

1. INTRODUCTION

GROWTH MANAGEMENT
PLANNING & IMPLEMENTATION

A. Introduction

Purpose of the Plan

The Growth Management Plan (GMP) is an official public document adopted by the Board of County Commissioners as a policy guide for decisions about the physical development of the unincorporated county.

New Mexico statutes establish the authority of a county to prepare a comprehensive plan. This chapter presents an overview of the legal framework for “comprehensive” or “master” planning (these terms appear to be used synonymously in the statutes). It quotes and discusses selected relevant statutory provisions and state regulations. Consult the full statutes and state regulations when researching specific questions.

The plan indicates in a general way how the leaders of government want the county to develop in the ensuing 20 to 30 years. It is intended to assist the County in preparing for the future by anticipating change, maximizing strengths and minimizing weaknesses. The plan sets policies that help guide how to address critical issues facing the community, achieving goals according to priority, and coordinating both public and private efforts.

The San Juan County Growth Management Plan provides long-range guidance for development activities integrated across the different disciplines and subjects of physical development of the county. It constitutes a comprehensive plan or a master plan, as enabled in the New Mexico State Statutes.

The Growth Management Plan encompasses all functional elements that bear on physical development in an internally consistent manner, including: land use, environment, water and wastewater, county facilities, transportation,

housing, economic development, and hazards mitigation.

The plan encompasses all geographic parts of the private unincorporated county area, and strongly encourages continuing cooperation with planning for the municipalities of Aztec, Bloomfield, Kirtland, and Farmington, the Navajo Nation and Chapters therein, the Bureau of Land Management and other federal agencies.

B. Legal and Administrative Framework

State Statutes Overview

General Powers of Counties and Municipalities

The statutes of New Mexico enable the preparation of a comprehensive plan by local governments, including both municipalities and counties. Most of the statutory provisions regarding comprehensive plans are written specifically for municipalities. The following statute grants counties the same authority that municipalities have in many areas, including planning. *While the excerpts that follow in this section refer specifically to municipalities, Section 4-37-1 NMSA 1978 indicates that those statutes apply to counties as well:*

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

The Growth Management Plan is an official public document adopted by the Board of County Commissioners as a policy guide for making decisions about the physical development of the unincorporated county.

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.

Purpose of a Plan

Section 3-19-9 NMSA 1978 addresses the general purpose of a master plan. Subsection (A) states:

... a municipal planning commission shall prepare and adopt a master plan for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality which in the planning commission's judgment bears a relationship to the planning of the municipality.

Subjects the Plan May Recommend on

Section 3-19-9(B) allows that, in addition to recommendations for the physical development of the municipality and its planning jurisdiction, the master plan may also address:

... streets, bridges, viaducts and parkways; parks and playgrounds; floodways, waterways and waterfront development, airports and other ways, grounds, places and space; public schools, public buildings, and other public property; public utilities and terminals, whether publicly owned or privately owned; community centers and neighborhood units and the replanning of blighted districts and slum areas; and public ways, grounds, places, spaces, building properties, utilities or terminals.

Zoning Conformance to Plan

The most specific statutory provision relating to counties is Section 3-21-5 NMSA 1978, entitled "Zoning Conformance to Comprehensive Plan." Subsection (A) states: "The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan...."

County Planning Commission Formation

Section 4-57-2 NMSA 1978 enables the creation of county planning commissions and describes the power and duties of the commission.

The statute does not specify what the recommendations must address; consequently, recommendations may address the subjects of a comprehensive plan. Section 4-57-2(B) NMSA 1978 allows that a county planning commission may:

- (1) make reports and recommendations for the planning and development of the county to any other individual, partnership, firm, public or private corporation, trust estate, political subdivision or agency of the state or an other legal entity of their legal representatives, agents or assigns;
- (2) recommend to the administrative and governing officials of the county, programs for public improvements and their financing.

Approval of Changes to Public Property and Rights-of-Way

Section 3-19-11 NMSA 1978 addresses the legal status of a municipality's master plan, including:

- (A) After a master plan... has been approved and within the area of the master plan... the approval of the planning commission is necessary to construct, widen, narrow, remove, extend, relocate, vacate, abandon, acquire or change the use of any

- (1) park, street or their public way, ground, place or space;
 - (2) public building or structure; or
 - (3) utility, whether publicly or privately owned.
- (B) The failure of the planning commission to act within sixty-five days after submission of a proposal to it constitutes approval of the proposal unless the proponent agrees to an extension of time. If the planning commission disapproves a proposal, it must state its reasons to the governing body. The governing body may overrule the planning commission and approve the proposal by a two-thirds vote of all its members.

- (3) the more stringent regulations are specifically identified in the comprehensive plan.

Extraterritorial Zoning, Planning and Subdivision Regulations

The statutes allow for a one-mile extraterritorial area for zoning and a three-mile extraterritorial area for planning and platting (subdivision). Section 3-21-2(B) NMSA 1978 states:

A municipal zoning authority may adopt a zoning ordinance applicable to the territory within the municipal boundaries and, if not within a class A county with a population of more than three hundred thousand persons according to the last federal decennial census, shall have concurrent authority with the county to zone all or any portion of the territory within its extraterritorial zoning jurisdiction that is within...

- (1) two miles of the boundary of any municipality having a population of twenty thousand or more persons, provided such territory is not within the boundary of another municipality;
- (2) one mile of the boundary of any municipality having a population of one thousand five hundred or more but less than twenty thousand persons, provided such territory is not within the boundaries of another municipality....

Subdivision Regulations' Conformance with the Plan

The New Mexico Subdivision Act, NMSA 1978, Section 47-6-1 to -29 (1973, as amended through 2018), requires counties to regulate subdivisions according to requirements and procedures in the act. An amendment was approved in 2003 requiring counties with subdivision regulations that are stricter than the act to have a comprehensive plan that supports the more stringent requirements. Section 47-6-9 (C) states:

Nothing in the New Mexico Subdivision Act shall be construed to limit the authority of counties to adopt subdivision

- (1) the county has adopted a comprehensive plan in accordance with Section 3-21-5 NMSA 1978;
- (2) the comprehensive plan contains goals, objectives and policies that identify and explain the need for requirements that are more stringent; and

Section 3-19-5(A) states:

Each municipality shall have planning and platting jurisdiction within its municipal boundary. Except as provided in Subsection B of this section [for cities with over 200,000 persons], the planning and platting jurisdiction of a municipality:

- (1) having a population of twenty-five thousand or more persons includes all territory within five miles of its boundary and not within the boundary of another municipality; or
- (2) having a population of less than twenty-five thousand persons includes all territory within three miles of its boundary and not within the boundary of another municipality.

The city of Farmington has a 5-mile extraterritorial planning and platting area, while the cities of Aztec and Bloomfield both have 3-mile extraterritorial planning and platting areas. Farmington's extraterritorial zoning area extends 2 miles; Aztec's, Kirtland's, and Bloomfield's zoning areas are both 1 mile. Further information and discussion of extraterritorial planning, platting and zoning is in the Land Use Element.

Planning Process

2007 Growth Management Plan (GMP)

The San Juan County Board of County Commissioners contracted with the Northwest New Mexico Council of Governments in 2006 to develop its first general plan. The Northwest New Mexico Council of Governments and Architectural Research Consultants, Incorporated partnered to work with the county in crafting the plan. A Blue Ribbon Committee was established in May of 2006 by the Board of County Commissioners to guide the plan development process and recommendations, conduct public meetings and make a recommendation to the Board of County Commissioners on adoption of the plan. This diverse and diligent group spent many hours over more than a year to craft the plan.

2012 GMP Update

In 2012, the County embarked on an update of its plan, principally to the Land Use Element. Similar to the 2007 Growth Management Plan, the public input process for this update asked citizens throughout the county to identify what they thought were the most critical issues, explore whether land use regulations are desired and needed, and then to suggest options for the types of regulations needed.

2018 GMP Update

This planning effort began in spring, 2018 with a kickoff meeting with county staff and regional planners. County staff then identified and convened a citizens' focus group to inform policy goals. Over the next few months, planners held regular meetings with both groups to develop and review goals, policies and plan content.

