

Village of Cimarron



Comprehensive Plan

September 2009

ARC 20819

Architectural Research Consultants, Incorporated

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**Village of Cimarron Comprehensive Plan
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**VILLAGE OF CIMARRON
RESOLUTION 2010-12
RELATING TO ADOPTION OF THE VILLAGE OF CIMARRON
COMPREHENSIVE PLAN**

WHEREAS, a comprehensive plan is a long-range policy guide to decisions about the physical development of the town, addressing: land use, transportation, economic development, housing, community facilities, public infrastructure greenhouse gas emissions, and hazard mitigation; and

WHEREAS, the Council of the Village of Cimarron is enabled through New Mexico State Statutes to adopt a comprehensive plan which makes recommendations on a variety of subjects, as stated in Section 3-19-9 NMSA 1978; and

WHEREAS, the plan contains goals and objectives, giving direction for short-term actions between 2009 and 2012, mid-term actions between 2013 and 2017, and long-term actions between 2018 and 2029; and

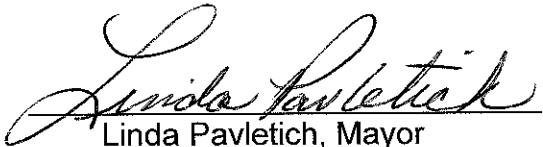
WHEREAS, a public involvement process was conducted to develop the comprehensive plan; and

WHEREAS, the Village developed the comprehensive plan through an assessment of existing conditions, extensive discussions with Village staff, research and analysis of current demographic and socio-economic information, transportation and engineering studies, creating a base of land use and public infrastructure mapping; and

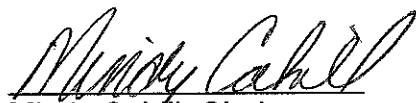
WHEREAS, the Council held a duly noticed public hearing on September 16, 2009 to consider adoption of the comprehensive plan.

NOW THEREFORE BE IT RESOLVED IN OFFICIAL SESSION that the Council of the Village of Cimarron, New Mexico hereby adopts the Village of Cimarron Comprehensive Plan.

PASSED, ADOPTED AND APPROVED THIS sixteenth day of September 2009 by the Council of the Village of Cimarron, New Mexico.


Linda Pavletich, Mayor

Attest:


Mindy Cahill, Clerk

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List of Abbreviations

ADA – Americans with Disabilities Act
CDBG – Community Development Block Grant
COOP - Cooperative project funds
CWA – Cimarron Watershed Alliance
DOE – Department of Energy
EECBG – Energy Efficiency and Conservation Block Grant
EMNRD – Energy, Minerals and Natural Resources Department
EPA – Environmental Protection Agency
FEMA – Federal Emergency Management Agency
FOA – Funding Opportunity Announcement
GHG – Greenhouse gases
HID – High intensity discharge
HUD – United States Department of Housing and Urban Development
ICIP – Infrastructure Capital Improvements Plan
ICS – Incident Command System
IMSI – Incident Management Systems Integration
LEED – Leadership in Energy and Environmental Design
MAP – Municipal Arterial Program
NMDOT – New Mexico Department of Transportation
NEMA – National Electrical Manufacturers Association
NIC – National Integration Center
NIMS – National Incident Management System
NRF – National Response Framework
OSE – Office of the State Engineer
UFW – Unaccounted-for water

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Summary

Introduction

This summary contains key information about the contents of the Village of Cimarron Comprehensive Plan.

This comprehensive plan provides guidance for charting Cimarron's long-range future. It was developed with assistance from village leaders, administrators and community members.

Purpose and Process of the Plan

In 2008, the village of Cimarron received federal Community Development Block Grant funding administered through the state of New Mexico to prepare a comprehensive plan. The comprehensive plan is an official public document that has been adopted by the village government as a policy guide to making decisions about the physical development of the community. It describes how the leaders and citizens of Cimarron want the community to develop in the ensuing 10 to 20 years.

The plan, begun in early 2009, sets policies that help guide the way the village addresses critical issues, achieves goals according to priority, and coordinates both public and private efforts. The plan encompasses the functional elements that bear on physical development in an internally consistent manner, including land use, transportation, economic development, infrastructure, and housing. The data, goals and policies of these elements should support each other.

