLAN

MAY 2015

Amended July 2016



Prepared By:
Consensus Planning, Inc.



ACKNOWLEDGEMENTS

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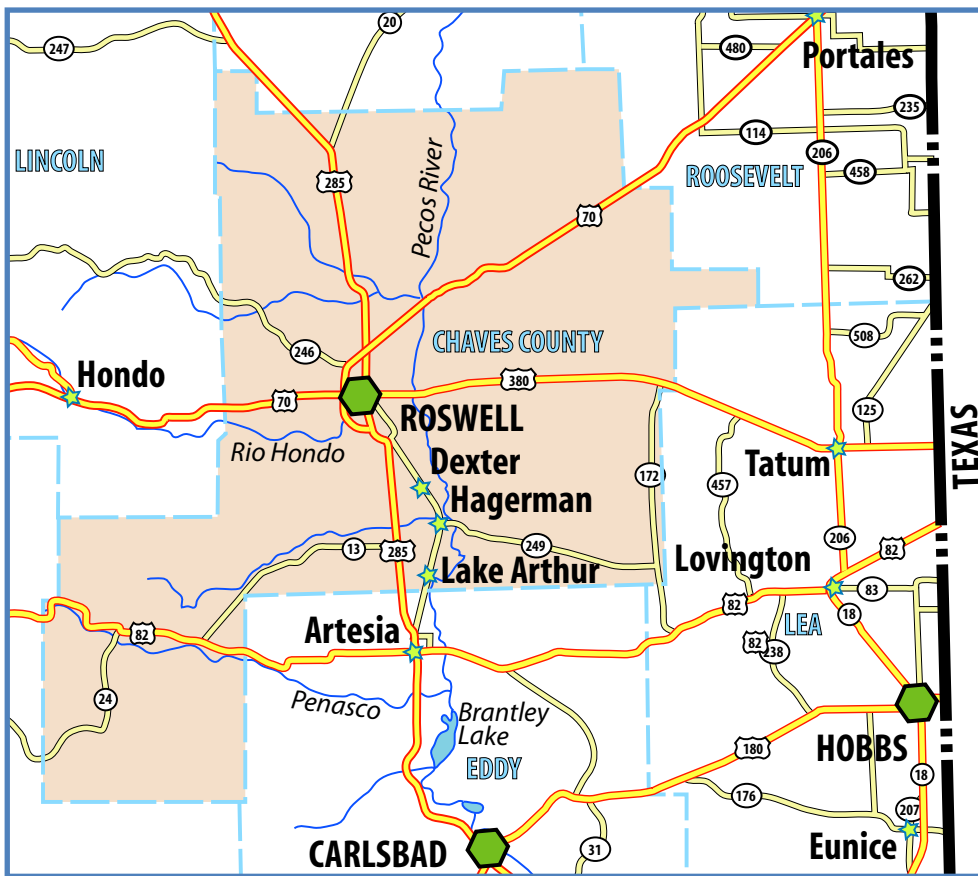
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A. INTRODUCTION

The 2015 Chaves County Comprehensive Plan establishes goals, objectives, and implementation actions to guide decision makers regarding the future of the County, particularly in regard to land use, preparation of capital improvement plans, enforcement of zoning and other regulations, and related growth management issues. The Comprehensive Plan is the result of citizen and stakeholder input; study and analysis of existing physical, economic, and social conditions; and a projection of future conditions.

Chaves County is located in the southeastern portion of New Mexico and is approximately 6,065 square miles in area (*see map below*). Roswell is the county seat and contains the highest concentration of people in the county.



Chaves County - Site Vicinity

Incorporated city

B. HISTORY OF CHAVES COUNTY

Many historians played an important role in writing the official history of Chaves County. Elvis E. Fleming is one of these local historians and it is his historical information that is being used in this Comprehensive Plan. Chaves County was named for Colonel José Francisco Chaves, a member of an old New Mexico Hispano family and a former congressional delegate.

Native American hunters were the first people in this area. Typically nomadic in nature, the Native Americans used this area for hunting wild game, never settling here. Later, Spanish Conquistadors and settlers entered the area and established villages and missions along the Rio Grande Valley to the west of Chaves County. Hispanic shepherders eventually recognized the vast expanses of range grass available to feed their flocks and began settling in the area around the Pecos and Berrendo Rivers. In the 1860's, cattle ranchers began moving into the area, now known as Chaves County, to use the vast grasslands to feed their cattle.

In 1866, Charles Goodnight and Oliver Loving established the Goodnight-Loving Trail which provided supplies and beef to Indian reservations, US Army outposts and mining camps. This trail ran through the middle of Chaves County and sparked the beginning of Roswell. Roswell started out as a rest stop and watering hole along the trail. Eventually, Roswell built a stock yard, slaughter house and general store and the city began to grow as more and more cattle ranchers and shepherders moved into the area. Chaves County today is still largely agrarian in nature.

In the 1940's, the federal government established Walker Air Force Base in Roswell. This began the largest growth rate ever experienced in the County. The population in Chaves County exploded from 23,980 in 1940 to 57,649 in 1960. Walker Air Force Base closed in 1967, causing the population in the County to drop to 43,335 by 1970. Chaves County has since grown steadily to reach a 2013 population of 65,645.

C. EVOLUTION OF THE COMPREHENSIVE PLAN

Chaves County adopted its first Comprehensive Plan in 1973. The 1984 Chaves County Land Use Policies Plan established policies to guide the County Commission. The 2004 Comprehensive Plan was a complete overhaul, and was based upon an exhaustive planning process, which involved a citizens' survey, 8 workshops, 15 public meetings, 12 public hearings, as well as extensive research and mapping. A Steering Committee, made up of 12 people from all walks of life who live and work in Chaves County, was involved and had extensive input throughout the planning process. A decade later, the County Commission determined that it was time to update the Comprehensive Plan. The 2015 Comprehensive Plan was adopted by the Board of County Commissioners on June 4, 2015 and amended by the Board on July 28, 2016.

D. COMPREHENSIVE PLAN ORGANIZATION

The Executive Summary is an overview of the Comprehensive Plan and includes a brief history of planning in the County, legal basis and purpose for planning, public involvement, how the plan will be used, and lists the goals for each planning element.

The County Profile section explains the history of the County in more detail and provides demographic and socioeconomic information.

The Public Lands section addresses the influence that federal and state managed lands have on the County's Custom and Culture.

The Land Use section includes zoning, subdivision regulations, agricultural lands, and areas of municipal/county interface.

The Code Enforcement section addresses the challenge of enforcing existing codes and regulations particularly in regard to illegal dumping, the County currently having inadequate resources to do so, and the need to realize the community's long term vision as expressed in the Comprehensive Plan.

The Economic Development element examines major industries and employers, workforce training programs, financing/incentive programs, and economic development objectives.

The Housing section includes details regarding residential zoning, housing needs, and housing forecasts.

The Transportation section discusses the types of transportation available in the County, how the present system is working, what improvements would be beneficial to the future of the County, and sets out goals and policies for the future.

The Water and Wastewater section describes water systems, wastewater, drainage issues, and utilities.

The Implementation section provides implementation tools such as Goals, Objectives and Implementation Strategies. The Plan also allocates responsibility for implementation and establishes time tables for attaining the implementation policies.

Additional items emerged as important to residents of Chaves County, such as: preservation of agricultural areas; preservation of rural industries such as dairy, farming, and ranching; preservation of private property rights; promotion of economic development opportunities; and the interface of county and municipal areas. This Plan recommends how these issues could be addressed.

Who Will Use The Chaves County Comprehensive Plan?

This Plan expresses the programs and policies necessary for the County to fulfill its statutory responsibility to protect the health, safety and welfare of the citizens of the County. (Sec.4-37-1 NMSA 1978 as amended). Within the jurisdictional boundaries of Chaves County are various types of land ownership, industries, and federal and state agency authorities. The Chaves County Comprehensive Plan is the unifying planning document that takes into account all the complementary and competing interests, providing planning directives that best ensure existing and future needs for the purpose of promoting the health, safety, morals, order, convenience, prosperity, and the general welfare.

The Plan is intended and designed to be used by all County residents and the Chaves County Commissioners, the Extraterritorial Zoning Commission, the Chaves County Zoning Commission, the City of Roswell, the Chaves County Land Council, County Staff, and leadership from each of the four incorporated municipalities located in the County.

The Comprehensive Plan should also be used by federal and state agencies for the purpose of harmonizing the planning and implementation activities of federal and state agencies with the County's plans, programs and policies. These include the Bureau of Land Management, US Forest Service, Federal Emergency Management Agency, Department of Homeland Security, State Engineers Office, State Land Office, New Mexico Department of Agriculture, and the New Mexico State Department of Transportation.

Legal Basis For The Chaves County Comprehensive Plan

The legal basis for planning at the County level is derived from New Mexico Statute:

“All counties are granted the same powers that are granted municipalities except for those powers that are inconsistent with statutory or constitutional limitations placed on counties. Included in this grant of powers to the counties are those powers necessary and proper to provide for the safety, preserve the health, promote the prosperity and improve the morals, order, comfort and convenience of any county or its inhabitants. The board of county commissioners may make and publish any ordinance to discharge these powers not inconsistent with statutory or constitutional limitations placed on counties.” [Sec. 4-37-1 NMSA 1978 as amended].

In addition, State Statute describes the purpose of a Comprehensive Plan:

"...The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development." [Sec. 3-19-9 NMSA 1978 as amended]

E. 2015 PLAN UPDATE

The process to update the Comprehensive Plan was completed in 2015, and subsequently amended in July, 2016. A 17-person steering committee comprised of a wide cross section of County residents, elected officials, City of Roswell and Chaves County staff, and BLM representatives participated in a series of meetings and were tasked with reviewing and providing comments on draft sections of the Comprehensive Plan. All meetings of the Steering Committee were held at the Chaves County Administration Building.

The update process involved a detailed review of each existing section of the Comprehensive Plan to determine the relevancy of each goal, objective, and policy action. It was determined that some of the actions identified in the 2004 Comprehensive Plan were no longer relevant or that they had been achieved and no longer warranted inclusion in the Plan. The update also involved an extensive reorganization to streamline and increase the readability of the Plan. Comments by the Steering Committee were provided to the consultants and revisions were made in response.

F. COMPREHENSIVE PLAN MISSION STATEMENT and VALUES

The mission statement, developed during the 2002-2004 planning process, remains valid today. It provides a benchmark for developing goals, objectives, and policy actions that are specific to the County.

Chaves County Comprehensive Plan Mission Statement:

"Chaves County is a growing, diverse community characterized by the strongest agricultural industry in New Mexico, where friendly people have All-American Hometown values with a progressive attitude. Chaves County's goal is to provide the highest quality of life for future generations by encouraging development that is respectful of community desires, values, custom & culture; utilizing existing economic assets; while recognizing individual property rights. With input from the community and cooperation from other entities, Chaves County will promote and facilitate a comprehensive plan that has the flexibility to react to the future growth of the County and surrounding region."

This Comprehensive Plan respects the integrity of the bundle of rights and liberties that are bestowed on all citizens of the United States by the Declaration of Independence and US Constitution. This respect is balanced by the desire on the part of County leadership to create an environment where the rights of all County residents are respected and where land use promotes the health, safety, and welfare of all.

The Board of Chaves County Commissioners recognizes the fundamental rights of mankind as enumerated in the Declaration of Independence and acknowledges the limited nature of government as intended by the nation's founding fathers. Based on these cherished traditions, all natural resource and land use planning decisions affecting Chaves County will be guided by the principles of protecting private property rights, protecting and sustaining valuable natural resources, protecting local customs and culture, maintaining traditional economic structures through coordination, definition, and self determination, and opening new economic opportunities through reliance on free markets. Resource decisions made in this manner will sustain or enhance the environmental quality of the County.

G. COMPREHENSIVE PLAN THEMES

There are a number of common planning themes that run throughout the various elements of the Comprehensive Plan, and are addressed in the goals, objectives, and implementation policies. Some of these planning themes are carry overs from the 2003 planning process, and some emerged later during the planning process to update the Comprehensive Plan. These planning themes are as follows:

- Preservation and recognition of the “custom and culture” of Chaves County in regard to land use laws and regulations for federal and state trust lands. Any proposed actions on federal or state trust lands must consider the impacts to the economy and agricultural heritage in Chaves County. It is critical that communication, consultation, and coordination between these agencies and Chaves County with full public participation be maintained.
- Chaves County is a leader in agriculture within the State of New Mexico. It is important that the County maintains and strives to increase its agricultural output, including the dairy industry, farming, and ranching. Chaves County should continue to explore and promote sustainable agricultural practices, particularly as the state-wide drought continues.
- The oil and gas industry is an important component in Chaves County's economy. The County should continue to work and coordinate with industry representatives.

- The County must stay proactive in terms of addressing land use and development issues. The Zoning and Subdivision Ordinances should be updated to reflect the goals expressed in the Comprehensive Plan, particularly in regard to provisions to allow small lot subdivisions at appropriate locations in the Extraterritorial Zone (ETZ); siting and development standards for alternative energy projects and other types of industrial and commercial development; creating a summary plat process that provides for subdivision exemptions; etc.
- The Roswell International Air Center (RIAC) is a tremendous asset for both the City of Roswell and Chaves County. Chaves County has an important role in promoting RIAC and supporting workforce training at ENMU-Roswell for new industries to locate there.
- Due to the amount of agriculture present in Chaves County, there is a strong need for the County to stay vigilant in preventing water contamination of the surface and groundwater supplies. This includes supporting new large scale treatment facilities, promoting the installation of small packaged wastewater systems for new and existing subdivisions, and supporting the use of treated effluent for irrigation and land applications.
- The County expects that all plans, policies, and programs carried out within the jurisdictional boundaries of Chaves County will respect private property rights as guaranteed by the United States Constitution. The Fifth and Fourteenth Amendments to the Constitution provide that private property shall not be taken for a public use without payment of just compensation and without due process. The Supreme Court of the United States has examined those constitutional protections and affirmed that such taking shall not occur.

1. EXECUTIVE SUMMARY

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A. INTRODUCTION

The County Profile section contains an analysis of physical traits, and demographic and socioeconomic indicators, such as population and educational attainment. The other planning elements contain specific socioeconomic statistics relevant to the particular element.

B. GEOLOGY and GEOGRAPHY

What is now Chaves County was part of regional mountain building that formed the entire Rocky Mountains range. Volcanic activity about 32 million years-ago formed Sierra Blanca to our west in what is presently eastern Otero and Lincoln counties. Approximately 26 million years-ago the Capitan Mountains were uplifted. These large scale uplifts promoted extensive erosion and deposition from the west to the east during the Tertiary and Quaternary periods to form our present physiography. These processes continue today, although greatly subdued.



Bitter Lake

The Pecos River has occupied its general location for an estimated 12 million years. The Pecos River is, in part, responsible for the floodplain that forms the Chaves County portion of the Pecos Valley and provides

the fertile soil that supports extensive agriculture. Interesting geological features in the Pecos Valley include the Bottomless Lakes, actually about 90 feet in depth, in Bottomless Lakes State Park, east of Roswell. The Chaves County area is replete with solutional caves and some collapse features developed in the exposed Permian age limestones and gypsums. The Permian and older rocks underlying Chaves County, part of the vast Permian Basin, are prolific producers of oil and natural gas.

The average elevation in Chaves County is 4,234 feet above sea level. One Tree Peak is the highest point in Chaves County with an elevation of 7,090 feet. The average elevation of Roswell is 3,573 feet.

Bottomless Lakes State Park is located south and east of Roswell. Bitter Lake National Wildlife Refuge is located north and east of Roswell. Lake Van is located east of Dexter, which is also the home of the Dexter National Fish Hatchery.

The County has two main transportation corridors. U.S. Highway 285 runs north and south, connecting Interstate 40, north of Vaughn, and Interstate 10, south of Carlsbad. U.S. Highway 70/380 runs east and west, connecting Roswell to Clovis and Lubbock, Texas to the east, and Ruidoso and Alamogordo to the west. Air travel is available from the Roswell International Air Center, located on the south end of Roswell.

Roswell is the regional hub and the largest urban area in the southeastern portion of the state. It is also the largest employment center and source of consumer goods and services to residents within a 120 mile radius.

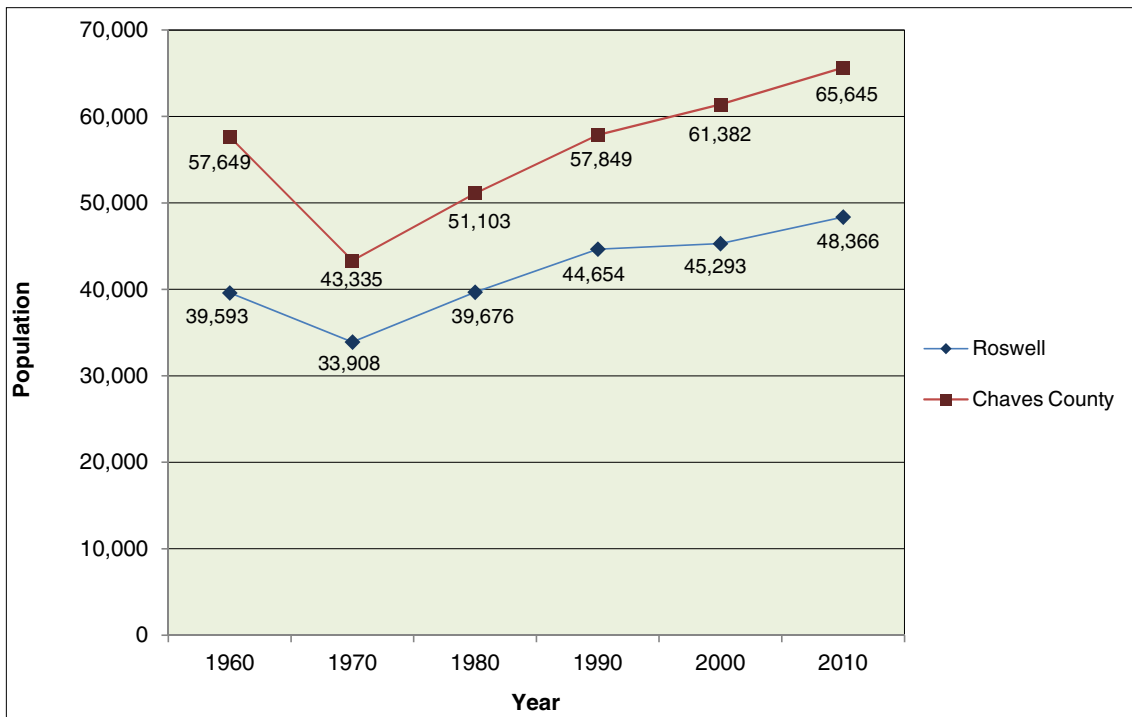
C. POPULATION

The population of Chaves County in 2010 was 65,645. The vast majority (73.7%) of Chaves County’s population is based in the City of Roswell, a community of 48,366 people. In addition to Roswell, other incorporated communities in Chaves County are Dexter, Hagerman, and Lake Arthur. A breakdown of the 2010 population is provided below in Table 2.A.

TABLE 2.A: CHAVES COUNTY 2010 POPULATION	
Community	Population
CHAVES COUNTY	65,645
Roswell	48,366
Dexter	1,266
Hagerman	1,257
Lake Arthur	436

Between 1960 and 1970, Chaves County experienced a steep decline in population, primarily due to the closing of Walker Air Force Base in 1967 (see Figure 2.A). It took until 1990 for the County to get back to the 1960 population level. Since 1970, Chaves County has been growing at a slow, but steady rate up to the 2010 population of 65,645, a 51.5% growth rate over a period of 40 years (annual average of 1.3%).

FIGURE 2.A: CHAVES COUNTY & ROSWELL POPULATION, 1960-2010



Source: US Census Bureau

The following two figures illustrate the change in population for Roswell, Dexter, Lake Arthur, and Hagerman. Between 1990 and 2010, Roswell grew by 8.3% (3,712 persons), Dexter grew by 41.0% (368 persons), Hagerman grew by 30.8% (296 persons), and Lake Arthur grew by 29.8% (100 persons).

FIGURE 2.B: ROSWELL POPULATION, 1990-2010

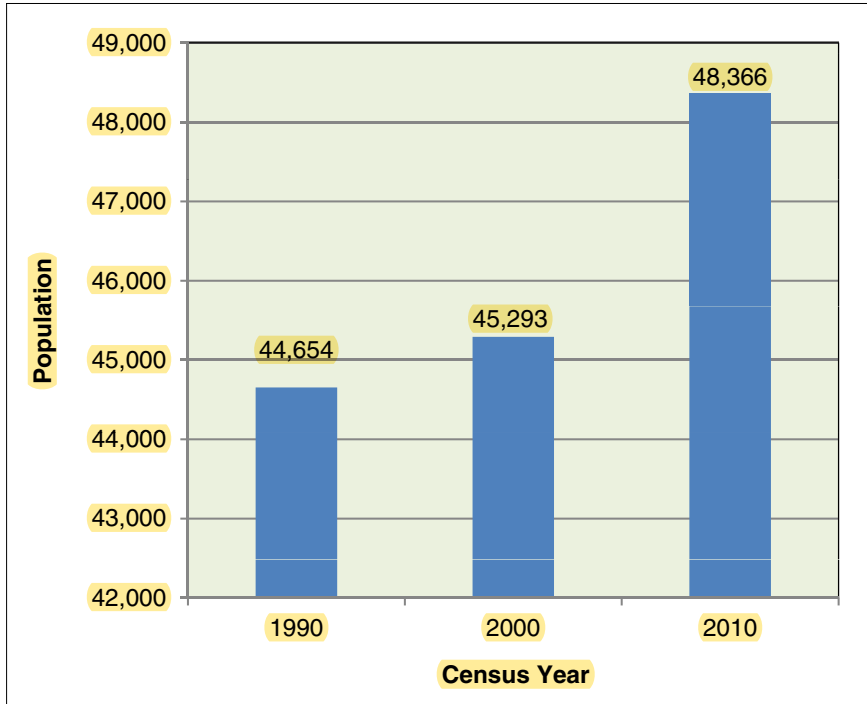
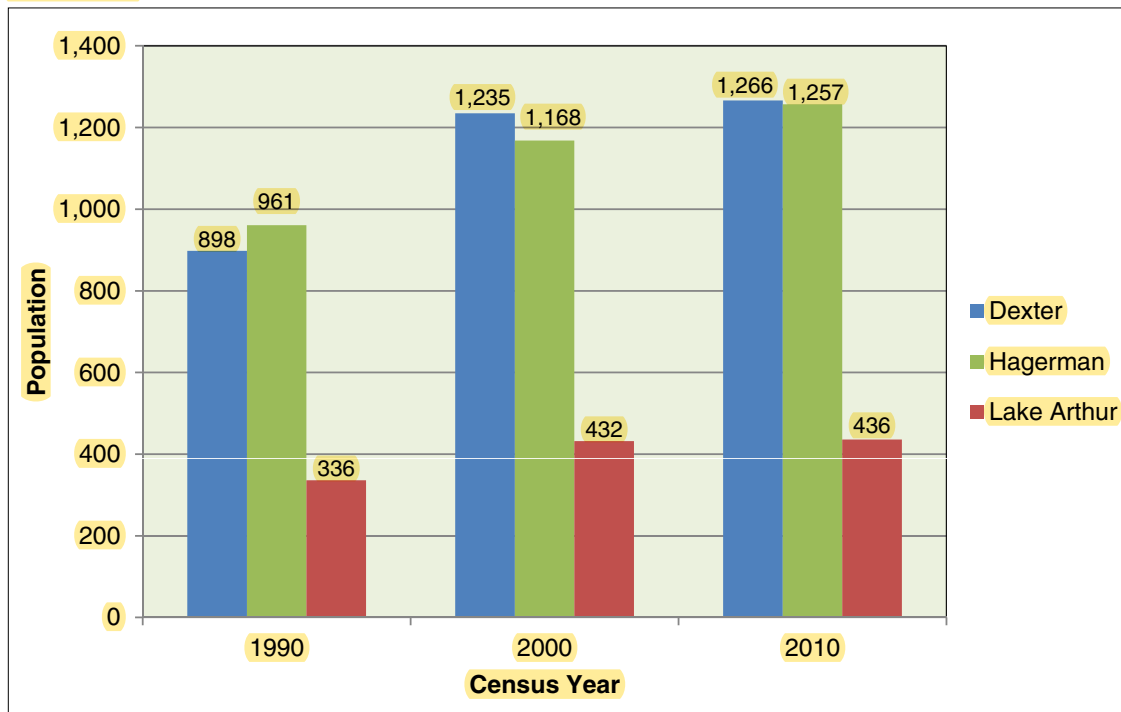


FIGURE 2.C: DEXTER, HAGERMAN, LAKE ARTHUR POPULATION, 1990-2010



Source: US Census Bureau

Age Distribution and Gender

As illustrated in Table 2.B, age distribution in Chaves County shifted between 2000 and 2010, with most age cohorts experiencing an increase. The age cohort with the greatest amount of positive change, 38.6%, was 55 to 64, suggesting that Chaves County is attracting more retirees. This was followed by the under 5 cohort, which experienced an increase of 19.2%, and the 85 years and over cohort, with an increase of 17.2%. These shifts may have some correlation with an increase in the number of grandparents raising their grandchildren in Chaves County.

The median age in 2000 was 35.2 years of age and was 34.7 years of age in 2010, a decrease of 1.4%. The 2010 median age in Chaves County was less than the state as a whole, which in 2010 was 36.7 years of age. This is a positive sign for Chaves County that young people, families, and working age adults have increased over time.

TABLE 2.B: AGE DISTRIBUTION 2000-2010			
Age Cohorts	2000	2010	% Change 00-10
Under 5	4,407	5,255	19.2%
5 to 9 years	4,895	5,126	4.7%
10 to 14 years	5,114	4,841	-5.3%
15 to 19 years	5,504	5,539	0.6%
20 to 24 years	3,729	4,275	14.6%
25 to 34 years	6,867	7,968	16.0%
35 to 44 years	8,652	7,298	-15.6%
45 to 54 years	7,819	8,605	10.1%
55 to 64 years	5,370	7,445	38.6%
65 to 74 years	4,648	4,753	2.3%
75 to 84 years	3,244	3,212	-1.0%
85 years and over	1,133	1,328	17.2%
Total population	61,382	65,645	6.9%
Male	30,055	32,482	8.1%
Female	31,327	33,163	5.9%
Median Age	35.2	34.7	-1.4%
18 years and over	43,518	47,262	8.6%
65 years and over	9,025	9,293	3.0%

Source: US Census Bureau

Figures 2.D and 2.E provide a graphic representation of age and gender in 2000 and 2010, respectively, in Chaves County. Comparing the two figures shows a clear change in age distribution, with a shift towards a younger median age.

FIGURE 2.D: 2000 BREAKDOWN OF POPULATION BY GENDER

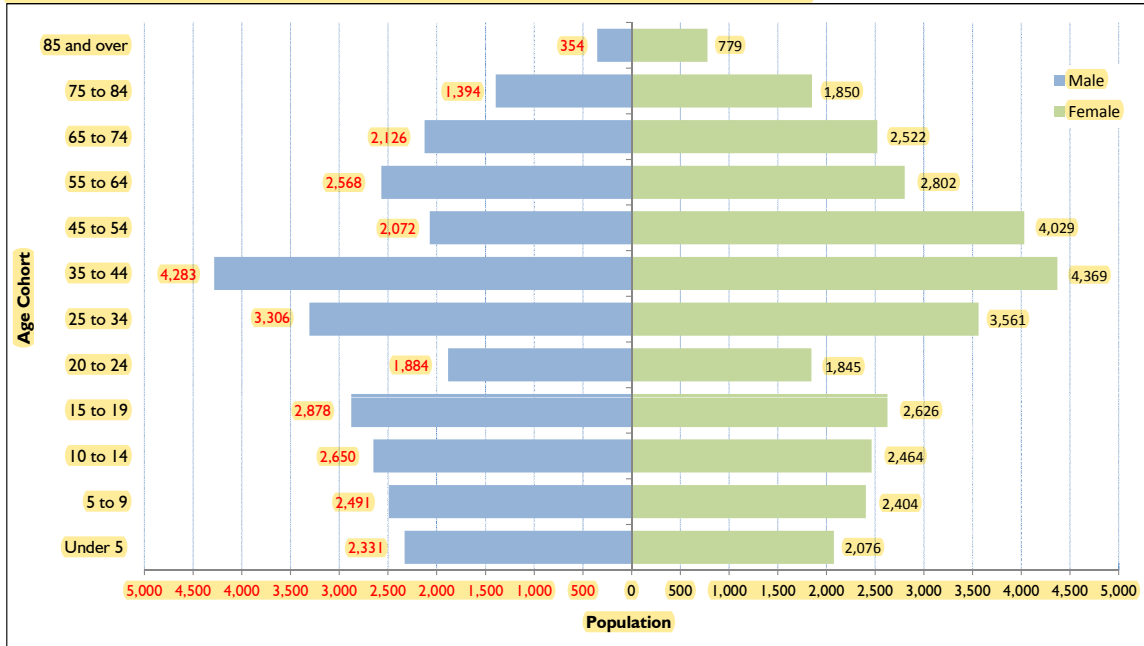
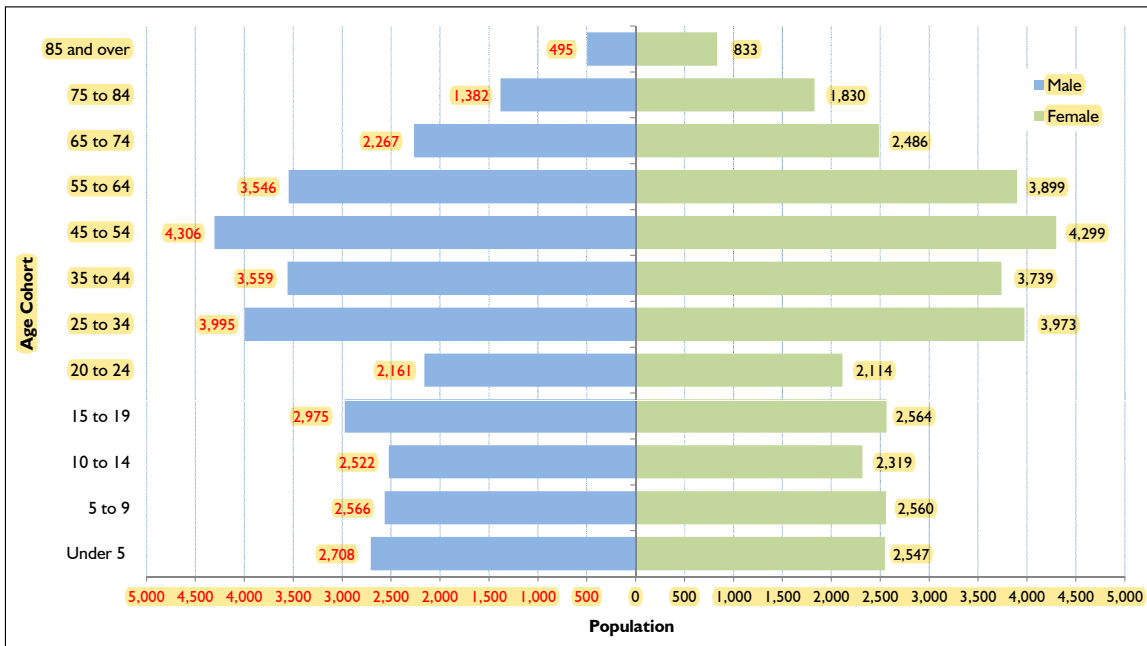


FIGURE 2.E: 2010 BREAKDOWN OF POPULATION BY GENDER



Source: US Census Bureau

D. INCOME

The annual median household income for Chaves County in 2013 was \$39,131, significantly lower than the state-wide average of \$44,927 (see Table 2.C). Between 2010 and 2013, median household income for Chaves County increased by 4.3%, which was greater than the state-wide increase of 2.5%. The majority of the surrounding counties had higher median household incomes than Chaves County in 2013, with the exception of Roosevelt County at \$38,764 and De Baca County at \$37,660. De Baca County and Lea County experienced a significant increase in their respective median household incomes, 22.9% and 15.4% respectively.