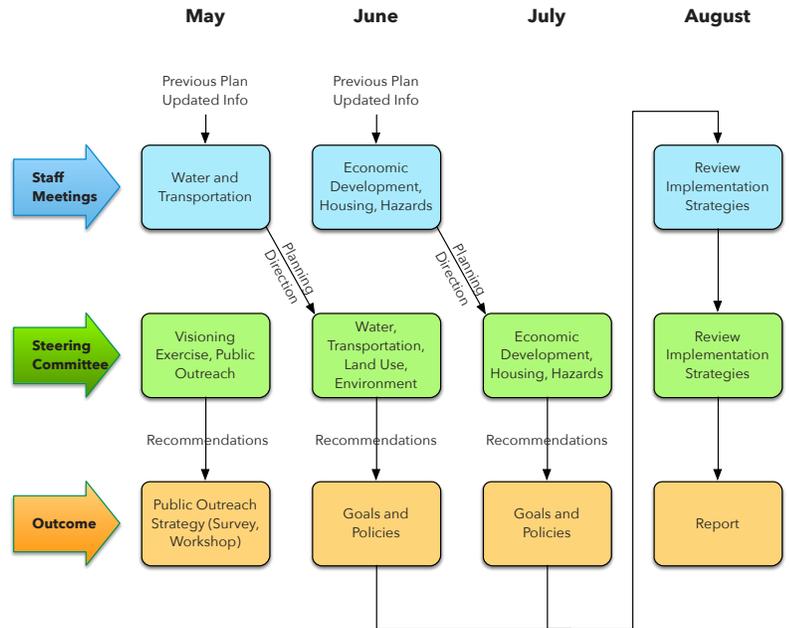
The following graphic illustrates the planning process. During this time, the planning team worked with county staff and the steering committee to develop and distribute a

community survey to measure public concerns. The survey consisted of 25 questions regarding demographics, community character, economic development, hazards and land use that was published via the on-line tool, SurveyMonkey and promoted via mailing lists, and news and radio outlets. The survey was open from June, 2018 through August, 2018 and received 510 responses.

After presenting a draft plan to the steering committee and county staff, the planning team held a community workshop to review draft goals and policies, and solicit public input on Tuesday, July 28, 2018.

After incorporating recommended alterations to the draft plan, planners presented the final draft to the steering committee and county staff on October 17, 2018. Following this last review, the planning team presented the draft plan to the San Juan County Commission for adoption on December 4, 2018.

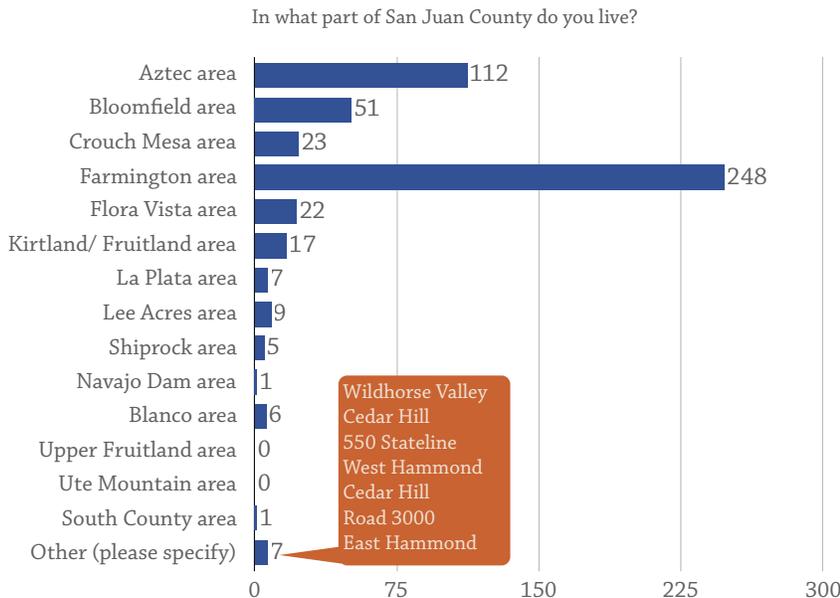
Exhibit 1-1 Planning Process



Public Survey Results

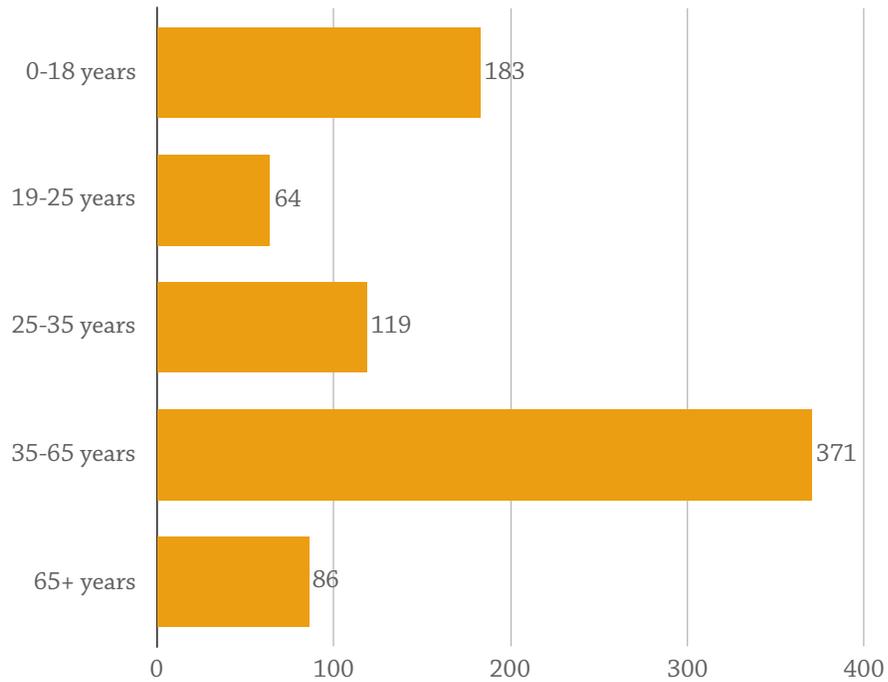
The results of the public survey are below and on the following pages. See the Appendix for a listing of all comments.

The majority of respondents live in the Farmington area, although many represent Aztec and Bloomfield. Many regions in San Juan County had some representation in the survey results.



The on-line survey tool, SurveyMonkey estimates that with a sample size of 510 and county population of 126,926 (2017 ACS estimate), the survey results have a margin of error of just 4%.

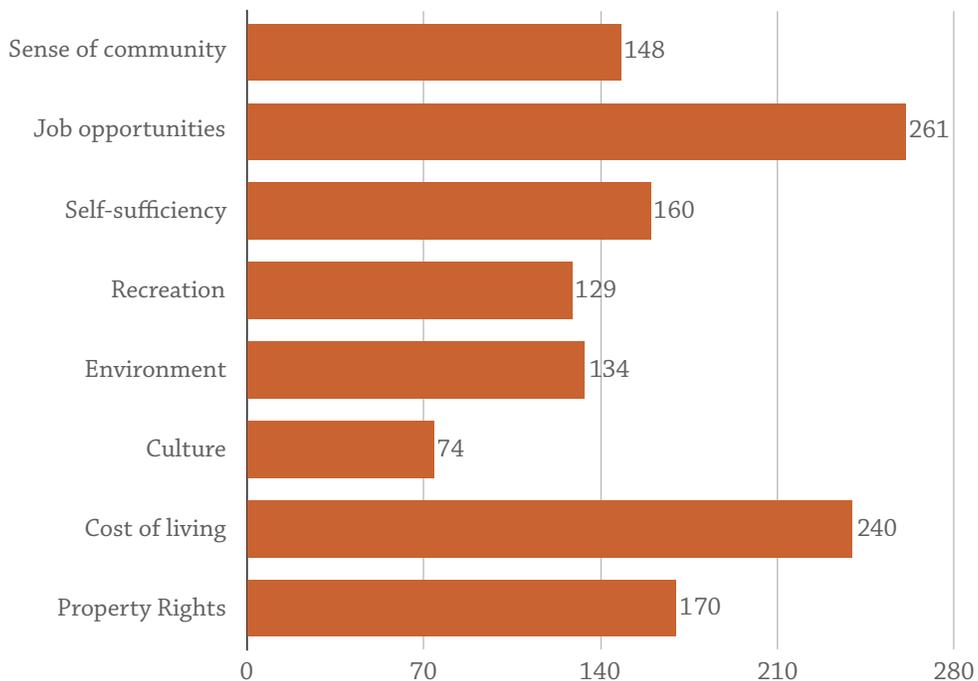
What age ranges are represented in your household? (Select all that apply)