The plan lays out a long-range approach to making decisions about new development, infrastructure or programs. As a general document, the plan does not carry regulatory authority, unlike zoning and subdivision regulations, although the plan is adopted. It does, however, make recommendations for developing new zoning and subdivision ordinances.

Five community meetings were conducted between February and June 2009 to ensure that the values and concerns of residents were considered during the planning process. In addition, topic-based meetings were held with a steering committee that examined all issues, but focused on land use and zoning.

Village of Cimarron Overview

The village of Cimarron, an incorporated community, is located in Colfax County in northeastern New Mexico. As of the 2000 Census, Cimarron had a population of 917 people, many of whose families have lived there for generations. Other residents have moved to Cimarron in recent years, drawn by the beautiful landscape, pleasant climate, small town atmosphere, fine school system, and opportunities for starting small businesses.

Cimarron originated as a stop on the Santa Fe Trail, providing services to nearby ranches, farms, lumber operations, and mines. A railroad line followed, but did not remain for long. More recently, Cimarron has gained a reputation for its arts and historical attractions.

Legal and Administrative Framework for the Plan

Cimarron is an incorporated community subject to the New Mexico Statutes. The authority of a municipality like Cimarron to prepare a comprehensive plan is established in these statutes. Once a plan is adopted, the statutes recommend that it be updated every five years.

Contents of the Plan

The state requires that the plan must include elements required by the state: land use, housing, transportation, infrastructure, economic development, implementation, a greenhouse gas emissions plan, and a hazards mitigation section. The recommendations in the plan must be consistent with the community's Infrastructure Capital Improvements Plan (ICIP), a document that identifies and sets priorities for the community's most urgently needed capital projects.

To better describe the issues of Cimarron, this document also includes a stand-alone chapter that describes public facilities and services. It also includes background information about Cimarron's history, a description of the local environment and natural conditions, and information about local demographic trends and projections. Topic-specific goals, objectives and policies with recommended implementation time lines are included with each element of the plan and are also presented in their entirety in this summary.

Community History

People have lived in or roamed the Cimarron area for over 10,000 years, leaving traces of their presence that are still studied by archeologists. By the early 19th century, trappers were active in the area and merchants began to see opportunities for trade. The Santa Fe Trail was established from Missouri to the New Mexico territory, eventually bringing settlements like Cimarron to provide services.

In 1841, the Mexican territorial governor approved a land grant of thousands of acres to Guadalupe Miranda and Charles Beaubien, who successfully petitioned for possession of land located east of Taos. Miranda emigrated to Mexico, so Beaubien's son-in-law, Lucien Maxwell helped in developing the grant, eventually named the Maxwell Land Grant.

New Mexico became a U.S. territory in the late 1840s. Maxwell established the community of Cimarron in the mid-1850s. The village became an outpost on the Santa Fe Trail, providing supplies to travelers. Maxwell allowed Native Americans to hunt on the land and farmers and miners to settle there.

By 1866, as sole owner of the grant, Maxwell was the single largest land owner in the U.S., but the following year he sold the majority of the grant to investors. Within less than ten years, the grant was in the hands of a group of New Mexico investors who included Thomas Catron of the notorious Santa Fe Ring. This group's ambition was to control all activity on the grant and it tried to force out

settlers, miners and Native Americans, resulting in bloodshed during the so-called Colfax County War of the 1870s and persisting until the 1890s.

Over the years, pieces of the grant were sold to other owners, including the Springer and Chase families and Waite Phillips, who eventually donated thousands of acres of his Philmont Ranch to the Boy Scouts of America. Other area ranches that are part of the original Maxwell Land Grant include the Express UU Bar and Vermejo Park ranches. These ranches are a major economic force for Cimarron, providing jobs and attractions for visitors.

A railroad spur was built to Cimarron in 1906, bringing an influx of new residents. Over the next decade, Cimarron's New Town arose, developed in a more formal street and block pattern in contrast to Old Town's looser property layout. By 1940, rail service was discontinued and the rails pulled up for scrap, resulting in the unusually wide right-of-way that is today's U.S. Highway 64 through the village.