TABLE 2.C: MEDIAN HOUSEHOLD INCOME, 2010 & 2013			
County & Rank	2010	2013	% Change
Lea County (2)	\$43,910	\$50,694	15.4%
Eddy County (3)	\$46,583	\$49,165	5.5%
Otero County (15)	\$39,615	\$39,263	-0.9%
CHAVES COUNTY (17)	\$37,524	\$39,131	4.3%
Roosevelt County (20)	\$37,762	\$38,764	2.7%
De Baca County (31)	\$30,643	\$37,660	22.9%
New Mexico	\$43,820	\$44,927	2.5%

Source: U.S. Census Bureau

In 2014, the average annual wage in Chaves County was \$33,540, which was significantly less than the state as a whole at \$44,927, and a difference of 33.9%. Of the 33 counties in New Mexico, Chaves County was ranked 16th in average annual wage in 2009 and slipped to 17th by 2014. In comparison, average wages in Lea County and Eddy County far surpassed Chaves County.

TABLE 2.D: AVERAGE ANNUAL & WEEKLY WAGES, 2014		
County & Rank	Average Weekly Wage	Average Annual Wage
Lea County (2)	\$1,017	\$52,884
Eddy County (3)	\$990	\$51,884
Otero County (15)	\$667	\$34,684
CHAVES COUNTY (17)	\$645	\$33,540
Roosevelt County (20)	\$628	\$32,656
De Baca County (31)	\$559	\$29,068
New Mexico	\$794	\$41,288

Source: Bureau of Economic Analysis, US Department of Commerce

E. PUBLIC and HIGHER EDUCATION

Chaves County is served by four public school districts, including Roswell Independent School District, Dexter Consolidated School District, Hagerman Municipal School District, and Lake Arthur Municipal School District.

Roswell Independent School District - The Roswell Independent School District covers an area of 3,187 square miles, the seventh largest school district in land area of the 89 school districts in New Mexico. Schools include 20 traditional school facilities (twelve elementary schools, four middle schools, three high schools, and one charter middle school) and one special alternative school. Student enrollment for the 2014/2015 school year was 10,436. The 2012 graduation rate was 73.1%.

Dexter Consolidated School District - Dexter Consolidated School District covers an area of 683 square miles and includes one elementary school, one middle school, and one high school located on a single campus. Enrollment for the 2014/2015 school year was 981. The graduation rate in 2012 was 93.3%, the highest of the four school districts serving Chaves County.



Dexter - Home of the Demons

Hagerman Municipal School District - Hagerman Municipal School District covers an area of 400 square miles. The three schools within the District are located on a single campus at 406 Cambridge Avenue in Hagerman. Enrollment for the 2014/2015 school year was 457 students. In 2012, the graduation rate was 71.0%.

Lake Arthur Municipal School District - Lake Arthur Municipal School District covers an area of 399 square miles and includes one elementary school, one middle school, and one high school. Enrollment for the 2014/2015 school year for Lake Arthur Municipal School District was 119 students. In 2012, the graduation rate was 71.0%.

Chaves County residents can choose from two higher education institutions located in Roswell, including Eastern New Mexico University at Roswell (ENMU-R) and New Mexico Military Institute (NMMI).

Eastern New Mexico University - ENMU-R was established in 1967 when Walker Air Force Base was closed, which led to the designation of 241 acres of land and numerous buildings. In 1982, a five year building plan began and ENMU-R moved out of the old Air Force buildings into new facilities. Construction of new buildings and renovations has continued to the present.

2. COUNTY PROFILE

ENMU-R offers more than 70 certificates and associate degrees in a variety of academic and career-oriented programs. Selected bachelor's and master's level courses are also available through the main campus in Portales. A customized training program (Center for Workforce and Community Development) is available for business and industry. Each semester, ENMU-Roswell enrolls more than 4,000 students in credit bearing courses and hundreds more are served through a variety of non-credit classes and numerous community partnerships.

New Mexico Military Institute - NMMI was founded in 1891 and is the oldest military institution in the southwest. It is a state-supported, nationally accredited, college preparatory military boarding high school and one of only five military junior colleges. NMMI offers a two-year military commission program for the U.S. Army and the U.S. Air Force. NMMI's high school program is rigorous and well-regarded, with over 98% of graduates going on to either a 4-year college or continuing their education at NMMI. NMMI's junior college provides a comprehensive liberal arts curriculum.

Given the important relationship between higher education and economic development, more information about ENMU-R and NMMI appears in the Economic Development element of this Comprehensive Plan.

A. INTRODUCTION

Chaves County citizens depend upon access to, and the multiple-uses of, the public lands as directed through federal and state statutes. It is essential that full and continued use of the natural resources within the County’s boundaries be maintained in order for the County to have the financial strength to provide the necessary services the citizens of the County depend upon. When the use of these resources are restricted or eliminated, the economy shrinks and essential services are reduced. All activities that occur on the public lands must be closely coordinated with the County in order to ensure such harm does not occur.

B. SIZE and EXISTING LAND USE

Chaves County encompasses 6,065 square miles or approximately 3,881,600 acres. Land ownership within the County falls into three categories: federal, state trust, and private. Federal land makes up approximately 34% of the total land area (1,303,439 acres) and is managed by a number of agencies including the Bureau of Land Management, the US Forest Service, the US Fish and Wildlife Service, the Bureau of Reclamation, and the US Military. State trust land comprise approximately 26% (1,019,653 acres) and is managed by the New Mexico State Land Office. The remaining land, approximately 40% (1,756,952 acres), is in private ownership. Table 3.A and the map on page 19 show the ownership of lands within the County. Uses on public land include grazing, recreation, and mineral extraction activities.

TABLE 3.A: PUBLIC LAND OWNERSHIP	
Public Entity	Acres
Bureau of Land Management (BLM)	1,239,932
State of New Mexico	1,019,653
Private	1,558,508
US Forest Service	36,733
US Fish and Wildlife	23,556
Bureau of Reclamation	2,725
US Military	493
Total	3,881,600

C. CHAVES COUNTY LAND COUNCIL (CLCC)

On September 28, 1994, the Board of Chaves County Commissioners appointed nine members to the Public Lands Advisory Committee (PLAC). On July 24, 2014, PLAC was re-named to the Chaves County Land Council (CCLC). Three members represent agricultural interests, three members represent extraction interests, and three members represent recreational interests. The terms of each interest group are staggered so that one-third of the committee members are appointed annually. The CLCC members review

3. PUBLIC LANDS

issues dealing with federal and state trust lands in Chaves County and advise the Commissioners regarding public land matters.

D. LAND USE ISSUES RELATED TO FEDERAL and STATE TRUST LAND

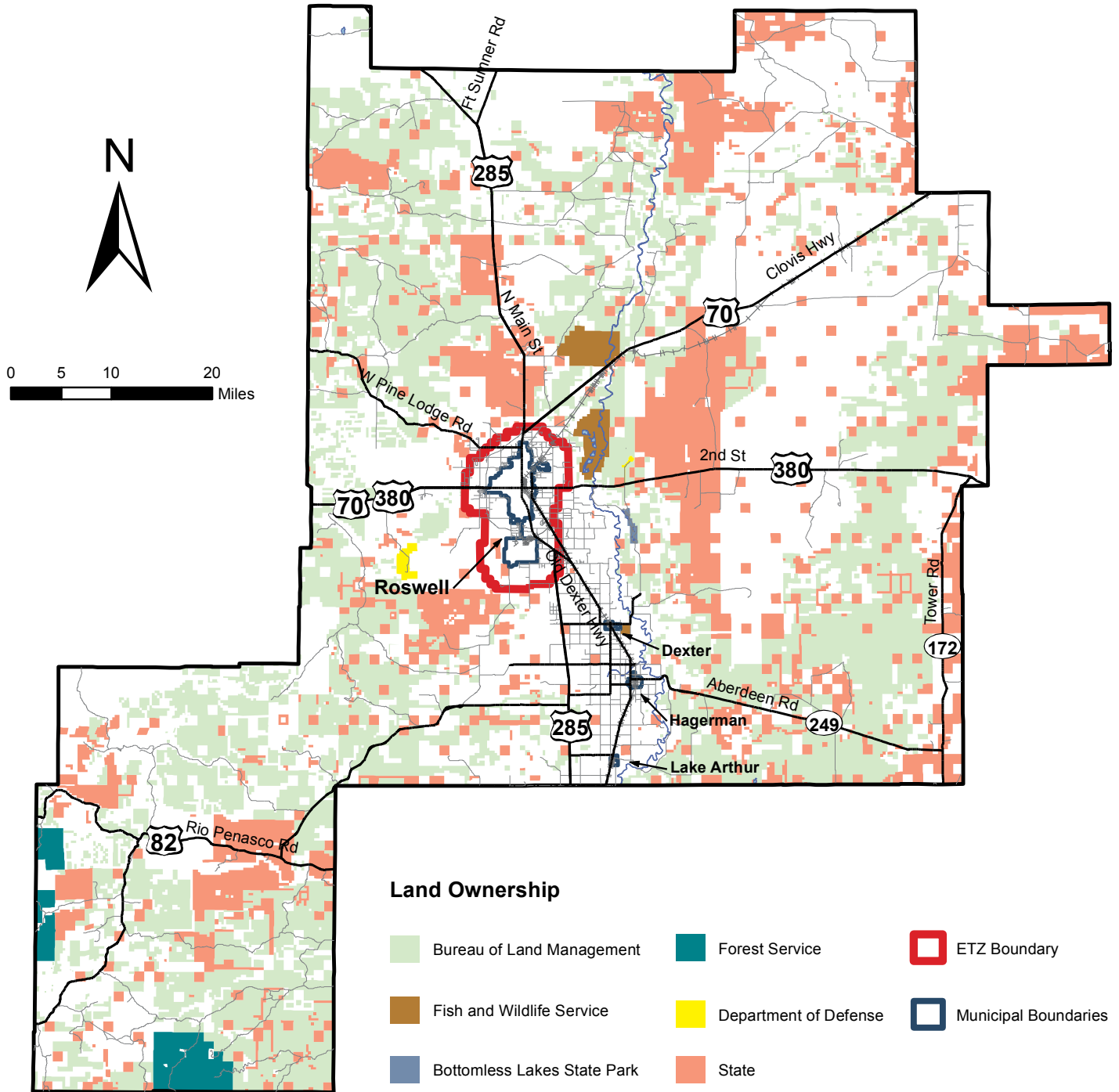
Sixty percent of the land within the County's jurisdiction is owned by federal and state interests; however, the County has the statutory responsibility to provide community services such as schools, hospitals, police, and infrastructure to the entire area within the political boundaries. The federal land management statutes recognize that in lieu of tax income from the federal property, the lands would be productively utilized for mining, oil and gas extraction, grazing, farming, recreation, and other uses, which support the local economy.

Additionally, much of the private land in the County provides the base of operations for the productive uses of the public lands, such as livestock grazing. Because of the inherent relationship between federal, state and private lands, all uses of the federal and state lands are of critical interest to the County, and it is the County Plan that provides policies that consider all these interests in one Comprehensive Plan to ensure the future economic viability of the County.

The nature and intent of Chaves County government land use planning is to protect the custom and culture (defined in greater detail later in this Section) of County citizens through the protection of private property rights, the facilitation of a free market economy, and the establishment of a process to ensure self-determination by local communities and individuals. The goals, objectives, and policy actions in this section provide a general framework to guide planning on federal and state trust lands.

Chaves County depends upon the continued multiple use of federal lands and maximizing the income from the assets and resources of state lands in Chaves County. Chaves County expects federal and state agencies to coordinate continuously with the County, for all planning and management actions.

Chaves County Public Lands



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E. FEDERAL / COUNTY JURISDICTION IN LAND USE ISSUES

New Mexico State Statute requires counties to prepare plans, programs, and policies for the area within their political jurisdiction, including the public lands.

“County ordinances are effective within the boundaries of the county, including privately owned land or land owned by the United States. However, ordinances are not effective within the limits of any incorporated municipality.” (Section 4-37-2 of NMSA, “Areas in which county ordinances are effective.”)

“Each county shall have exclusive planning jurisdiction within its county boundary except as to any area exclusively within the planning and platting jurisdiction of a municipality and except as to those areas where a county and a municipality may have concurrent jurisdiction, as now or may hereinafter be provided by law.” (Section 4-57-3 of NMSA, “Planning Jurisdiction.”)

Recognizing the need for federal land management agencies to harmonize their planning process with counties, federal laws, such as the Federal Land Policy and Management Act (FLPMA), National Environmental Policy Act (NEPA), and National Forest Management Act (NFMA), among others, require federal agencies to coordinate their planning process with local governments and work to reach consistency with county plans. Coordination and consistency are required by the federal agencies for the purpose of ensuring the county maintains the ability to fulfill its statutory responsibility to protect the health, safety and welfare of the citizens.

Congress set forth in the Federal Land Management and Policy Act at 202(c) (9), four specific duties the federal agency is to carry out in order to “coordinate” the federal planning and management activities with local governments. These are: (1) keep apprised of local plans; (2) give consideration to local plans; (3) assist in resolving inconsistencies between federal and non-federal plans; (4) provide meaningful involvement of local governments early in the federal planning process. If the conflicts between the federal plans and local government plans are not resolved through this process, then Congress further placed the burden on the federal agency to make its plans consistent with local plans.

In order to help federal and state agencies understand Chaves County's plans, programs, and policies, and incorporate these into their own planning processes, this document should be reviewed by federal and state agencies and inconsistencies identified. Discussions on how to resolve inconsistencies with the Board of Commissioners should be held in an open public forum in compliance with the open meeting laws of the state. The purpose of these discussions is to ensure the harmonious planning and implementation of activities between the county and federal and state agencies.

In addition to coordination, counties may participate in the preparation of the environmental analysis of a plan, regulation, or other programs under the National Environmental Policy Act, as a cooperating agency. The County's role in this process is to utilize their expertise to help identify the issues that should be analyzed and develop alternatives for the analysis in cooperation with other federal and state agencies, and other affected local governments. NEPA specifically requires that an alternative must be developed and rigorously analyzed that resolves the conflicts with local plans (42 U.S.C. § 4332(E)), and the County's input into this alternative is necessary. However, the cooperative agency process under NEPA does not replace coordination of the plan or the federal agencies obligation to achieve consistency with the local plan as required under NEPA and other statutes such as FLPMA and NFMA.

The County may also participate in federal agency "collaboration" processes, where stakeholders work together to develop plans that may or may not be pursued by the federal or state agency. "Consultation" is also required by some federal statutes with local governments; however, as with the "cooperative agency" process, neither "collaboration" nor "consultation" replaces the federal agencies responsibility to coordinate and reach consistency with the County's Plan.

Additionally, federal law requires federal agencies to consider the impacts of actions authorized by these agencies on the natural environment, social structure, and economy of counties. The US Forest Service and Bureau of Land Management, for example, are both required to consider the impact of their actions on communities adjacent to and/or near federal lands and on employment in the affected areas.

F. CHAVES COUNTY CUSTOM and CULTURE

The term "custom and culture" is an integral part of the Land Use Element of the Chaves County Comprehensive Plan because it helps to define and enhance the County's position concerning federal and state trust lands within Chaves County.

Federal land use planning laws and regulations require all federal agencies to consider the impacts from proposed actions on the social structure and economy of an affected area. Federal agencies have accepted the term "custom and culture" in the context of land use planning as synonymous with social structure and economy.

3. PUBLIC LANDS

In land use planning, Chaves County defines culture as:

“The body of customary beliefs, social forms, and material traits constituting a distinct complex of traditions of a racial, religious, or social group that includes knowledge, belief, morals, law, customs, opinions, religion, superstition, and art.”

Adding the term “custom” in the context of comprehensive land use planning, refers to land uses and practices that have acquired the force of tacit and common consent. This essentially means that certain land uses have historically helped shape the values, attitudes, and traditions of County residents by providing them ways to earn a living, offering recreation, or by providing them places to live. These traditional land uses, which help to define the “custom and culture” of Chaves County, are still active today. They include:

- Grazing/ranching;
- Agriculture;
- Mineral production; and
- Recreation.

Grazing has always played a prominent role in the history of Chaves County and as a practice, has been utilized by many residents. Livestock grazing was the one of the original economic engines in Chaves County. Grazing/ranching began in the Pecos Valley in the 1860s. The practice of grazing was an activity of the early Hispano and Anglo settlers alike, forging a major component in the early economic history of Chaves County. Grazing has always been more difficult in an area like Chaves County due to its hot summers and sporadic rainfall, requiring more land for livestock to graze. Throughout southern and southeastern New Mexico, ranchers would lead their herds to unclaimed public lands to graze, which soon became the norm.

Western expansion and settlement was encouraged by Congress with the passage of a series of Homestead Acts. In 1934, Congress passed the Taylor Grazing Act, which authorized the issuance of grazing permits on vacant unappropriated and unreserved lands constituting a portion of the public domain. Preference in the issuance of grazing permits was given to those land owners engaged in the livestock business, bona fide occupants or settlers, or owners of water rights as may be necessary to permit the proper use of the lands.

The “custom and culture” associated with agricultural production in Chaves County is necessary to the livelihood and well being of its citizens (*see Land Use Element for more information regarding agricultural production*). Therefore, it is the intent of Chaves County to protect agricultural land and promote the continuation of agricultural pursuits by protecting private property rights, relying

on self-determination, and ensuring open market conditions. The County will not support unsound agricultural practices that cause watershed damage, soil erosion, and reductions in water quality.

Dairies have always been a part of the agricultural community in Chaves County, which leads the state in the number of dairies and cows, pounds of milk produced, and the direct and total dairy revenue. However, while the number of dairies and cows decreased between 2003 and 2013 both in Chaves County (from 40 to 34 producers and 84,000 cows) and the state as a whole (from 180 to 148 producers and 322,000 cows), milk production has continued to increase since 2006. (Source: *New Mexico Dairy Industry Key Indicators, March 2013, NMSU Dairy Extension, Robert Hagevoort, PhD*).

Chaves County recognizes that the development of its abundant hydrocarbon and mineral resources is desirable and necessary to the state and nation. It is, therefore, the intent of Chaves County to encourage the practice of responsible mining and mineral resource extraction.

Chaves County also recognizes that outdoor recreation activities have contributed to the “custom and culture” of County residents. The County realizes that the large amounts of public land within the County provide recreational opportunities to the citizens, but that recreational use of public lands often cause conflicts with private property rights. Chaves County intends to promote the continued use of public lands for recreation, but will not permit such recreational use to violate private property rights.

As noted earlier, federal and state trust lands comprise a substantial portion of Chaves County and are used for recreation, grazing, and for mineral extraction. These activities are very important for many County residents and work in concert with other activities that take place on private land. Together, these activities contribute to the “custom and culture” of Chaves County, which can be defined as all those elements that form the values and morals of County residents, as well as define their sense of place. Much of the concept of the County’s “custom and culture” stems from the County’s history found in Section 2 of this Comprehensive Plan. Chaves County residents are very much tied to the land. Their shared history is rooted in farming and ranching in the context of a rural atmosphere. The reason that people choose to live in the unincorporated portions of the County is that they still value this life style and wish to maintain the rural qualities of Chaves County. Associated with this desire is the belief that protection of private property rights is extremely important and government, be it federal, state, or local, needs to be respectful of this principle.

Chaves County strives to protect the “custom and culture” and private property rights in the County through the enactment and enforcement of ordinances and insists that public land use decisions made at the federal and state level do the same.

In order to maintain the “custom and culture” of Chaves County and protect property rights, the County will be involved in land use decisions regarding public lands. The goals, objectives, and implementation policies listed below are intended to help Chaves County direct this involvement. In compliance with federal and state law, all federal and state agencies are directed to use this Comprehensive Plan as a guide in the coordination of planning for management of federal and state trust lands within the geographical boundaries of Chaves County.

G. PUBLIC LANDS GOALS, OBJECTIVES, and POLICY ACTIONS

The goals, objectives, and policy actions of Chaves County are set forth to ensure the long term welfare of the County and its citizens. These should be considered and incorporated where appropriate into the planning and management activities of all entities working within the County.

Goal 3.1: Preserve and protect the County’s “custom and culture” by incorporating it into federal and state trust land use decisions.

Objective 3.1.a: Coordinate with the federal and state agencies to ensure their land use policies and plans are consistent with the Comprehensive Plan and other County land use policies.

Objective 3.1.b: Ensure the designation of federal and/or state wilderness, park, recreational, or other specially designated areas in Chaves County is compatible with the custom, culture, and economic stability of the County.

Objective 3.1.c: Coordinate with federal agencies on all efforts to inventory and/or change of land use classifications. These include, but are not limited to, Wilderness Characteristics, Areas of Critical Environmental Concern, National Monuments, and Historical Site recommendations. This is necessary to ensure that prior to any federal, state, or local agency making special land use designations, conflicts with the agencies proposed action and the County’s plans, policies and programs are resolved. Special land use designations can restrict access and use of lands that are necessary to ensure a robust economy providing the means for the County to protect the health, safety, and welfare of the citizens.

Objective 3.1.d: Ensure that federal and state agency plans do not increase the total amount of land under federal or state management, and whenever possible, shall work to increase the amount of private land within Chaves County.

Objective 3.1.e: For the purpose of ensuring quality information is utilized in all planning and management activities, federal, state, and County land use data should be jointly shared either informally, or through existing and future Memorandums of Understanding.

Policy Action 3.1.a: Chaves County, through the Chaves County Land Council (CCLC), shall transmit a copy of the adopted Comprehensive Plan and any future revisions or amendments to all state and federal agencies with management responsibilities within the geographic boundaries of Chaves County.

Policy Action 3.1.b: All agencies are to coordinate continuously with the Board of Commissioners ensuring early notice and discussion of all issues that may impact the County, for the purpose of resolving conflicts prior to the public participation process.

Policy Action 3.1.c: Being fully apprised of the County's positions, federal and state agencies shall inform the Board of Commissioners of any potential conflicts with their plans, programs or policies, early in the process and prior to public release of the proposed plans, programs and policies.

Policy Action 3.1.d: The Board of Commissioners will work with the federal and state agencies to resolve conflicts between the planning authorities, but shall not approve or endorse any plans, programs, or policies that harm the health, safety, or welfare of the County.

Policy Action 3.1.e: Federal and state planning efforts shall acknowledge the County's position and any conflicts with the County's plans when released to the public, so that the public may also take into account the needs of the County during the public comment and participation processes.

Policy Action 3.1.f: Chaves County shall develop monitoring and compliance standards to evaluate this Comprehensive Plan and to ensure consistency between federal and state actions and activities and the land use requirements enumerated within this Plan.

Policy Action 3.1.g: Chaves County, through the CCLC, shall establish a mechanism for tracking and reviewing all federal and state land transactions, including land adjustments, purchases, disposals, and exchanges by close consultation, coordination, and cooperation and with full public participation.

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Policy Action 3.1.h: All land and resource inventory processes conducted within the political boundaries of the County shall be coordinated with the County. The County:

- A. Must be notified directly by the agency prior to beginning the inventory process;
- B. Must have the opportunity to participate fully in the process as allowed by law; and
- C. Must have the opportunity to review and identify possible conflicts with the findings of the inventory process at least 120 days prior to public release of the information.

Policy Action 3.1.i: Proposed federal or state specially designated areas shall be presented to the CCLC in a timely manner so that the County may participate in the planning process.

Policy Action 3.1.j: Because livestock grazing is a vital industry that supports County Services, grazing shall continue to be a valid use of all lands with special designations. The restrictions placed on lands with special designations shall not reduce the levels of grazing or increase the grazing expense on the producer.

Policy Action 3.1.k: Only those areas that meet the specific definition of wilderness as set forth in the Wilderness Act (16 U.S.C. §1131) shall be considered as having Wilderness Characteristics in the inventory process.

- A. Areas contiguous with lands that already have been identified as having wilderness potential, or are set aside for conservation through conservation easements or other such instruments, will not be considered as candidates for special designation because such designations would create too large of an area restricted and potentially inaccessible to the County to fulfill its public health and safety duties. These include:
 - Designated Wilderness
 - BLM Wilderness Study Areas
 - USFWS areas proposed for Wilderness Designation
 - USFS Wilderness Study Areas or areas of Recommended Wilderness
 - National Park Service areas Recommended or proposed for Designation

- Lands with Conservation Easements or similar restrictive devices
 - Areas of Critical Environmental Concern
 - National Monuments
 - Lands with Formal Critical Habitat
 - Any roadless island of the public lands.
- B. As a part of the inventory process, a multiple use check list will be developed to document all productive uses of the areas being considered, which will include livestock grazing, mining, timber production, oil and gas, recreation, hunting, and other uses of the lands that fulfill the multiple use objective required of Congress in the Federal Land Policy and Management Act. These multiple uses contribute to the economic well being of the citizens of the County. The producers that utilize these lands are essential to the County by providing the revenue necessary to ensure adequate County services.
- C. Where an area inventoried for special land use designation, exhibits significant “multiple-use” characteristics necessary for the continued well-being of the County, they will be excluded from consideration.

Policy Action 3.1.I: Prior to the publication of a proposed designation of an ACEC in the Federal Register, the Bureau of Land Management (BLM) shall coordinate with the Board of Commissioners on the proposal to determine if designation of the ACEC creates any conflicts with the Counties plans as required by 43 U.S.C. §1712(c)(9). Specifically, the agency shall:

- A. Discuss with the County the “relevance” and “importance” of the area the agency has determined gives rise to the special designation.
- B. Recognize that the oil and gas fields in Chaves County are unique geologic systems that meet the “relevance and importance” criteria for designation as an ACEC. The extraction of these resources is a national priority providing vital resources that protect the public’s health and safety, and therefore, shall not be restricted.
- C. Determine whether the specific activities BLM plans to restrict in the proposed area meets the criteria set forth in federal law as causing “irreparable damage to important historic, cultural, or scenic values, fish and wildlife resources or other natural systems or processes, or to protect life and safety from natural hazards,” (43 USC § 1702 (a)). Any activities proposed for restriction that do not meet this requirement shall be allowed to continue if the ACEC is designated.

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- D. Provide to the County the Agency's review under the Information Quality Act (44 U.S.C. §3516) all studies and data used to determine certain activities are harmful to the restricted area.
- E. Coordinate the special management activities with the County in an area designated as an ACEC as required under FLPMA and directed through the BLM handbook at 1613.12.

Policy Action 3.1.m: Chaves County, through the CLCC, shall monitor federal and state agency plans, policies, and changes to land status/ownership as they relate to Chaves County land use policies.

Policy Action 3.1.n: When a new land designation, exchange, or change in management is being considered by state or federal entities within the County's jurisdiction, the agencies shall coordinate with the County to determine if the change will cause any unresolved conflicts with the County's interests and discuss options to resolve those conflicts.

Policy Action 3.1.o: On a continual basis, Chaves County Planning and Zoning, in conjunction with the County Assessor's office, shall update and keep current all County land use maps including data from the federal and state agencies located in Chaves County.

Policy Action 3.1.p: Federal and state agencies shall make available all relevant land use data to the County to ensure harmonious planning between the entities, and provide the County Commissioners with documentation of all impact analyses, including socioeconomic impacts.

Goal 3.2: Protect private property rights and the preservation of Chaves County's "custom and culture" through the continued use and enjoyment of state and federal lands for grazing/ranching, agriculture, mineral extraction/production, and recreation.

Objective 3.2.a: To ensure that traditional land uses are continued in order to protect the custom and culture of Chaves County.

Objective 3.2.b: To increase opportunities for local economic development by increasing the amount of patented and non-federal land within the County.

Objective 3.2.c: To identify those federal and state parcels that have a conflicting use or those that lie in isolated tracts so that they will be targeted for disposal.

Objective 3.2.d: To rely on the established New Mexico Department of Agriculture Range Improvement Task Force to help advise the Chaves County Commissioners to prevent economic disruption and harm to the western livestock industry.

Policy Action 3.2.a: Livestock grazing is considered to be an “equitable estate”.

Policy Action 3.2.b: Chaves County shall adopt a definition of private property rights that is based upon the definition found in the Attorney General’s Guidelines for the evaluation of Risk and Avoidance of Unanticipated Takings dated June 30, 1988. The definition shall include protection by the Fifth and Fourteenth Amendments of the Constitution of the United States that includes real and personal, tangible, and intangible property and ensures that private property includes “investment backed expectations”.

Policy Action 3.2.c: Chaves County shall promote use of federal and state trust lands that respect private property rights and increase free market opportunities for all County residents.

Policy Action 3.2.d: Livestock grazing on federal and state trust lands shall continue at levels consistent with proper range management, ‘custom and culture’, and the protection of equitable property rights.

Policy Action 3.2.e: Chaves County shall develop incentives for improving grazing land and promoting good land stewardship through:

- Permittee ownership of range improvements;
- Development of Grazing Advisory Boards;
- Appropriate fee schedules;
- Subleasing of grazing permits and leases;
- Allotment management plan flexibility; and
- Increasing grazing capacity or allowing other economic benefits to accrue to permittees making investment in range betterment.

Policy Action 3.2.f: Chaves County shall coordinate with federal land agencies to ensure that they do not acquire any private lands or rights on private lands within Chaves County without addressing the following considerations:

- That, as a minimum, parity in land value by status is maintained in each school district; and
- That private property interests are protected and enhanced.

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Policy Action 3.2.g: Land exchanges or adjustment of land should use the following strategies:

- A. Permittees or other users will have preferential options to purchase federal or state Trust lands that lie within or adjacent to lands they currently lease or own when those lands are being considered for adjustment or disposition.
- B. Request that the New Mexico State Land Office assist Chaves County in coordinating land exchanges so as to maximize patented fee simple lands.
- C. In situations where the Chaves County Commissioners determine that federal land agencies are proposing to change the local historic custom, culture, and community stability of land use, the Chaves County Commissioners, at their option, may require adverse impact studies as outlined in Presidential Executive Order 12630, which requires that all federal agencies complete a Taking Implication Assessment to evaluate the effect of their rules, regulations, and decisions on: 1) Private property; 2) Private property rights; and 3) The investment backed expectations of private citizens. These requirements shall be conducted and mitigation measures adopted with concurrence from Chaves County. Adverse impact studies shall address all classes of grazing rights, flood prone areas, public access, and the health and well-being of the citizens of the County.

Policy Action 3.2.h: Chaves County shall adopt the principles of the Public Rangelands Improvement Act, 43 U.S.C. 1901 et seq. as County policy. The procedures set forth in the Public Rangelands Improvement Act and accompanying Memorandums of Understanding as modified by this Comprehensive Plan shall govern all actions involving the federal Agencies, including the Bureau of Land Management and the US Forest Service, and either an individual or group of livestock grazing permittee(s) or lessee(s), including but not necessarily limited to the creation or revision of an allotment management plan, and other like actions or as requested by the permittee(s) or lessee(s).

Policy Action 3.2.i: Chaves County shall coordinate with the Bureau of Land Management and US Forest Service in initiating the consultation procedures described in the Memorandum of Understanding between the Governor of New Mexico and the New Mexico State Director, Bureau of Land Management, US Department of the Interior, dated July 30, 1980. In addition, the County shall coordinate the initiation of consultation procedures described in the Memorandum of Understanding between the Director of the New Mexico Department of Agriculture (NMDA) and the Regional Forester, US Department of Agriculture, Forest Service (USFS) Southwestern Region, dated July 28th, 1987.

Policy Action 3.2.j: Chaves County may develop, in coordination with federal and state governments, an effective Section 8 process pursuant to the Public Rangeland Improvement Act of 1978 and may implement procedures and guidelines to account for the allocation expenditures of range improvements funds and funds collected through the Sikes Act.

Policy Action 3.2.k: Chaves County may adopt a policy in relation to the Public Rangelands Improvement Act (PRIA) 43 U.S.C. 1901 et seq. with a Memorandum of Understanding between the State of New Mexico and the Bureau of Land Management, the Regional Forester, U.S.D.A., Forest Service, the purpose of which is to promote efficient multiple management of the range resources in Chaves County.

Goal 3.3: Protect the public’s safety on all land within Chaves County, including federal and state trust lands.

Objective 3.3.a: To ensure communication among law enforcement agencies and that the County Sheriff has access to public lands.

Objective 3.3.b: To ensure full use and access to the public lands within Chaves County for appropriate public use and the public’s safety.

Policy Action 3.3.a: Chaves County shall recognize that the County Sheriff is the senior law enforcement officer in the County. As such, the Chaves County Sheriff shall have primary jurisdiction over all law enforcement matters within Chaves County outside the limits of incorporated cities, towns, and villages.

Policy Action 3.3.b: All open trails and roads should be designated as open. Full open access should be made available to the public lands for local purposes such as safety, health, economics, and use of recreations as assured by federal and state law. No road or trail should be closed unless public safety or health demands its closing. No RS 2477 right of way should be closed.