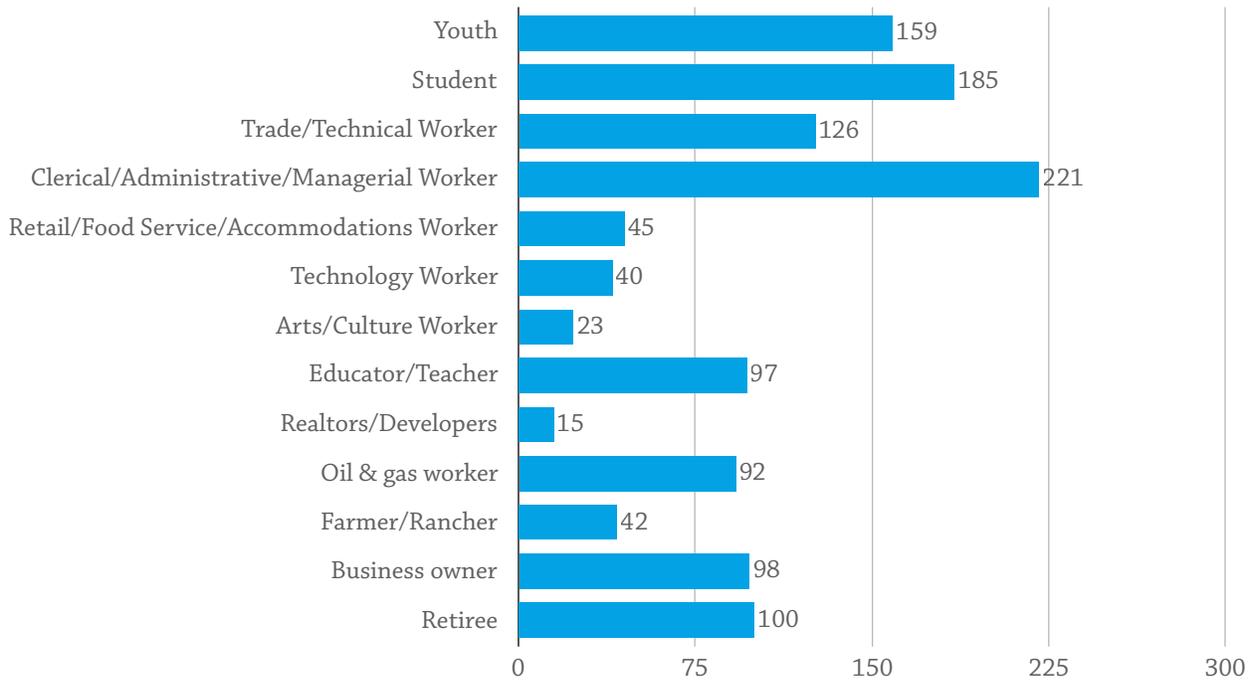
While the majority of respondents represent the 35- to 65-year-old age range, a significant number of younger people are also represented.

Job opportunities, cost of living, and property rights ranked as the top three most important aspects of living in San Juan County.

What aspects of San Juan's character are most important to you? (chosen as top priority)



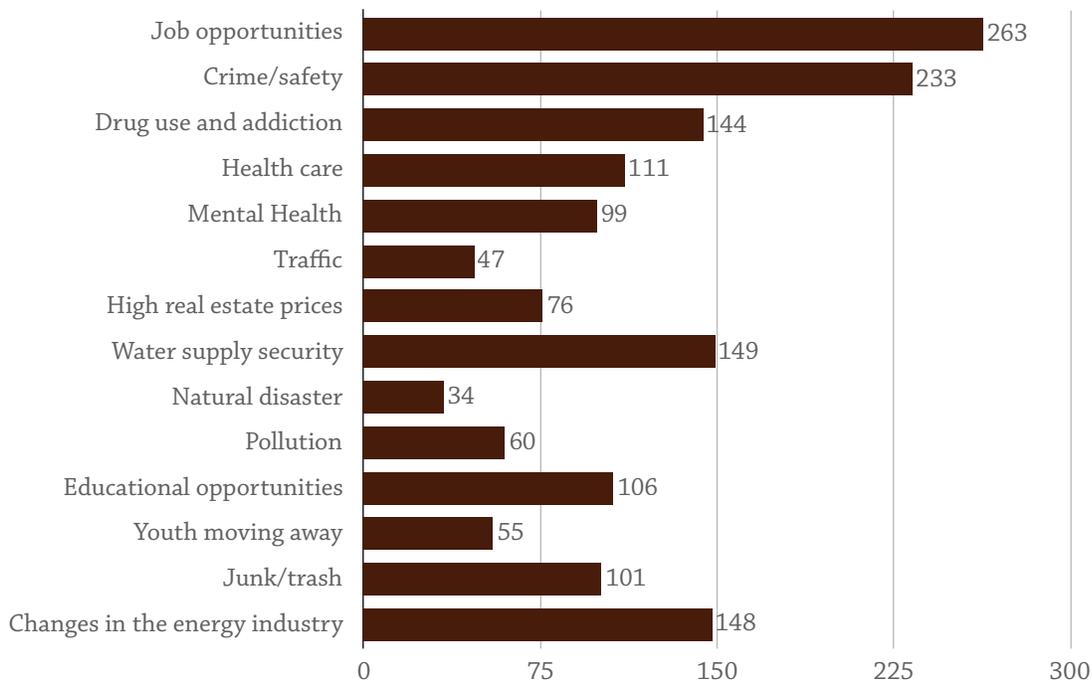
Would you consider yourself or a family member a part of any of the following communities?
(select all that apply)



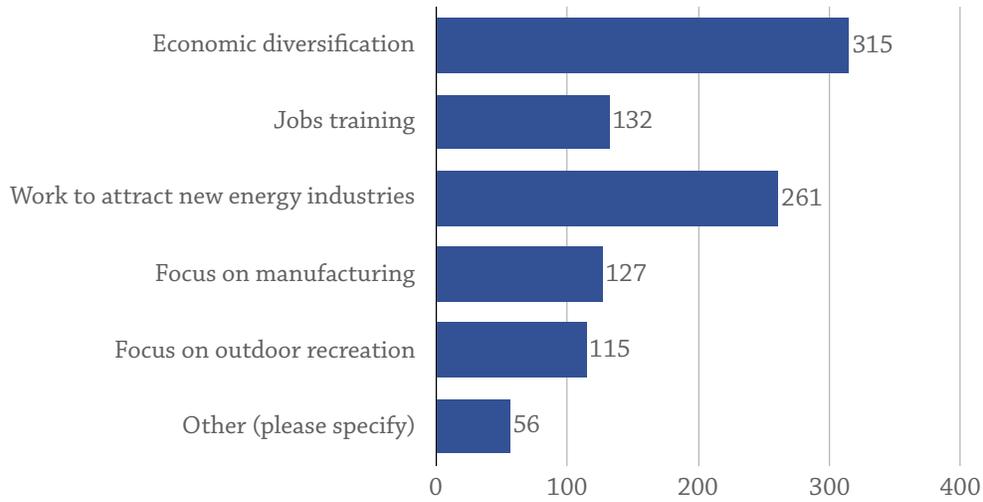
A broad spectrum of county residents, including youth, students, retirees, business owners, and trade workers participated in the survey.

Job opportunities and crime/safety ranked as top concerns, with additional concern expressed about water supply security, changes in the energy sector and drug use and addiction.