During the 20th century, lumber mills provided jobs for many residents, but the last mill closed at the end of the 1990s. Cimarron's main employers today are the school district, village government, and Philmont Ranch, which provides both permanent and seasonal employment. Ranching continues to provide jobs for some residents. Services to visitors, including shops, galleries, restaurants and lodging also create local jobs, although they are often seasonal in nature.

In the recent past, Cimarron's boundaries have expanded through platting of two larger-lot subdivisions, Lambert Hills and Mountain Meadows. Both are mainly residential developments, but Lambert Hills has some commercially zoned lots along Highway 64.

Cimarron in the 21st century seeks to retain its small-town friendliness and charm, while expanding and diversifying its economy. It faces challenges to remain viable, but can succeed if it builds upon its rural character and scenic beauty, strengthens existing economic assets and taps into opportunities created by telecommunications and the green economy.

Cimarron's Population Trends: Implications for the Future

In the past 100 years, Cimarron's population has never exceeded 1,000 people. At the last census, Cimarron was home to 917 people. Between 2000 and 2007, the Census Bureau estimates that the population has declined by 85 people. The Cimarron Municipal Schools report decreasing enrollments, partly due to the trend to smaller family sizes, but also because younger families have left the community in search of better employment opportunities.

Three sets of population projections for the low-, mid- and high-range were developed to indicate possible future scenarios to 2035. The low-range projections indicate a population as low as 600 people by 2035 if current conditions continue. Mid-range projections show a small amount of growth between 2005 and 2035, from 861 to 885 people. The high range projections indicate that the population

could increase to approximately 1,050 people in 2035, if coordinated actions are taken to improve the local economy.

If current trends continue beyond a certain point of population decline, the local businesses that currently serve Cimarron's citizens will be unable to survive and new businesses will not move in, leaving the community with even fewer choices for shopping and services. In addition, the school system will be hard-pressed to offer the quality and opportunities for which it is known. More jobs may be lost and a spiral of decline from which it would be difficult to recover may be irreversible.

To remain a viable community, Cimarron must become proactive by developing and implementing a multi-faceted strategy that taps into local strengths to attract businesses and new residents.

Key Issues for Cimarron: In Brief

Chapters of the comprehensive plan describe Cimarron's issues in depth and propose methods to address them. Some of the more pressing issues identified by the community, village leadership and administration are:

Improving infrastructure

- Water quality, delivery and conservation
- Reconstructing wastewater system to meet zero-discharge levels
- Ensuring well-maintained streets, paving unpaved streets and improving the transportation network for pedestrians, bicyclists and vehicular traffic
- Providing storm drainage that generally uses curbs and gutters to channelize water away from buildings and improves safety during flood events

Maintaining and improving government services and facilities

- Maintaining, upgrading and replacing village-owned and operated buildings when needed
- Expanding park and recreation facilities, particularly for the community's youth and to attract visitors
- Ensuring strong and effective police and emergency services
- Consistently make use of various funding sources to help meet village needs for infrastructure, recreation, services, and cultural interpretation
- Continuing to pursue projects that ensure Cimarron's environmental and economic sustainability
- Ensuring that village staff members have the tools and training to continue providing quality service to the community

Strengthening and diversifying the economy through expanded tourism services, great schools, and strategies to recruit and retain industry and local businesses

Achieving a moderate increase in Cimarron's population as a means to sustain and expand services and jobs for local residents

- Attracting young families to settle in Cimarron by creating jobs that pay living wages
- Retaining a quality school system that provides a wide range of educational opportunities
- Matching housing prices and types to the needs of potential new residents

Taking a proactive approach to reducing greenhouse gases through conservation initiatives and energy efficiency

- Maintaining and upgrading the physical condition and energy efficiency of existing housing
- Working locally and regionally to improve health care delivery
- Taking pride in Cimarron as a clean and attractive community

Cimarron’s Infrastructure Capital Improvement Projects (ICIP)

The listing below presents projects identified by the village as priorities as of summer 2009. The projects in this list are identified and ranked by the community every year. The list and rankings are changed when older projects are completed and/or newly identified projects are considered more pressing. The highest-ranked five projects comprise the five-year ICIP list presented to the state of New Mexico. However, ICIPs are updated every year and should be compared to the goals and issues identified in the comprehensive plan.