Policy Action 3.3.c: All inventory actions of the trails and roads in Chaves County by federal and state agencies shall be coordinated with the County.

- A. If a federal or state agency conducting inventory of roads or trails plans to hire contractor’s to gather the inventory data, local

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organizations that have familiarity with the County, such as Soil and Water Conservation Districts, shall be contacted by the agency and offered an opportunity to bid for the contract.

- B. The Board of Commissioners and the County Sherriff's office shall be notified prior to the initiation of the inventory work, as to who has been retained, and the location and schedule for the work to be performed.

Goal 3.4: Prevent damage to private or public lands from wild animals on federal and state trust lands relative to grazing or other traditional land uses vital to the economy of Chaves County.

Objective 3.4.a: To provide for the identification, removal, or relocation of excessive numbers of all wild animals that damage private or public lands within the confines of the law, that have an economic impact on the County or its citizens.

Objective 3.4.b: To establish, with the New Mexico Department of Game and Fish, the maximum and minimum hunting for big game.

Policy Action 3.4.a: Chaves County shall establish a mechanism to make a determination and notify affected federal and state agencies concerning issues regarding wild animals, hunting, or other issues impacting private land or the 'custom and culture' of Chaves County.

Goal 3.5: Provide proper stewardship of the County's natural resources that respects the custom and culture, protects the economic vitality, and quality of life of Chaves County.

Objective 3.5.a: To ensure that public lands continue to be managed under the multiple use concept to provide opportunities for all users of public lands in accordance with the County's custom and culture.

Objective 3.5.b: To ensure that all Sikes Act funds collected in Chaves County are spent in Chaves County.

Policy Action 3.5.a: Chaves County may encourage Congress to promote a wetlands policy to include only those areas that actually function as wetlands, which would allow for the development of wetlands areas when overriding public need requires such development and it is offset by suitable mitigation actions, and does not require land designated as agricultural land by the USDA prior to 1985 to be restored to conditions that existed prior to agricultural use. Chaves County may, at the option of the County Commissioners, be the lead agency in designating wetlands.

Wetlands are defined as “Those areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Policy Action 3.5.b: Chaves County shall continue to coordinate with the Natural Resources Conservation Service (NRCS) Noxious Weed Program and the noxious weed coordinator.

Policy Action 3.5.c: Chaves County shall participate fully as allowed by law in all processes for the purpose of identifying and classifying species of special status that may impact the County. This includes the formulation of plans for the recovery of any federal or state listed threatened or endangered species, including any proposed introduction or re-introduction of a species by artificial actions of government agencies or personnel.

- A. Chaves County is authorized to engage in conservation efforts for the purpose of benefiting species within the County. The U.S. Fish and Wildlife Service must coordinate with the County pursuant to the Endangered Species Act (ESA) at (16 U.S.C. 1533(b)(1)(A)) and consider the County’s policies and conservation efforts prior to making a determination regarding the threatened or endangered status of a species. Prior to making a determination whether a species is threatened or endangered, the federal agency is required to take into account “those efforts, if any, being made by any State or foreign nations, or any political subdivision of a State or foreign nation, to protect such species, whether by predator control, protection of habitat and food supply, or any other conservation practices, within any area under its jurisdiction; or on the high seas.” This includes a review of the County’s plans, policies and projects, as well as those of other local governments with conservation interests in the County.
- B. The ESA also requires that the US Fish and Wildlife Service cooperate with the County to resolve any water resource concerns related to the conservation of species. “It is the policy of the Congress that Federal agencies shall cooperate with State and local agencies to resolve water resource issues in concert with conservation of endangered species,” (16 U.S.C. 1531(c) (2)). Pursuant to this provision, the County requires that before species are placed under federal protection, before critical habitat is designated and before species are introduced or reintroduced into the County by federal or state agencies, that the agencies first coordinate with the County and all local governments to resolve any

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water resource concerns that may develop as a result of the federal or state agency action.

- C. The best available science is to be utilized by all agencies when determining the status of a species or condition of resources. All scientific data shall be held to the standard of review required by the Information Quality Act (44 U.S.C. §3516). Any study, data, or other scientific document that does not meet this standard shall not be used to support a finding that leads to the federal or state protection of a species.
- D. Critical habitat designations must take local socio-economic impacts into account. Areas may be excluded as critical habitat based upon economic impacts unless the failure to designate the area as critical habitat would result in extinction of the species.

Policy Action 3.5.d: Chaves County shall promote and facilitate public and private recreational opportunities compatible with local 'custom and culture'.

Policy Action 3.5.e: Federal and state trust land and wildlife management and enforcement agencies shall coordinate with Chaves County on matters regarding wildlife and resources. The Board of County Commissioners shall review and comment on all plans and proposals prior to finalization or initiation of actions by federal and state agencies.

Goal 3.6: Protect the continued use of mineral resources as a vital aspect of Chaves County's custom and culture and economy.

Objective 3.6.a: To promote responsible mineral resource development and management in the County.

Policy Action 3.6.a: Chaves County shall review all decisions made by federal and state agencies concerning the extractive industries that have an economic impact on the citizens of Chaves County.

A. INTRODUCTION

The Land Use element provides guidance to the County on how to make clear and informed land use decisions. This element addresses existing land uses, issues, and the effect of growth and development on land use in the County. It also addresses the Extraterritorial Zone (ETZ), which is an approximate 2-mile strip of land in the County that surrounds the City of Roswell.

Historical settlement patterns in Chaves County were largely influenced by agriculture. The discovery of artesian wells in the late 1800s led to population growth and the steady urbanization of Roswell. The railroad, which contracted to support the agricultural industry, was a major factor in building communities such as Kenna, just outside the County line in Roosevelt County, and Dexter, Hagerman, and Lake Arthur, just south of Roswell near the Pecos River. Roswell continued to grow within its City limits until several rural water cooperatives were established in the County. These water cooperatives facilitated the growth that has occurred around the City of Roswell. As people began to move into the unincorporated parts of the County, the water systems became burdened and agricultural land became mixed with non-agricultural, residential uses. The water systems have reached their capacity, which should slow down the rate of new growth in those areas.

Land ownership in Chaves County is a mix of federal, state, and privately-owned land in a largely rural county. Roswell is the major urbanized area and employment center. To the southeast lies the Pecos Valley, characterized by large expanses of agricultural land, separated by the communities of Dexter, Hagerman, and Lake Arthur. There are smaller, unincorporated communities located throughout the County, but the major population areas with diverse land uses primarily occur within the incorporated communities.

The intent of the Land Use element is to protect the local custom and culture, promote economic stability, protect private property rights, and establish a framework to ensure harmonious and orderly growth for the future. This element creates a solid foundation upon which future planning by the County, municipalities, state and federal agencies, and the private sector can work together to create an efficient pattern of development, promoting and protecting the quality of life in Chaves County.

The largest land uses in Chaves County are agriculture and rural residential. Other uses within the unincorporated areas are primarily within the Roswell-Chaves County ETZ.

B. AGRICULTURE

Agriculture plays a critical role in the economic vitality of Chaves County. The Census of Agriculture, conducted every five years, provides much of the data presented in this subsection. The most current data available is from 2012.

According to the 2012 Census of Agriculture, the number of farms in Chaves County increased by 1.9% between 2007 (584) and 2012 (595), but remained below the number of farms in 2002 (604). The amount of land in farms also increased during this same time period by 1.2%. However, the average size of farms decreased slightly by 0.7% and the market value of products sold increased significantly by 14.5%. This is in strong contrast to New Mexico



Dairy operation

as a whole, where the average size of farm significantly decreased by 15.4% between 2007 (2,066 acres) and 2012 (1,748 acres).

TABLE 4.A: CHAVES COUNTY AGRICULTURE MARKET, 2007 & 2012			
	2007	2012	% Change
Number of Farms	584	595	1.9%
Land in Farms	2,454,564 acres	2,482,827 acres	1.2%
Average Size of Farm	4,203	4,173	-0.7%
Market Value of Products Sold	\$339,088,000	\$388,099,000	14.5%

Source: U.S. Department of Agriculture Census of Agriculture, 2012

In 2012, the total market value of agricultural products sold in Chaves County was \$388,099,000, placing the County in second place (behind Curry County) out of the 33 counties in New Mexico. Of that total, the market value of crops including nursery and greenhouse accounted for \$45,137,000 (fourth place) and livestock, poultry, and their products accounted for \$342,961,000 (second place). The next three tables provide a summary of the 2012 value of sales by commodity group, top crops, and top livestock inventory in Chaves County. Chaves County is the second ranked county in New Mexico for milk from cows and sixteenth for counties in the United States.

TABLE 4.B: CHAVES COUNTY 2012 VALUE OF SALES BY COMMODITY GROUP

Commodity	Value	State Rank
Total value of agricultural products sold	\$388,099,000	2
Value of crops including nursery and greenhouse	\$45,137,000	4
Value of livestock, poultry, and their products	\$342,961,000	2
Grains, oilseeds, dry beans, dry peas	\$12,426,000	4
Cotton and cottonseed	(D)*	5
Vegetables, melons, potatoes, sweet potatoes	(D)*	(D)*
Fruits, tree nuts, berries	\$4,675,000	4
Nursery, greenhouse, floriculture, sod	(D)*	21
Other crops and hay	\$25,971,000	1
Poultry and eggs	\$10,000	11
Cattle and calves	\$43,471,000	3
Milk from cows	\$295,309,000	2
Hogs and pigs	\$17,000	6
Sheep, goats, mohair, and milk	(D)*	1
Horses, ponies, mules, burros, donkeys	\$1,594,000	4
Aquaculture	(D)*	3
Other animals and other animal products	(D)*	10

Source: U.S. Department of Agriculture Census of Agriculture, 2012

*Withheld to avoid disclosing data for individual farms.

TABLE 4.C: 2012 TOP CROPS (ACRES)

Crops	Acreage	State Rank
Forage - land used for all hay and haylage, grass silage, greenchop	32,739	2
Corn for silage	14,402	1
Pecans, all	2,974	3
Cotton, all	2,102	4
Upland cotton	2,102	4

Source: U.S. Department of Agriculture Census of Agriculture, 2012

TABLE 4.D: 2012 TOP LIVESTOCK INVENTORY

Livestock	Quantity	State Rank
Cattle and calves	167,048	2
Sheep and lambs	10,648	3
Goats, all	1,741	3
Horses and ponies	1,349	14
Layers	793	13

Source: U.S. Department of Agriculture Census of Agriculture, 2012

4. LAND USE

As previously stated, the economic impact of the dairy industry is significant in Chaves County. The dairy industry has also been the driving force behind the development of several feed and grain storage and distribution facilities, the Lepirino Foods cheese plant (one of the largest cheese plants in the world), and several other support industries.

In 2013, there were 34 dairies and 84,000 cows in Chaves County. These dairies produced 176,803,684 pounds of milk, which represented 25.8% of the total production in New Mexico in 2013. NMSU Dairy Extension estimated the 2013 direct impact to Chaves County at \$258,000,000 and total revenue at \$413,000,000. This is despite the setback to the dairy industry felt throughout the country, particularly in 2009 and 2012, and the ongoing drought in New Mexico (Source: *New Mexico Dairy Industry Key Indicators, March 2013, NMSU Dairy Extension, Robert Hagevoort, PhD*).

Chaves County was ranked fifth among counties in New Mexico for irrigated land in 2012. The state as a whole had 680,318 acres of irrigated land, which was a significant decrease of 18.0% from 2007 (see Table 4.F). In comparison, Chaves County had 49,755 acres of irrigated land in 2012, which was a decrease of 21.1% from 2007. Of the irrigated land, 48,752 acres were harvested cropland and 1,003 acres were pasture land and other land. Most of the irrigated cropland is located to the east and southeast of Roswell. Table 4.G provides a comparison of irrigated land for New Mexico's counties in 2012. San Juan County was the only county to have gained irrigated land between 2002 and 2007, and again between 2007 and 2012.

TABLE 4.F: IRRIGATED LAND

Land/Type	Chaves County			New Mexico		
	2007	2012	% Change	2007	2012	% Change
Irrigated Land (acres)	63,053	49,755	-21.1%	830,048	680,318	-18.0%
Harvested cropland	52,734	48,752	-7.6%	648,272	590,104	-9.0%
Pasture land and other land	10,319	1,003	-90.3%	181,776	90,214	-50.4%

TABLE 4.G: TOP FIVE COUNTIES IN IRRIGATED LAND

County & Rank	2007	2012	% Change
San Juan County (1)	78,438	85,890	%
Doña Ana County (2)	79,019	76,347	-%
Curry County (3)	72,924	62,175	-%
Lea County (4)	70,206	51,581	-%
CHAVES COUNTY (5)	63,053	49,755	-%
New Mexico	830,048	680,318	-%

Source: U.S. Department of Agriculture Census of Agriculture, 2012

Ranching was one of the first industries to be established in the southwest and continues to be of great economic importance to Chaves County. Within the general category of agriculture, ranching utilizes the greatest amount of land area in Chaves County. A large amount of private land and most of the federal and state land in the County is grazed primarily by cattle and sheep. In 2012, Chaves County ranked second for the total head of cattle and calves (167,048) and third in sheep and lambs (10,648 sheep) in New Mexico, which was a decrease from 2007 levels (see Table 4.D).

Preservation of agriculture's positive impacts to both economic development and land use are important factors for the future of Chaves County. The role agriculture plays in the economy and cultural life of Chaves County cannot be understated as agriculture is the largest industry in the state. With several thousand acres in agricultural production in the County, it is vital that the role of agriculture be preserved and enhanced.

Chaves County has yet to face its greatest pressures and encroachments on its agricultural land as other agricultural areas in the United States have. This is due in part to economic downturns in the industry and the fact that farmland is often the last available land in rapidly urbanizing areas. According to the USDA's Natural Resources Inventory, from 2002 to 2007, seven million acres of rural land were converted to urbanized development throughout the United States. Over half of the land developed had previously been agricultural land. As urban development demands increase, preservation of agricultural land will become more of an issue that Chaves County will need to address through specific strategies designed to maintain the current amount of farmland. The land use strategies proposed will work in concert with those in the Economic Development element.

While agricultural preservation is important, this must also be balanced with concerns of farmers and ranchers who want viable options for their land if they can no longer earn a living with agriculture. This includes the option of being able to sell their land to developers in the future. The intent of this Comprehensive Plan is not to infringe on private property rights, but to balance the desire to keep agriculture as an integral component of the County's 'custom and culture', while maintaining and preserving private property rights. The current Zoning Ordinance requires a 5-acre minimum lot size in the western part of the County due to water availability concerns. Agriculture that is not located close to urbanized areas could be preserved by allowing smaller lots inside of the 2-mile ETZ. Specific goals, objectives, and policy actions that will help preserve agriculture as an integral part of the custom and culture of Chaves County are included later in this section.

Sustainable Agriculture Development

In response to Executive Order 2010-001, Action Item III.5.b, the New Mexico Department of Agriculture (NMDA) appointed a Sustainable Agriculture Development Working Group. The Group's work and consensus speaks to a number of issues important to the agricultural economy in Chaves County. The Group defines "sustainable agriculture" as an integrated system of plant and animal production practices having a site-specific application that, over the long-term, will:

- Satisfy human food and fiber needs.
- Sustain the economic viability of farm operations.
- Enhance environmental quality and the natural resource base upon which the agriculture economy depends.
- Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural; biological cycles and controls.
- Enhance the quality of life for farmers and society as a whole.

To these ends, the Group made recommendations dealing with sustainable agricultural policy, infrastructure, value chains/market solutions, and research and education. Based upon the recommendations, the Governor's Green Jobs Cabinet recommended the following step:

Convene and support a New Mexico Sustainable Agriculture New Mexico First Summit with representation from New Mexico sustainable agricultural sectors – production and processing, Governor's Cabinet offices, agriculture community (conventional, tribal, organic, etc.), and natural resource agencies and higher education – to identify sustainable agriculture enterprise zones (food hubs) with research and education priorities; value chain and market solutions; and infrastructure needs and priorities.

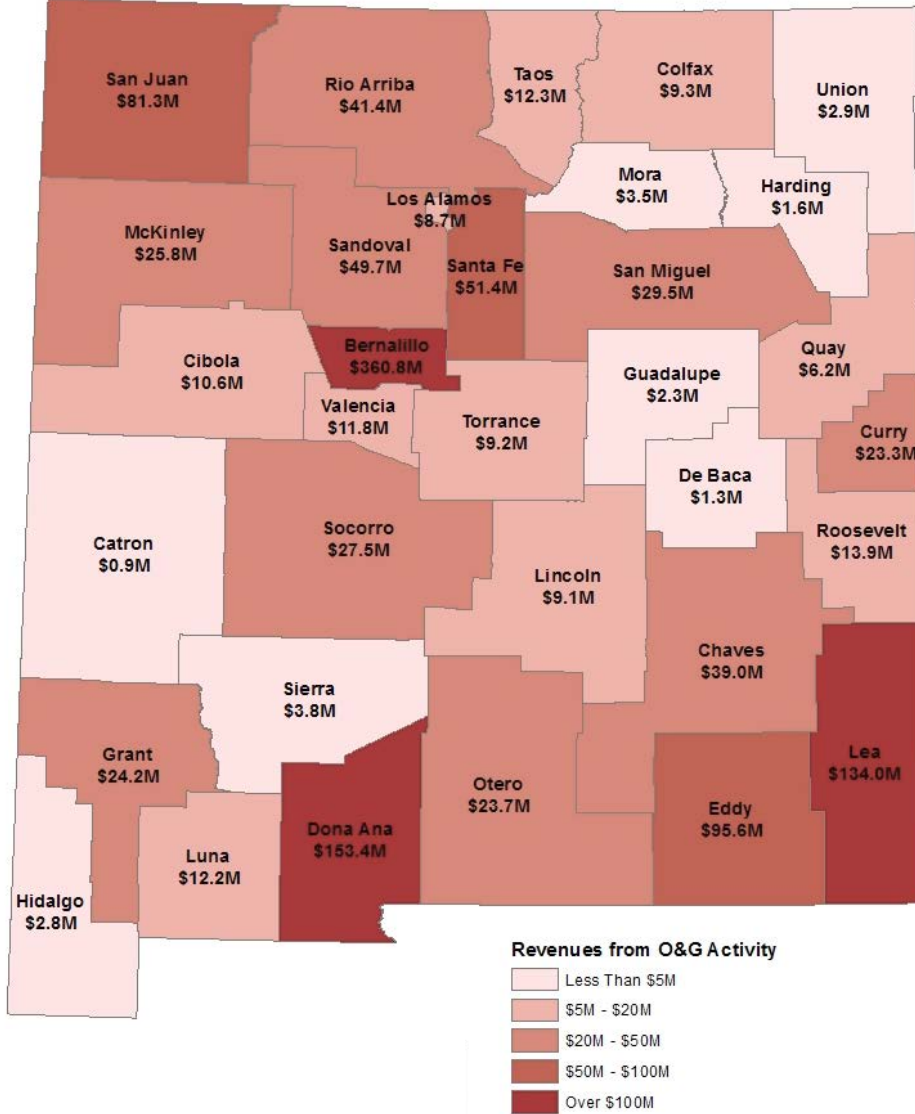
Farmers and ranchers in Chaves County should participate in these efforts, where appropriate.

C. SURFACE MINING / EXTRACTION & OIL and GAS PRODUCTION

There is land in the County being used for extraction purposes such as gravel mining and oil and gas production. Gravel mining operations are scattered throughout the County, while the majority of oil and gas drilling occurs mainly in the eastern portion. Drilling for oil and natural gas has increased steadily since the late 1970s and is vital to the economy of southeastern New Mexico. This industry is like a roller coaster, fluctuating according to worldwide demand. Historically, mining activities in Chaves County have not negatively impacted adjacent land uses since they have occurred in relatively isolated areas.

In 2013, the oil and gas industry provided 31.5% of New Mexico's General Fund, which funds schools, hospitals, and other government services. Oil and gas production was also responsible for 86% of the Severance Tax Permanent Fund and 96.6% of the Land Grant Permanent Fund. While revenues from oil and gas production is primarily generated in southeastern New Mexico (Permian Basin) and northwestern New Mexico (San Juan Basin), the revenue provided by this industry benefits the entire state. In Fiscal Year 2013, Chaves County received oil and gas revenues in the amount of \$39M.

New Mexico County Revenues from Oil and Gas Activity, FY 2013



Source: NM Tax Research Institute, 2014

4. LAND USE

Chaves County consistently ranks third out of the top oil producing counties in New Mexico. All of the top oil producing counties experienced an increase in oil production between 2011 and 2013, with the exception of Chaves County which experienced a decrease of 18.2%.

TABLE 4.H: TOP OIL PRODUCING COUNTIES				
	2011	2012	2013	
County	Volume (Barrels)			% Change 2011-13
Eddy	33,332,036	44,102,665	51,881,901	55.7%
Lea	33,419,157	36,426,103	43,570,768	30.4%
CHAVES COUNTY	1,905,142	1,841,658	1,558,989	-18.2%
San Juan	1,251,752	1,158,067	1,477,775	18.1%
Rio Arriba	1,172,836	1,185,795	1,259,587	7.4%

Source: New Mexico Oil Conservation Division

Chaves County ranked sixth out of the top natural gas producing counties in New Mexico. The County experienced a 3.7% decrease in gas production between 2011 and 2013. Most of the top natural gas producing counties have experienced a decrease in production between 2011 and 2013, with the exception of Eddy and Lea counties.

TABLE 4.I: TOP NATURAL GAS PRODUCING COUNTIES				
	2011	2012	2013	
County	Volume (Thousand Cubic Feet)			% Change 2011-13
San Juan	480,256,343	456,020,246	427,328,747	-11.0%
Rio Arriba	342,673,973	333,121,593	303,595,462	-11.4%
Eddy	154,328,589	240,930,157	266,310,545	72.6%
Lea	169,748,701	170,417,738	174,131,604	2.6%
Colfax	26,541,065	27,012,215	25,397,912	-4.3%
CHAVES COUNTY	20,433,714	19,685,343	19,767,285	-3.7%

Source: New Mexico Oil Conservation Division

D. COMMERCIAL and INDUSTRIAL LAND USE

The vast majority of commercial land uses are located inside the boundaries of incorporated cities and towns and those that are outside of these boundaries are typically located within the Extraterritorial Zone (ETZ) surrounding the City of Roswell. Some commercial uses have been approved in various locations throughout the unincorporated areas of the County, typically along the major traffic corridors. Roadside establishments designed to sell local agricultural products, though commercial in nature, are generally permitted as a part of an agricultural use. In addition, there are many “home occupations” throughout the County that could be considered commercial uses.

The 2004 Comprehensive Plan identified all major intersections within the ETZ as being appropriate for commercial development. The Future Land Use Scenario was revised in 2015 to lessen the number of commercial intersections. However, the County should continue to re-evaluate these locations to determine if these locations are appropriate. Since there are more residents living in the ETZ, concern has been



Relatively new solar project located in the ETZ

expressed over the existing plan policies. This issue is compounded by the lack of commercial and industrial zoning districts; there is only one commercial zone and one industrial zone in the current Zoning Ordinance. Concern has been expressed that this does not allow enough differentiation and mitigation of potential impacts to adjacent neighbors. There is also a concern that commercial uses are most appropriate within or proximate to the existing incorporated jurisdictions other than agricultural product sales.

Another issue is the lack of zoning authority for RV Parks within the County or the ETZ. The County should add RV Park as an allowable use in the commercial zones and develop specific standards for the development of an RV Park.

Home occupations exist in Chaves County and may present a conflict with County Zoning Code if they grow beyond the definition of a home occupation. The County typically allows home occupations, defined as activities which are secondary to the principal use of the property, in single family homes. The Zoning Code should be examined to ensure that the definition for home occupation is meeting the needs of County residents.

4. LAND USE

Industrially zoned land in the County is fairly limited and for the most part, located within the ETZ. The majority of the industrial land is located in the southern part of the ETZ at or adjacent to the Roswell International Air Center (RIAC). Other industrial areas exist just north of the Roswell city limits. There is additional land dedicated to potential industrial development in the communities of Dexter and Hagerman. A few industrial uses have been approved throughout the unincorporated areas of the County, many of which have a direct connection with adjacent agriculture uses. Alternative energy projects such as solar, biomass, and wind are considered industrial uses; however, there are no specific regulations or standards addressing these types of uses.

RIAC is the largest industrial park in Chaves County. It is unique in that it has over 5,000 industrially-zoned acres, with an aeronautical area of 2,185 acres. It contains one of the longest runways in the world, 13,000 feet in length, providing a distinct advantage over other industrial parks in the Southwest. Formerly Walker Air Force Base, RIAC is located four miles south of downtown Roswell, within an island of incorporated City land, and is



RIAC air field and control tower

served by City water and sewer service. When Walker AFB closed in 1967, the City converted the facility into RIAC. The Roswell Municipal Airport later moved from the northwest side of Roswell to reside on RIAC. The airport has three runways and three fuel storage tanks with a combined capacity of 2,676,870 gallons of storage. Former base housing has been converted to low income housing. In addition, RIAC became a major training center for avionics, equipment maintenance programs, and law enforcement. Some tenants at RIAC include BLM Roswell Air Tanker Base, an international anti-terrorist training facility, an international law enforcement academy, large aircraft painting plants (Dean Baldwin Painting), aircraft storage and salvage, and other aviation related industries. Eastern New Mexico University-Roswell is also conveniently located at RIAC for business and aviation related instruction and training.

There are several large industrial facilities that are located within the ETZ in the vicinity of RIAC. The County and the City of Roswell should discuss the existing city limits and potential boundary changes in this area. Consideration of going to the New Mexico Boundary Commission should be discussed in order to address these issues.

The Town of Hagerman has an 80-acre industrial park located just north of town. The Town of Hagerman Comprehensive Plan contains a preferred Site Development Concept that illustrates the layout of the park complete with roadways and lot sizes.

For commercial or industrial uses to be economically viable, they should be sited along a major arterial that is easy to access and highly visible. Commercial and industrial development is appropriate for major roads and intersections within the County and ETZ. These uses also require appropriate infrastructure designed to support large trucks and high volumes of traffic and pedestrians. One of these areas is the current Roswell Relief Route. The survey conducted in conjunction with the 2004 Comprehensive Plan asked respondents whether commercial and/or industrial development was appropriate for certain areas along the Roswell Relief Route. Seventy-four percent of the respondents indicated that the Relief Route was a good location for future commercial or industrial development.

Commercial and Industrial Development Standards

There are currently no development standards in the Chaves County Zoning Ordinance that guide commercial or industrial development. The ETZ Zoning Ordinance includes an Arterial Overlay Zone that provides limited design standards. The County should consider adding a similar Arterial Overlay Zone into its Zoning Ordinance and expanding the standards for both the County and the ETZ to include:

- Screening from view certain types of land uses like outdoor storage, trash bins, and mechanical equipment (screening can take the form of walls, fences, landscaping, and/or trees);
- RV Park standards;
- Lighting standards;
- Wall/fence standards;
- Traffic circulation standards; and
- Specific standards related to solar and wind projects.

E. RESIDENTIAL LAND USE

The current residential development standard in the western part of the County is a 5-acre minimum lot size for each single family residence. The County previously established this 5-acre minimum lot size to:

- Reduce the residential density in unincorporated areas of the County;
- To decrease the possibility of groundwater contamination by reducing the number of water wells and septic tanks being installed;
- To help to preserve the urban-rural interface around the City of Roswell;
- To direct growth into the City where it can be more adequately serviced; and
- To help preserve agricultural land in the County.

Although the minimum 5-acre standard has provided an inexpensive rural living opportunity and a much desired freedom from City codes, taxes, and regulations, there have been a number of complaints from rural dwellers, including:

- Maintaining a lot as large as 5 acres is expensive and time consuming;
- Chaves County does not construct and assume maintenance of access roads;

4. LAND USE

- Fire, ambulance, and law enforcement services are not as extensive as in the Roswell;
- There are higher costs involved with acquisition of utility services; and
- There is no water, sewer, or trash pickup service offered by the County.

If a majority of new residential development in the ETZ occurs at very low densities over the next 25 years, an enormous amount of land will be consumed, much of which is presently valuable, irrigated farm land. The costs of such sprawl would be spread to all members of the community. Housing costs, property taxes, and special assessments would probably rise significantly and the potential for long-term public fiscal problems could be created. A de facto urban situation would exist without urban facilities and services, and eventually, major sewage problems and increased stormwater runoff associated with smaller lots and increased impervious areas would probably result. If public utilities and facilities were not installed in new development around Roswell, either initially or at some later time, perimeter land development and its cost could be dramatically affected. Chaves County should continue to work with the City of Roswell regarding these issues.

New lots created in the ETZ and in the western part of the County are currently limited to 5 acres for each single family residence, except where a developer designs a subdivision with community water supply and liquid waste disposal. As an exception to the 5 acre minimum, certain areas could be opened up to smaller parcels where they could act as transition zones between smaller, grandfathered subdivided lots and 5 acre and greater lots in the outlying areas. The location of these zones should be established based on specific criteria and published as part of the land use map so property owners and developers can plan their development accordingly. Lots smaller than 2½ acres may be appropriate in locations where City services are available, and would be consistent with Policy Action 4.5.a.

The primary advantage of maintaining the 5-acre minimum lot size throughout the County remains preserving water quality. If lots are allowed to be smaller, the potential for groundwater contamination increases with each new well drilled and septic system installed. The expense to clean up contaminated groundwater is a cost to all of the residents using that water supply.

For new residential lots and existing smaller lots that are not connected to a municipal or community wastewater system, an appropriate alternative may be a split flow system. A split flow system separates the black water into a holding tank that includes an alarm and is pumped out to be disposed at a treatment facility and the grey water into a traditional absorption system (leach field). Split flow systems address the concern regarding groundwater contamination from traditional septic systems.

Non-Conforming Accessory Uses

The ETZ Ordinance states that 5 acres is the minimum property size for each single family residence. However, the Zoning Authority will sometimes approve a Special Use Permit for a second residence as an accessory structure for use by a family member for specific medical reasons. These second residences become non-conforming when a property owner gets approval to add an accessory dwelling unit to their lot to take care of an elderly or sick family member, that family member dies or moves from the property, and the accessory residence remains and is then rented out or used for another purpose. This accessory use is now in violation of the Zoning Ordinance since two dwelling units are not permitted on a single lot.

Non-conforming accessory uses create a problem for Planning and Zoning and Code Enforcement since there is no set system to follow-up with and track these cases. Code Enforcement has one officer for the entire County, making it difficult, at best, to track these cases.

F. CHAVES COUNTY and CITY OF ROSWELL ETZ COOPERATION

There are a number of critical issues in the ETZ that Chaves County, the City of Roswell, and private land developers face if perimeter development is not properly managed. If the City eventually grows out and encompasses such development, a number of elements may make the integration of existing public facilities difficult and expensive. Issues that the County and the City of Roswell should cooperate on include:

- **Subdivisions** - Existing subdivisions may not have adequate rights-of-way as City streets are extended. Inevitably the subdivision may not be able to be conveniently resubdivided so as to make the provision and assessment of public facilities affordable.
- **Roadway Planning** - A roadway plan should be prepared for the ETZ to ensure appropriate right-of-way widths, utility corridors, and connections to the existing City road network.
- **Water Wells** - A policy addressing the creation of new private wells should be developed, along with policies on the extension of City water services, to address the issue of maintaining water as a precious resource. An area of specific concern for Chaves County is regarding new water wells in the South Main area. The County supports planned water line extensions to this area as a better alternative to new water wells, and would allow properties currently served by Berrendo Water Cooperative to be added to the City's system thereby allowing Berrendo to free up the availability of its water supply for areas that cannot be served by the City.
- **Wastewater** - A policy addressing the addition of new septic systems within the ETZ should be developed in coordination with the New

Mexico Environmental Department to address the growing concerns of groundwater contamination within the ETZ.

- **Capital Improvements Planning** - A capital improvements plan should be developed for the ETZ to eliminate or minimize haphazard and piecemeal infrastructure extensions and the duplication of services.
- **Annexations** - Update the City's annexation policies to permit annexation of lands zoned for non-residential development.

G. EXISTING LAND USE PLANS and ORDINANCES

Each of the incorporated municipalities in Chaves County is responsible for its own planning and zoning. As previously mentioned, all of the communities have their own comprehensive plan and Dexter, Hagerman, and Roswell have zoning ordinances. In addition, the City of Roswell has a two-mile extraterritorial zone (ETZ) that it shares with Chaves County. The Roswell-Chaves County Extraterritorial Zoning Ordinance applies to land uses and future development in this area.