What are your top concerns for the county? (chosen as top priority)



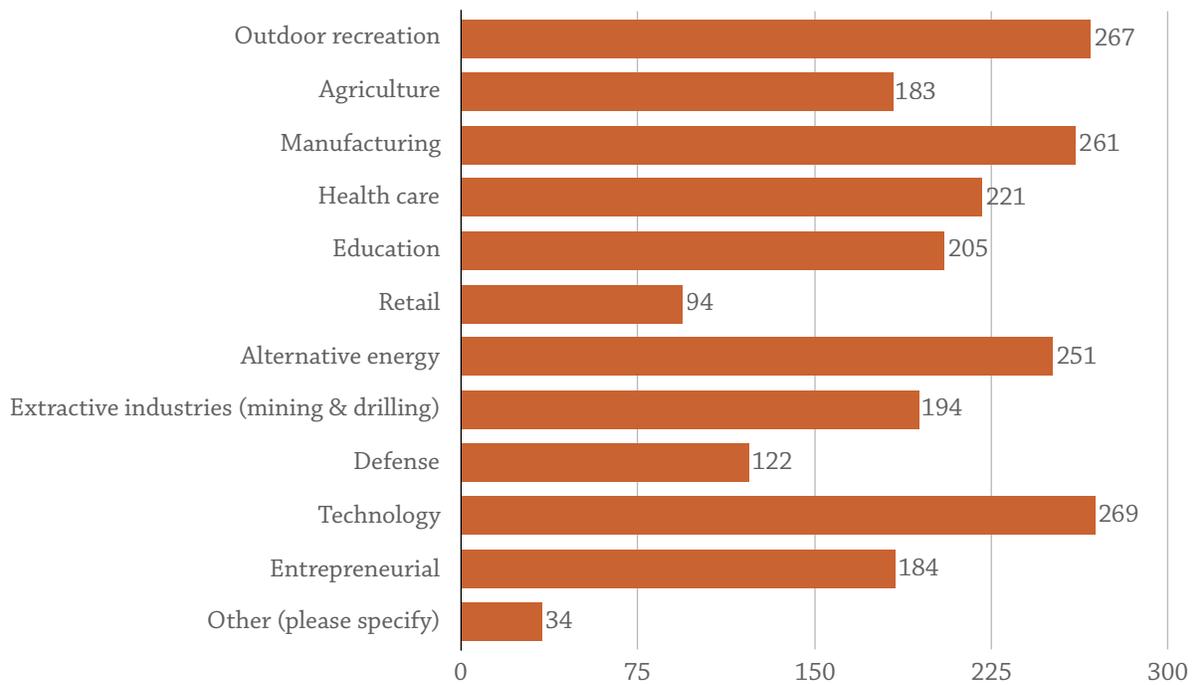
How should the county respond to changes in the energy industries?



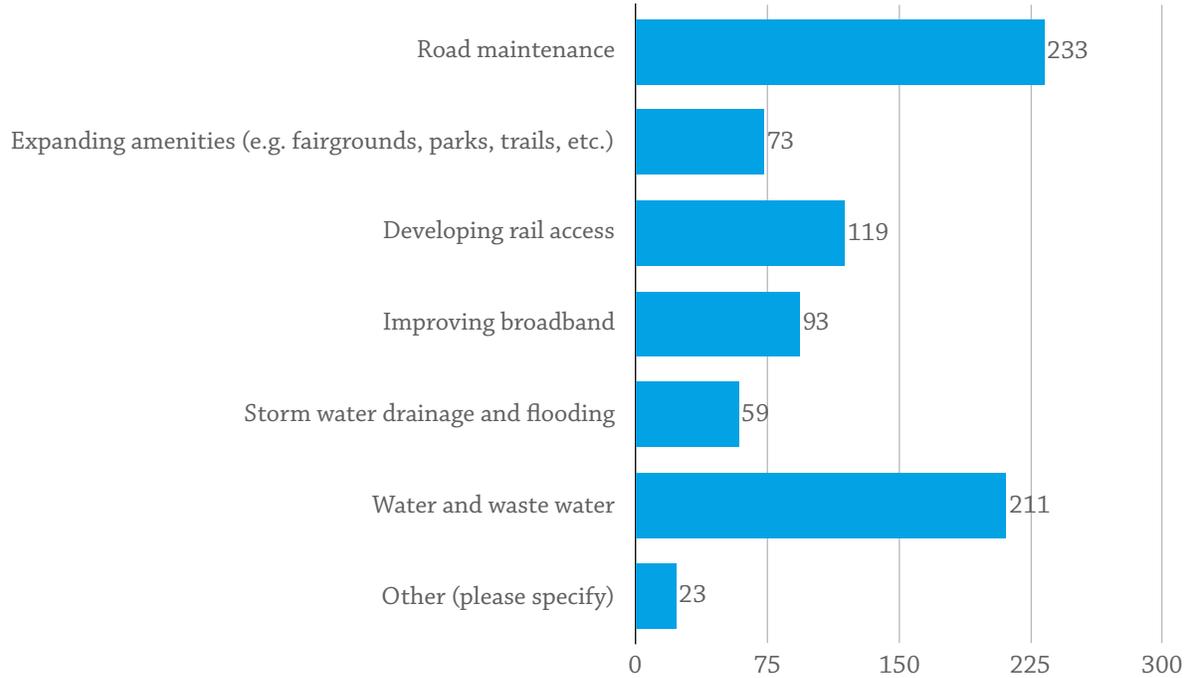
In response to changes in the energy sector, residents support economic diversification and efforts to attract new energy industries. The Economic Development Element of this plan discusses these strategies.

The wide level of support expressed for a wide variety of focus industries represents an opportunity to carry out economic diversification supported as an economic development strategy.

What industries should the County work hardest to retain and recruit?
(select all that apply)



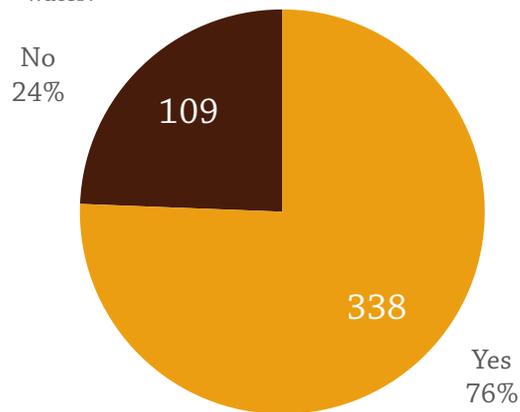
What infrastructure should the county prioritize? (Please rank your top 3)



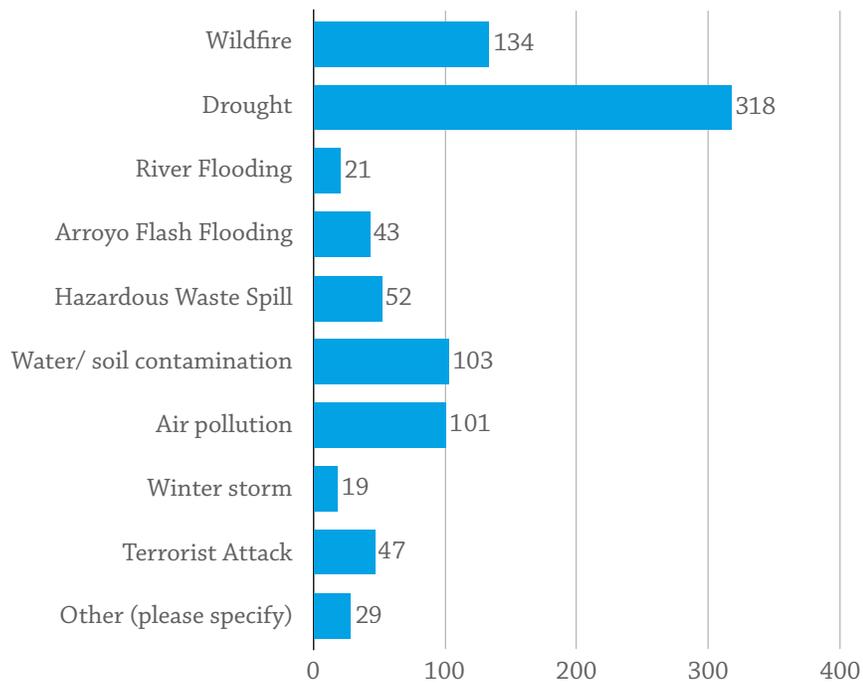
Regarding infrastructure priorities and utility management, respondents identified road maintenance, and water and wastewater as top priorities. The many independent water systems in the county present safety and reliability issues for many residents. One approach to improving the situation could be to establish a regional water authority. Three-fourths of

respondents (76%) support this approach. A significant number said that their support was conditional on improved understanding of the structure, governance and management of a regional water authority. The Water and Wastewater Element of this plan further discusses the topic of a regional water authority.

