

RESOLUTION

Exhibit A  
142

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF TORRANCE COUNTY, NEW MEXICO, ADOPTING THE TORRANCE COUNTY COMPREHENSIVE PLAN DEVELOPMENT POLICY.

WHEREAS, the Board of County Commissioners of Torrance County (hereinafter the "BOARD") recognizes the need for comprehensive planning to ensure rational development which respects the human, economic, and environmental needs of the County; and

WHEREAS, it is the responsibility of the BOARD to promote a comprehensive planning process with the purpose of guiding a cooperative and harmonious development of lands throughout the County; and

WHEREAS, the BOARD appointed a County Land Use and Development Committee to conduct public meetings in order to formulate and recommend a Development Policy for the County; and

WHEREAS, the County Land Use and Development Committee has presented a recommended Development Policy to the BOARD, following the review and endorsement of the County Planning Commission; and

WHEREAS, the BOARD has conducted three public hearings throughout the County to ensure the necessary public participation in reviewing the recommended Development Policy.

NOW, THEREFORE, BE IT RESOLVED by the BOARD as follows:

1. The TORRANCE COUNTY COMPREHENSIVE PLAN DEVELOPMENT POLICY, attached and made a part of this resolution, is hereby adopted as an essential component of the Comprehensive Plan for the County, and shall provide a basis for other plans and programs affecting the County.
2. The TORRANCE COUNTY COMPREHENSIVE PLAN DEVELOPMENT POLICY, shall serve as a general guideline for land use and other development decisions, and shall provide a foundation for more detailed regulations.
3. The TORRANCE COUNTY COMPREHENSIVE PLAN DEVELOPMENT POLICY shall be periodically reviewed to determine the achievement and applicability of stated policies and strategies, and shall be updated or revised as necessary.

14B

PASSED, ADOPTED, and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
1988, by the Board of County Commissioners of Torrance County, New  
Mexico.

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Joe Carrejo, Chairman  
Torrance County Commission

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Commissioner, Torrance County  
Commission

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Commissioner, Torrance County  
Commission

ATTEST:

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County Clerk

TORRANCE COUNTY COMPREHENSIVE PLAN

DEVELOPMENT POLICY

This statement of development policy is a basic and necessary element of the comprehensive planning process in Torrance County. This development policy establishes guidelines for decision-making by County officials regarding the future development of the County.

Development policy for Torrance County is divided into four sections: 1) Land Use and Natural Resources, 2) County Infrastructure, 3) Services to the Public, and 4) Economic Development. Each section contains specific policies which are followed by various strategies intended to carry out the policy in terms of activities, programs, or regulations. These policies reflect long-term goals and acceptable procedures to guide present and future development in the County.

I. Land Use and Natural Resources

A. POLICY: Torrance County should retain its rural residential character while promoting an orderly development of business and industry in appropriate locations.

STRATEGIES:

- 1. Torrance County should establish a development review process for any new land development or significant changes to existing land use within the County.
- 2. Development within Torrance County should be determined by air and water quality considerations, impact on surrounding property, and the availability of public services and adequate infrastructure.
- 3. The County should coordinate and cooperate with all municipalities within the County and should encourage more intensive development to locate where municipal utilities such as water and sewer systems are or can be made available.

B. POLICY: Torrance County is comprised of distinctive geographic areas, each of which should be administered according to localized needs.

STRATEGIES:

- 1. Development problems within the County should be treated in

accordance with the particular characteristics of the following geographic areas:

- a. the foothills and slopes of the Manzano Mountains;
  - b. the Estancia Basin; and
  - c. the southern and eastern grazing and ranching lands of the County.
2. The need for land development controls is crucial within the foothills and slopes of the Manzano Mountains because of intense development pressure in an area of historic villages, high scenic values, limited access and lack of improved roads, unpredictable water availability, and vulnerability of water resources to pollution.
  3. The Estancia Basin should be promoted as the prime location for new or expanded agri-business.
  4. Due to scarce water resources, the grazing and ranching lands of the eastern and southern portion of the County should be preserved and protected from any development which is detrimental to existing land use.

C. POLICY: Torrance County should seek to protect its natural resources and environmentally critical areas from any destructive effects of development.

STRATEGIES:

1. The conservation of water resources should be a primary consideration for any new development or changes to land use in Torrance County.
2. The augmenting of water resources should be researched and promoted through various strategies to be developed as the need arises.
3. The County should identify the types and locations of environmentally critical areas.

II. County Infrastructure

D. POLICY: The planning, development, and maintenance of the Torrance County road system is essential to support the local economy and to provide for the welfare of the residents.

STRATEGIES:

- 1. The County will continue to maintain a county-wide road system plan.
- 2. A road improvement plan will continue to accompany the existing County road system plan, and should establish priorities for road improvements.

E. POLICY: Due to the serious limitations on local water resources, the County should require proof of adequate water supply and distribution systems for all land development.

STRATEGIES:

- 1. The County will continue to require development on large individual lots in areas where the water supply is scarce or is vulnerable to pollution; however, large minimum lot sizes may be reduced if a centralized community water system is available to provide service to the development.
- 2. Proven water availability will be a prerequisite to development in water scarce areas, as per existing regulations.

F. POLICY: The future welfare of the County requires the safe, efficient, and most economical methods of solid waste collection, transportation, and disposal on a regional basis.

STRATEGIES:

- 1. The location of all solid waste disposal sites should be subject to the review and approval of the County.
- 2. Torrance County supports the concept of a regional solid waste management organization in cooperation with neighboring counties.
- 3. Hazardous wastes should be restricted or prohibited from being disposed or stored within the County.

III. Services to the Public

G. POLICY: The law enforcement and fire protection services of the County should retain their high priority standing in the community.

STRATEGIES:

- 1. Consideration should be given to joint or multiple use facilities for the County Sheriff, fire fighters, and rescue services in conjunction with similar services of the municipalities in the County.
- 2. Consideration should be given to decentralize facilities for law enforcement and fire protection to increase emergency response time.
- 3. The County should promote and assist in organizing "neighborhood watch" programs throughout the County.

H. POLICY: The County should maintain a major role in providing for the public health and safety within the County.

STRATEGIES:

- 1. The County should actively promote and pursue the development of urgent care facilities within the County, possibly as satellite facilities based in Albuquerque.
- 2. A County-wide consolidated medical program should be developed in conjunction with any other medical programs of specific locations within as well as outside the County.
- 3. The County should develop and maintain a County-wide disaster preparedness plan.

I. POLICY: The County should promote a wide variety of education, cultural, and recreational opportunities available to anyone.

STRATEGIES:

- 1. Joint-use or shared, facilities should be encouraged in order to

- expand the availability of education and recreation programs.
- 2. The County should encourage and promote "festivals" and other public events identifying a unique or local characteristic.
- 3. The County should seek the establishment of local programs in higher education for County residents.

IV. Economic Development

J. POLICY: In anticipation of the growth of new and different types of local economic activities, the County should protect and enhance the existing agricultural activities in the County.

STRATEGIES

- 1. The County should utilize land use controls to buffer agricultural activities from other adjacent land uses which may lead to a conflict.
- 2. The County should seek to attract more intensive agricultural activities such as feedlots, dairies, processing plants, and canneries to locate in appropriate locations within the County.

K. POLICY: To improve local job opportunities the County should encourage the development of business and industry within Torrance County, subject to certain conditions and requirements as determined by the County.

STRATEGIES

- 1. The County should promote and assist existing businesses and industries within the County before supporting or encouraging new business or industry.
- 2. The County should encourage commercial development along major highways.
- 3. Industries which have a potential for polluting the environment should be closely regulated.