The following section describes existing land use guidelines and regulations that currently drive land use decisions made in the County by the Planning and Zoning Department.

1973 Comprehensive Land Use/Planning and Zoning Report - In 1971, the Board of Chaves County Commissioners, anticipating that Chaves County would grow in the future, began the process to develop a comprehensive plan. Several committees of volunteer citizens were created to work on issues with which they were familiar. The Comprehensive Land Use/Planning and Zoning Report was subsequently approved in 1973.

1984 Chaves County Land Use Policies Plan - The 1984 Plan addressed many problems associated with land use development, particularly those issues identified within the two-mile Extraterritorial Zone (ETZ) surrounding the City of Roswell. Objectives and policies listed in the 1984 Plan sought to accomplish the following:

- Preservation of the rural character of the County including the ETZ;
- Orderly urban expansion of the City of Roswell;
- Improvement of the administration and enforcement of the Chaves County ETZ regulations; and
- Protection of the long term water quality from shallow wells.

2004 Chaves County Comprehensive Plan - The Chaves County Comprehensive Plan was developed through an extensive process involving

County staff and a Steering Committee and a community survey. The Plan addressed the following areas:

- Demographics/Community Profile
- Public Lands
- Economic Development
- Transportation
- Implementation
- Survey Results
- Land Use
- Housing
- Water and Wastewater

Roswell-Chaves County Extraterritorial Zoning Ordinance (Ordinance No. 80-1) - The Roswell-Chaves County Extraterritorial Zoning Ordinance was adopted in 1980 through a joint agreement between the County Commission and the Roswell City Council. It was agreed that Chaves County would administer the Ordinance, overseen by an ETZ Authority comprised of three County Commissioners and two City Councilors. An ETZ Commission, consisting of three members appointed by the County Commissioners, three members appointed by the City Council, and a seventh member elected by the first six appointed members acted as a recommending body to the ETZ Authority. In 1996, the Ordinance was amended to reflect a change in the state statute that gives final decision making authority to the ETZ Commission. The ETZ Authority continues to hear appeals and approves amendments to the Ordinance.

The purpose of the ETZ Ordinance is to promote the health, safety, morals, and the general welfare, by regulating and restricting the use of land, building height, lot coverage by structures, population density, and location of buildings on a lot. The Ordinance is in conformance with the 1984 Chaves County Land Use Policies Plan.

The ETZ Ordinance established 14 zoning districts for the ETZ. These zoning districts include:

- R-1 (Single Family Residential)
- R-2 (Two Family Residential)
- R-3 (Multiple Family Residential)
- R-MS (Residential Mobile Home Subdivision)
- R-PUD (Residential Planned Unit Development)
- R-MP (Residential Mobile Home Park)
- R-S (Rural Suburban)
- O-1 (Offices Professional)
- C-1 (Commercial – General)
- I-1 (Industrial)
- F-1 (Floodplain)*
- F-2 (Flight Zone)*
- L-1 (Arterial Overlay)*
- S-1 (Outdoor Advertising Overlay)*

**Overlay districts*

The Ordinance also includes a special use permit process.

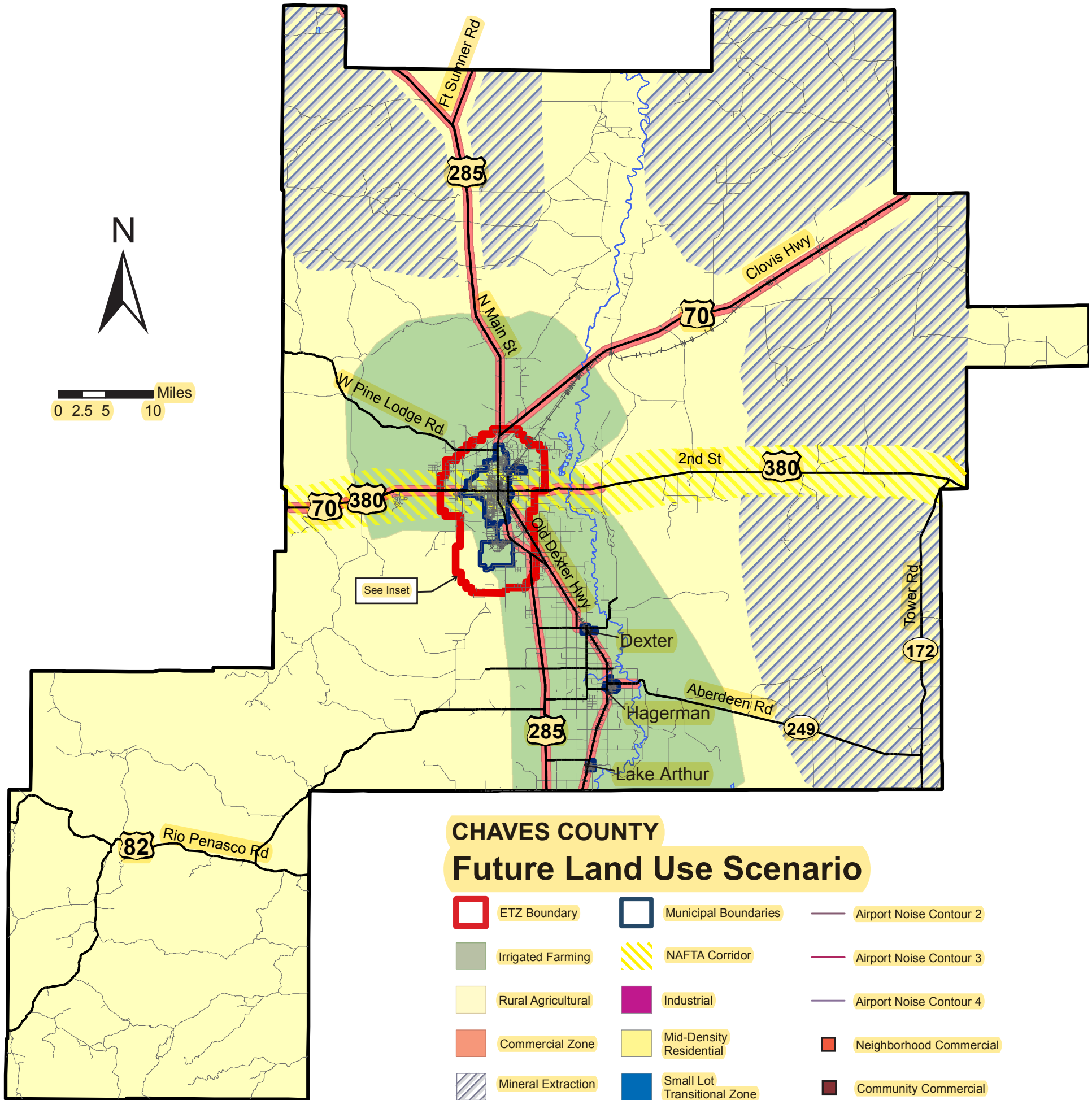
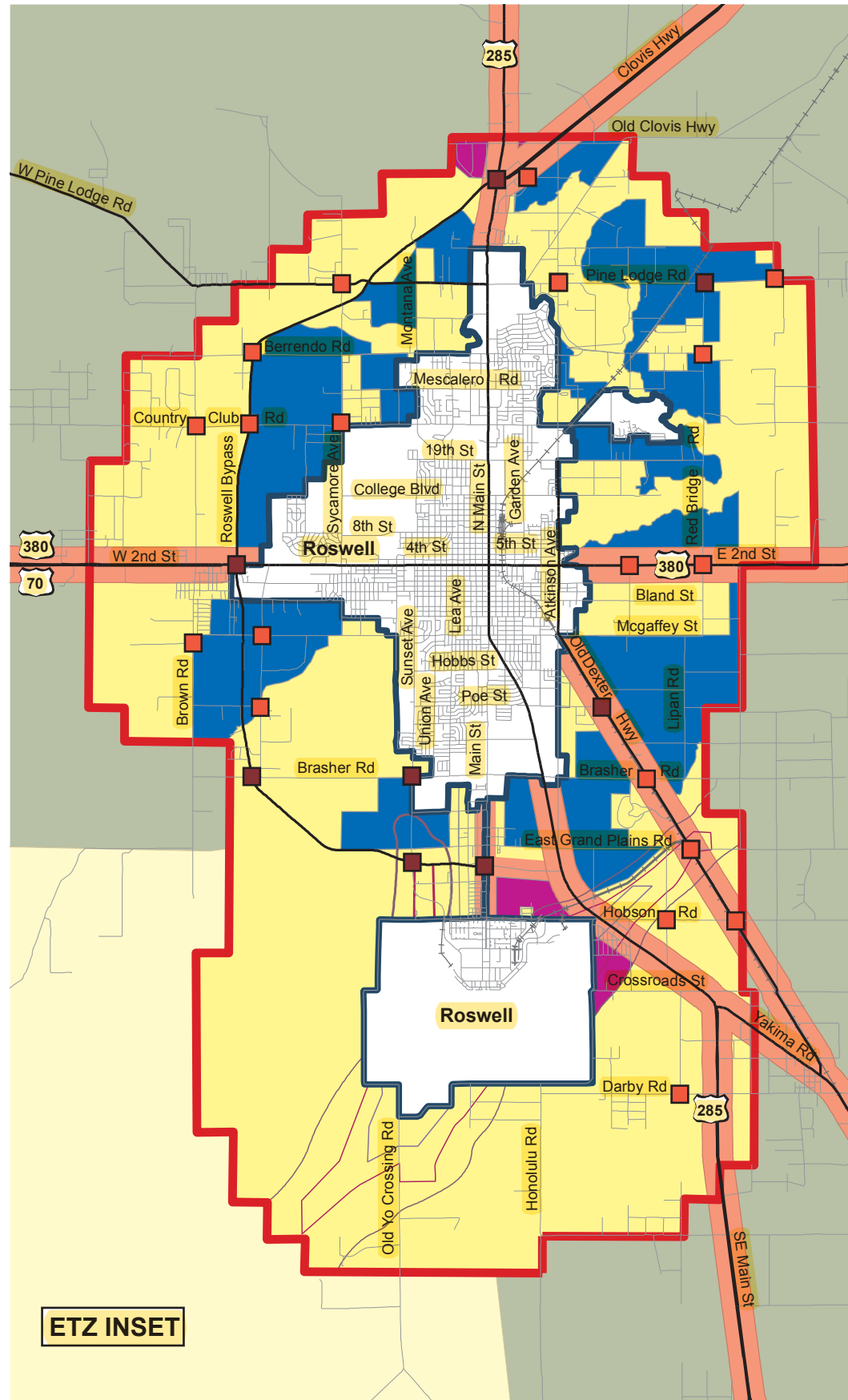
Chaves County Zoning Ordinance (Ordinance No. 7) - The Chaves County Ordinance was adopted in 1981 by the County Commission. This Ordinance created two major areas, including Area I on the east side of the County where there were no minimum size limits for new land parcels; and Area II on the west side where a 5-acre minimum was established for all newly created parcels since 1981.

Chaves County Subdivision Ordinance (Ordinance No. 51) - Adopted in 1973 and amended to meet the new State standards in 1997, the Subdivision Ordinance is intended to work with all adopted plans of the County to promote reasonable design standards, to provide for adequate light, air, and privacy, to protect and conserve the value of land, and to decrease the potential for overcrowding. The Subdivision Ordinance also provides procedures for filing preliminary, final, and summary subdivision plats, replats, and vacations of lots and streets.

Chaves County Flood Damage Prevention Ordinance (Ordinance No. 9) - In 1983, Chaves County adopted the Flood Damage Prevention Ordinance, joined the National Flood Insurance Program (NFIP), and began using maps issued by the Federal Emergency Management Agency (FEMA) that identified special flood hazard areas in the County. The FEMA maps were subsequently updated in September 2009.

H. FUTURE LAND USE SCENARIO

The map on the following page demonstrates a future land use scenario for the County. The map designates the majority of the land area for agricultural activities. Single-family residential use is included within the agricultural designation, with 5-acre minimum lots in the western portion of the County and with no minimum lot size in the eastern portion. Although commercial and industrial uses are encouraged to locate along the major thoroughfares, they are also included within the future agricultural designation along with mineral extraction as long as their development meets County zoning requirements.



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I. LAND USE GOALS, OBJECTIVES, and POLICY ACTIONS

Agricultural Preservation

Land Use Goal 4.1: Protect, preserve, and promote agriculture - ranching, farming, and the dairy industry.

Objective 4.1.a: To ensure that Chaves County land use regulations do not inhibit agricultural activities.

Objective 4.1.b: To ensure that all federal and state plans for public lands do not pose a threat to agricultural activities in Chaves County.

Policy Action 4.1.a: The County shall form an agricultural committee comprised of agricultural producers to prevent agricultural lands from being negatively impacted by County land use regulations. This committee should also act as a liaison to the Governor’s Sustainable Agriculture Development Working Group and appropriate federal agencies.

Policy Action 4.1.b: Adopt a Right-to-Farm ordinance as an official statement that agriculture is a valuable part of the County’s economy, custom, and culture. The primary focus of the ordinance is to strengthen the farmer’s legal position when sued for private nuisance. Characteristics that should be considered include:

- Notices placed on deeds/disclosure statements on properties in agricultural areas;
- Public education on the importance of farming to the local economy and the County’s ‘custom and culture’; and
- Protection from lawsuits filed by neighbors who move into an agricultural area after the ranch, farm, or dairy has been established.

Policy Action 4.1.c: Explore the feasibility of using incentives for preserving agricultural lands.

Oil and Gas

Land Use Goal 4.2: Maintain and support the mining and oil and gas industries in Chaves County.

Objective 4.2.a: To enhance the role of natural resource extraction as an integral part of Chaves County’s economy.

Objective 4.2.b: To ensure compatibility between residential and extraction uses within the County.

Policy Action 4.2.a: Develop siting and buffer criteria for new residential and extraction uses to mitigate negative impacts.

Commercial and Industrial Development**Land Use Goal 4.3: Direct commercial and industrial development to appropriate locations in Chaves County.**

Objective 4.3.a: To provide reasonable regulations for new commercial and industrial development that enhances the County and ETZ, while encouraging appropriate development.

Objective 4.3.b: To provide for RV park development within the more intense commercial zones.

Objective 4.3.c: To encourage commercial and industrial development along major highways and arterials with certain design standards in place relating to setbacks and parking.

Objective 4.3.d: To encourage commercial and industrial development to locate in existing industrial parks or suitable commercial areas within the existing incorporated communities.

Objective 4.3.e: To ensure that new commercial and industrial uses are located in areas that have reasonable access and are not injurious to residential neighborhoods.

Objective 4.3.f: To encourage appropriate home occupations within Chaves County.

Policy Action 4.3.a: Revise the ETZ and County Zoning Ordinances to provide for:

- A gradation of commercial uses ranging from rural/neighborhood commercial, community commercial, to regional commercial;
- A gradation of industrial uses ranging from light industrial to heavy manufacturing;
- Allowance and provision of standards for RV park developments;
- Regulation of schools, churches, and cell towers;
- Examination and revision to the definition of home occupation to ensure that it meets the needs of County residents; and
- Establishment of criteria for commercial development.

Policy Action 4.3.b: Develop a map of designated land use areas that will assist in directing the location of future commercial and industrial development, including but not limited to nodes at specific intersections. The Planning and Zoning Department shall use the existing Land Use Plan map as a guideline and study existing development to determine if

the existing map has created desirable development trends for the County. As part of developing this map, criteria for commercial and industrial development should include:

- Ingress and egress considerations;
- Limiting industrial development to the east side, existing access points along the Roswell Bypass, and South Main area;
- Access to the transportation network, particularly for industrial development, including major arterials and rail;
- Consideration of existing residential neighborhoods; and
- A provision to review locations and assumptions if the City of Roswell extends infrastructure to the ETZ.

Physical Appearance

Land Use Goal 4.4: Ensure that future development in the ETZ and Chaves County protects property values by making new development attractive and compatible with existing uses.

Objective 4.4.a: To ensure that new commercial and industrial development is attractive.

Objective 4.4.b: To ensure that new telecommunication facilities are sited to mitigate negative impacts to surrounding residential neighborhoods.

Objective 4.4.c: To ensure that new solar, wind, and biomass energy facilities are located and designed to mitigate negative impacts to surrounding residential neighborhoods.

Objective 4.4.d: To ensure that churches and schools are regulated as non-residential land uses.

Policy Action 4.4.a: Establish an ordinance that addresses the location and design standards for the siting of communication towers and solar, wind, and biomass energy facilities.

Policy Action 4.4.b: As an amendment to the Zoning Ordinance, establish an Arterial Overlay District (similar to Article 18 of the ETZ Ordinance) that contains development performance standards for new commercial and industrial development that address setbacks, buffering, lighting, building height, walls/fences, landscape/xeriscape, and screening of dumpster areas.

Policy Action 4.4.c: Amend the ETZ Ordinance, Arterial Overlay District, Article 18 to include additional development performance standards that address landscape/xeriscape, site development, and architectural features for new commercial and industrial development.

Lot Size

Land Use Goal 4.5: Preserve the County’s rural character and the overall gross density of development, characterized by 5-acre minimum lot sizes, while allowing flexibility in densities through the use of mixed-use master planned subdivisions and specific transition zones for smaller lots that better fit future growth in certain areas of the Extraterritorial Zone.

Objective 4.5.a: To maintain the 5-acre minimum lot size in the rural portions of the County where community water and sewer systems are not available.

Objective 4.5.b: To allow Planned Unit Developments (PUDs) with community water supply and sewer systems within the ETZ and urbanized areas of the County.

Objective 4.5.c: To allow smaller lots that use community water systems (including metered, shared wells) in specific locations of the ETZ (“transition” zones between higher density subdivisions and 5-acre minimum lots within the County).

Policy Action 4.5.a: Amend the ETZ Zoning Ordinance to allow lots that are smaller than 5 acres in certain areas of the ETZ that generally meet the following conditions:

- As small lot transition zones between higher density development and larger 5 acre properties in the ETZ;
- As part of a PUD which has a community water system;
- In the ETZ for areas served by a community water system and where soils are suitable for septic systems; and
- In areas of the ETZ adjacent to and available to be served by City of Roswell utility systems.

Accessory Living Quarters

Land Use Goal 4.6: Support multi-generational housing through the allowance of accessory living quarters.

Objective 4.6.a: To allow accessory living quarters on residential lots.

Policy Action 4.6.a: Amend the ETZ and County Zoning Ordinances to limit the size of the accessory living quarters allowed; require a Special Use Permit; establish a time limit for the accessory living quarters; and establish a process to follow up with County Code Enforcement.

Subdivision Exemptions

Land Use Goal 4.7: Develop a process to review subdivision exemptions to protect the health and general welfare of the residents of Chaves County.

Objective 4.7.a: To provide a review process for subdivision exemptions.

Objective 4.7.b: To ensure that all land divisions, including exemptions, provide necessary access and address other health and safety issues.

Policy Action 4.7.a: Revise the County Subdivision Ordinance to include a process for review of Subdivision Exemptions similar to the summary plat process that provides for and requires:

- An application for approval of an exemption;
- Review and approval of the exemption by County staff;
- Maintaining a database of all approved exemptions;
- A plat showing access, roadways, lot sizes and dimensions, utility easements, drainage, etc;
- Installation of a meter on water wells; and
- Acceptance of rights-of-way and easements.

County/City ETZ Cooperation

Land Use Goal 4.8: Provide a rational transition between urban and rural development and plan for expansion of urban services in the ETZ.

Objective 4.8.a: To encourage planned extension of services and roadways within the ETZ to serve new development.

Policy Action 4.8.a: The City and County shall work cooperatively regarding planning for the ETZ. This planning should include subdivisions, zoning, roadways, water and wastewater, and capital improvements.

Land Use Consistency

Land Use Goal 4.9: Implement and provide support for the goals and objectives in the Comprehensive Plan through County adopted ordinances.

Objective 4.9.a: Review and periodically update County ordinances to ensure general consistency with the Comprehensive Plan.

Policy Action 4.9.a: Review and periodically revise County ordinances as necessary to reflect the goals, objectives, and policy actions as outlined in the adopted Comprehensive Plan.

4. LAND USE

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A. INTRODUCTION

The relationship between a comprehensive plan and land use ordinances is a critical link to realizing the community's vision for the future. Comprehensive plans are an expression of the community's vision and priorities for achieving that vision. Adopting new ordinances or making revisions to existing ordinances is a typical outcome of the comprehensive planning process. Ensuring those ordinances are enforced is central to the success of the overall planning process and ultimately, creating the desired outcome for future growth and development.

Enforcement of ordinances in Chaves County is a significant challenge for the County Planning and Zoning Department simply because there is only one code enforcement officer for a very large area. Fortunately, most of the enforcement efforts have been concentrated in the ETZ and Pecos Valley areas, but it is still difficult for one person to effectively enforce the land use ordinances that apply to Chaves County. The following are some of the major code enforcement issues faced by the County.

B. ILLEGAL DUMPING

The results of the public survey conducted in 2003 revealed that illegal dumping is one of the most critical issues facing Chaves County. This sentiment carries through to 2015. Addressing illegal dumping is a major code enforcement issue for the Chaves County Planning and Zoning Department. Illegal dumping creates a noxious land use that impacts the overall health, safety, and welfare of the community and the quality of life of County residents. Illegal dumping also negatively impacts property values in the general area where it occurs.



Illegal dumping is generally characterized by the disposal of waste products in unapproved areas, typically on abandoned or vacant properties or fields, along rural roads, railway rights-of-way, and in riverbeds and arroyos. These areas are vulnerable to illegal dumping due to their remote location, poor lighting, and accessibility.

Illegal dumping is a significant problem for a variety of reasons. There are serious health risks associated with illegal dumping which cause problems, especially for children who like to play and rummage through dump sites. Dump sites attract rodents, birds, and insects that carry diseases and viruses like

encephalitis and the West Nile Virus. Illegally dumped waste sometimes contains chemicals that can harm people or spontaneously combust, causing fires, which can easily burn out of control in our dry climate. These same chemicals can seep into the groundwater and contaminate the community drinking water. Illegal dumping also decreases property values by creating a visible and unsightly nuisance. Dump sites also tend to grow in size as other people follow the lead of the original dumper.

Specific reasons cited in the 2003 public survey as to why illegal dumping is a significant problem include:

- A lack of convenient landfills and transfer stations in the County;
- High user fees at the landfill; and
- Too little enforcement - the dumper knows they will get away with it.

On the survey, however, people responded that they would not be willing to pay increased taxes to deal with the issue despite its importance. This means that the County will have to find alternative methods to address illegal dumping.

C. WEED and JUNK ACCUMULATION

A closely related issue to illegal dumping is weed and junk accumulation. Accumulation of junk on properties poses the same dangers to public health and to the environment as illegal dumping. Weed and junk accumulation also has the same effect on property values. Weed and junk code enforcement is difficult for the County for a variety of reasons. First, the County's size limits how much enforcement can be done by Planning and Zoning and second, enforcement is difficult in terms of junk because many property owners do not agree that junk is a bad thing. As the 2003 public survey indicated, there is property owner indifference and the notion that the County, by trying to regulate weed and junk accumulation, is infringing on private property rights. In addition, many people who choose to live in the County do not own the equipment or have the money needed to maintain the larger properties. The County previously rescinded its nuisance and weed ordinance in 2003, but is currently working on a new public nuisance ordinance for inclusion in the Zoning Ordinance.

Abandoned and Dilapidated Structures

Another issue related to code enforcement is the occurrence of abandoned and dilapidated structures. Abandoned and dilapidated structures are threats to the health, safety, and welfare of the community since they tend to attract curious children and nuisances like trash, weeds, and criminal activity. There are some primary reasons why abandoned and dilapidated properties create a problem for the County, including:

Absentee property owners: Many properties in Chaves County are owned by persons living out of the area. As a result, their properties accumulate trash,

junk, and weeds. If they have structures on their property they often fall into disrepair. It is often difficult to work with absentee property owners to effect trash, junk, and weed removal and repair or removal of structures.

Property owner indifference: Some property owners in the County do not feel that dilapidated structures on their properties are an issue and do not upkeep their property on a regular basis. Others question the County's assessment of dilapidated structures.

Property owner limitations: Still other County residents lack the resources to keep up structures on their property on a regular basis. Some property owners are elderly or in poor health and cannot physically put forth the effort to maintain their property. Others do not have the financial resources.

General Enforcement Issues

The Planning and Zoning Department faces the challenge of having to enforce land use regulations in one of the largest counties in the state with only one code enforcement officer. This makes it very difficult to track and keep up with many of the code enforcement violations throughout the County. When asked how to best deal with the problem of nuisances and code violations, residents at the public meetings and respondents to the survey said the existing codes are fine, but more enforcement needs to take place. There are numerous methods the County can employ to improve its tracking and follow-up abilities, making it easier to deal with the many violations that occur daily.

Software

Several computer programs exist that allow staff to track cases, keep accurate records and manage projects. Some work in conjunction with Geographical Information Systems (GIS) and Global Positioning System (GPS) programs allowing staff to track violations by location and status. These programs work because they have built in reminders that flag specific cases and bring them to the computer operators attention when a case is reaching its due date or when the permit will be expiring. This allows code enforcement to work these cases into their daily routines as they come up on the computer program, while preventing a lot of wasted time in having to research through old files to try and find the due date or permit expiration date.

Neighborhood Watch Programs

In order to deal with nuisances caused by illegal dumping, weeds and non-conforming uses, many counties sponsor Neighborhood Watch programs where neighbors report violations that occur. Chaves County could sponsor similar programs by providing support in terms of reporting mechanisms and data bases to neighborhood groups that form.

Community Service Organizations

Several community service organizations exist that can be effective partners in cleaning up the County. New Mexico Military Institute uses its cadets for community service. New Mexico Youth Challenge is another organization that is looking for things for their kids to do to help the community. Prison inmates can also serve a worthwhile function in helping with cleanup if funding is available to guard and manage the inmates properly. By partnering with such groups, Chaves County could implement cost effective methods to clean up the County without a large commitment of additional resources.

Education

Education is one way to keep the public informed of the problems of these nuisances. There are many ways to educate the public on this problem and its consequences. These include the publication of brochures, public meetings, public service announcements, and teaching the issue in public schools.

Courts

The County Commission and Planning and Zoning Department need to find ways to get the judicial system to take these violations more seriously. This would involve working with local judges and the Chaves County Sheriff's Department to ensure violators are cited, fined, and prosecuted, if necessary.

D. CODE ENFORCEMENT GOALS, OBJECTIVES, and POLICY ACTIONS

Code Enforcement Goal 5.1: Reduce the large amount of illegal dumping that is occurring in the County.

Objective 5.1.a: To maintain and increase property values of residential and commercial properties.

Objective 5.1.b: To ensure the groundwater supply and the public health, safety, and welfare of residents is protected.

Policy Action 5.1.a: Chaves County shall establish a comprehensive clean up and community maintenance program that:

- Utilizes public service organizations such as NMMI cadets and other community organizations; prison inmates (accompanied by guards) through court mandated community service;
- Establishes more dumpster and convenience center sites in accordance with the State Environment Department regulations;
- Sponsors a free dumping day once per month at the City landfill;
- Initiates a 'Keep Chaves County Beautiful' campaign that encourages property owners to be more responsible for their trash, take more pride in their properties, and to create a better quality

of life for all residents. Coordinate this program with the City of Roswell and other incorporated communities and pursue grant opportunities;

- Establish an ‘Adopt a Roadway’ program and include signage that recognizes the responsible entity;
- Install signs that remind drivers to cover their loads; and
- Sponsors community clean-up days and public recognition for properties that have been the most improved.

Code Enforcement Goal 5.2: Eliminate public nuisances including abandoned or dilapidated structures, inoperable vehicles, junk, and weeds.

Objective 5.2.a: To promote and encourage community pride and investment.

Objective 5.2.b: To protect the public health, safety, and welfare of the community.

Policy Action 5.2.a: Chaves County shall hire more code enforcement officers and allocate one code enforcement officer specifically to the ETZ. A cost-sharing agreement for the ETZ position should be negotiated between Chaves County and the City of Roswell.

Policy Action 5.2.b: Chaves County shall amend the ETZ and County Zoning Ordinances to include a section that addresses nuisance abatement and links it to protecting the public health, safety, and welfare. Collaborate with the City of Roswell on this effort. The section should address, but not be limited to:

- Voluntary removal of dilapidated and abandoned structures, inoperable vehicles, junk, and weeds;
- Condemnation and demolition of dilapidated and abandoned structures;
- Establishment of fines and penalties for not removing abandoned and dilapidated structures; and
- Establishment of liens on abandoned or dilapidated properties and structures.

Policy Action 5.2.c: Chaves County shall utilize GIS and GPS software to improve and assist tracking of nuisance properties.

5. CODE ENFORCEMENT

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A. INTRODUCTION

The purpose of this section is to provide an overview of Chaves County's current economic development potential and strategies that the County can follow to help facilitate economic development throughout the County. Economic development

in Chaves County has been largely influenced by a few key industries and companies. While these industries have kept the County in relatively good economic condition, the development of a sound economy is characterized by diversification and a viable business climate. As a local government activity, Chaves County provides financial support towards economic development. However, the County does not have an economic development department or an officer.



Most of the economic development activities within Chaves County are handled by other groups such as the Chaves County Development Foundation, Roswell Chamber of Commerce, and Roswell Hispano Chamber of Commerce. Chaves County, together with the City of Roswell, has provided support to these organizations in order to work toward the overall economic development for the County.



Historically, economic development and employment has seen periods of fluctuations when the economy has shown tremendous growth mixed with periods of economic stagnation. Since 1967, Chaves County has seen many of its primary economic resources decline or close only to bounce back with a new employer to take its place. The first of these economic hits occurred in 1967 when Walker Air Force Base closed and the population decreased by a significant amount

as a result. Employment generated by Walker AFB was replaced in part by manufacturing jobs, but these industries were in turn impacted by significant plant closures in 1997 and 2002. Chaves County needs to ensure that it is as active as possible in the assistance it provides to economic development organizations in order to spur sustainable economic growth.

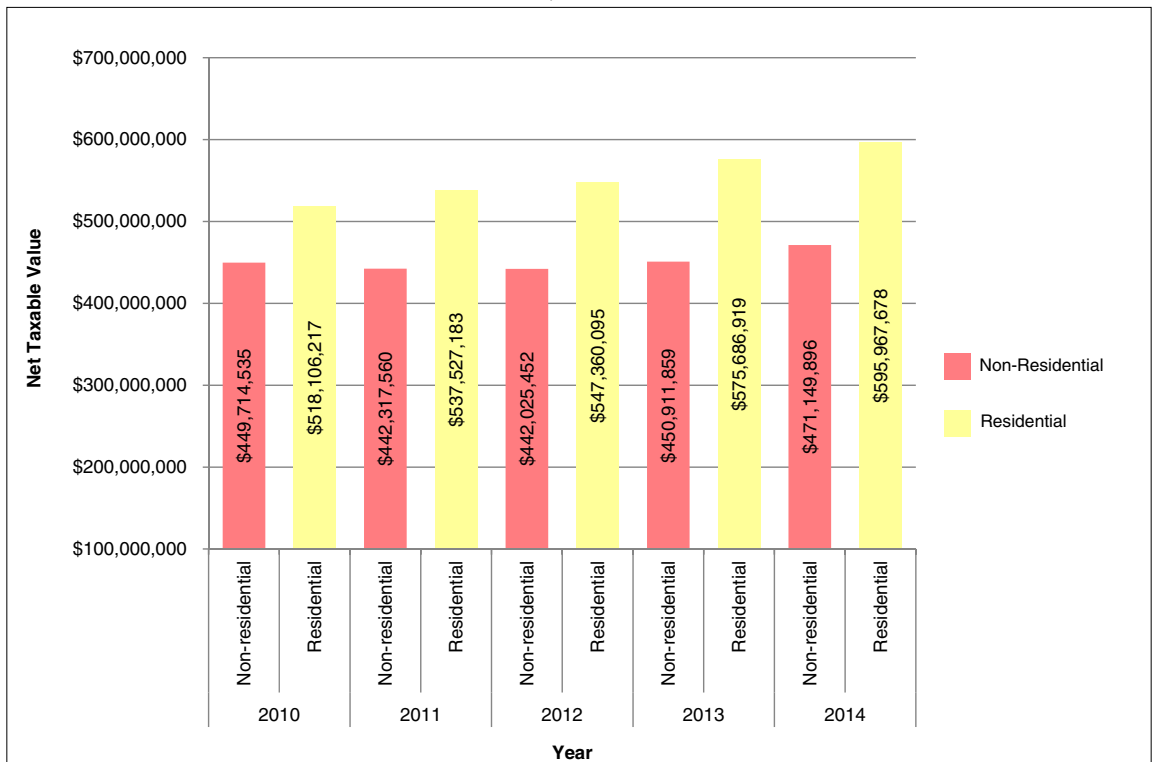
B. ECONOMIC BASE OF CHAVES COUNTY

Economic Indicators

Economic indicators provide a method to measure the performance of the local economy and identify the economy’s potential to grow. This subsection provides an overview of annual property values, labor force characteristics, and significant industries in Chaves County.