Would you support the establishment of a regional water authority that would assume responsibility for managing non-agricultural water?



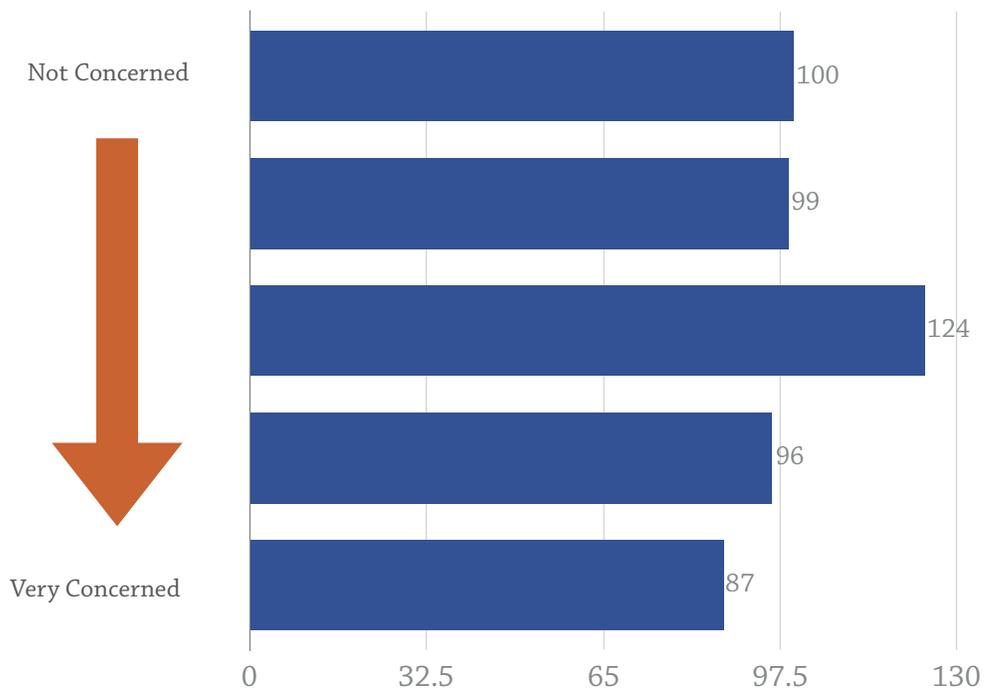
Which of the following natural or man-made hazards are you very concerned about?



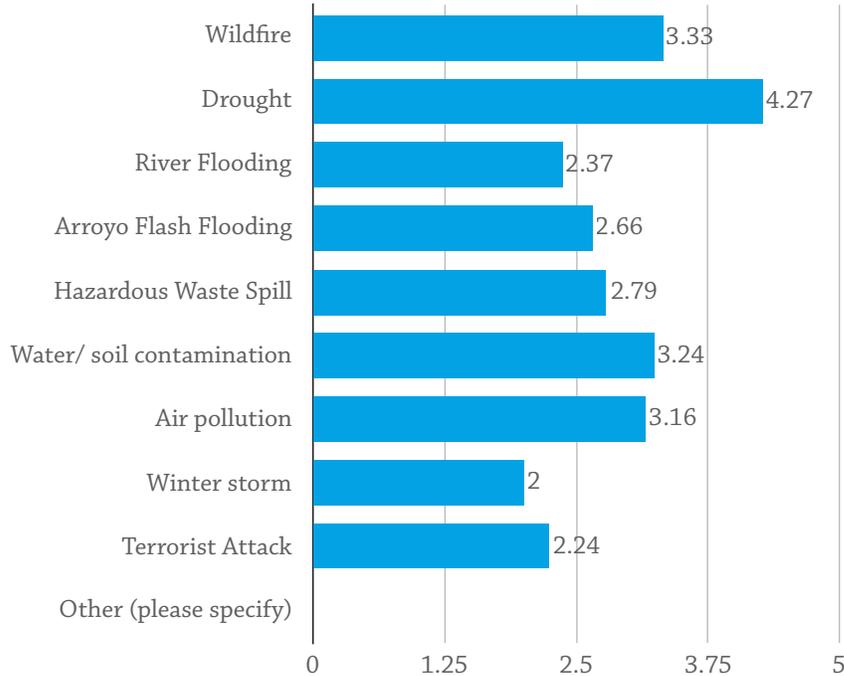
Drought was by far the top hazard concern. Planners conducted the survey in the summer of 2018, during an intense period of drought in the county. The Hazards Element of this plan further addresses the topic.

Although about 20% of respondents identified water and soil contamination as a very concerning hazard, there was little strong consensus about concerns regarding the Gold King Mine spill of 2015.

How concerned are you about impacts from Gold King Mine contamination?



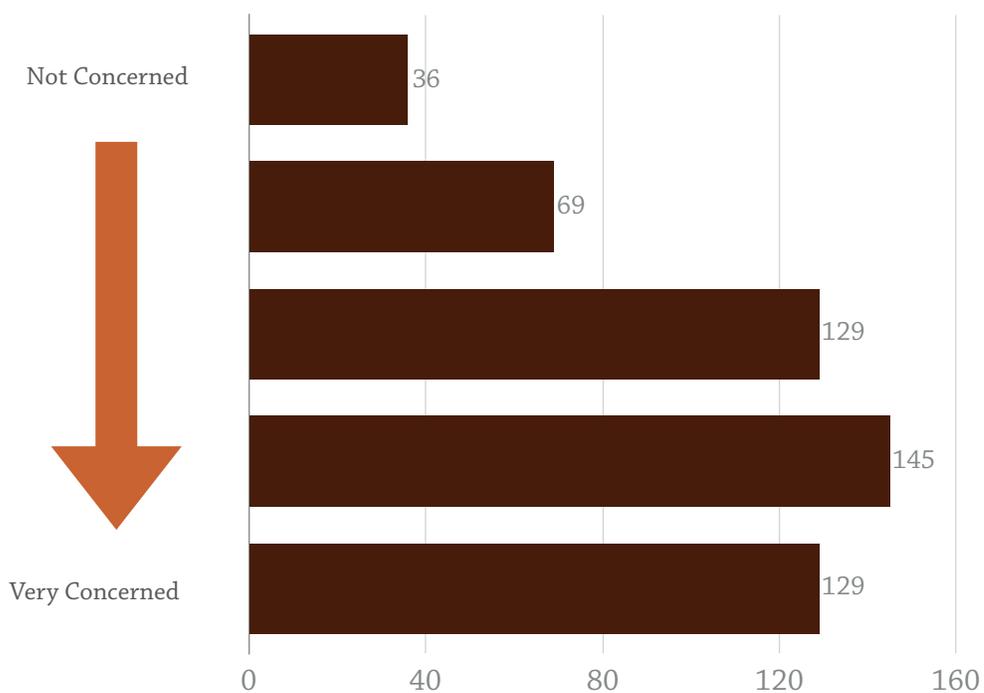
Which of the following natural or man-made hazards are you most concerned about?
(weighted average)



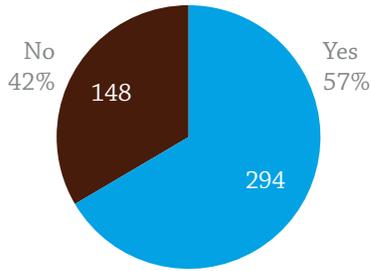
Concerns regarding hazards are centered on drought, but are measurable across a wide range of threats including wildfire and soil and water contamination.

Concerns about contamination appear to be mostly focused on septic systems and other industrial uses, suggesting public support for stricter regulation, monitoring, and/or standards regarding personal wastewater and industrial uses.