2010 VILLAGE OF CIMARRON - CENTER INFRASTRUCTURE CAPITAL IMPROVEMENT PLAN

Rank	Project	Project Rationale
1	Wastewater Treatment Facility – Zero Discharge/Water Reuse	Completion of this project is federally required within five years and also allows for wastewater reuse for irrigation.
2	Water Filter Plant – Fully Automated	This project enables more efficient and safer water delivery.
3	Wastewater line replacement	This project will help reduce water leakage, line breaks and blockages, also resulting in reduced staff hours, equipment hours and supply costs.
4	Cimarroncito Dam: clean-out, structure repair and equipment upgrade	This project addresses structural issues at the dam and updates old technology to improve water treatment operations.
5	Water line replacement – ongoing project	This project continues Cimarron’s water conservation efforts through replacement of leaking water lines

When the ICIP listing was prepared, additional projects were identified and ranked. The chart below presents those projects in order of preference.

ADDITIONAL RANKED ICIP PROJECTS	
Rank	Additional Projects of Community Interest in Order of Preference
6	Solid waste collection enterprise run by Village
7	Village Clean Up of facilities and property and pothole repairs
8	Paving, curb, gutter and sidewalks of Village streets
9	Water Transmission Line Phase V – Cimarroncito Dam to Treatment Plant
10	Water rights acquisition
11	Highway enhancement, pathway and trail projects
12	Business district economic development plan
13	Utility enterprise equipment purchases
14	Planning, zoning and land use code update
15	Annexations
16	Village Hall structure repairs
17	Cemetery enterprise improvements
18	Fire training and equipment
19	Police training and equipment
20	Radio read water meters, Village Hall receiving antenna and meter read software
21	Village staff training and equipment
22	Village government, public safety & community center complex
23	Greenhouse gas program – Solar – Wind – Biomass
24	Village Sportplex soccer field
25	Gray water recycling program
26	Ambulance training and equipment
27	Security fencing of water storage tanks and water treatment facility

Goals and Objectives/Policies for Cimarron

The compiled list of all goals and policy recommendations for plan elements is presented on the following pages. Village leaders and administrators should review this listing on an annual basis to track implementation progress. At least every five years, the village should conduct a formal review and update of goals, preferably as part of a comprehensive plan update.

<i>LAND USE</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Retain the compact village form of the community			
Objectives / Policies:			
Promote infill development on vacant lots.	x	x	x

LAND USE	1-4 years Short	5-10 years Mid	11-20 years Long
Encourage redevelopment within the existing developed area of the village and promote infill development on vacant lots.	x	x	x
Retain the size of historic blocks in any developing areas contiguous to currently developed areas to the extent feasible for future development.	x	x	x
Acknowledge the land stewardship and the agricultural heritage continued by the large ranches surrounding the community, providing for the village's setting, scenic qualities, and many of its continuing functions.	x	x	x
Goal:			
Maintain and enhance existing residential neighborhoods.			
Objectives / Policies:			
Promote maintenance, upkeep and rehabilitation of houses.	x	x	x
Identify programs that provide homeowners with expertise and access to loans and grants for home renovations.	x	x	x
Encourage restoration of historic properties, providing information on access to expertise/tax credits, etc.	x	x	x
Work with owners of dilapidated buildings to voluntarily remove them, resulting in reduced property taxes and making a property more desirable for any future sale and development. If asbestos is found, a person certified in its removal must be present during demolition.	x	x	x
Require dilapidated buildings to be demolished if needed, but only as a last resort.	x	x	x
Goal:			
Promote a range of new residential lot sizes to meet the needs of all economic and lifestyle sectors of the community.			
Objectives / Policies:			
Allow small lot development in areas within the community.	x	x	x
Allow attached housing in areas within the community.	x	x	x
Allow some large lot residential development.	x	x	x