Annual Property Values - Annual property values are an important economic indicator. In general, property values in Chaves County have continued on an upward trend, both for non-residential and residential properties (see Figure 6.A). Between 2010 and 2014, residential property values increased by 15.0% and non-residential property values increased at a significantly slower pace of 4.8%.

FIGURE 6.A: ANNUAL PROPERTY VALUES, 2010-2014



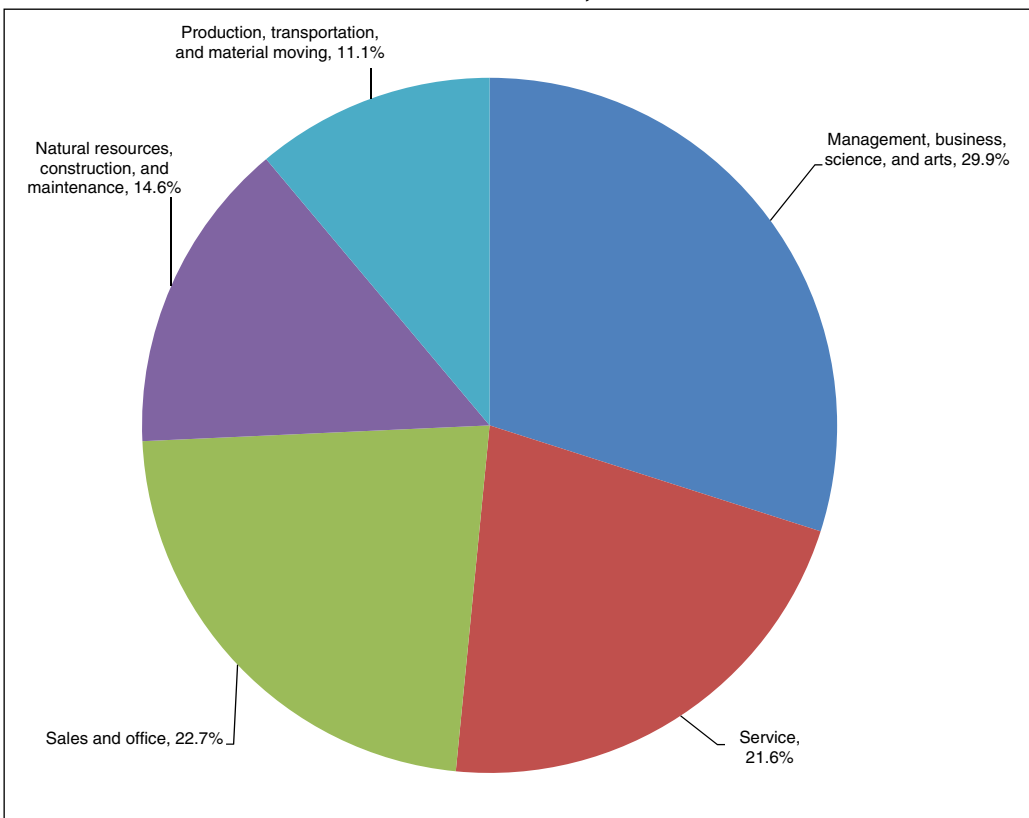
Source: New Mexico Taxation and Revenue Department

Labor Force - The labor force is defined as all persons over the age of 16 who are eligible for employment. In 2013, the population 16 years and over in Chaves County was 49,335, which was a 1.7% increase from 2010 (see Table 6.A). In 2013, the civilian labor force in Chaves County was 29,085, and of that number, 27,031 were employed and 2,054 were unemployed. The 2013 civilian employed labor force is a slight increase of 0.7% from 2010, when the civilian employed labor force was at 26,840 persons. Figure 6.B shows a breakdown of the occupations for Chaves County in 2013, with a relatively good distribution between occupations.

TABLE 6.A: CHAVES COUNTY EMPLOYMENT STATUS, 2010 & 2013			
Employment Status	2010	2013	% Change
Population 16 years and over	48,503	49,335	1.7%
In labor force	28,719	29,165	1.6%
Civilian labor force	28,607	29,085	1.7%
Employed	26,840	27,031	0.7%
Unemployed	1,767	2,054	16.2%
Armed Forces	112	80	133.3%
Not in labor force	19,784	20,170	28.6%

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

FIGURE 6.B: CHAVES COUNTY OCCUPATIONS, 2013



Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Employment by Industry - Table 6.B provides a breakdown of employment by industry for Chaves County in 2013. The data shows the number of people employed and the percentage for each industry sector. Most of the employment opportunities in Chaves County are centered in Roswell, the primary population center, and residents from Dexter, Hagerman, and Lake Arthur commute into the City for work on a daily basis.

TABLE 6.B: CHAVES COUNTY INDUSTRIES, 2013

Industry	Number of Employees	% of Labor Force
Agriculture, forestry, fishing and hunting, mining	2,413	8.9%
Construction	1,718	6.4%
Manufacturing	1,698	6.3%
Wholesale trade	713	2.6%
Retail trade	3,245	12.0%
Transportation, warehousing, utilities	1,423	5.3%
Information	222	0.8%
Finance, insurance, real estate, rental, leasing	1,106	4.1%
Professional, scientific, management, administration, waste management	1,449	5.4%
Educational services, health care, social assistance	7,359	27.2%
Arts, entertainment, and recreation. and accommodation and food services	2,715	10.0%
Other services, except public administration	1,399	5.2%
Public administration	1,571	5.8%
CIVILIAN EMPLOYED POPULATION 16 YEARS & OVER TOTAL	27,031	100.0%

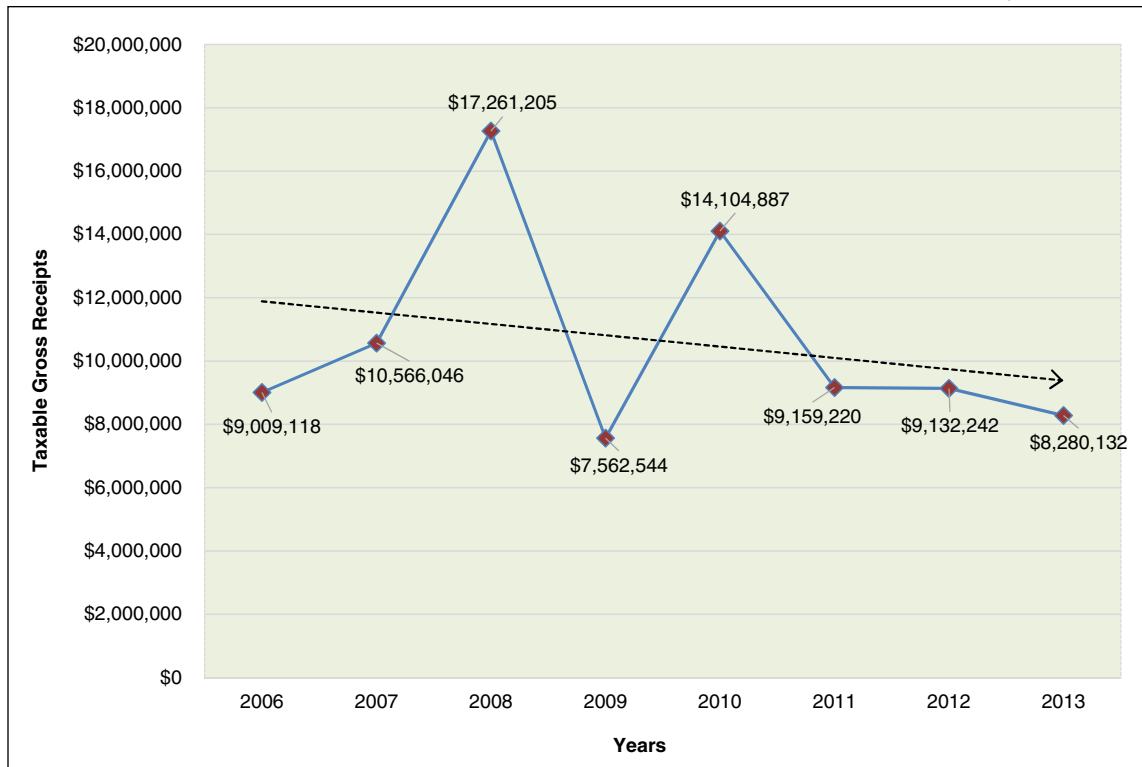
Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Educational Services, Health Care, and Social Assistance continues to be by far the County’s largest industry sector, employing 27.2% of the employed civilian population and up from 25.8% in 2010. This is followed by Retail Trade, which employs 12.0% of the workers, a decrease from 13.3% in 2010. Arts, Entertainment, and Recreation, and Accommodation and Food Services was the third highest industry sector at 10.0%, which was a slight increase from 9.7% in 2010.

Agriculture and ranching is an important economic sector in Chaves County, and there is a strong desire to preserve this industry and the lifestyle that accompanies it. However, employment data from 2013 indicates that Agriculture, Forestry, Fishing and Hunting, and Mining accounts for just 8.9% of the labor force. It should be noted, though, if Roswell were excluded from the County statistics, agriculture would likely employ a larger percentage of the work force.

Another important component of the County’s economy is the oil and gas industry. While it is not one of the largest industry sectors in terms of the number of employees, oil and gas production plays an important role in the economy of the unincorporated portions of the County. However, the oil and gas industry is prone to heavy fluctuations and should not be relied upon for sustainable, long term economic development. Figure 6.C illustrates the fluctuations between 2006 and 2013 for 3rd quarter in the Mining and Oil and Gas Extraction industry in Chaves County, with an overall downward trend shown. The high point was 2008 with \$17,261,205 of taxable gross receipts.

FIGURE 6.C: TAXABLE GROSS RECEIPTS - MINING & OIL & GAS EXTRACTION, 3Q



Source: New Mexico Taxation and Revenue Department

Oil and gas companies have operated in southeastern New Mexico since the first commercial production of oil in 1924. There are over 25,000 producing wells in southeastern New Mexico (*for more information on oil and gas production, see pages 40-42*). Revenues received by the state and counties vary depending on the average price of oil, natural gas, and liquids every month. Continuation of oil and gas exploration and production is vital to Chaves County.

6. ECONOMIC DEVELOPMENT

Educational Services/Health Care/Social Assistance Industry - The Roswell Independent School District (RISD) is the largest single employer in Chaves County, employing administrators, teachers, and support staff at 15 elementary schools, four middle schools, and three high schools. This industry is further enhanced when the Dexter, Hagerman, and Lake Arthur school districts, also the largest employers in each of those communities, are factored into the industry total. Significant employment in this industry is also generated from Eastern New Mexico University-Roswell and the New Mexico Military Institute.



Agriculture and Dairy Industry - The Land Use section of the Comprehensive Plan provides data regarding the significant impact the agriculture and dairy industry has in Chaves County. According to the NMSU Dairy Extension, in 2013, Chaves County remained the highest milk producing county in New Mexico.

Dairies have moved to New Mexico from the Midwest, Northeast, and California due to the New Mexico's mild climate, infrastructure favorable to dairy production, low land costs, and strength of New Mexico's alfalfa production. In 2013, Chaves County led the state with 25.8% of the state's milk production, 34 dairies, and 84,000 dairy cows. The current trend for dairies locating to New Mexico is to establish large dairy farms capable of sustaining over 1,000 head of cattle and requiring a large amount of land. According to NMSU Dairy Extension, the dairy industry's estimated overall economic impact to the state in 2013 was \$1.6B.

According to local dairy producers, the Pecos Valley will probably not experience as much growth in the coming years, with dairies moving to other parts of the state; however, cash receipts from almost all New Mexico dairies will continue to be channeled through Chaves County since the state's dairy co-ops are based here.

Food Manufacturers - An industry closely related to the agriculture industry is food manufacturing, largely represented by Leprino Foods, which is headquartered in Denver. The Leprino Foods cheese manufacturing facility is located within the ETZ, and is the company's second largest plant. Leprino Foods also operates a 450-acre farm that produces crops as feed for the dairy cows. The company provides cheese to some of the major pizza and restaurant chains nationwide, and chose to locate in Roswell primarily due to the strong presence of the dairy industry.

Manufacturing - Companies such as Christmas by Krebs, a manufacturer of Christmas ornaments, AAR, an aircraft repair and restoration company, and Dean

Baldwin Painting, an aircraft painting company, have helped to offset employment losses by other companies in Chaves County.

Government - The City of Roswell is a major employer in Chaves County, followed by Chaves County itself. In addition, there are several federal government agencies that have field offices in Roswell that contribute to the overall public administration employment figure.

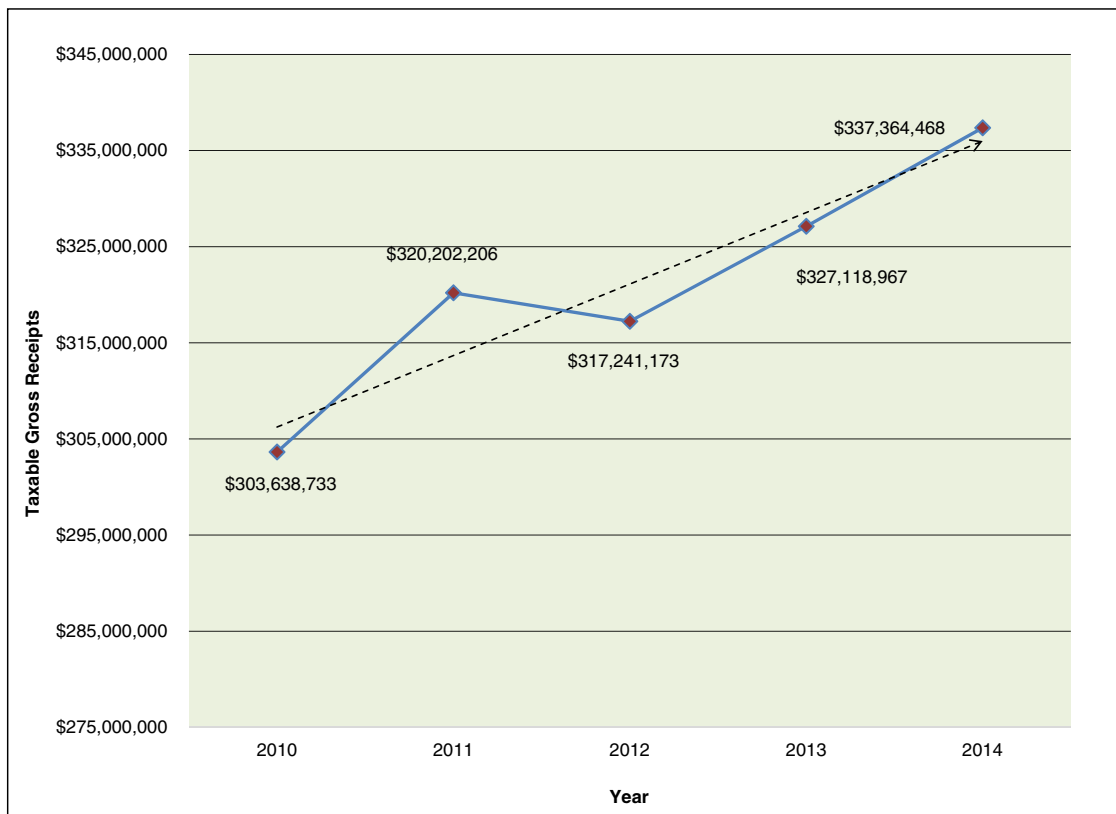
C. ECONOMIC STRENGTHS and ASSETS

There are several economic strengths and assets present in Chaves County that could potentially help spur economic growth. These are summarized below.

Gross Receipts Revenues

Taxable gross receipts revenues for all industries operating in Chaves County have experienced a positive upward trend. Figure 6.D shows the taxable gross receipts collected at the second quarter between 2010 and 2014. Though there was a dip for 2012 2Q, in general, taxable gross receipts have been increasing for the past several years. The most recent data shows \$337,364,468 in taxable gross receipts collected for 2014 2Q. The previous consecutive five quarters (between 2013 1Q and 2014 1Q) showed an upward trend for taxable gross receipts in Chaves County.

FIGURE 6.D: TAXABLE GROSS RECEIPTS, 2ND QUARTER*, 2010-2014



Source: New Mexico Taxation and Revenue. *These amounts include the food/medical deduction for accurate comparison to historic data.

Roswell International Air Center

The Roswell International Air Center (RIAC) is a tremendous community asset, both to Chaves County and the City of Roswell. RIAC has enough room to accommodate several new businesses, but the infrastructure is in need of some upgrades. Its runways, year-round mild climate, and strategic location make RIAC an excellent facility for any business involved in the aviation industry. Additional information concerning RIAC is provided in the Land Use section of this Comprehensive Plan.

Hagerman Industrial Park

Hagerman Industrial Park, an 80-acre property located on the north side of Town and adjacent to the BNSF railway line, was developed in 2010 after many years of planning. It is the home of Fat Man's Beef Jerky, which occupies a 6,000 square foot manufacturing facility. The industrial park received financial assistance from the US Department of Commerce-Economic Development Administration, US Department of Agriculture Rural Development Program, New Mexico Legislative Capital Outlay Program, New Mexico Economic Development Department, and the New Mexico Finance Authority. Fat Man's Jerky is a growing business in the region.

Roswell Foreign Trade Zone Designation (FTZ)

Under a grant authority issued by the US Foreign Trade Zone Board pursuant to Board Order No. 1261, the FTZ status was approved in December of 2003. This designation allowed Roswell to officially become a port of entry for foreign goods entering the United States, meaning that companies will be able to pay lower rates on custom and tariff charges associated with imports. In addition, NAFTA Trade Routes are designated along US 380/70 and US 285.

ENMU-Roswell offers a variety of courses designed to improve the overall quality of the local workforce in Chaves County. Included as part of the overall curriculum are specialized programs in avionics and medical technologies. Many of the courses taught at ENMU-Roswell provide the skill sets desired by employers of the area.

The expansion of US 285 to four lanes made Roswell more accessible. Although the full economic impact of the expansion may not be known for some time, the expansion of the route, coupled with the 4-laning of US 70/380 west could potentially open the area up to increased traffic from Interstate 40 and Interstate 25 wishing to connect to Interstate 10 in the southern part of the state.

Tourism Potential

The Roswell area has benefited tremendously from tourism related to the International UFO Museum and Research Center, which is located within Roswell's MainStreet District. The Museum contains exhibits and information about the 1947 Roswell Incident, UFO sightings in general, and a research library. In addition to the UFO Museum, there are a variety of other tourist attractions such as the Roswell Museum and Art Center, Anderson Museum of Contemporary Art, McBride

Museum at the New Mexico Military Institute, Historical Center for Southeast New Mexico Museum, Bottomless Lakes State Park, and Bitter Lakes National Wildlife Refuge. The City of Roswell completed its MainStreet Master Plan in 2011, and plans are underway to capitalize on these assets.

Economic Development Organizations

Chaves County has several organizations devoted to promoting economic development in the County. These are the organizations that Chaves County government is currently supporting in the overall effort to bring about real economic growth in the County.

Chaves County Development Foundation - The role of the Chaves County Development Foundation (CCDF) is to promote Chaves County to new residents and prospective new industries. The CCDF's vision statement is found below:

"We envision a thriving Roswell area economy with abundant economic opportunity that supports high quality of life for our citizens. Our economy will achieve vitality through a diversified mix of strong industries – agriculture, aviation, healthcare, manufacturing, education, foreign trade, tourism, service and retail. Our workforce will be well equipped with the training and skills to acquire local jobs with livable wages, good benefits and career development pathways. Our children will be able to stay in the community to pursue successful careers and raise their families. The strong local economy will bring higher incomes, reduced crime, a healthier tax base and greater community pride. We will accomplish this vision by developing productive economic development partnerships and sustaining rewarding relationships."

In 2002, the City of Roswell and the Chaves County Development Foundation (CCDF) began exploring the advantages of the City adopting a local option to augment the gross receipts tax to help support local economic development efforts. Interest in this potential funding tool helped spur the CCDF to host an economic development strategic planning process.

On August 1, 2002, the CCDF gathered a group of economic development leaders to continue the planning effort. The group brainstormed economic development goals, analyzed Roswell's economic development strengths, weaknesses, opportunities and threats (SWOT), and established plans for the next meetings. ("Summary: Roswell Economic Development Strategic Planning Meeting #1, August 1, 2002.")

In August and September, 2002 Roswell area economic development partners convened a series of small group discussions to discuss economic development needs and strategies (*"Chaves County Development Foundation, Economic Development Focus Groups"*).

6. ECONOMIC DEVELOPMENT

A public forum was held on November 21, 2002, giving citizens the opportunity to express their visions for Roswell's future economy, and discuss economic development goals, objectives and actions (*Roswell Economic Development Strategic Planning Public Forum, Flipchart Notes*).

Roswell Chamber of Commerce - The Roswell Chamber of Commerce promotes the City of Roswell and Chaves County to people seeking to relocate in the area. Chaves County is a major location for people searching for a place to retire. The Chamber also has an economic development director on staff that assists in business recruitment and retention.

Roswell Hispano Chamber of Commerce - The mission of the Roswell Hispano Chamber of Commerce is to assist in the growth of Hispanic owned businesses in the City and County and to act as a liaison between the Hispanic and non-Hispanic economic community. One of the functions of the Roswell Hispano Chamber of Commerce is management of the Roswell Visitors Bureau.

Economic Development Strategic Plan for Chaves County (1999) - The Economic Development Strategic Plan for Chaves County was a document prepared largely in response to the closing of the Levi Strauss plant and identifies some of the economic issues that exist in the County. The Plan involved holding interviews with 33 community leaders that included government officials, business leaders, minority groups, and the schools. The Plan determined that there was not really agreement on the economic direction for the County as there were several responses on how to create more jobs. The community leaders also felt that funding for economic development was not adequate. Specific recommendations from the Plan include:*

- Economic development programs in Chaves County should be funded at a level commensurate with the community needs (specifically the City of Roswell's effort). The Plan included a table of economic development spending in other communities and found that spending by Roswell is lower than other communities of a similar size.
- The development of another mixed use industrial park in other parts of the County should be considered. The Plan stated that although RIAC remains a prime location, another industrial park elsewhere might be a good idea if some businesses desire another location. One area the Plan recommended was the old Municipal Airport.
- A study of the opportunities for the aircraft overhaul business should be initiated.
- Roswell should develop a small business incubator, and overall development of a homegrown industry program should be pursued.

- The economic community should make strides to improve and enhance the relationship with Eastern New Mexico University.
- Retention of graduates from the Airframe and Power School who wish to stay in Roswell should be pursued and the school should try to determine why the classes have become larger. In addition, the School should consider obtaining a jet in order to keep up with FAA regulations that require technicians to be trained on larger aircraft.
- ENMU-Roswell should consider establishing an Aircraft Instrumentation School.
- The City of Roswell should consider passing a gross receipts tax for economic development, which would help Roswell compete with other communities that do have the tax.
- The Plan recommended that Chaves County consider beginning a rural revolving loan fund by utilizing a program available from the US Department of Agriculture, Department of the Treasury, EDA, SBA, and others.
- The community should be encouraged to value education more.

**These recommendations are only included for background information and not necessarily the recommendations of the 2015 Chaves County Comprehensive Plan.*

Roswell - Chaves County Economic Development Corporation - The Roswell - Chaves County Economic Development Corporation (RCCEDC) provides a wealth of information for prospective employers, including transportation, real estate, higher education, workforce, incentives, and community data. In 2011, the Artesia Chamber of Commerce and the RCCEDC conducted a labor study. The study includes interviews of commercial and education providers along with a phone interview of hundreds of local residents.

Pecos Valley Biomass Cooperative

The Pecos Valley Biomass Cooperative includes 25 member dairies that joined together to facilitate the development of a biomass renewable energy project. The biomass project involves the use of ‘solids’ (manure) and ‘liquids’ (green water) from approximately 41,000 milking cows at 25 dairies all located within an 11 mile radius. The dairies are estimated to generate 838,040 wet tons of solids annually. In addition to creating renewable energy, the biomass project will reduce the potential for groundwater contamination. The project was approved by Chaves County under a Special Use Permit for a 35 acre parcel located at the southeast corner of Crossroads and Vineyard Road, east of the Old Dexter Highway.

The dairy by-product digester facility involves numerous beneficial components including:

- Approximately 65 truckloads of solids will be hauled to the facility from the dairies. Through anaerobic digestion, the solids will be converted into a biomass (methane plus carbon dioxide);
- Green water will be piped from the member dairies to the facility. The nutrient in the green water will provide food for algae, which consumes carbon dioxide, a component of biogas. After harvesting the algae, algal lipids (fats) will be transformed into biocrude, as well as other energy-producing and animal feed products. Biocrude can be used to produce biogasoline, biodiesel, or biojet fuel. The facility will be located less than 40 miles away from an oil refinery and potential purchasers of biojet fuel are located approximately 10 to 90 miles away.
- Approximately 20 truckloads of compost will be hauled from the facility.
- Treated effluent will be piped from the facility for land application.
- Methane gas will be produced to allow generators to produce electricity for export.
- Gross receipts and wages will benefit Chaves County, City of Roswell, and the State of New Mexico. The green water portion of the project alone is anticipated to produce 33 full time green jobs.

The biomass site has no residential uses located within 1/2 mile, and as such, the County Planning Department determined that it will not be detrimental to the surrounding properties. This renewable energy project is an excellent spin-off from the dairies, and will provide an economic development boost to the County while appropriately addressing the environmental issues associated with the dairies.

D. ECONOMIC CHALLENGES

While the County has many economic assets that could potentially spur economic development, it also has some economic challenges that it must address in order to promote economic growth. While the challenges for RIAC have been discussed previously, there are other challenges which are identified below.

Chaves County Unemployment Rate

The unemployment rate in Chaves County as of December 2014 was 5.1%, which was slightly lower than the state-wide unemployment rate of 5.6%, and significantly lower than it had been in years. Of the 33 counties in New Mexico, this put Chaves County in 13th place for lowest unemployment rates. Three adjacent counties boast some of the lowest unemployment rates in New Mexico, including Eddy County (lowest unemployment rate in the state), Lea County (second lowest), and Roosevelt County (fourth lowest). Luna County had the highest unemployment rate in the state at 16.7%.

TABLE 6.C: UNEMPLOYMENT RATES, DECEMBER 2013 & 2014		
County & 2014 Lowest Rank	2013	2014
Eddy County (1)	3.7%	3.0%
Lea County (2)	3.8%	3.1%
Roosevelt County (4)	4.7%	3.9%
De Baca County (6)	4.5%	4.2%
CHAVES COUNTY (13)	6.3%	5.1%
Otero County (15)	5.6%	5.2%
New Mexico	6.5%	5.6%

Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program.

Clear Vision Needed

The Economic Development Strategic Plan indicated that there was not a clear vision of what community leaders and residents want for the County in terms of economic growth. Developing a clear vision that has the consensus of community leaders and residents will help spur economic growth by identifying the type and nature of economic development that should occur. Some of the questions that could potentially be answered by development of a economic vision include:

- What types of industries are appropriate for Chaves County?
- What is the appropriate size for the industries that should be recruited in the County? Should they be smaller cottage industries or should national firms be recruited to the area?
- Should industries related only to existing industries in Chaves County be recruited or should new and different types of industries be sought?
- What is the best way to create jobs in Chaves County?
- Where is the appropriate place for economic development to occur?

Water

Economic growth that does occur in Chaves County must be mindful of the water situation in southeastern New Mexico, especially given the fact that the entire State of New Mexico has been in an extended drought. Water usage in Chaves County is especially critical given the importance of agriculture.

Economic Development Issues in Chaves County

In addition to the issues already discussed, the following have been identified as critical to developing a sound economic development strategy in the County.

Infrastructure Issues - A lack of infrastructure needed for economic development, such as roads, is one of the most important limitations to economic growth. A plan for infrastructure should be in place before new economic development can occur.

Workforce Training - Residents identified more of a need for workforce training and development if new industries are to be attracted to the area. Eastern New Mexico University-Roswell provides customized training, special service programs, and aviation maintenance technology. Continued efforts to match these education programs to meet the needs of employers is critical to the success of the County's economic development efforts.

Improved Air Service - Economic development in Chaves County could be enhanced if air service was improved in the County. Currently, the County does have excellent air service facilities, but commercial air service into the County is extremely limited.

Support of Economic Development Organizations - Since most of the issues affecting economic development in Chaves County are addressed by some of the third party organizations mentioned previously, Chaves County as a local government concentrates primarily on providing support to these groups, and should continue to do so.

Endangered Species Act, Including Introduction or Re-Introduction of Species - Economic impacts on Chaves County and its citizens should be an integral and critical aspect of and require legal standing and coordination in formulating plans for the recovery of any federal or state listed threatened or endangered species. This should include any proposed introduction or re-introduction of a species by artificial actions of government agencies or personnel. This is currently one of the functions of the CCLC.

Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

STRENGTHS	
<p><u>Quality of Life</u></p> <ul style="list-style-type: none"> o Low cost of living o Moderate climate o Low utility costs/low taxes o Robust arts community/attractions in Roswell <p><u>Roswell International Air Center</u></p> <ul style="list-style-type: none"> o Airstrip available o Space/facilities o Airfield with growth potential/industrial development <p><u>Higher Education/Training Capacity</u></p> <ul style="list-style-type: none"> o ENMU-R o NMMI <p><u>Workforce</u></p> <ul style="list-style-type: none"> o Low cost and high availability 	<p><u>HUB Location</u></p> <ul style="list-style-type: none"> o Recent highway improvements o Land availability <p><u>Local Industry</u></p> <ul style="list-style-type: none"> o Agriculture o Dairy/cheese o Oil and gas o Pecos Valley Biomass Project o Tourism/UFO Museum o Roswell MainStreet <p><u>Committed citizens</u></p> <ul style="list-style-type: none"> o Individuals committed to improving the community o Interest in community issues
WEAKNESSES	
<p><u>Climate of Community</u></p> <ul style="list-style-type: none"> o Many diverse/competing groups – divided o Two chambers but not working together - City of Roswell focus o Lack of focus in business recruiting o Not enough consideration of long term needs <p><u>Workforce/Quality Education</u></p> <ul style="list-style-type: none"> o Unskilled/lack of work ethic o Unemployment rates o Customer service generally unsatisfactory <p><u>Community Appearance</u></p> <ul style="list-style-type: none"> o South Main Street not inviting o Run down/deteriorated areas/ unscreened junk o Crime rate - youth crime/gang problem o Lack of enforcement 	<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> o Few incentives for existing small business to stay and grow o Lack of sophisticated/modern infrastructure o College under utilized/appreciated o Lack of a four year college o Air service – cost/quality o Lack of infrastructure in ETZ (water/ sewer/street) o Lack of annexation policies <p><u>Geography</u></p> <ul style="list-style-type: none"> o Isolation – minimal flight service transportation of goods

6. ECONOMIC DEVELOPMENT

OPPORTUNITIES	
<p><u>Geographical Movement of Business</u></p> <ul style="list-style-type: none"> o Border trade / NAFTA o Growing interest of businesses to move to Southwest o Growing interest in moving maquiladoras to the interior <p><u>Increased International Traffic</u></p> <ul style="list-style-type: none"> o NAFTA implementation / Foreign Trade Zone (FTZ) <p><u>Roswell</u></p> <ul style="list-style-type: none"> o Largest city in southeastern NM o Nearest larger communities are 200 miles away-making Roswell the obvious economic hub 	<p><u>Everything Aviation related Industrial Training -5x</u></p> <ul style="list-style-type: none"> o Excellent airfield facility o Longest air strip in North America o Flight safety training, ILEA, Youth Challenge and other partnerships o Change aviation industry and growth of "air taxi" concept <p><u>Everything Regional Training/Education Capacity</u></p> <ul style="list-style-type: none"> o ILEA, FLETC, Veridian, ENMU
THREATS	
<p><u>Water Depletion</u></p> <p><u>Business Climate</u></p> <ul style="list-style-type: none"> o State reputation for being "business unfriendly" <p><u>State Fiscal Situation</u></p> <ul style="list-style-type: none"> o Limited capital outlay o Limited state resources to attract and encourage growth o Weak economy 	<p><u>Loss of Workforce/Population</u></p> <ul style="list-style-type: none"> o Declining enrollment in public schools o Loss of major industries o Migration of youth due to lack of jobs <p><u>Regional Competition</u></p> <ul style="list-style-type: none"> o Competition from other communities (tax incentives, skilled workforce, etc) o Competition for economic development

E. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, and POLICY ACTIONS

Goal 6.1: Support economic development and foreign trade initiatives in order to retain, strengthen, and expand existing businesses, as well as create new jobs and business development opportunities within Chaves County.