How concerned are you about water contamination from other sources like private septic systems or industrial uses?

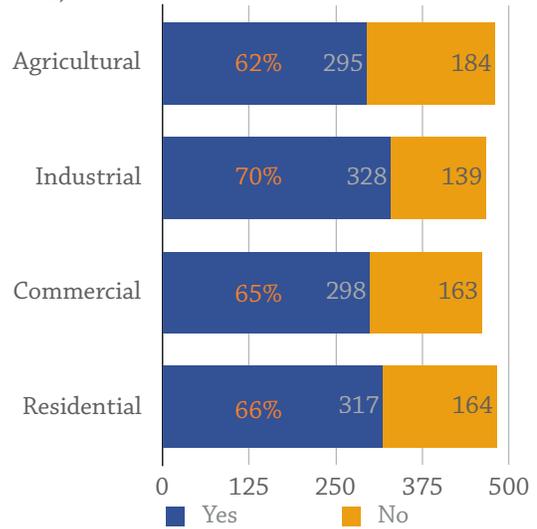


Do you worry about non-compatible land uses (e.g. industrial next to residential) affecting your property value or ability to finance?



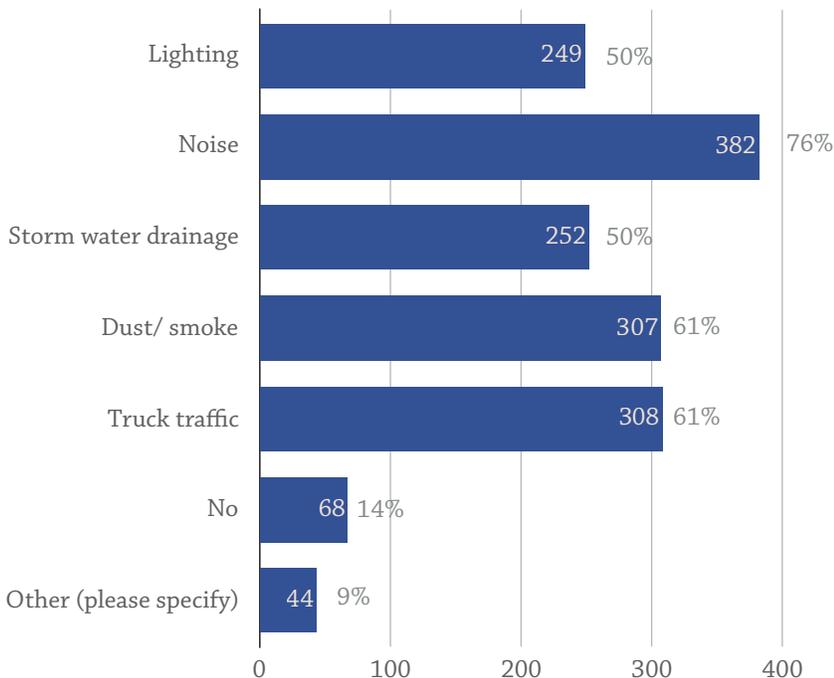
More than half of respondents, 57%, expressed concern that the current lack of regulation could adversely affect personal property values and capabilities.

Should the county adopt land use restrictions to protect certain uses? (select yes or no for each)



One approach to protecting property owner's rights and property values is developing protections in certain areas for certain uses. This approach found strong support, over 60% in all cases, for protecting agricultural, industrial, commercial, and residential uses.

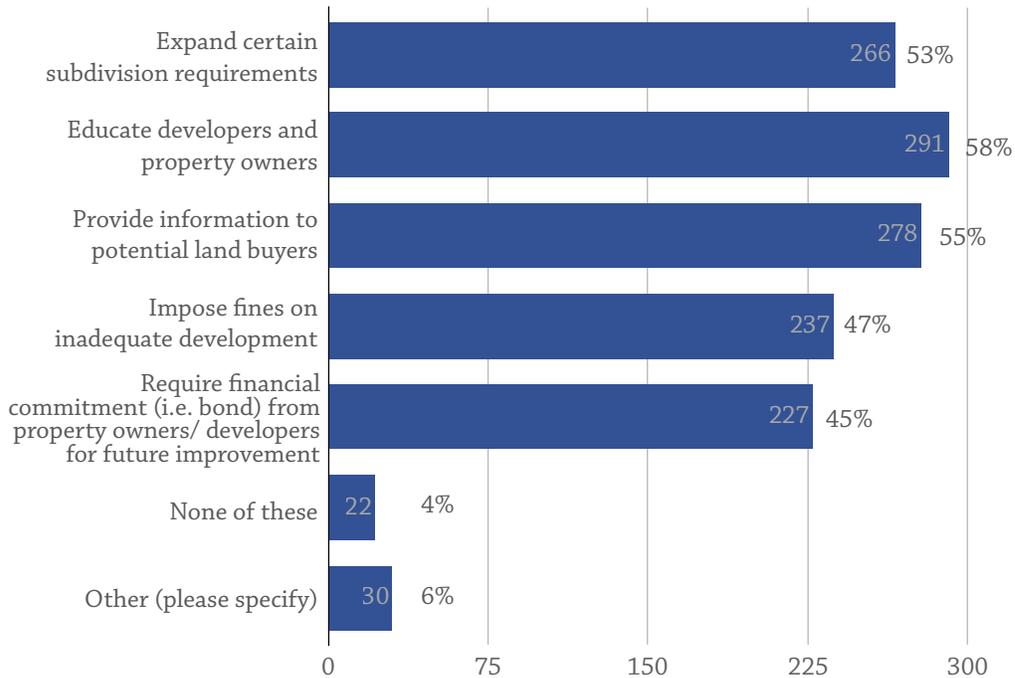
Are there issues that property owners should be required to mitigate if they are close to residential neighborhoods? (select all that apply)



Using a performance-based approach to protecting residential property from undesired by-products of near-by land uses also found significant support. Over half of respondents support mitigation requirements for lighting, noise, drainage, particulates, and truck traffic. The issue with the strongest support for mitigation requirements is noise, with over three-fourths (76%) expressing support.

Just 14% of respondents stated that no land use issues exist that require mitigation.

Subdivisions with inadequate private roads and drainage plans can lead to safety issues that require public investment to fix. Which steps should the county take to ensure appropriate development standards?

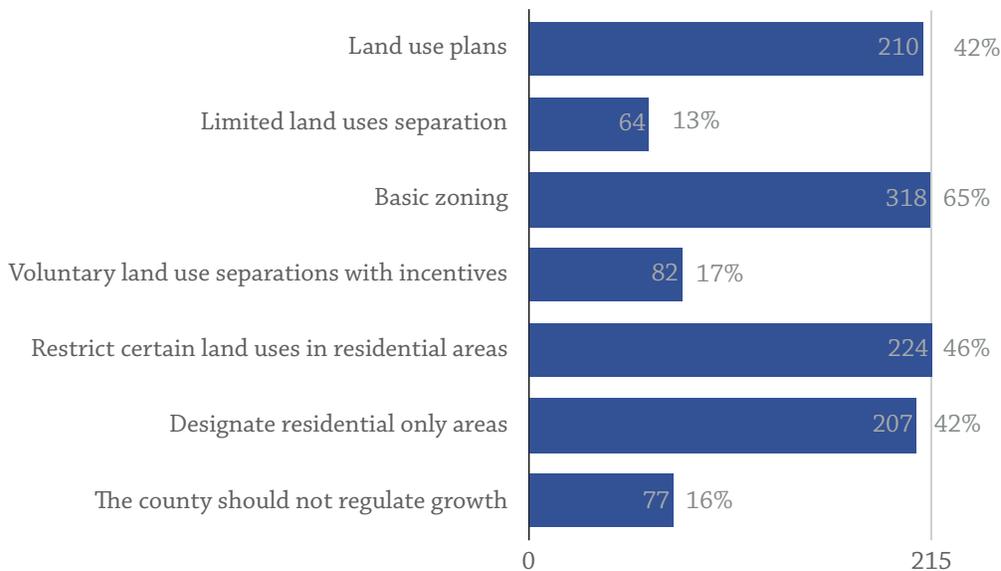


Approaches for combating substandard subdivision development and bad practices received varying levels of support, with education and outreach at the top followed by expanded subdivision requirements. Imposing financial consequences received relatively strong support from a minority of respondents. Just

4% rejected all proposed efforts to combat these issues.