LAND USE	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Promote maintenance of, improvements to and infill development in existing residential neighborhoods as the highest priority to accommodating residential growth			
Objectives / Policies:			
Promote renovations to existing buildings			
Encourage additions to houses and guest houses (or accessory dwelling units)	x	x	x
Discourage temporary housing types, including single wide mobile homes and recreational vehicles, as permanent dwellings in established residential neighborhoods.	x	x	x
Do not permit mobile homes without a HUD seal to be moved into Cimarron	x	x	x
Allow long-term residency in single-wide mobile homes and recreational vehicles in designated mobile home or recreational vehicle parks and in designated areas of the community.	x	x	x
Promote maintenance of public and private properties.	x	x	x
Encourage clean up of trash and junk	x	x	x
Encourage demolition of derelict buildings that pose threats to health and safety, may be an impediment to redevelopment of the property upon which such buildings are sited, and may diminish values of nearby properties.	x	x	x
Goal:			
Promote continued mixed use development of appropriate scale in both predominantly commercial and predominantly residential areas of the community			
Objectives / Policies:			
Encourage subordinate residential units included within or attached to the rear of commercial buildings in the predominantly commercial areas of downtown and old town.	x	x	x
Encourage subordinate home occupation uses in homes in predominantly residential areas.	x	x	x

LAND USE	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Protect and restore historic architectural structures and landscape qualities of the village			
Objectives / Policies:			
Conduct an inventory of significant and contributing historic buildings in Cimarron.	x		
Promote historic restoration of identified historic commercial and residential buildings through encouragement to owners and providing information to owners of the advantages of listing on the National Register of Historic Places or on the State Register.	x	x	x
Discourage demolition of identified historic buildings except as a last resort for derelict structures.	x	x	x
Encourage new commercial development to not exceed the existing architectural scale (e.g., massing, height).	x	x	x
Goal:			
Minimize disturbance of sensitive lands and in prominent viewsheds			
Objectives / Policies:			
Retain land forms, minimize road cuts and fills on hillsides	x	x	x
Avoid development on steep hillsides and in flood plains	x	x	x
Encourage potential development on any hills viewed from the village valley floor to not be sited on ridgelines.	x	x	x
Goal:			
Prioritize areas for potential new development to accommodate projected growth			
Objectives / Policies:			
Areas with the highest priorities should be contiguous to the developed areas of the community	x	x	x
Encourage phasing of any proposed master plan development so that it proceeds in an orderly and efficient way.	x	x	x

LAND USE	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Encourage the availability of suitable land for industrial uses in or close to the village			
Objectives / Policies:			
Designate areas where industrial development is desirable.	x	x	x
Re-use prior industrial areas for future industrial enterprises if such areas are suitable regarding needs for access, utilities, flat terrain, soils, waste disposal, and other features.	x	x	x
Goal:			
Preserve and develop gateways to the community, including natural landscape features and vistas, while incorporated wayfinding			
Objectives / Policies:			
Develop wayfinding signage and gateways that guide visitors to the historic blocks of Downtown and Old Town.	x		
Goal:			
Encourage traditional rural uses within the village			
Objectives / Policies:			
Practices should include irrigating fields from the Cimarron River, grazing on acreage sufficient in size to accommodate animals, and boarding of horses and other animals.	x	x	x
Goal:			
Develop and maintain a complete set of land use regulations that promote land development practices consistent with the goals and policies in the comprehensive plan.			
Objectives / Policies:			
Create a unified land use code including an updated zoning code, subdivision regulations, annexation policy and procedures, floodplain regulations, and other related provisions	x		
Substantially rewrite the village's vintage 1957 zoning code to add clarity and purpose	x		