Objective 6.1.a: To establish and maintain partnerships with other economic entities to promote economic development.

Objective 6.1.b: To maintain the vitality of the agricultural industry.

Objective 6.1.c: To support the creation of a small business incubator to encourage start up businesses.

Objective 6.1.d: To build a quality labor force.

Objective 6.1.e: To provide infrastructure planning in the ETZ to support economic development.

Objective 6.1.f: To promote foreign trade by Chaves County businesses and capitalize on the FTZ designation.

Policy Action 6.1.a: Chaves County shall continue to participate in economic development programs, initiatives, and activities through regular participation on boards, commissions, and the RCCEDC dedicated to economic growth in Chaves County.

Policy Action 6.1.b: Chaves County shall promote and support infrastructure planning for the ETZ by the City of Roswell.

Policy Action 6.1.c: Chaves County shall support the RCCEDC.

Policy Action 6.6.d: Chaves County shall support and participate in open communications with the Mexican Consulate in Roswell regarding trade opportunities.

Policy Action 6.1.e: Chaves County shall identify and develop relationships with businesses in Roswell, RIAC, and the region that benefits from the FTZ; and participate in marketing efforts.

Policy Action 6.1.f: Chaves County shall support third party organizations in providing technical and financial assistance services to businesses to help them achieve their full potential.

Policy Action 6.1.g: Chaves County shall work with third party organizations to convene business enhancement training forums on a variety of topics, including the following:

- Customer service
- Marketing and customer market expansion for the manufacturing and agriculture sectors
- Marketing and advertising for retail, tourism, etc.
- Local, state and federal technical and financial assistance programs
- Acquiring government contracts

Goal 6.2: Enhance economic development opportunities through the County’s permitting and regulatory processes.

Objective 6.2.a: To ensure Chaves County’s land use regulations are not detrimental to economic development initiatives.

Objective 6.2.b: To ensure land uses are compatible with the noise levels (LDN noise contours) that exist in the area surrounding the airport.

Policy Action 6.2.a: Chaves County shall develop a business license program.

Policy Action 6.2.b: Chaves County shall work with the City of Roswell on revising the ETZ Ordinance to create development standards for the LDN noise zones that are consistent with FAA recommendations.

Goal 6.3: Attract industries that are mindful of the County’s limited natural resources and are committed to protecting the environment.

Objective 6.3.a: To develop specific business recruitment target industry groups.

Objective 6.3.b: To create a marketing and response program for new businesses.

Policy Action 6.3.a: Chaves County shall develop a list of specific business/ industry recruitment targets. The list will include, but not be limited to:

- Agriculture-related businesses
- Complementary / supporting services for existing manufacturers around the state and region
- Complementary / support industries for healthcare
- Complementary / support services for aviation
- Renewable energy
- High-tech industries

Policy Action 6.3.b: Chaves County shall support the RCCEDC’s efforts to actively engage in marketing and enhancement activities to promote local businesses.

Goal 6.4: Promote the Roswell International Air Center for economic development.

Objective 6.4.a: To increase economic development opportunities in Chaves County.

Policy Action 6.4.a: Chaves County shall promote and support new industrial development and the expansion of existing businesses at RIAC.

Policy Action 6.4.b: Chaves County shall assess the potential for the following uses to locate at RIAC:

- Aviation related industries, including aircraft maintenance
- Distribution centers
- Businesses that would be attracted to Foreign Trade Zone (FTZ) benefits
- Eastern New Mexico University, Roswell, conference center and student housing
- Rehabilitation of some of the housing units on site for workforce housing

Goal 6.5: Encourage development in other industrial centers in the area that accommodate industries that are not compatible with RIAC.

Objective 6.5.a: To work with the City of Hagerman to attract new businesses to the Hagerman Industrial Park.

Objective 6.5.b: To encourage appropriate economic development within the ETZ and specifically in those areas impacted by the airport noise contours.

Policy Action 6.5.a: Chaves County shall designate economic development areas on the Future Land Use map.

Goal 6.6: Promote and support workforce training in order to attract high quality jobs, new businesses, and industries.

Objective 6.6.a: To link state and federal employment and training program services to local and regional business retention and attraction initiatives.

Objective 6.6.b: To match ENMU-Roswell Community College and career/technical education provider training programs to the needs of area employers and prospective industries.

Objective 6.6.c: To partner with public schools to achieve higher levels of employability and job readiness for students.

Policy Action 6.6.a: Chaves County shall market and encourage workforce training and workforce investment programs.

Policy Action 6.6.b: Chaves County shall promote a business/school partnership that provides students with effective preparation for existing and future employers.

Goal 6.7: Develop and promote tourism initiatives in cooperation with other agencies and organizations in Chaves County.

Objective 6.7.a: To achieve consistency and greater impact from tourism efforts.

Policy Action 6.7.a: Chaves County shall promote tourism in the County.

Policy Action 6.7.b: Chaves County shall assist in convening a meeting of tourism partners and marketing events.

Goal 6.8: To coordinate with and secure legal standing within any federal or state agencies on endangered species to ensure economic impacts to the community are an integral aspect of any recovery plan.

Objective 6.8.a: To ensure minimal negative economic impact on the community from the formulation of plans for the recovery of any federal or state listed threatened or endangered species.

Objective 6.8.b: To assist other governmental agencies and private industries with habitat protection for threatened and endangered species in the interest of greater economic prosperity of Chaves County.

Objective 6.8.c: To ensure minimal negative impact from any proposed introduction or re-introduction of a species by artificial actions of governmental agencies or personnel.

Objective 6.8.d: To minimize the negative economic impact to the community in regard to public lands.

Policy Action 6.8.a: Chaves County shall secure legal standing and require coordination with the formulation of recovery plans of any federal or state listed threatened or endangered species, including any proposed introduction or re-introduction of a species by artificial actions of governmental agencies or personnel to ensure minimal negative impact on the community. Chaves County shall coordinate with the Chaves County Land Council (CCLC), extraction industries, agricultural community, general public, and other governmental agencies to assist with habitat protection plans.

A. INTRODUCTION

The purpose of the Housing section is to provide an overview of housing characteristics within Chaves County and identify strategies that can be pursued to ensure that no County resident is deprived of the opportunity for shelter. However, Chaves County is not directly involved in providing any type of housing to County residents and does not operate a housing office as part of its local government structure. Chaves County indirectly supports affordable housing by allowing manufactured homes in all areas of the County.

B. HOUSING UNITS

The American Community Survey estimates the number of housing units in Chaves County in 2013 at 26,648, which was a very slight decrease from 2010 when the housing units were estimated at 26,697. Between 1960 and 2010, the number of housing units increased by 55.7%, with an annual average increase of 1.0% (see Figure 7.A). Of the 26,648 units in Chaves County, 19,835 were in Roswell, 468 in Dexter, 465 in Hagerman, and 164 in Lake Arthur (see Table 7.A).

FIGURE 7.A: CHAVES COUNTY HOUSING UNITS, 1960-2010

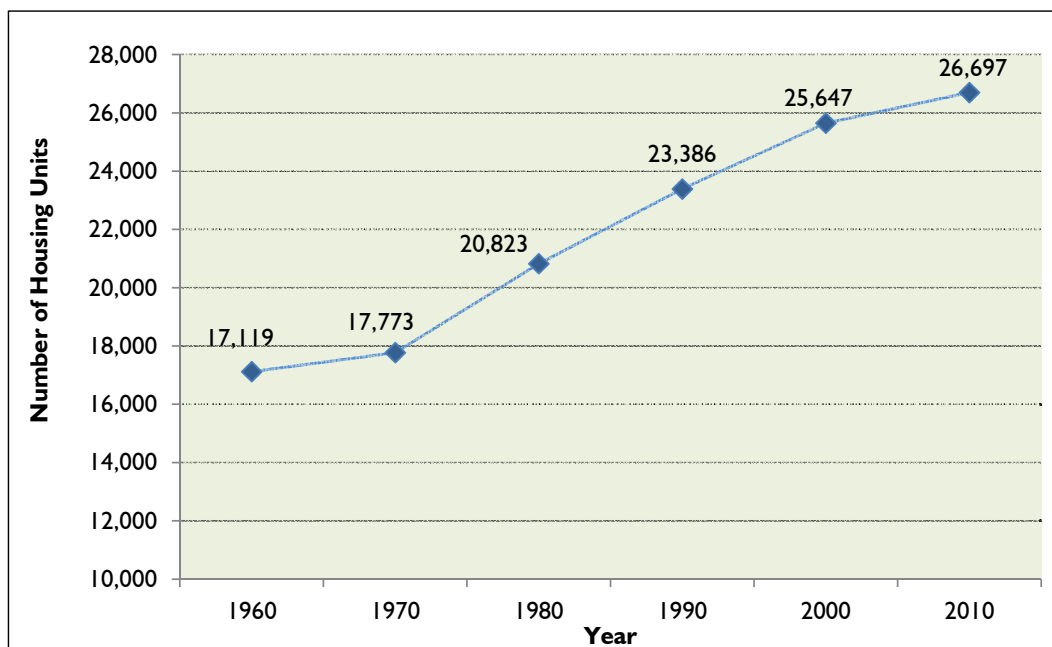


TABLE 7.A: HOUSING UNITS COUNTY-WIDE, 2010 AND 2013			
Community	2010	2013	% of Change
Roswell	19,743	19,835	0.5%
Dexter	452	468	3.5%
Hagerman	477	465	-2.5%
Lake Arthur	165	164	-0.6%
Unincorporated County	5,860	5,716	-2.5%
Total	26,697	26,648	-0.2%

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

C. HOUSING CHARACTERISTICS

Housing characteristics such as household type, housing occupancy, housing tenure, and year structure was built are strong indicators for how well a specific community is doing as compared to other communities. In 2013, the total number of households was 23,499. “Since 2010, the number of non-family households have increased from 29.7% to 31.0%, as did the number of female headed households, from 14.9% to 15.4% (see Table 7.B for a breakdown in the type of households).



TABLE 7.B: HOUSEHOLDS BY TYPE, 2013

	Number of Units	% of Units
Total Households	23,499	100.0%
Family Households	16,220	69.0%
With own children under 18 years	7,444	31.7%
Married-couple family	11,360	48.3%
With own children under 18 years	4,637	19.7%
Male Householder, no wife present, family	1,242	5.3%
With own children under 18 years	687	2.9%
Female Householder, no husband present, family	3,618	15.4%
With own children under 18 years	2,120	9.0%
Non-Family Households	7,279	31.0%
Householder living alone	6,284	26.7%
65 years and over	2,609	11.1%
Average Household Size (persons)	2.70	N/A
Average Family Size (persons)	3.28	N/A

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

In 2013, there were 26,648 total housing units in Chaves County. Of those, 23,499 (88.2%) were occupied and 3,149 (11.8%) were vacant (see Table 7.C). The homeowner vacancy rate was 2.2%, an increase from 2010 when the vacancy rate was 1.9%. The rental vacancy rate was 7.0%, a decrease from 2010 when the vacancy rate was 8.5%.

TABLE 7.C: HOUSING OCCUPANCY, 2013		
	Number of Units	% of Units
Total Housing Units	26,648	100.0%
Occupied Housing Units	23,499	88.2%
Vacant Housing Units	3,149	11.8%
Homeowner Vacancy Rate (%)	-	2.2%
Rental Vacancy Rate (%)	-	7.0%

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

In 2013, there were 23,499 occupied housing units, with 15,620 (66.5%) owner-occupied and 7,879 (33.5%) renter-occupied (see Table 7.D). This shows a shift from 2010 where a greater percentage (69.2%) of the occupied housing units were owner-occupied. Between 2010 and 2013, the average household size for owner-occupied units slightly increased from 2.72 to 2.74 persons, and the average household size for renter-occupied units decreased from 2.65 to 2.61 persons. These shifts towards larger households, increased numbers of renters, and lower rental vacancy rates overall reflect strained economic conditions in Chaves County.

TABLE 7.D: HOUSING TENURE, 2013		
	Number of Units	% of Units
Occupied Housing Units	23,499	100.0%
Owner-Occupied Units	15,620	66.5%
Average Household Size of Owner-Occupied Units	2.74	-
Renter-Occupied Units	7,879	33.5%
Average Household Size of Renter-Occupied Units	2.61	-

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

7. HOUSING

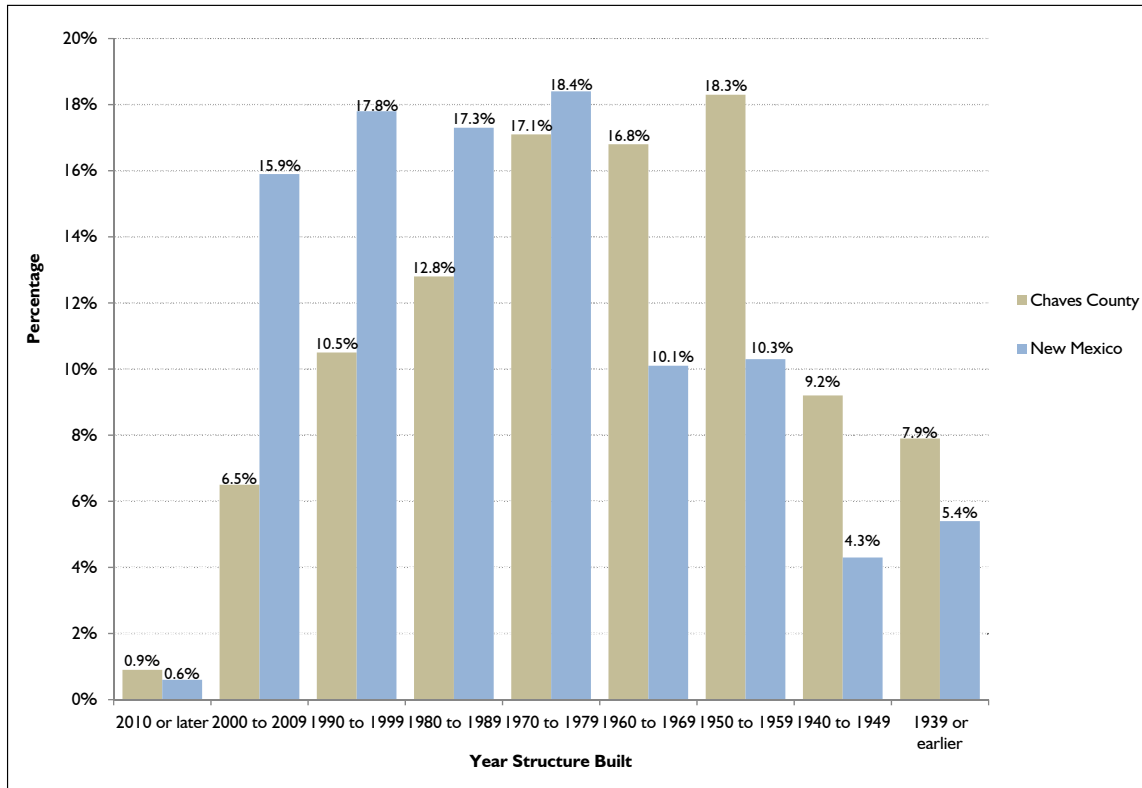
The age of housing stock is a particularly strong indicator of community trends and characteristics, and can indicate how attractive a community is to potential new residents. If the housing stock is older, the community may not be as attractive to incoming population. The presence of an older housing stock could also indicate the need for major repairs, inefficient heating and cooling systems, and structural wear and tear.

The age of housing stock in Chaves County is relatively old as compared to the rest of the state. The median year structures were built in Chaves County was 1969 versus 1981 for the state as a whole. Approximately 82.1% of the housing stock in Chaves County was built before 1980 (see Table 7.E). The time period that experienced the highest rate of home construction in Chaves County (18.3%) was between 1950 and 1959. This is in contrast to the State of New Mexico as a whole where 51.6% of the housing stock was built since 1980 and the greatest number of homes constructed was between 1970 and 1979 (see Figure 7.B).

TABLE 7.E: YEAR STRUCTURE BUILT		
Years	Chaves County	% of Total
Built 2010 or later	227	0.9%
Built 2000 to 2009	1,726	6.5%
Built 1990 to 1999	2,806	10.5%
Built 1980 to 1989	3,423	12.8%
Built 1970 to 1979	4,561	17.1%
Built 1960 to 1969	4,483	16.8%
Built 1950 to 1959	4,865	18.3%
Built 1940 to 1949	2,456	9.2%
Built 1939 or earlier	2,101	7.9%
Total	26,648	100.0%

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

FIGURE 7.B: EXISTING HOUSING AGE, CHAVES COUNTY and NEW MEXICO



Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

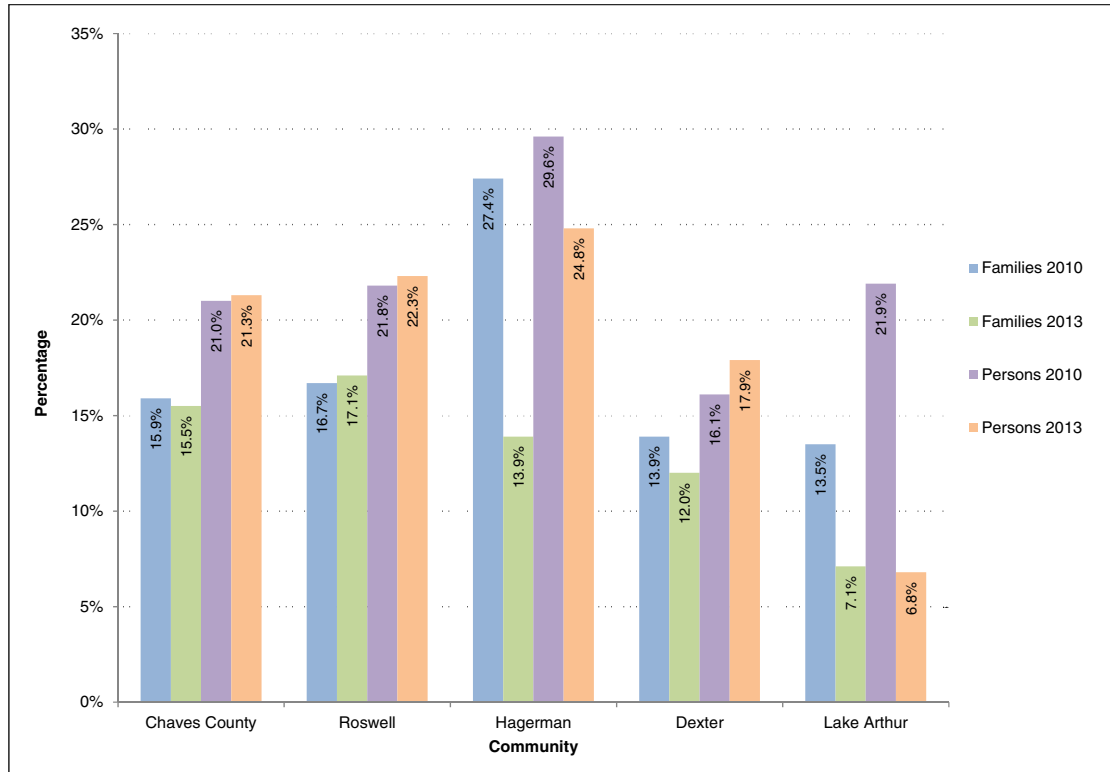
Approximately 73.6% of the housing stock in Chaves County is single family detached dwelling units (see Table 7.F). The next most common housing type is mobile homes at 12.3%.

TABLE 7.F: UNITS IN STRUCTURE		
Housing Type	Number of Units	% of Housing
Single-Family Detached	19,620	73.6%
Single-Family Attached	679	2.5%
2 Units	718	2.7%
3 to 4 Units	609	2.3%
5 to 9 Units	341	1.3%
10 to 19 Units	492	1.8%
20 or More Units	883	3.3%
Mobile Home	3,288	12.3%
Boat, RV, Van, etc.	18	0.1%
Total Housing Units	26,648	100.0%

Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Poverty Level - Affordable housing is a fundamental need in every community. Determining the need for affordable housing is tied to poverty level, which is tracked by the Census by family and by persons. Figure 7.C illustrates poverty levels for Chaves County, Roswell, Hagerman, Dexter, and Lake Arthur. Of all the communities, including Chaves County, a greater percentage of Roswell families are living in poverty. Families in Hagerman experience a significant decrease in the rate of poverty between 2010 and 2013; however, the percentage of persons in Hagerman living in poverty is far higher than the other communities at 29.6%.

FIGURE 7.C: POVERTY LEVEL BY FAMILY & PERSONS, 2010 & 2013



Source: US Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

D. HOUSING ASSISTANCE PROGRAMS

There are several programs in Chaves County that provide housing and/or rent assistance. These groups include:

Alianza of New Mexico - This organization is located in Roswell and provides housing assistance, counseling, and case management for people affected by HIV/AIDS.

Southeast New Mexico Community Action Corporation - Southeast New Mexico Community Action Corporation (SNMCAC) provides assistance with rent/mortgage and utilities for applicants in Chaves, Lincoln, and Lea counties who meet income guidelines and provides the required documentation. The local SNMCAC office is located in Roswell.

City of Roswell - The City of Roswell offers administrative support for low income/affordable housing projects within the City.

Habitat for Humanity - Habitat for Humanity is a non-profit group of volunteers that builds and rehabilitates homes for low income people and families worldwide. Recipients invest their own labor into building their homes and the homes of others. Houses are sold to partner families at no profit and financed with affordable loans. The homeowners' monthly mortgage payments are used to build new Habitat homes.

People Care, Inc. - People Care, Inc. is an organization that provides housing and care for young adults diagnosed with mental illness. The organization operates group homes in Roswell and contributes in the development of housing for people with disabilities.

Region VI Housing Authority - The Region VI Housing Authority is operated by the Housing and Urban Development Department. The Authority serves low income families by providing safe, sanitary, and affordable housing (Section 8) in Chaves County.

Roswell Refuge for Battered Adults - This organization provides emergency shelter for victims of domestic violence.

Chaves County has worked with many of the above listed organizations by applying for Community Development Block Grants and other forms of assistance. The City of Roswell has been successful in securing CDBG funds since 1997 that offer assistance for repairs and upgrades to streets and infrastructure in blighted areas of town that are in severe need of financial assistance.

E. HOUSING GOALS, OBJECTIVES, and POLICY ACTIONS

The following goal, objectives, and policy are designed to assist the Chaves County Government in addressing some of the housing issues that exist in the County. Again, while Chaves County is not directly involved in housing, it does partner with a number of groups in applying for grants and other sources of funding.

Goal 7.1: Support the development and rehabilitation of affordable housing in Chaves County.

Objective 7.1.a: To ensure that local non-profit and private housing assistance organizations have adequate funding.

Objective 7.1.b: To ensure that Chaves County has access to all funding sources available to local and county governments for all types of housing assistance.

Policy Action 7.1.a: Chaves County shall support affordable housing organizations by helping to secure grants, advertising, and other in-kind support. Chaves County government will provide support to affordable housing organizations that are involved in workforce housing and housing that addresses the needs of low income and special needs residents through the following:

1. Assisting by identifying grant programs and funding sources available to non-profit and private housing assistance groups;
2. Coordinating with the Regional Office of the Housing and Urban Development Department to identify all community development grants and funding that can be utilized for providing affordable and low income housing;
3. Taking the lead in applying for grants and funding sources and providing these monies to qualified affordable housing organizations; and
4. Maintaining partnerships through coordination, agreements, and memorandums of understanding with affordable housing organizations.

A. INTRODUCTION

Transportation in Chaves County includes roads, railroad, and air systems. The roadway system is made up of U.S. highways, State highways, County roads, and local municipal streets. The Burlington Northern and Santa Fe Railroad transports freight north and south through the County. Roswell Municipal Airport is located at RIAC at the southern limits of Roswell. Upgrades, expansion, and maintenance of the County's transportation systems are essential for economic development and the efficient movement of people, goods, and services.

B. ROADWAY SYSTEM

The road system in Chaves County is shown on the map on the page 95. This road system is a combination of federal, state, county and local roadways and is defined in greater detail below:

US Highways

US 285 - US 285 runs north-south through Chaves County, and is a four lane divided highway from Interstate-40 to the north to Carlsbad on the south. Eventually US 285 will be four lanes to Interstate-10 providing a major north/south corridor through New Mexico. This future four lane expansion of US 285 south to I-10 will be a major contributor to economic development throughout the southeastern portion of the state. The expansion of US 285, together with other proposed expansion projects, should increase commercial traffic, spawn economic development, and provide better routes for intra- and interstate travel.

US 70 - US 70 runs east and west through Chaves County, and goes from Interstate 10/25 at Las Cruces to the Texas border connecting with US 60 and I-40. This route will help encourage economic development throughout the southeastern portion of New Mexico. US 70 is designated as a NAFTA Trade Corridor, and is a major east/west truck route from Arizona on the west, through New Mexico and on to Amarillo, Texas to the east. This is particularly true during the winter months when the northern roads are susceptible to bad weather.

US 380 - US 380 also runs east/west through New Mexico from I-25 on the west into Lubbock, Texas on the east. A section of US 380 runs concurrently with US 70 from Hondo to Roswell. Proposed expansion would increase US 380 to four lanes from Roswell to the Texas border. US 380 runs through Tatum and provides the route most often taken to Lubbock, Midland/Odessa, and Dallas, Texas.

US 82 - US 82 is a two-lane highway that runs from Artesia to Alamogordo through the southern part of Chaves County.

State Highways

The New Mexico Department of Transportation (NMDOT) maintains approximately 560 miles of roads within Chaves County, including US Highways 70, 380, and 285, which bring the largest number of vehicles through Roswell and the County. The most traveled state highway is NM 2 from Roswell to Artesia, also known as the Old Dexter Highway, and is the major commercial transportation route for both the dairy and farming industries with connections through Dexter, Hagerman, and Lake Arthur. Other New Mexico state highways are shown on the Existing Roads and Highways map on page 95.



County Roads

Chaves County owns and maintains 1,458 miles of road, of which only 465 miles are chip sealed or paved. The remaining 993 miles of County roads are constructed of gravel, caliche, or dirt. County roads provide transportation and drainage to most areas of the County.

The County finances construction and maintenance for these roads with a combination of private, County, and state funds. The County also owns its own chip-seal equipment, trucks, motor graders, rollers and a gravel crusher. The County requires developers to build roads in new subdivisions that meet County standards prior to the sale of lots. At the time industrial revenue bonds were issued, Leprino Foods agreed to pay \$100,000 per year for the life of the bonds for construction and maintenance of roads adversely impacted by its cheese plant operations.

Local Streets

The local municipalities of Roswell, Dexter, Hagerman, and Lake Arthur own and maintain their local street systems. County roads tie into the streets within these municipalities.

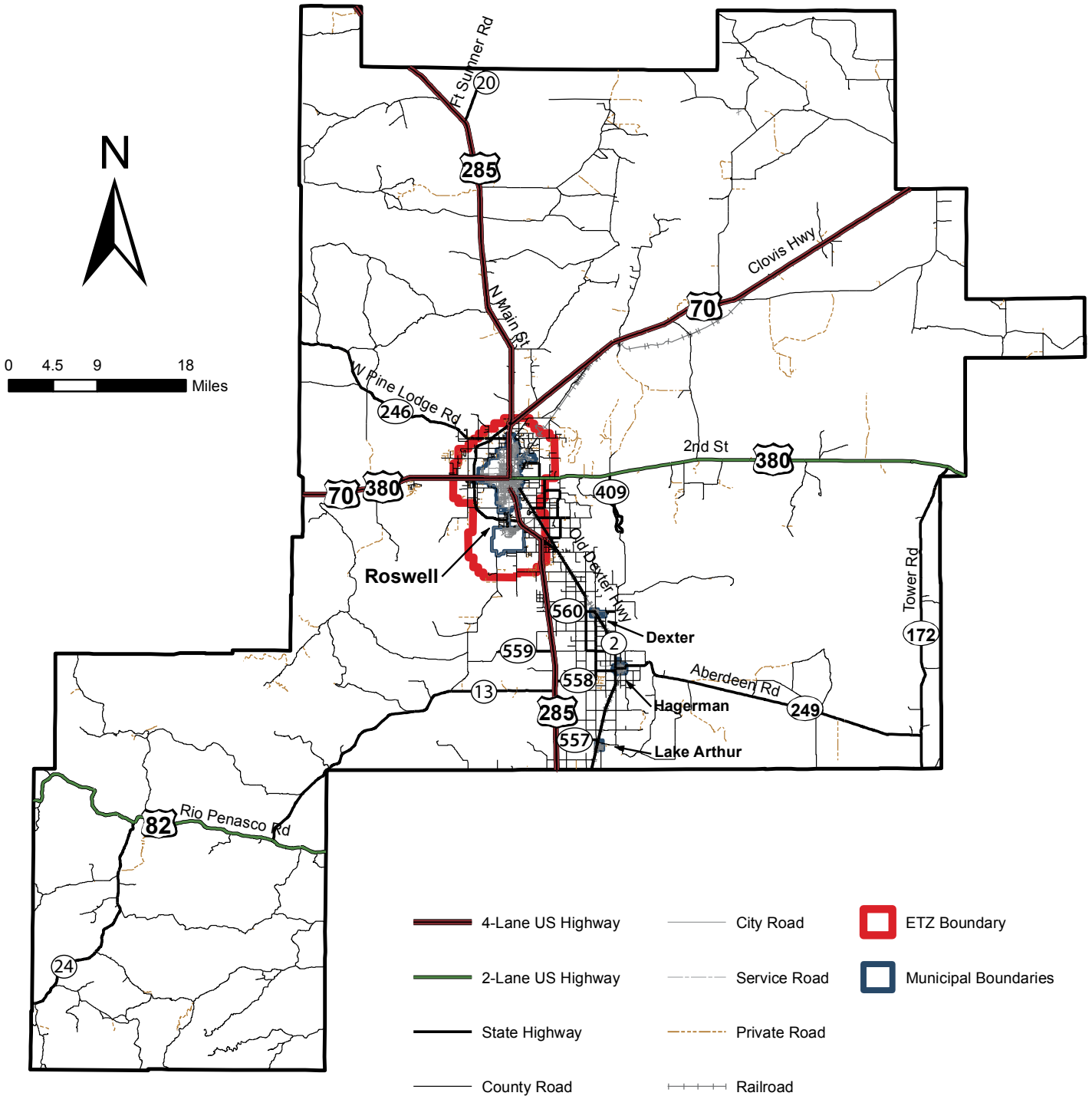
Roswell maintains over 250 miles of paved streets within its City limits. Roswell is the commercial and industrial hub for Chaves County.

Railways

The Burlington Northern & Santa Fe (BNSF) railroad passes through southeast New Mexico from south of Carlsbad through Roswell to Clovis, which is northeast of Roswell. The railroad is active and links to other railways and railroad companies throughout New Mexico and Texas. Dexter, Hagerman, and Lake Arthur all owe their earliest beginnings to J.J. Hagerman and this railroad which placed spurs in what are now the aforementioned towns.

Chaves County

Existing Roads and Highways



Prepared by: Consensus Planning
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C. AIR TRANSPORTATION

Passenger and Cargo Air Transportation for Chaves County is served by the Roswell International Air Center (RIAC) located on the south end of the City limits. RIAC occupies the former site of Walker Air Force Base. This base, part of the Strategic Air Command (SAC), was closed in 1967 and the airfield was transferred to the City of Roswell. The City has operated and maintained RIAC ever since. RIAC has one of the longest runways in the world, which can accommodate any size aircraft. Commercial passenger service is currently being provided by American Eagle Airline with small commuter planes that travel to and from Dallas / Fort Worth Texas. All branches of the military use RIAC for training exercises and numerous airline companies train their pilots there as well. A large number of cargo airlines fly in and out of Roswell on a daily basis, providing goods to the region. RIAC has been a Foreign Trade Zone (FTZ) since 2003, helping economic development in the County and throughout southeastern New Mexico. It also serves as an industrial air center with several aviation related businesses, and a large portion of the field is currently being used for aircraft storage. As described in the Economic Development Section, RIAC represents a major asset for the City of Roswell and all of Chaves County.