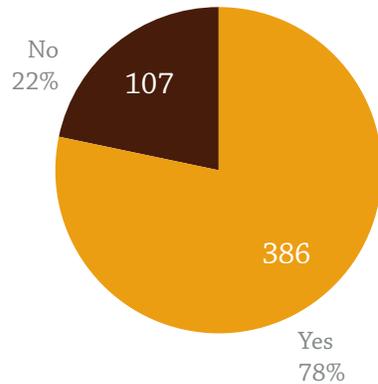
A majority, 65%, of respondents expressed support for basic zoning, while just 16% feel the County should not regulate growth.

How should the county manage growth in populated areas? (check all that apply)



65% support basic zoning.

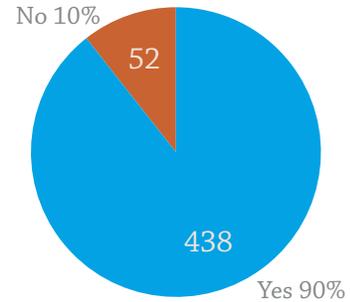
Should the County require permitting for large earthworks projects (e.g., major cut and fill or excavation)



The public expressed strong support for stricter regulation of earthworks, and water availability disclosure as well; 78% of respondents support requiring permitting for large projects. It should be noted that several of those answering “no” included the caveat that permitting should be required if property owners could endanger nearby property either structurally or because of drainage issues—standard reasons for considering such regulation.

Support for requiring disclosure of water availability at the time of property sale was even stronger, at a full 90%. Methodology for adding the requirement should be explored in cooperation with local real estate agents.

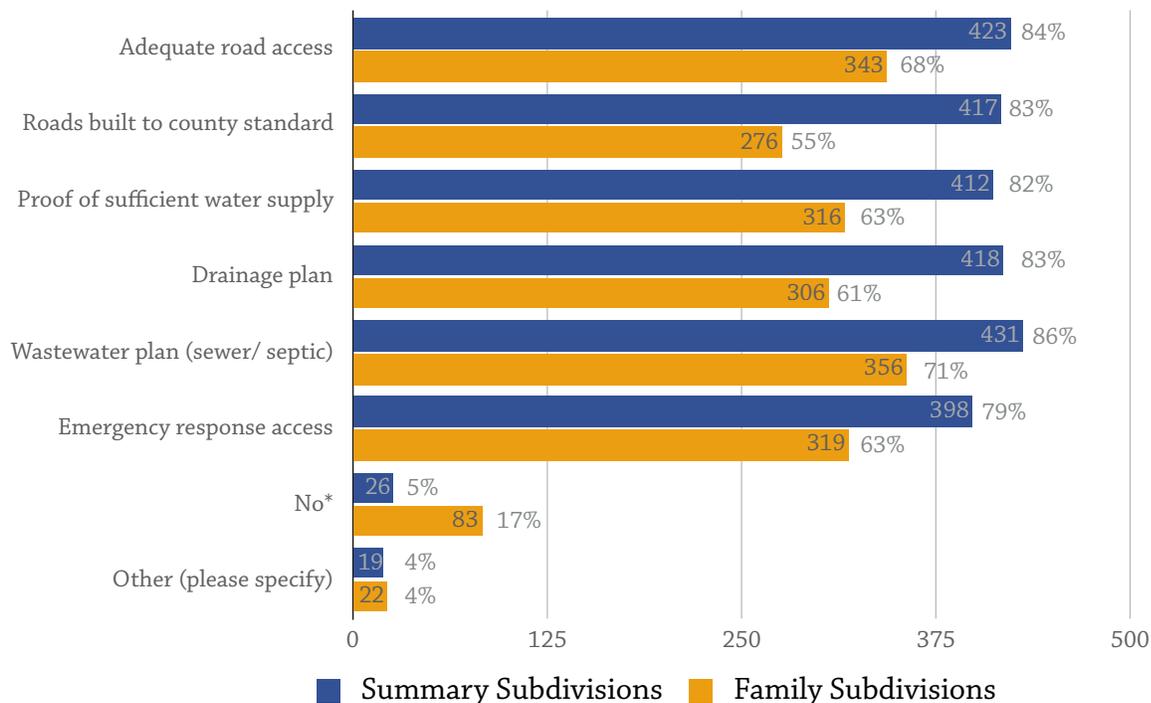
Should the county require property owners to disclose water availability and road ownership to buyers when land is sold?



Requirements that specifically apply to subdivisions also garnered strong support, especially for summary, or for-profit, subdivisions which received overwhelming support. Over or close to 80% of respondents support all requirements in these cases. A majority support all requirements for family subdivisions. Just 17% believe family subdivisions should remain exempt from requirements and just 5% feel summary subdivisions should be exempt.

An overwhelming majority support expanded requirements for summary subdivisions.

Are there requirements that subdivisions in the county should meet?
(If yes, select all that apply):



Vision Statement

A vision statement is an aspirational goal for a community. It describes the community that San Juan County wants to become. A vision statement provides policy direction and motivation for future decision-making and community investment. It defines what the community wants to achieve and what it wants to see realized, preserved, and changed in the community. Future planning efforts should update vision statements regularly, since the statements are the guiding factors for community development in San Juan County for the foreseeable future.

Based on input gathered from county staff, the planning steering committee and the public via the planning process, the planning team presents the following vision statement for the future of San Juan County.

San Juan County is an independent,
resilient, and self-sufficient community.

Our strong, diverse economy has a foundation in
energy production, agriculture, manufacturing, and recreation.

We support our local businesses and
the highly trained workforce they employ.

Our young people remain in the county after college
to build businesses and grow families.

We protect our resources and celebrate our natural environment.

We deeply value our personal freedoms.

Implementation Plan

Land Use		
Task	Responsible Party	Time Frame
Develop and adopt permitting requirements to mitigate certain impacts to neighboring properties, including an earthworks ordinance as required by the MS4 storm water discharge permit, noise, particulates, and traffic as recommended in the Land Use Element of this plan.	County staff and County Commission	1-2 years
Develop and adopt an ordinance that expands subdivision requirements to limit exemptions from state regulatory requirements for summary subdivisions and family subdivisions, as recommended in the Land Use Element of this plan.	County staff and County Commission	1-2 years
Conduct public outreach to educate property owners about land use issues and expanded permitting and subdivision requirements.	County staff	2 years, ongoing
Support consistent enforcement of new permitting and subdivision requirements by adequately funding and staffing necessary enforcement staff, limiting exemptions from requirements, and establishing punitive measures where appropriate.	County Commission and County Staff	2 years, ongoing
Conduct public outreach and internal research to determine the need for expanded growth management tools for the County, including performance and basic zoning.	County staff	3-5 years
Hold a summit with county municipalities to expand education and cooperation in annexation, extra-territorial zoning and compact development.	County staff	3-5 years
Identify incentives to promote infill and compact development in the county, such as land and infrastructure donations.	County and Municipal staff	2 years, ongoing
Identify potential sites and funding sources for brownfield clean-up.	County staff	3-5 years
Consider adopting basic protections for residential, commercial, industrial and agricultural land uses, including performance and/or basic zoning.	County staff and County Commission	3-5 years

Facilities		
Task	Responsible Party	Time Frame
Update the facilities condition assessment of county facilities to identify needs.	County staff	1-2 years
Continue to work with facility managers to develop replacement and maintenance schedule for facilities and associated equipment.	County staff	1-2 years
Continue to prioritize repair and replacement projects for immediate and short-term completion.	County staff, County Commission	1-2 years
Continue to include prioritized and scheduled repairs and replacement projects in the county's Infrastructure Capital Improvement Plan (ICIP) in a timely manner.	County staff, County Commission	ongoing
Update the asset management / risk management plan to ensure continued timely maintenance and upkeep of county facilities, improve longevity of public investment, and protect the safety of the public and public employees.	County staff	2-3 years
Consider developing a facilities master plan to streamline facility programming, identify opportunities to eliminate waste, and prioritize efficiency of use and future facilities investments.	County staff	2-3 years
Monitor use and needs to maintain existing services at an appropriate level, including emergency response, solid waste management, and government.	County staff	ongoing
Consider future opportunities to expand public facilities, including recreational, economic development, and educational projects.	County staff, County Commission	3-5 years
Conduct a facilities and services summit with local municipalities and state agencies to identify opportunities for collaboration to eliminate redundant services and develop collaborations that take advantage of efficiencies of scale.	County staff	3-5 years