LAND USE	1-4 years Short	5-10 years Mid	11-20 years Long
i. Subjects that should be addressed in the revised zoning code include but are not limited to: add approval process provisions including requirements for public hearings, add definitions, define the roles of responsible staff and public bodies, add a use table, add a non-conformities section, add a variance section, consider additional zone districts, add a sign code.			
Follow principles that guide the appropriate level of regulation for a small village			
i. Develop clear language that minimizes interpretation while generally retaining flexibility in the uses and types of development allowed.			
ii. Respect private property rights and minimize interference with uses of property to the extent possible.			
iii. Adopt an official zoning map, mapping all areas within the municipal boundaries of the village.			
Develop and adopt village subdivision regulations	x		
Adopt annexation policies and procedures by ordinance	x		
Adopt street and alley vacation policies, criteria and procedures by ordinance	x		
Develop extraterritorial subdivision review procedures and standards to apply to subdivision activities within three miles of the village boundaries, and develop an agreement with Colfax County on the extraterritorial subdivision review process	x		
Periodically review and update regulations to ensure that they are appropriate for the village.	x	x	x

TRANSPORTATION	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Maintain and improve existing local streets in Cimarron.			
Objectives / Policies:			
Develop plans for street maintenance and improvements that include adequate curbs, gutters and drainage.	x	x	x
Require that water and wastewater lines under or near a roadway be replaced prior to the repaving of that roadway.	x	x	x

TRANSPORTATION	1-4 years Short	5-10 years Mid	11-20 years Long
Identify routes for funding requests and obtain funding from sources such as Enhancement Funding available from the Federal Highway Administration through NMDOT and the local planning organization	x	x	x
Replace and maintain street signs where needed	x	x	x
Secure capital funding for streets: paving, sidewalks, etc	x	x	x
Goal:			
Enhance routes for safe pedestrian use and bicycling for both transportation and recreation			
Objectives / Policies:			
Continue working on trails projects for walking and bicycling.	x	x	x
Provide low-level lighting to ensure safety	x	x	x
Slow down traffic on busier streets like Highway 64	x	x	x

INFRASTRUCTURE	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure safe and adequate drinking water for Cimarron.			
Objectives / Policies:			
Construct a new fully automated water filter plant	x		
Acquire water rights to ensure long-term domestic water supplies	x	x	x
Conserve water by replacing leaking water lines, including 1.3 miles of transmission line and additional water lines.	x		
Rehabilitate Cimarroncito Dam to ensure structural integrity and updated water treatment systems.	x		
Replace old utility meters with new radio-read models. Install antenna and software at village hall	x	x	
Install water pipeline from Cimarroncito dam to water treatment facility.	x	x	
Install homeland security fencing around wells, storage tanks and other sensitive facilities.	x		

INFRASTRUCTURE	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure that Cimarron has a wastewater treatment system that protects community health and meets federal and state requirements.			
Objectives / Policies:			
Ensure that new wastewater treatment facility meets a 0-discharge standard for water reuse.	x		
Ensure that rights to the land on which the facility sits are secured in perpetuity.	x		
Replace deteriorating wastewater lines.	x		x
Goal:			
Manage stormwater runoff to protect lives and property.			
Objectives / Policies:			
Develop a community Drainage Master Plan.	x		x
Prepare and adopt ordinances that will require new developments to analyze the hydrology and provide adequate measures so as not to increase the historic runoff.	x		
Develop plans for street improvements that will include adequate curbs, gutters and drainage.	x	x	x

FACILITIES AND SERVICES	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure that Cimarron's government buildings are safe, well-maintained and properly designed to ensure quality, efficient workplaces that serve the community's needs.			
Objectives / Policies:			
Construct village complex to house administrative and public safety, with community meeting rooms		x	x
Preserve historic buildings and sites, e.g., court building, well, jail	x	x	x

<i>FACILITIES AND SERVICES</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Goal: Provide Cimarron's residents and visitors with facilities for active and passive recreation, as well as historical/cultural interpretation.			
Objectives / Policies:			
Install a colorful, visible playground structure at village park	x		
Upgrade sports complex with new facilities and playfields	x	x	x
Continue maintenance and historic preservation activities	x	x	x
Continue upgrades to Highway 64 scenic byway to spark continued visitor interest	x	x	x
Continue enhancements to Highway 21 hiking/biking trail	x	x	x
Continue enhancements to historical points of interest to increase visitor interest.	x	x	x
Goal: Maintain the cemetery as a service to the community and a part of Cimarron's history.			
Objectives / Policies:			
Inventory and map graves and plots	x		
Develop a management plan and a program for maintenance. Consider restoration programs for historic graves, low-water landscaping and requirements for clean-up	x	x	x
Continue enhancements to cemetery to increase beauty of site	x	x	x
Goal:			
Maintain and improve emergency services provided to the community.			
Police			
Ensure that Cimarron has a trained police force of adequate size	x	x	x
Ensure that police have up-to-date equipment	x	x	x
Improve animal control services, including adequate staffing	x	x	x
Build a kennel area	x		
Fire			