D. LONG RANGE TRANSPORTATION PLANNING

The Southeastern New Mexico Economic Development District (SNMEDD) is the regional Council of Governments that coordinates long range transportation planning through the Southeast Regional Transportation Planning Organization (SERTPO). SERTPO prepares a Regional Long Range Transportation Plan (RLRTP) that provides preliminary regional transportation goals, needs, issues, and possible solutions over a 20 year period, which are derived from local, elected and/or appointed officials. At a minimum, the RLRTP is updated every five years. The following excerpts include the goals and priority projects that affect Chaves County and the incorporated communities within Chaves County.

The regional goals of the SERTPO include:

1. Upgrade and convert major two-lane roadways to four lanes in southeastern New Mexico by way of the Transportation Corridors recommended by the SERTPO and thus connecting communities with the interstate highway system.
 - US 70, Chaves County West Relief Route, from US 70 to US 285
 - US 380, from Roswell east to Texas state line
2. Priority projects for Chaves County and incorporated communities include:
 - Chaves County - El Camino de la Salud Walking Trail, located within the City in the vicinity of the County Administration Facility, assisted living facility, and the new County stormwater facility. Enhancements

include construction of trail, landscaping, lighting, signage, street furniture, public art and related improvements.

- Chaves County - East Pine Lodge Road. Pavement Preservation improvements on Pine Lodge Road between N. Main (US 285/US 70) and Red Bridge Road.
- Chaves County - Red Bridge Road. Pavement Preservation improvements on Red Bridge Road between 19th Street and East Pine Lodge Road.
- Roswell - US 285 North Main Pavement Rehabilitation and ADA Improvements. Pavement Rehabilitation of US 285 from College to Country Club Road. The project includes milling, PMBP inlay, replacement striping, pavement markings and ADA-compliant improvements (i.e., driveways, intersection corners, sidewalks, etc.).
- Roswell - US 285 North Main ADA Improvements. Enhancement ADA project, from Country Club to Mescalero, which includes multiple driveways, intersection corners, sidewalks, and related improvements.
- Roswell - US 285 Southeast Main Street, South Main Street, and McGaffey Street Intersection Project Development. The project consists of ROW studies, alignment studies, and environmental documentation. Reconstruction activities include pavement replacement, sidewalks, signalization, pedestrian facilities, curb & gutters, lighting, ROW acquisition and land purchase.
- Roswell - Virginia and Richardson Avenue Reconstruction. Reconstruction of both streets, from Summit to College. Each roadway is one block on either side of and parallel to US 285. Project includes storm drains, curbs, drive pads, ADA improvements, paving, etc.
- Dexter - Sidewalk Improvements. Planning/design/engineering/construction for the SW quadrant of Town. Improvements include installation and/or replacement of sidewalks/curb/gutters/ramps/related improvements for ADA compliance.
- Hagerman - Sidewalk Improvements. Planning/design/engineering/construction for Cambridge, Oxford and in front of schools. Improvements include installation/replacement of sidewalks/curb/gutters/ramps/related ADA-compliant improvements.
- Hagerman - Walking Track – Sports Complex Project. Planning/design/engineering/construction for track with asphalt surface, landscaping, trees, benches, and related improvements.

- Regional - US 380, Four Lane Project. Construction of additional lanes, from Roswell east to Texas state line (on to Lubbock, Texas).

Expansion/Improvement

Chaves County's major transportation issue is identifying and funding the on-going maintenance of the existing network of roads. Improvements have been made on the major state highways and farm-to-market roads throughout the County in the last several years; however, much needs to be done to maintain the roadway network within the County.

Pine Lodge and Red Bridge Roads have become the northeast bypass around Roswell. These roads were constructed to serve as local roads and not the major arterials they have become. The increased traffic on these roads has made access difficult for local residents, and addressing this issue has been identified by the SERPO as a priority project. The feasibility of an eastside bypass road was considered as a option for relieving this congestion, but pursuing this option was dropped by Chaves County in 2007. It is anticipated that Triassic Park Waste Disposal Facility, a privately-owned hazardous waste treatment, storage, and disposal facility located approximately 43 miles east of Roswell, will continue to increase traffic flows on the east side of Roswell particularly when it expands to full operations. The SERPO planned widening projects for US 380 and the northern section of the Roswell Relief Route to four lanes would help address these conditions.

New Mexico State Highways 2 and 256

The 2004 Comprehensive Plan recommended that NM 2 and NM 256 be widened because of the high volume of commercial truck traffic on both facilities and the potential for encouraging economic development and growth in the Pecos River Valley south of Roswell. This recommendation has been implemented as follows:

NM 2

- 1st Phase: US 285 Junction to (west edge of) Dexter - completed by NMDOT in 2010
- 2nd Phase: Dexter to outside Hagerman (Rio Felix Bridge) - completed by NMDOT in 2011

NM 256

- Completed by NMDOT in 2008

Improving the County roads west of Dexter, Hagerman, and Lake Arthur that tie into US 285 would also help alleviate traffic congestion on NM 2.

Intersections

Improving intersections ranks as a high priority for Chaves County residents. Intersections should be re-evaluated and any deficiencies found should be

mitigated through accepted traffic engineering practices. Drainage needs to be addressed on County roads as well. Road repair is a continuing problem the County needs to address.

E. TRANSPORTATION GOALS, OBJECTIVES, and POLICY ACTIONS

Chaves County is committed to maintaining and improving its roads. The County is using its Infrastructure Capital Improvements Plan (ICIP) to budget more money for improving and maintaining County roads. The following goals, objectives, and policy actions serve as recommendations for the County's transportation improvements:

Goal 8.1: Chaves County will work to eliminate substandard road conditions and intersections.

Objective 8.1.a: To ensure that the County's road system is efficient and safe.

Objective 8.1.b: To alleviate traffic on NM 2 by widening and improving connector roads from the valley communities to U.S. Highway 285.

Policy Action 8.1.a: Chaves County shall work with the SERPO and the regional priorities to improve connector roads from NM 2 to US 285. As part of this effort, Chaves County shall identify and utilize available funding sources for these road improvements.

Policy Action 8.1.b: Chaves County shall re-evaluate intersections and conditions on County roads and take necessary steps to mitigate noted deficiencies.

Policy Action 8.1.c: Chaves County Road Department shall initiate a Traffic Management Plan for County roads in the Pecos Valley, addressing:

- Traffic counts;
- Techniques to mitigate traffic congestion on County roads and NM 2 and NM 256;
- Areas where new rights-of-way need to be acquired;
- Additional or modified traffic control; and
- Additional traffic routes.

Goal 8.2: Chaves County’s road system will accommodate and be compatible with existing and future land uses.

Objective 8.2.a: To ensure access to new developments is provided through new connector roads or upgrades to existing connector roads.

Objective 8.2.b: To support and plan for transportation improvements for economic development purposes.

Objective 8.2.c: To ensure adequate right-of-way for future road and intersection expansion.

Policy Action 8.2.a: Chaves County shall acquire new rights-of-way in order to complete roadway expansion and improvements.

Policy Action 8.2.b: Chaves County shall require adequate right-of-way dedication and improvements necessary to serve new development.

A. INTRODUCTION

The purpose of the Water and Wastewater section is to inventory and document the present condition, capacity and use of water and wastewater utilities, and to determine what can be done to prevent problems with these utilities in the future.

B. WATER

Water is the most important resource for any community and this is especially true for Chaves County, which uses so much of it for agricultural purposes. Domestic water use is almost insignificant when compared to the amount used by farming and dairy operations. The majority of agricultural operations use independent groundwater wells. Domestic water is supplied by individual groundwater wells, water co-ops, and municipal water systems. No potable surface water systems exist in Chaves County.

The Roswell groundwater basin, in part, is located within Chaves County. This underground basin is recharged by large watersheds originating in the Sacramento Mountains and Capitan Mountains west of Roswell and Artesia.

Groundwater Wells

Groundwater wells of various depths exist throughout Chaves County. Most of the deeper artesian wells are the source of water for agriculture and the community water systems. Shallow domestic wells serve many individual households. The map on the page 103 shows the locations and density of water wells within the County. These wells vary widely in volume and water right priority date.

Rural Water Co-Ops

Five water co-ops presently operate in Chaves County, including Berrendo, Cumberland, Greenfield, Fambrough, and Lake Arthur. Each water co-op draws its water from artesian wells.

Berrendo Co-Operative Water Users Association - The Berrendo Co-Operative Water Users Association operates in the areas adjacent to Roswell and has approximately 1,547 members. This co-op is supplied by three artesian wells and has been operating at capacity for a number of years. As such, many County residents in this district have connected to the City of Roswell water system and pay double monthly fees for their water.

Cumberland Water Users Association - The Cumberland Water Users Association manages the water supply for the unincorporated community of Midway located between Roswell and Dexter. Cumberland currently serves approximately 150 customers and draws its water from a single artesian well. An engineering study, completed around the same time as the 2004 Comprehensive Plan, evaluated the current system and recommended improvements. The study indicated that the current system is troubled by old, undersized water lines, low water pressures, and very little growth capacity.

Greenfield Mutual Domestic Water Users Association - The Greenfield Mutual Domestic Water Users Association is located between the towns of Dexter and Hagerman and serves homes and businesses in the immediate vicinity. The system includes a 1000 foot well and a 100,000 gallon storage tank.

Fambrough Water Co-Operative - The Fambrough Water Co-Operative is located just southwest of Hagerman and serves the Pecos Valley-Hagerman Subdivision. Fambrough has made improvements to its system in the past several years, including the phased construction of a new waterline. However, it is currently operating at full capacity and there is a two year waiting list for those requesting water service. Fambrough has implemented a moratorium on adding new water uses.

Lake Arthur Water Co-Operative - The Lake Arthur Water Cooperative owns artesian water rights in the amount of 87.6 acre-feet per year and operates the water system for Lake Arthur. Lake Arthur's water system is supplied by two primary wells located at the abandoned Atlas missile site, located east of the Town. The water storage facilities consist of an above-ground steel reservoir with a 120,000 gallon capacity and a concrete storage tank with a capacity of 30,000 gallons. Water lines are distributed throughout the developed areas of Town.

Rural water co-ops have proven very successful in southeastern New Mexico. Water co-ops generally develop individual master plans to serve their customers and tend to know the limits of their systems. Water co-ops work best when developed in conjunction with new residential or industrial developments. Water co-ops are also eligible for financial grants through state and federal governments. They usually have a board of directors as the governing body that oversees operations. These boards are usually made up of users of the co-op's facilities, which allows local participation in the operation of the co-op.

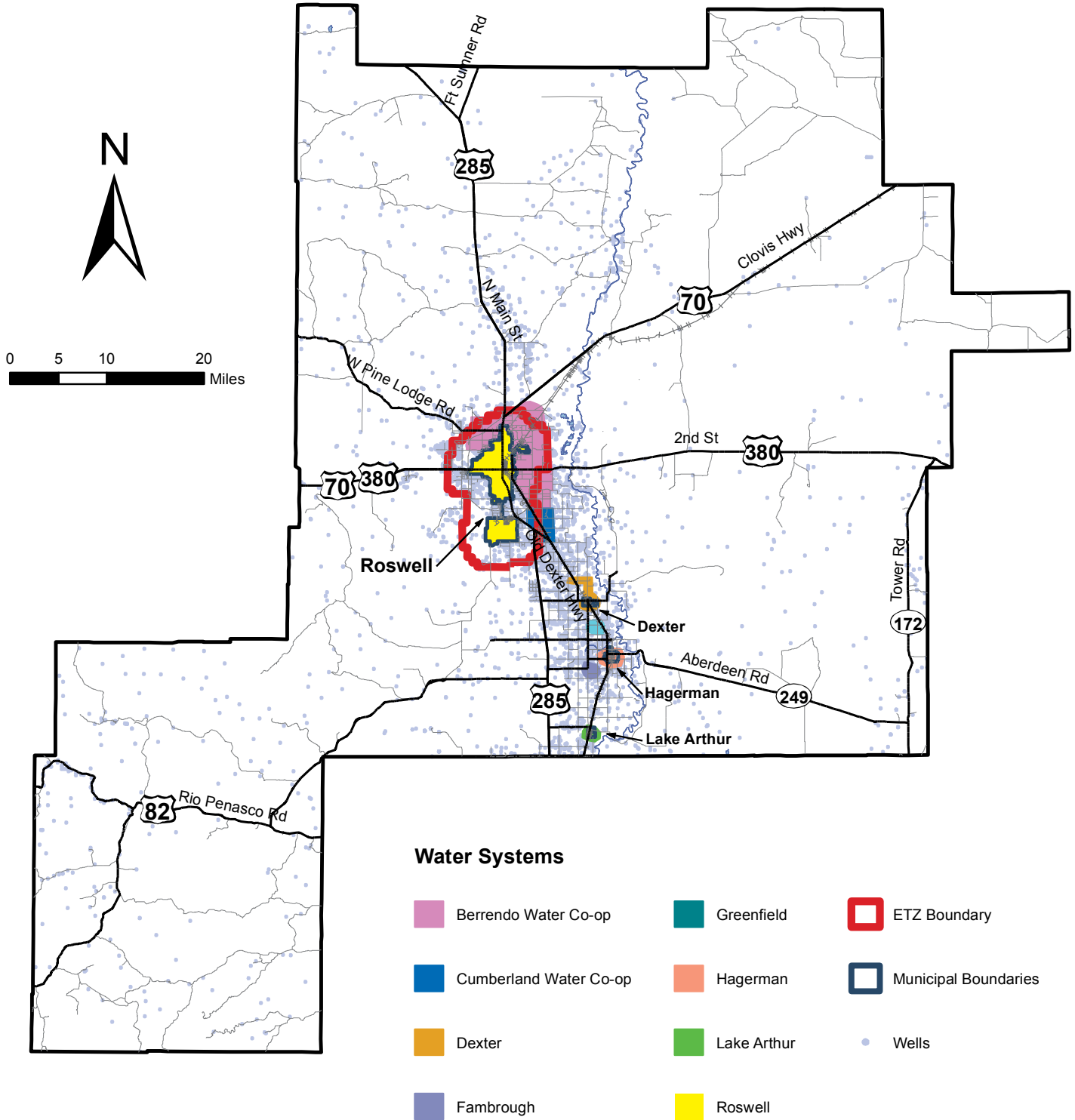
Public Water Systems

There are four public water systems currently operating in Chaves County, including Roswell, Dexter, Hagerman, and Lake Arthur. Each of these municipalities is served by deep artesian wells.

Roswell - Roswell has several artesian wells and above-ground storage tanks located throughout the City to serve its population of 48,356 people. The system has been designed to accommodate projected increases in population. The City is currently in the process of completing a master plan for its water system.

Dexter - Dexter has two artesian wells and two standpipe storage tanks, which serve a population of 1,266. Dexter upgraded its water system with a new 600,000-gallon standpipe storage tank, which will accommodate projected population increases for the far foreseeable future.

Chaves County Water Systems



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Hagerman - Hagerman is served by two artesian wells and two standpipes storage tanks, which serve a population of 1,257. A new artesian well was drilled in 2000 and a new standpipe storage tank was added to serve anticipated population growth. Funding was provided to install auxiliary water well connecting pipeline and storage tank from a new well.

Lake Arthur - Lake Arthur's water system has undergone significant improvements in the past several years, including the installation of transmission lines, storage tank, pumps, building, and site work. Lake Arthur currently has 185 water meters on its system, including a small number that are outside of town limits.

C. WATER ISSUES

Water Supply and Conservation

Chaves County faces several water-related issues. These issues include supply, conservation, and contamination. Unfortunately, all of these problems are long-term; they are the result of thousands of years of climatic trends, increasing population and density, and the lack of stewardship of the environment.

The Roswell groundwater basin and its artesian aquifers are considered to be one of the world's finest examples of rechargeable artesian aquifers. Even though New Mexico, including Chaves County, has been in a drought for a number of years, each year the artesian aquifers have made a recovery. The water table recovered even in 2003, which was the driest year in 110 years of record keeping.

However, that does not mean that Chaves County has limitless water supplies. Some of the water derived from the artesian aquifers is fossil water, meaning that it was captured in pre-historic time when this area was under the influence of continental glaciation to the north. Present-day precipitation from the mountains to the west provides recharge to the aquifers; however, a long term reduction in supply began long before the settlers of the Pecos Valley arrived.

The long-term potential reduction in supply is inevitable. The lower Pecos River basin is the only area in New Mexico that is fully metered to control the withdrawal of groundwater. For 40 years, there had been a metered limit of 3 acre/feet per annum on agricultural use and 2 acre/feet for commercial use. Currently, the cap for domestic wells is 1 acre/foot per annum. The majority of domestic wells are not metered, but that policy is being reviewed and may change. The primary objective must be to make the best utilization possible of the water resources currently available and those available in the future. Conservation and smart use of water resources, both commercially and domestically, is the prudent alternative.

While the supply problem is climatologically controlled, utilization is in the hands of the public. Contamination is one of the greatest threats to the water

supply today. Contamination is caused not only by old, leaky landfills and spills of hydrocarbons or chemicals, but also the misused surface applications of chemicals, animal waste, hydrocarbon spills and leaks, and salts used for de-icing in the winter. One quart of motor oil poured on the ground could contaminate up to 100,000 gallons of drinking water in the aquifer. Improperly maintained septic systems and poorly managed animal-feeding practices contribute to the problem of nitrate contamination. Both agricultural and residential over-fertilization chemically contaminates the groundwater. Wildcat dumps also contaminate the surface and groundwater with a wide variety of compounds weathered from appliances, furniture, and automobiles. The solution to these problems is largely through education and enforcement.

Pecos River Compact

As a result of a Supreme Court decision in 1987, New Mexico was determined to have under-delivered water to the State of Texas an average of 10,000 ac-ft/year. The Court found New Mexico deficient in its compact obligation to Texas. New Mexico paid Texas \$14 million to settle prior year under-deliveries. After 1987, wet water must be delivered to the state line. The Pecos River Compact, made between the states in the 1940s, requires New Mexico to give Texas one-half the water released from Sumner Dam, plus 46% of all the flood inflow to the state line based on the condition of the river in 1947. Unfortunately for Chaves County, water rights will be purchased by the state within the Roswell basin and transferred to new well fields above Brantley Dam for diversion directly to the Pecos River for the purpose of augmenting the water supply for the Carlsbad Irrigation District (CID) and ultimately, for satisfaction of the Texas vs. New Mexico Supreme Court decree. The purchase of these agricultural rights have had, and will continue to have, a negative impact on the tax base of the County. These water right acquisitions are intended to preclude a priority water call in the Pecos River Basin. A priority call would result in far more draconian economic results in the basin, affecting virtually every segment of the Chaves County economy.

The flow in the Pecos River is also the subject of concern for the various irrigation and conservation districts that reside in the valley. With the help of the Interstate Stream Commission, a tentative agreement was made among the stakeholders on how to manage the water in the Pecos River. This agreement ensures that each district and its members receive the minimum amount of water they require. These obligations and the continued proper management of the Pecos River are very important issues for the economic health of Chaves County.

Physical Threats to Water Quantity and Quality

Several threats to Chaves County's water resources exist. The salt cedar, an invasive, non-native phreatophyte (e.g., trees that consume a lot of water), is the dominant plant along the banks of the Pecos River, as well as other river banks throughout New Mexico. It consumes large quantities of water, up to 4.15 acre feet of water per acre per year. This has an enormous impact to the Pecos River

Basin area, and projects have been underway for many years to eradicate salt cedar. This action will significantly increase the water levels in the Pecos River.

Pecos River Basin Water Salvage Project - This is a very long-term, on-going project funded by the Bureau of Reclamation to control salt cedar growth from the Sumner Dam area to the New Mexico/Texas state line. Various methods and equipment were used for the initial clearing of salt cedars, including plowing, tree crushers, mowing, bulldozing, chaining, and chemical control. Maintenance of the regrowth is currently performed solely by root plowing with heavy equipment.

Pecos River at Bitter Lake National Wildlife Refuge - The US Bureau of Reclamation was responsible for implementing Phase I of this project as part of mitigation for Pecos River reservoir operations. The US Fish and Wildlife Service, in partnership with the World Wildlife Fund and the New Mexico Interstate Stream Commission, received a \$518,500 grant from the New Mexico Environment Department, 2007 River Ecosystem Restoration Initiative for Phase II to restore six miles of the Pecos River as it runs through Bitter Lake National Wildlife Refuge. Phase II includes removing salt cedar and floodplain levees, lowering floodplains, re-connecting historic river sections, and establishing native plants. Phase I will re-connect a channelized oxbow lake and improve roughly 1.5 miles of river habitat. Phase I is being constructed by the Bureau of Reclamation as part of its mitigation for Pecos River operations. The funding from New Mexico's River Ecosystem Initiative will allow the U.S. Fish and Wildlife Service to conduct Phase II, and address restoration on an additional six river miles. The project was designed to restore basic river functions; improve water quality; improve wildlife habitat and attract more animal species; remove 100 acres of invasive non-native plants; reduce flood risk for downstream properties; reduce fire risks; etc. The Refuge received ARRA money in 2009 for Phase III.

In addition to the salt cedar, other invasive woody vegetation has increased in Chaves County. This vegetation (e.g., mesquite) uses large amounts of water when compared to the herbaceous plants it replaced.

In the higher elevations in the western portion of the County, evergreen vegetation such as juniper and ponderosa pine have expanded their area and thickened. These changes are thought to have interrupted or changed the hydrologic cycle. It is believed that evapo-transpiration has increased with changes in the plant community. Some of these areas are at high risk for catastrophic stand replacement fires. These fires pose not only a threat to private property, but also increase the probability of large silt-laden floods within the County.

Groundwater

Groundwater is the most important issue in Chaves County. All of the potable water and most of the irrigation water used in the County is groundwater. The State Engineer is responsible for monitoring and managing the underground water levels throughout New Mexico. A regional office of the State Engineer, located in Roswell, provides local information and contact with the local communities.

In the 1930's, farmers, conservation districts, and other water users in Chaves County realized that the water supply was being depleted and have since taken drastic and very difficult-to-enact measures to limit the usage of water. The adjudication of water rights, metering wells in the Roswell Basin, and the retirement of some water rights have resulted in a significant increase in the artesian water levels. Water usage has been gradually reduced to 1/3 or a 1/4 of the normal amount used since the metering of water use began in 1967 and the farmers of the Valley have had to learn to farm with less water. Until the recent drought, salt water incursion to the aquifer has also been deferred.

Desalination Potential

Desalinization has been used very successfully on a large scale for a number of years in arid regions of the world. Many countries depend on desalination for all of their potable water. New technology could be used to test the practical application of smaller, packaged desalination plants for areas such as the Pecos River Valley. A successful pilot desalination project was operated in Chaves County during the 1960's and 70's.

D. WASTEWATER

Wastewater ties directly to water issues facing Chaves County in preventing contamination. Wastewater treatment has the potential for contaminating both surface and groundwater resources. Proper engineering principles utilized to treat domestic and commercial/industrial wastewater help minimize surface and groundwater contamination. Various wastewater treatment methods are currently utilized throughout the County.

Individual Septic Systems

Individual households throughout the County treat domestic wastewater with septic systems. These systems consist of a septic tank and leach field. Fortunately, the soil conditions found in Chaves County are conducive for the use of septic systems because they are moderately permeable. This allows for proper effluent absorption without over-saturation. Additionally, thick, impermeable clay layers protect the shallow aquifers. These conditions make individual septic systems very effective throughout the County.

The 5-acre minimum property size requirement in the Chaves County Zoning Ordinance was designed to limit the risk of groundwater contamination by septic

systems. The Land Use Section of this Comprehensive Plan allows for smaller lots within areas of the ETZ that meet certain conditions, including having a community water system and where soils are suitable for septic systems, or the ability to be served by the City of Roswell utility systems.

Small packaged wastewater units are commercially available for the treatment of both industrial and domestic wastewater. Residential developments can be designed with packaged treatment units to treat domestic wastewater from multiple households; however, these systems are significantly more expensive than conventional septic systems. The residents can be trained in the maintenance and operation of such systems, much like water co-ops are doing now.

Municipal Treatment Plants

All of the incorporated communities use trickling filter, activated sludge, or modified constructed wetlands for wastewater treatment. Each has made improvements to their systems in the past several years, and other improvements are planned through 2015. Hagerman completed sewer line installation and rehabilitation on the east side of Town, and will continue the project into areas with severely deteriorated lines on the west side of Town.

Commercial/Industrial Treatment Facilities

The two largest commercial/industrial wastewater producers in Chaves County are the Leprino Food processing plant and Three Amigos Dairy. There are numerous dairy facilities in Chaves County that generate significant quantities of wastewater. Leprino Foods treats its wastewater with large lagoons and applies the effluent on adjoining croplands. Similarly, dairies treat their wastewater with smaller lagoons and discard the effluent by land application or reuse. These treatment methods require careful monitoring, but are highly effective as well as a beneficial to nearby farmland. Dairies are also regulated by the Environmental Protection Agency (EPA) for their surface water, and the New Mexico Environment Department (NMED) Groundwater Bureau in Santa Fe regulates all of the groundwater discharge permits issued in Chaves County. The proposed Pecos Valley Biomass project, involving 25 dairies within an 11 mile radius, will help address the potential groundwater contamination issues associated with the dairies.

E. WATER and WASTEWATER GOALS, OBJECTIVES, and POLICY ACTIONS

Chaves County is committed to being a leader in preserving and maintaining the vital water resources in southeastern New Mexico. The County works closely with local conservation and drainage districts in their efforts to conserve water. The County is very aware of how much agricultural industries depend on water.

Several commercial/industrial and domestic wastewater treatment methods have proven successful for use in Chaves County. Existing soil conditions and an arid climate make the treatment of wastewater in Chaves County both environmentally

and economically practical. Protecting the County's water resources are of utmost importance. The potential for contamination must not be overlooked. The following goals, objectives and policies serve as guidelines and recommendations for the County's role in water resource conservation and management, and wastewater management.

Goal 9.1: Protect the quality and supply of water resources in Chaves County.

Objective 9.1.a: To ensure groundwater is safe from existing and potential chemical and biological contamination sources and illegal dumping.

Objective 9.1.b: To ensure an adequate water supply for new residential or commercial development.

Policy Action 9.1.a: Chaves County shall support long-range regional water planning and pursue the implementation of the Lower Pecos Regional Water Plan with other jurisdictions and entities with a primary focus on protecting Pecos River water and keeping it in the Valley.

Policy Action 9.1.b: Chaves County shall work with other federal and state agencies to identify and eliminate invasive and heavy water consuming tree and plant species from the Pecos River Valley. Efforts will include:

- Contacting the New Mexico Environmental Department and the Chaves Soil and Water Conservation District to determine what efforts are going on state-wide and how these could be applied to Chaves County;
- Identifying research methods, funding sources, and seek funding for invasive plant control;
- Studying the impacts to crops and pasture land from herbicides and pesticides used for control; and
- Identifying areas of the Pecos River to be targeted for control of invasive species.

Policy Action 9.1.c: Chaves County shall require that all new residential development in the County demonstrates sufficient water supply for the development through the subdivision review process.

Policy Action 9.1.d: Chaves County shall support the establishment of shared wells, domestic water systems, and metering of domestic water wells and water co-ops.

Policy Action 9.1.e: Chaves County shall amend the County Subdivision Ordinance to include provisions to adequately protect the County's dwindling water supply.

Goal 9.2: Provide for the safe and efficient disposal of liquid waste.

Objective 9.2.a: To protect groundwater resources and the public health, safety, and welfare.

Objective 9.2.b: To limit the number of individual septic systems.

Policy Action 9.2.a: Chaves County shall monitor the development of sewage treatment facilities in the County and incorporated communities.

Policy Action 9.2.b: Chaves County shall promote the use of small package sewage treatment systems for residential development and the replacement of old septic tanks.

Policy Action 9.2.c: Chaves County shall work with NMED to identify facilities that are not in compliance with liquid waste disposal regulations, identify potential water contamination sources, and assist in implementing corrective measures.

Policy Action 9.2.d: Chaves County shall support continued improvements and expansion to the municipal wastewater systems.

Goal 9.3: Support the use of treated effluent for irrigation and land application purposes.

Objective 9.3.a: To reduce the use of potable water for landscape irrigation at public facilities.

Policy Action 9.3.a: Chaves County shall pursue the use of treated effluent and treated commercial/industrial wastewater for irrigation and land application purposes, wherever feasible.

A. INTRODUCTION

The Implementation Section is one of the most important sections of the Comprehensive Plan since it identifies how the goals, objectives, and policies will be implemented. It does this by identifying who is responsible for carrying out the policies and a time frame for their accomplishment. A good action plan will separate the plans that are effective tools from those that will just sit on a shelf. Specifically, the Implementation Section should achieve the following:

- Determine action steps to carry out the recommendations/strategies of the Plan;
- Sets up the short and long term time frame for accomplishing the policies of the Plan;
- Delegating responsibilities for implementing the Plan (most of the responsibility will fall on the owner of the Plan, but could also identify potential partnerships); and
- Provide framework for updating the Plan as needed.

B. GUIDELINES for UPDATING the COMPREHENSIVE PLAN

The Comprehensive Plan should be reviewed and/or updated every five years. Goals / Objectives / Policy Actions should not be revised without a public hearing process. Revisions and updates should be made in the original document, but they could also be made as an addendum or separate report.

Items to Review and Update in the Comprehensive Plan

There are several items that would trigger a review and update of the Comprehensive Plan. This would include:

Changes to Demographics/Existing Conditions - Demographics is one of the areas where change always occurs. New census figures come out every ten years and estimates are prepared regularly. Comprehensive plans that are adopted prior to the release of new census data should be reviewed after the data is released in order to contain the most current and accurate data. Comprehensive plans that are prepared prior to new census data typically have to rely on data in the previous census or on estimates. The community may also want to consult the Bureau of Business and Economic Research (BBER) for estimates of demographics and use those in the Plan; however, sometimes those estimates can be inaccurate. Data that should be reviewed and revised includes:

- Population characteristics
- Housing characteristics
- Unemployment figures
- Large employers

Review of Implementation - Another element that should periodically be reviewed and updated is the action agenda / implementation strategies. As items are implemented, it is good to note those by providing a mechanism to document what has occurred or what is planned. A regular report on implementation is a good way to discuss what has been implemented. The community should also keep a record of implementation actions that are completed.

The review should also focus on those items that have not been implemented, especially those whose time frames are close to being due per the action agenda.

Review of What is Working/What is Not Working - It is also important to review what is working in the Comprehensive Plan and what is not working as intended. If the goals, objectives, and policies are having the opposite effect of what was intended, they should be reviewed and modified. Conversely, if the goals, objectives, and policies need to be revised or rewritten in order to make them stronger, this should also be done at the time of review.

Review of Maps - The maps within the Comprehensive Plan should also be reviewed and revised if necessary, particularly the Preferred Land Use Scenario. The community is strongly encouraged to follow the map as much as possible, but there could be instances when the community needs to re-evaluate the map. For example, if a large employer has established itself on vacant land that may have been identified or designated for less intensive uses, that area should be re-evaluated in order to avoid land use conflicts with the new use. Perhaps the area surrounding the large employer should be re-evaluated for future commercial or industrial land uses.

C. IMPLEMENTATION GOALS and OBJECTIVES

Like the other Comprehensive Plan elements, setting goals and objectives for implementation is an important step in ensuring that the Chaves County Comprehensive Plan provides a useful tool in guiding growth and development. Ultimately, full implementation is dependant on a variety of factors, including funding, staffing/manpower, the recommendations from subsequent reports and studies, and political will on the part of residents and elected officials. Still, the following goals and objectives can assist in achieving many of the recommendations found in this Plan.

Goal 10.1: Implement the recommendations of the Chaves County Comprehensive Plan as time and resources permit.

Objective 10.1.a: To establish committees that are tasked with periodic reviews of the action policies.

Objective 10.1.b: To ensure the Comprehensive Plan stays relevant and useful, and provides adequate direction for decision makers.

Policy Action 10.1a: Chaves County shall implement the Comprehensive Plan as resources including staff time and funding are available. Chaves County shall also enter into agreements with other entities that further the implementation of the Comprehensive Plan. When appropriate, the Chaves County Planning and Zoning Department shall seek implementation through the work of existing and planned committees.