Transportation		
Task	Responsible Party	Time Frame
Actively discourage the development of long, dead-end roads.	County staff, County Commission, private developers, oil and gas companies	ongoing
Continue to enforce road design standards for subdivisions.	County staff, County Commission	1-2 years
Establish appropriate maximum slope and minimum width for right-of-access easements in family exemptions.	County staff, County Commission	1-2 years
Incorporate Complete Streets principals in all possible transportation projects.	County staff	1-2 years
Continue to collaborate with local and regional transportation agencies and planning entities to maintain and improve transportation in the county.	County staff	ongoing
Regularly update the Metropolitan Transportation Plan, and include projects in ICIP and Statewide Transportation Improvement Program.	County staff	ongoing
Include transportation assets with facilities assets in the asset management plan.	County staff	1-2 years

Water and Wastewater		
Task	Responsible Party	Time Frame
Convene a water and wastewater summit with municipal water department managers, mutual domestic water consumers associations (MDWCAs), and San Juan Water Commission to identify strategies and opportunities for improving water and wastewater services and infrastructure in the county.	County staff, municipal water managers, and regional water partners	1-2 years
Encourage MDWCAs to establish and enforce drought restriction guidelines.	County staff, MDWCAs	1-2 years
Conduct a costs, benefits and liabilities study, including public engagement and intra-agency collaboration, to determine the potential for consolidation of water systems under a regional water authority.	County staff, municipal water managers, and regional water partners	2-3 years
If supported by regional water authority feasibility study findings, provide support as needed for the formation and operation of a regional water authority.	County staff	3-5 years
Support San Juan Water Commission efforts to secure and obtain additional water rights.	County staff	ongoing
Work with the San Juan County Extension Office and state engineer's office to develop and promote sustainable agricultural practices, including education and outreach programs.	County staff and San Juan County Extension Office	3-5 years
Establish relationships with regional utility providers to expand and promote credits and rebates for efficiency upgrades and improvements for utility customers.	County staff, municipal water managers, and regional water partners	3-5 years
Enable water districts to expand storage and cross connections by acting as fiscal agent.	County Staff, MDWCAs	3-5 years

Housing		
Task	Responsible Party	Time Frame
Develop material and in-house knowledge to promote homeowner assistance programs, including U.S. Department of Agriculture (USDA) assistance.	County staff	2-3 years
Strengthen working relationships with regional USDA rural development, Economic Council Helping Others Inc. (ECHO) housing assistance, Affordable Housing Alliance, San Juan County Partnership, San Juan Safe Communities Initiative, and Habitat for Humanity to improve access to housing and home ownership for San Juan residents.	County staff and local housing advocacy groups	1-2 years
Regularly update the Affordable Housing Plan for Northeast San Juan County, NM.	County staff, City of Farmington staff	1-2 years
Adopt an affordable housing ordinance.	County staff, County Commission	1-2 years
Work with regional utility providers to develop and promote incentive and rebate programs for efficiency upgrades.	County staff, regional utility providers	2-3 years
Encourage infill and brownfield development over greenfield development.	County staff	2-3 years
Consider developing density guidelines to promote higher density, more efficient development	County staff	3-5 years

Environment		
Task	Responsible Party	Time Frame
Support soil and water conservation projects to improve watershed health and promote environmentally sound agricultural practices.	County staff, soil and water conservation	ongoing
Support alternative energy projects in the county.	County staff	ongoing
Consider adopting standards that require developers to reclaim defunct energy sites, similar to Bureau of Land Management (BLM) New Mexico reclamation requirements.	County staff, County Commission	3-5 years
Continue working with local energy producers to limit and minimize environmental damage resulting from extractive industries, including pollution and ecological fracturing.	County staff	ongoing
Continue enforcing trash and refuse, junked vehicle, and mobile home ordinances, and conducting clean-up efforts to improve the cleanliness of San Juan County.	County staff	ongoing
Conduct a feasibility study to determine the potential for expanding the county recycling program and participation in it.	County staff	3-5 years
Support local watershed restoration groups and projects.	County staff	ongoing

Hazards Mitigation		
Task	Responsible Party	Time Frame
When available, update flood maps to reflect new, more accurate Federal Emergency Management Agency (FEMA) flood mapping.	County staff	1-2 years
Identify Wildlife Urban Interface (WUI) areas; discourage development and encourage defensible space maintenance.	County staff	1-2 years
Continue to support the drought task force.	County staff	ongoing
Encourage and assist municipalities and river restoration efforts to clear overgrown riparian areas in the county.	County staff	ongoing
Convene a hazard resilience task force to identify risks and develop strategies for minimizing risk and improving recovery, prioritizing strategies, and monitoring implementation and effectiveness of strategies.	County staff, emergency responders	2-3 years
Assess flood and fire risk to county facilities and property, and develop defensible space and drainage plans where needed.	County staff	1-2 years
Continue supporting local fire and sheriffs' offices and other emergency responders in the region.	County staff	ongoing
Collaborate with and support local and regional hazards response and mitigation departments and organizations.	County staff, regional emergency and hazards responders and planners	ongoing
Regularly update the County's hazard mitigation plan and community wildfire protection plan.	County staff, local municipalities	ongoing
Lobby state representatives to increase daily fines for noncompliant property owners.	County staff, state representatives	1-2 years
Consider adopting a remediation ordinance requiring property owners to remediate brownfield and hazardous sites in the county.	County staff, County Commission	2-3 years

Economic Development		
Task	Responsible Party	Time Frame
Conduct a market study to identify trends and target consumers for outdoor recreation and recreational product manufacturing, identify existing and required infrastructure and assets, and outline a step-by-step plan for achieving goals.	County staff	1-2 years
Collaborate with the Farmington Convention & Visitors Bureau to promote county attractions, expand marketing efforts to additional markets and media, and conduct outreach to international travel agents to develop international tourism packages and amenities.	County staff, Farmington Convention & Visitors Bureau	1-2 years
Develop a clear strategy for attracting desired businesses and visitors, and develop travel and incentive packages.	County staff	1-2 years
Continue working with the BLM to expand trails and develop trail heads, signage and trail features.	County staff, BLM	ongoing
Develop and distribute a trails map based on county GIS data that will include trail type, difficulty level, hydrology and attractions such as national parks.	County staff, Farmington Convention & Visitors Bureau	1-2 years
Continue to attend recreation expos to attract businesses, especially tours and equipment rental businesses, as well as recreational manufacturers.	County staff, Four Corners Economic Development (4CED)	ongoing
Identify and promote business development incentives for desired industries, including Local Economic Development Act (LEDA) incentives such as industrial revenue bonds, land donation, general fund commitment and others.	County staff	1-2 years
Conduct an audit of incentives offered by comparable New Mexico entities to ensure competitiveness.	County staff, 4CED	1-2 years
Continue working with the state legislature to identify strategies for coping with changes in the energy industry.	County staff, regional representatives	1-2 years
Consider options to expand private land area in the county.	County staff, BLM	ongoing
Support expanding fiber-optic services in the county.	County staff	ongoing
Where appropriate, support expanding infrastructure and services to industrial parks.	County staff	3-5 years
Provide support for the Local Food, Local Places effort to develop a food hub and commercial kitchen in downtown Farmington.	County staff, County Commission	1-2 years
Employ mapping and community outreach to identify natural and cultural recreational assets for protection, including open space, riparian areas and rivers, geologic formations, ecologically sensitive areas and historical sites, and take measures to preserve them as assets to San Juan's economy and quality of life.	County staff, public, County Commission	2-3 years