D. IMPLEMENTATION TABLES

The tables on the following pages provide an summary of each policy action identified within each Plan section, as well as recommended time frames. Each table is organized by Plan section and contain specific steps that the County should undertake to fully implement the Comprehensive Plan. For more detail on these policy actions, please refer to the specific Plan section.

PUBLIC LANDS POLICY ACTIONS*

Policy Action	Time Frame
<u>Policy Action 3.1.a:</u> Chaves County, through the Chaves County Land Council (CCLC), shall transmit a copy of the adopted Comprehensive Plan and any future revisions or amendments to all state and federal agencies with management responsibilities within the geographic boundaries of Chaves County.	2016 and Ongoing
<u>Policy Action 3.1.b:</u> All agencies are to coordinate continuously with the Board of Commissioners ensuring early notice and discussion of all issues that may impact the County, for the purpose of resolving conflicts prior to the public participation process.	Ongoing
<u>Policy Action 3.1.c:</u> Being fully apprised of the County’s positions, federal and state agencies shall inform the Board of Commissioners of any potential conflicts with their plans, programs, or policies, early in the process and prior to public release of the proposed plans, programs, and policies.	Ongoing
<u>Policy Action 3.1.d:</u> The Board of Commissioners will work with the federal and state agencies to resolve conflicts between the planning authorities, but shall not approve or endorse any plans, programs, or policies that harm the health, safety or welfare of the County.	Ongoing
<u>Policy Action 3.1.e:</u> Federal and state planning efforts shall acknowledge the County’s position and any conflicts with the County’s plans when released to the public, so that the public may also take into account the needs of the County during the public comment and participation processes.	Ongoing
<u>Policy Action 3.1.f:</u> Chaves County shall develop monitoring and compliance standards to evaluate this Comprehensive Plan and to ensure consistency between federal and state actions and activities and the land use requirements enumerated within this Plan.	2016 - 2017
<u>Policy Action 3.1.g:</u> Chaves County, through the CCLC, shall establish a mechanism for tracking and reviewing all federal and state land transactions, including land adjustments, purchases, disposals, and exchanges by close consultation, coordination, and cooperation and with full public participation.	2016 - 2017
<u>Policy Action 3.1.h:</u> All land and resource inventory processes conducted within the political boundaries of the County shall be coordinated with the County (See Public Lands section for more detail).	Ongoing
<u>Policy Action 3.1.i:</u> Proposed federal or state specially designated areas in Chaves County shall be presented to the CCLC in a timely manner so that the County may participate in the planning process.	Ongoing
<u>Policy Action 3.1.j:</u> Because livestock grazing is a vital industry that supports County Services, grazing shall continue to be a valid use of all lands with special designations. The restrictions placed on lands with special designations shall not reduce the levels of grazing or increase the grazing expense on the producer.	Ongoing
<u>Policy Action 3.1.k:</u> Only those areas that meet the specific definition of wilderness as set forth in the Wilderness Act (16 U.S.C. §1131) shall be considered as having Wilderness Characteristics in the inventory process (See Public Lands section for more detail).	Ongoing

10. IMPLEMENTATION

<u>Policy Action 3.1.l</u> : Prior to the publication of a proposed designation of an ACEC in the Federal Register, the Bureau of Land Management (BLM) shall coordinate with the Board of Commissioners on the proposal to determine if designation of the ACEC creates any conflicts with the Counties plans as required by 43 U.S.C. §1712(c)(9) (See Public Lands section for more detail).	Ongoing
<u>Policy Action 3.1.m</u> : Chaves County, through the CLCC, shall monitor federal and state agency plans, policies, and changes to land status/ ownership as they relate to Chaves County land use policies.	Ongoing
<u>Policy Action 3.1.n</u> : When a new land designation, exchange, or change in management is being considered by state or federal entities within the County's jurisdiction, the agencies shall coordinate with the County to determine if the change will cause any unresolved conflicts with the County's interests and discuss options to resolve those conflicts.	Ongoing
<u>Policy Action 3.1.o</u> : On a continual basis, Chaves County Planning and Zoning, in conjunction with the County Assessor's office, shall update and keep current all County land use maps including data from the federal and state agencies located in Chaves County.	Ongoing
<u>Policy Action 3.1.p</u> : Federal and State agencies shall make available all relevant land use data to the County to ensure harmonious planning between the entities, and provide the County Commissioners with documentation of all impact analyses, including socioeconomic impacts.	Ongoing
<u>Policy Action 3.2.a</u> : Livestock grazing is considered to be an "equitable estate".	2016 - 2017
<u>Policy Action 3.2.b</u> : Chaves County shall adopt a definition of private property rights that is based upon the definition found in the Attorney General's Guidelines for the evaluation of Risk and Avoidance of Unanticipated Takings dated June 30, 1988. The definition shall include protection by the Fifth and Fourteenth Amendments of the Constitution of the United States that includes real and personal, tangible, and intangible property and ensures that private property includes "investment backed expectations".	2016 - 2017
<u>Policy Action 3.2.c</u> : Chaves County shall promote use of federal and state trust lands that respect private property rights and increase free market opportunities for all County residents.	Ongoing
<u>Policy Action 3.2.d</u> : Livestock grazing on federal and state trust lands shall continue at levels consistent with proper range management, 'custom and culture', and the protection of equitable property rights.	Ongoing
<u>Policy Action 3.2.e</u> : Chaves County shall develop incentives for improving grazing land and promoting good land stewardship (See Public Lands section for more detail).	2016 - 2017
<u>Policy Action 3.2.f</u> : Chaves County shall coordinate with federal land agencies to ensure that they do not acquire any private lands or rights on private lands within Chaves County without addressing the following considerations: That private property interests are protected and enhanced.	Ongoing
<u>Policy Action 3.2.g</u> : Land exchanges or adjustment of land should use the specific strategies (See Public Lands section for more detail).	Ongoing

10. IMPLEMENTATION

Policy Action	Time Frame
<p><u>Policy Action 3.2.h:</u> Chaves County shall adopt the principles of the Public Rangelands Improvement Act, 43 U.S.C. 1901 et seq. as County policy. The procedures set forth in the Public Rangelands Improvement Act and accompanying Memorandums of Understanding as modified by this Comprehensive Plan shall govern all actions involving the federal Agencies, including the Bureau of Land Management and the US Forest Service, and either an individual or group of livestock grazing permittee(s) or lessee(s), including but not necessarily limited to the creation or revision of an allotment management plan, and other like actions or as requested by the permittee(s) or lessee(s).</p>	2016 - 2017
<p><u>Policy Action 3.2.i:</u> Chaves County shall coordinate with the Bureau of Land Management and US Forest Service in initiating the consultation procedures described in the Memorandum of Understanding between the Governor of New Mexico and the New Mexico State Director, Bureau of Land Management, US Department of the Interior, dated July 30, 1980. In addition, the County shall coordinate the initiation of consultation procedures described in the Memorandum of Understanding between the Director of the New Mexico Department of Agriculture (NMDA) and the Regional Forester, US Department of Agriculture, Forest Service (USFS) Southwestern Region, dated July 28th, 1987.</p>	2016 - 2017
<p><u>Policy Action 3.2.j:</u> Chaves County may develop, in coordination with federal and state governments, an effective Section 8 process pursuant to the Public Rangeland Improvement Act of 1978 and may implement procedures and guidelines to account for the allocation expenditures of range improvements funds and funds collected through the Sikes Act.</p>	Long Term
<p><u>Policy Action 3.2.k:</u> Chaves County may adopt a policy in relation to the Public Rangelands Improvement Act (PRIA) 43 U.S.C. 1901 et seq. with a Memorandum of Understanding between the State of New Mexico and the Bureau of Land Management, the Regional Forester, U.S.D.A., Forest Service, the purpose of which is to promote efficient multiple management of the range resources in Chaves County.</p>	Long Term
<p><u>Policy Action 3.3.a:</u> Chaves County shall recognize that the County Sheriff is the senior law enforcement officer in the County. As such, the Chaves County Sheriff shall have primary jurisdiction over all law enforcement matters within Chaves County outside the limits of incorporated cities, towns, and villages.</p>	Ongoing
<p><u>Policy Action 3.3.b:</u> All open trails and roads should be designated as open. Full open access should be made available to the public lands for local purposes such as safety, health, economics, and use of recreations as assured by federal and state law. No road or trail should be closed unless public safety or health demands its closing. No RS 2477 right of way should be closed.</p>	Ongoing
<p><u>Policy Action 3.3.c:</u> All inventory actions of the trails and roads in Chaves County by federal and state agencies shall be coordinated with the County (See Public Lands section for more detail).</p>	Ongoing
<p><u>Policy Action 3.4.a:</u> Chaves County shall establish a mechanism to make a determination and notify affected federal and state agencies concerning issues regarding wild animals, hunting, or other issues impacting private land or the 'custom and culture' of Chaves County.</p>	Ongoing

Policy Action	Time Frame
<p><u>Policy Action 3.5.a:</u> Chaves County may encourage Congress to promote a wetlands policy to include only those areas that actually function as wetlands, which would allow for the development of wetlands areas when overriding public need requires such development and it is offset by suitable mitigation actions, and does not require land designated as agricultural land by the USDA prior to 1985 to be restored to conditions that existed prior to agricultural use (See Public Lands section for more detail).</p>	<p>Long Term</p>
<p><u>Policy Action 3.5.b:</u> Chaves County shall continue to coordinate with the Natural Resources Conservation Service (NRCS) Noxious Weed Program and the noxious weed coordinator.</p>	<p>Ongoing</p>
<p><u>Policy Action 3.5.c:</u> Chaves County shall participate fully as allowed by law in all processes for the purpose of identifying and classifying species of special status that may impact the County. This includes the formulation of plans for the recovery of any federal or state listed threatened or endangered species, including any proposed introduction or re-introduction of a species by artificial actions of government agencies or personnel (See Public Lands section for more detail).</p>	<p>Ongoing</p>
<p><u>Policy Action 3.5.d:</u> Chaves County shall promote and facilitate public and private recreational opportunities compatible with local 'custom and culture'.</p>	<p>Ongoing</p>
<p><u>Policy Action 3.5.e:</u> Federal and state trust land and wildlife management and enforcement agencies shall coordinate with Chaves County on matters regarding wildlife and resources. The Board of County Commissioners shall review and comment on all plans and proposals prior to finalization or initiation of actions by federal and state agencies.</p>	<p>Ongoing</p>
<p><u>Policy Action 3.6.a:</u> Chaves County shall review all decisions made by federal and state agencies concerning the extractive industries that have an economic impact on the citizens of Chaves County.</p>	<p>Ongoing</p>

* See pages 24 - 34 for more detail on goals, objectives, and policy actions.

LAND USE POLICY ACTIONS*

Policy Action	Time Frame
<u>Policy Action 4.1.a:</u> The County shall form an agricultural committee comprised of agricultural producers to prevent agricultural lands from being negatively impacted by County land use regulations.	2015-2016
<u>Policy Action 4.1.b:</u> Adopt a Right-to-Farm ordinance as an official statement that agriculture is a valuable part of the County's economy, custom, and culture.	2015-2016
<u>Policy Action 4.1.c:</u> Explore the feasibility of using incentives for preserving agricultural lands.	Ongoing
<u>Policy Action 4.2.a:</u> Develop siting and buffer criteria for new residential and extraction uses to mitigate negative impacts.	2016-2018
<u>Policy Action 4.3.a:</u> Revise the ETZ and County Zoning Ordinances to provide for: a gradation of commercial uses ranging from rural/neighborhood commercial, community commercial, to regional commercial; a gradation of industrial uses ranging from light industrial to heavy manufacturing; allowance and provision of standards for RV park developments; regulation of schools, churches, and cell towers; examination and revision to the definition of home occupation to ensure that it meets the needs of County residents; and establishment of criteria for commercial development.	2016-2018
<u>Policy Action 4.3.b:</u> Develop a map of designated land use areas that will assist in directing the location of future commercial and industrial development, including but not limited to nodes at specific intersections.	2015-2016
<u>Policy Action 4.4.a:</u> Establish an ordinance that addresses the location and design standards for the siting of communication towers and solar and wind energy facilities.	2015-2016
<u>Policy Action 4.4.b:</u> As an amendment to the Zoning Ordinance, establish development standards for new commercial and industrial development that address setbacks, buffering, lighting, building height, walls/fences, and screening of dumpster areas.	2015-2016
<u>Policy Action 4.5.a:</u> Amend the ETZ and the County Zoning Ordinances to allow smaller lots in certain areas of the County that generally meet certain conditions (see Land Use section for more detail).	2016-2018
<u>Policy Action 4.6.a:</u> Amend the ETZ and County Zoning Ordinances to limit the size of the accessory living quarters allowed; require a Special Use Permit; establish a time limit for the accessory living quarters; and establish a process to follow up with County Code Enforcement.	2015-2016
<u>Policy Action 4.7.a:</u> Revise the County Subdivision Ordinance to include a process for approval of exemptions similar to the summary plat process (See Land Use section for more detail).	2016-2018
<u>Policy Action 4.8.a:</u> The City and County shall work cooperatively regarding planning for the ETZ. This planning should include subdivisions, zoning, roadways, water and wastewater, and capital improvements.	2016-2018
<u>Policy Action 4.9.a:</u> Review and revise County ordinances as necessary to reflect the goals, objectives, and policy actions as outlined in the adopted Comprehensive Plan.	Ongoing

* See pages 53 - 57 for more detail on goals, objectives, and policy actions.

CODE ENFORCEMENT POLICY ACTIONS*

Policy Action	Time Frame
<u>Policy Action 5.1.a:</u> Chaves County shall establish a comprehensive clean up and community maintenance program (See Code Enforcement section for more detail).	Ongoing
<u>Policy Action 5.2.a:</u> Chaves County shall hire more code enforcement officers and allocate one code enforcement officer specifically to the ETZ. A cost-sharing agreement for the ETZ position should be negotiated between Chaves County and the City of Roswell.	2015-2016
<u>Policy Action 5.2.b:</u> Chaves County shall amend the ETZ and County Zoning Ordinances to include a section that addresses nuisance abatement and links it to protecting the public health, safety, and welfare. Collaborate with the City of Roswell on this effort (see Code Enforcement section for more detail).	2016-2018
<u>Policy Action 5.2.c:</u> Chaves County shall utilize GIS and GPS software to improve and assist tracking of nuisance properties.	Ongoing

* See pages 62 - 63 for more detail on goals, objectives, and policy actions.

10. IMPLEMENTATION

ECONOMIC DEVELOPMENT POLICY ACTIONS*

Policy Action	Time Frame
<u>Policy Action 6.1.a:</u> Chaves County shall continue to participate in economic development programs, initiatives, and activities through regular participation on boards, commissions, and the RCCEDC dedicated to economic growth in Chaves County.	Ongoing
<u>Policy Action 6.1.b:</u> Chaves County shall promote and support infrastructure planning for the ETZ by the City of Roswell.	Ongoing
<u>Policy Action 6.1.c:</u> Chaves County shall support the RCCEDC.	Ongoing
<u>Policy Action 6.1.d:</u> Chaves County shall support and participate in open communications with the Mexican Consulate in Roswell regarding trade opportunities.	Ongoing
<u>Policy Action 6.1.e:</u> Chaves County shall identify and develop relationships with businesses in Roswell, RIAC, and the region that benefits from the FTZ; and participate in marketing efforts.	Ongoing
<u>Policy Action 6.1.f:</u> Chaves County shall support third party organizations in providing technical and financial assistance services to businesses to help them achieve their full potential.	Ongoing
<u>Policy Action 6.1.g:</u> Chaves County shall work with third party organizations to convene business enhancement training forums on a variety of topics (*see Economic Development section for more detail).	Ongoing
<u>Policy Action 6.2.a:</u> Chaves County shall develop a business license program.	2015-2016
<u>Policy Action 6.2.b:</u> Chaves County shall work with the City of Roswell on revising the ETZ Ordinance to create development standards for the LDN noise zones that are consistent with FAA recommendations.	
<u>Policy Action 6.3.a:</u> Chaves County shall develop a list of specific business/industry recruitment targets (see Economic Development section for more detail).	2015-2016
<u>Policy Action 6.3.b:</u> Chaves County shall support the RCCEDC's efforts to actively engage in marketing and enhancement activities to promote local businesses.	Ongoing
<u>Policy Action 6.4.a:</u> Chaves County shall promote and support new industrial development and the expansion of existing businesses at RIAC.	Ongoing
<u>Policy Action 6.4.b:</u> Chaves County shall assess the potential for specific uses to locate at RIAC (*see Economic Development section for more detail).	2015-2016
<u>Policy Action 6.5.a:</u> Chaves County shall designate economic development areas on the Future Land Use map.	2015-2016
<u>Policy Action 6.6.a:</u> Chaves County shall market and encourage workforce training and workforce investment programs.	Ongoing
<u>Policy Action 6.6.b:</u> Chaves County shall promote a business/school partnership that provides students with effective preparation for existing and future employers.	Ongoing
<u>Policy Action 6.7.a:</u> Chaves County shall promote tourism in the County.	Ongoing
<u>Policy Action 6.7.b:</u> Chaves County shall assist in convening a meeting of tourism partners and marketing events.	2015-2016

Policy Action	Time Frame
<u>Policy Action 6.8.a</u> : Chaves County shall secure legal standing and require coordination with the formulation of recovery plans of any federal or state listed threatened or endangered species, including any proposed introduction or re-introduction of a species by artificial actions of governmental agencies or personnel to ensure minimal negative impact on the community (See Economic Development section for more detail).	2016-2018

* See pages 80 - 84 for more detail on goals, objectives, and policy actions.

HOUSING IMPLEMENTATION ACTIONS*

Action Policy	Time Frame
<u>Policy Action 7.1.a</u> : Chaves County shall support affordable housing organizations by helping to secure grants, advertising, and other in-kind support. Chaves County government will provide support to affordable housing organizations that are involved in workforce housing and housing that addresses the needs of low income and special needs residents through specific actions (See Housing section for more detail).	Ongoing

* See pages 91 - 92 for more detail on goals, objectives, and policy actions.

TRANSPORTATION IMPLEMENTATION ACTIONS*

Action Policy	Time Frame
<u>Policy Action 8.1.a</u> : Chaves County shall work with the SERPO and the regional priorities to improve connector roads from NM 2 to US 285 (*see Transportation section for more detail).	Ongoing
<u>Policy Action 8.1.b</u> : Chaves County shall re-evaluate intersections and conditions on County roads and take necessary steps to mitigate noted deficiencies.	Ongoing
<u>Policy Action 8.1.c</u> : Chaves County Road Department shall initiate a Traffic Management Plan for County roads in the Pecos Valley addressing specific issues (*see Transportation section for more detail).	Ongoing
<u>Policy Action 8.2.a</u> : Chaves County shall acquire new rights-of-way in order to complete roadway expansion and improvements.	Ongoing
<u>Policy Action 8.2.b</u> : Chaves County shall require adequate right-of-way dedication and improvements necessary to serve new development.	2015-2016

* See pages 99 -100 for more detail on goals, objectives, and policy actions.

WATER & WASTEWATER POLICY ACTIONS*

Action Policy	Time Frame
<u>Policy Action 9.1.a:</u> Chaves County shall support long-range regional water planning and pursue the implementation of the Lower Pecos Regional Water Plan with other jurisdictions and entities with a primary focus on protecting Pecos River water and keeping it in the Valley.	Ongoing
<u>Policy Action 9.1.b:</u> Chaves County shall work with other federal and state agencies to identify and eliminate invasive and heavy water consuming tree and plant species from the Pecos River Valley (See Water and Wastewater section for more detail).	Ongoing
<u>Policy Action 9.1.c:</u> Chaves County shall require that all new residential development in the County demonstrates sufficient water supply for the development through the subdivision review process.	2015-2016
<u>Policy Action 9.1.d:</u> Chaves County shall support the establishment of shared wells, domestic water systems, and metering of domestic water wells and water co-ops.	Ongoing
<u>Policy Action 9.1.e:</u> Chaves County shall amend the County Subdivision Ordinance to include provisions that adequately protect the County's dwindling water supply.	2015-2016
<u>Policy Action 9.2.a:</u> Chaves County shall monitor the development of sewage treatment facilities in the County and incorporated communities.	Ongoing
<u>Policy Action 9.2.b:</u> Chaves County shall promote the use of small package sewage treatment systems for residential development and the replacement of old septic tanks.	Ongoing
<u>Policy Action 9.2.c:</u> Chaves County shall work with NMED to identify facilities that are not in compliance with liquid waste disposal regulations, identify potential water contamination sources, and assist in implementing corrective measures.	Ongoing
<u>Policy Action 9.2.d:</u> Chaves County shall support continued improvements and expansion to the municipal wastewater systems.	Ongoing
<u>Policy Action 9.3.a:</u> Chaves County shall pursue the use of treated effluent and treated commercial/industrial wastewater for irrigation and land application purposes, wherever feasible.	Ongoing

* See pages 109 - 110 for more detail on goals, objectives, and policy actions.

IMPLEMENTATION POLICY ACTION*

Action Policy	Time Frame
<u>Policy Action 10.1a:</u> Chaves County shall implement the Comprehensive Plan as resources, including staff time and funding, are available. Chaves County shall also enter into agreements with other entities that further the implementation of the Comprehensive Plan. When appropriate, the Chaves County Planning and Zoning Department shall seek implementation through the work of existing and planned committees.	Ongoing

* See page 112 for more detail on goals, objectives, and policy actions.

APPENDIX A: 2002 SURVEY RESULTS

A. SURVEY BACKGROUND

Survey distribution included mailing out 3,000 individual surveys to owners of property located outside of incorporated cities or towns, and publishing the survey in the Roswell Daily Record which has distribution in all of the incorporated cities and towns listed above. The survey published in the paper could be removed, filled-out, and mailed-in, as many residents did. A total of 1,119 surveys were returned. The responses were tallied and comments were an integral part of the development of this Comprehensive Plan (2002).

The survey was divided into four sections: Sections A, B, C and D.

Section A had questions that asked respondents to indicate their level of satisfaction with several subjects. The scale used to monitor the respondent's opinion ranged from 1=strongly agree to 5=strongly disagree.

Section B consisted of questions that monitored the respondent's willingness to pay higher taxes for certain services.

Section C consisted of four open ended questions centered on the respondent's assessment of the quality of life in Chaves County.

Section D focused on respondent demographics.

While the completed survey results are located at the end of this Section, a listing of the most significant responses are included in the following subsections.

Survey Section A

Respondents were asked to indicate their level of satisfaction with a variety of different statements dealing with land use, housing, transportation, and infrastructure. The most significant responses are listed below:

#1. A new relief route is needed on the East Side of Roswell.

67% agree, 17% neutral, 19% disagree

#3. Commercial/industrial development is appropriate for certain areas along the relief route.

75% agree, 15% neutral, 10% disagree

#5. Abandoned, rundown, dilapidated properties, and buildings are a major problem in Chaves County.

71% agree, 13% neutral, 15% disagree

#7. New commercial/industrial development should provide landscaping, screening walls and fences.

70% agree, 18% neutral, 20% disagree

#9. Ordinances/regulations are needed to address illegal dumping, junk, trash and weeds.

78% agree, 9% neutral, 13% disagree

#12. It is important for Chaves County to protect agriculture. (farms, ranches, dairies, etc..)

84% agree, 9% neutral, 6% disagree

#13. Maintain large lot sizes throughout Chaves County.

61% agree, 22% neutral, 17 disagree

#15. Infrastructure needs improvement to promote economic development.

77% agree, 15% neutral, 8% disagree

#16. Water quality and quantity is critical for the future of the County.

95% agree, 4% neutral, 1% disagree

#18. A four lane highway is needed from Roswell to the Dexter-Hagerman area.

48% agree, 24% neutral, 28% disagree

#19. Law enforcement is adequate in Chaves County.

44% agree, 22% neutral, 34% disagree

Question 16 had the largest percentage of agreement from the respondents. The response to Question #16 indicates that County residents are aware of the importance of water quality and quantity. The County should play an active role in improving water quality. Water should also be considered when new developments are proposed in Chaves County. Water quality and quantity is more specifically addressed in the Infrastructure section of this Plan.

Another significant issue identified by the survey was the importance of agriculture in the County. Respondents agree that the County must protect agriculture.

Illegal dumping and generally cleaning up the County also emerged as an issue of high importance that needs to be addressed in this Plan. While Chaves County does have regulations, the respondent's answers suggest these regulations need to be enforced more often and/or strengthened to have a stronger impact.

Another issue that needs to be addressed in the Comprehensive Plan deals with the possibility of expanding the relief route around the east side of Roswell to make a complete loop around the City. This has been a controversial subject in past public forums and should be investigated fully with a strong emphasis on public input prior to constructing an east side relief route.

Survey Section B

Section B asked respondents if they would be willing to pay higher taxes to improve different services provided by Chaves County. Following are the services that received the most favorable response by County residents to increase taxes to improve services:

- | | |
|---|-----------------------------|
| #1. Increased Sheriff's protection | (55% Yes and 45% No) |
| #2. Increased fire and ambulance service | (64% Yes and 36% No) |
| #3. Improvements to County Roads | (63% Yes and 37% No) |

The question regarding increasing taxes to improve water and sewer services was almost 50% in favor and 50% opposed. The vast majority of respondents rejected paying increased taxes for the remaining services listed in the survey which included: Zoning and Code Enforcement, stopping illegal dumping, and placing and maintaining trash receptacles at various locations around the County. Since it appears that County residents will not support increasing taxes to provide and/or improve many of these very important services, the County should look for new and different ways to fund these services.

Survey Section C

Survey Section C asked open ended questions that enabled respondents to give their personal input on several different issues. When asked what actions should be taken to clean up the County, the overwhelming response was that prisoners should be used to clean up the County. The second highest response was that the current laws are fine and that the County just needs to enforce them better.

Another question asked what measures the County should take to deal with abandoned and/or dilapidated structures. The most common answer was to increase fines. The next highest responses were that the County should condemn and remove such structures. Many respondents felt it is the owner's responsibility to deal with these structures and the County's role should be limited.

Section C also addressed the "quality of life" in Chaves County and what it meant to respondents. The most common response suggested little or no government interference. Other responses included clean water and air, no weeds, good police protection, and more recreation for all.

When respondents were asked what they would most like to change about Chaves County, the most popular response was better roads. Cleaning up the County also proved to be a popular response. Better use of tax monies and lower taxes were other common responses.

Survey Section D

Section D requested demographic information from the survey respondents. This section asked where people live, their gender and ethnicity, and how long they have lived in Chaves County. Not everyone who returned the survey chose to answer these questions. Identifying where people lived was particularly important for question 39 which asked individuals that live close to the City of Roswell whether or not they would be interested in being annexed into the City if municipal services and infrastructure were provided. 66% of the respondents said they did not want to be annexed while only 15% said they would, leaving the remaining 19% unsure and/or needing more information.

B. SURVEY INSTRUMENT AND RESULTS

The following pages contain the survey instrument that was delivered to County residents.

CHAVES COUNTY COMPREHENSIVE PLAN SURVEY

Chaves County has received a CDBG grant to prepare a Comprehensive Plan to address land use, economic development, housing, transportation, and infrastructure issues. The plan will be a document that will contain policies to guide growth and development in Chaves County for the next twenty years. Citizen input is crucial to this planning effort and in order to obtain input from all County residents, we have prepared this survey. Please take a few minutes to fill it out. If you received this survey by mail or from the newspaper, please return it to the Chaves County Planning Department, #1 St. Mary's Place, Roswell, NM, 88203. You can also call the department at 624-6606. **Please feel free to use extra sheets to comment on any of the questions.**

A. On a scale of 1 to 5, where 1 is strongly agree and 5 is strongly disagree, please indicate your opinion about the following statements:

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<i>Disagree</i>					
1. A relief route is needed on the east side of Roswell to form a loop around the City	41%	26%	13%	9%	11%
2. Using regulations such as landscaping and conservation ordinances is a good way to conserve water	22%	33%	21%	14%	10%
3. Commercial and industrial development is appropriate for certain areas along the Relief Route	29%	46%	15%	5%	5%
4. Focus all new development in or near existing towns within Chaves County	24%	33%	30%	10%	3%
5. Abandoned, run down, and dilapidated properties and buildings are a major problem in the County	42%	29%	13%	9%	6%
6. A variety of housing is available for all County residents	11%	38%	31%	15%	5%
7. New commercial and industrial development should provide landscaping, screening walls, and fences on site	31%	39%	18%	9%	3%
8. Alternatives to drilling wells, such as water co-ops, for all new development in the County should be encouraged	25%	38%	17%	12%	8%
9. Ordinances and regulations are needed to address illegal dumping, accumulation of junk, trash, and weeds	51%	27%	9%	7%	6%
10. Public recreational opportunities are adequate for all Chaves County residents	10%	31%	23%	23%	13%
11. County ordinances and regulations are respectful of private property rights in Chaves County	8%	29%	35%	18%	10%
12. It is important for Chaves County to protect agriculture (farms, ranches, dairies, etc) in the County	55%	32%	7%	4%	2%
13. Maintain large lot sizes (minimum of 2 acres to 5 acres) throughout Chaves County	29%	32%	22%	10%	7%
14. Zoning enforcement is adequate in Chaves County	9%	27%	33%	18%	13%
15. Infrastructure (roads, high speed communication, water systems and wastewater systems) needs improvement to promote economic development in Chaves County	37%	40%	14%	6%	2%

16. Water quality and quantity is critical for the future of the County	67%	28%	4%	1%	0
17. County Government should be more involved in decisions about the use of public land within the County	24%	36%	24%	8%	8%
18. A 4-lane highway is needed from Roswell to the Dexter-Hagerman area	25%	23%	24%	18%	10%
19. Law enforcement is adequate in Chaves County	10%	34%	22%	22%	12%

B. Please indicate whether you would support increased taxes or fees for the following:

	Yes	No
• Increased sheriff’s protection	55%	45%
• Zoning and code enforcement	34%	66%
• Stopping illegal dumping	41%	59%
• Improvements to County roads	63%	37%
• Maintained trash transfer stations at various places	34%	66%
• Fire and ambulance service	64%	36%
• Recreational facilities (trails, picnic areas, open space)	29%	71%
• Economic development purposes (infrastructure, industrial parks)	38%	62%
• Improvements to water and sewer services	50%	50%

C. Please answer the following questions regarding various issues within Chaves County (Use additional sheets if necessary)

1. What measures should Chaves County take to clean and remove weeds, illegal dumping, junk, and trash?

- Inmates
- Enforce existing laws
- Stronger fines

2. What measures would be appropriate for the County to undertake in dealing with abandoned and dilapidated properties?

- Stronger fines
- Condemnation/Demolition
- Leave it up to owner/County should have nothing to do with it

3. The phrase “quality of life” means the following to me in the context of Chaves County?

- No interference by the Government
- Clean water and air
- We have no quality of life
- Good police protection
- No more weeds or litter
- Living in County as opposed to City

4. What would you most like to change about Chaves County?

- Better Roads
- Clean up the County
- Better law enforcement
- More efficient government

D. In order to ensure that we are reaching a diverse group of County residents, please indicate the following:

1. Gender: Male 61% Female 39%
2. Age: 18 or younger - 1% 18-34 - 5% 34-55 - 41% 55-70 - 40% 70 or older - 14%
3. Ethnicity: Anglo - 81% Hispanic - 13% Native American - 2% African American - 0 Other - 4%

4. How long have you lived in Chaves County? Life, 30 or more years, 20 or more years

5. Where in the County do you live?

22% Dexter Area 8% Hagerman Area 5% Lake Arthur Area 3% Peñasco Area

19% Northwest of Roswell 21% Northeast of Roswell 15% Southeast of Roswell 8% Southwest of Roswell

13% North of Roswell 14% South of Roswell 12% East of Roswell 10% West of Roswell

49% City of Roswell (Northwest 16%, Northeast 13%, Southwest 14%, Southeast 6%, RIAC Area 2%)

6. For those of you living close to the City of Roswell boundaries, would you be willing to be annexed if the City offered you water, wastewater service, smaller lots, and/or paved your road?

15% Yes

66% No

19% Would need more information

7. In your opinion, what are the most important issues/problems that the County should address in its Comprehensive Plan?

- Economic Development
- Water Issues
- Clean Up County
- Paved roads
- Education
- Zoning
- Illegal Dumping

THANK YOU FOR BEING AN ACTIVE PART OF YOUR COMMUNITY