<i>FACILITIES AND SERVICES</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Ensure that Cimarron has a trained volunteer fire department staff with enough members to meet village needs	x	x	x
Ensure that staff have up-to-date equipment	x	x	x
Emergency/Ambulance Services			
Ensure that Cimarron has a trained group of EMT volunteers	x	x	x
Ensure that staff have up-to-date equipment	x	x	x

<i>HOUSING</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure a supply of affordable, safe, energy-efficient , and conveniently located housing to meet community needs.			
Objectives / Policies:			
Work with housing and economic development agencies to create housing opportunities.	x	x	x
Work with landowners within Cimarron to encourage a continued supply of land available for new housing development.	x	x	x
Maintain Cimarron’s senior and low-income housing projects, including structures and grounds to ensure their meeting housing and building codes, as well as adequate numbers of houses to meet local needs.	x	x	x
Seek out programs to help low- to moderate-income Cimarron residents affordably renovate and weatherize housing.	x	x	x
Hold an annual Fair Housing event and include bi-annual information on Fair Housing in the monthly newsletter.	x	x	x

<i>ECONOMIC DEVELOPMENT</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Support a healthy, diverse community economy.			
Objectives / Policies:			
Coordinate with community organizations to encourage businesses to create/enhance downtown business events	x	x	x

<i>ECONOMIC DEVELOPMENT</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Create a marketing program to promote Cimarron as a community with business opportunities.	x		
Assess business mix in Cimarron and create list of target business types to recruit	x		
Fill gaps in business mix by working with the Chamber of Commerce to seek interested businesses to open a branch in Cimarron	x	x	x
Analyze current and potential new business sites to determine best locations for targeted businesses. Develop an inventory of available buildings and sites to provide to real estate professions and the Chamber of Commerce.	x		
Encourage more business-based networking and social events to increase coordination and communication	x	x	x
Goal:			
Promote the creation of jobs paying living wages and development of business opportunities to provide jobs for Cimarron's youth so they can continue to live and work in the community.			
Objectives / Policies:			
Work with the Cimarron Municipal School District to assure that the educational curriculum supports a community jobs creation strategy.	x	x	x
Facilitate partnership between school district and local businesses to create internship opportunities for students	x	x	x
Expand higher educational opportunities by working with New Mexico Highlands University and other institutions.	x	x	x
Goal:			
Improve and diversify Cimarron's business climate.			
Objectives / Policies:			
Work with other agencies and businesses to identify and recruit industries appropriate for Cimarron.	x	x	x
Build upon Cimarron's tourist-serving opportunities to create a strong, year-round market sector.	x	x	x
Strengthen and broaden the reach of the arts community to include visual arts, performing arts, and classes and large-scale group projects and events.	x	x	x

<i>ECONOMIC DEVELOPMENT</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Develop and/or enhance existing gateways to the community, including natural landscape features and vistas, eye-catching color, while incorporating wayfinding.			
Objective / Policies:			
Develop wayfinding signage or opportunity site building development that guides visitors to the historic blocks of downtown and old town from U.S. 64.	x	x	x

<i>GREENHOUSE GAS EMISSIONS</i>	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Incorporate greenhouse gas reduction actions into Village government operations and through community outreach.			
Objectives / Policies:			
Work with other communities to develop a regional public transit system for people of all ages.	x	x	
Work with major employers in the region (Ranches) to offer incentives and services to increase the use of alternatives to single-occupant auto commuting (voluntary commute trip reduction programs)	x	x	x
Encourage and facilitate the development of car-sharing for out of town commuters	x	x	x
Provide incentives to Village staff to bicycle or walk to work	x	x	x
Institute policies that create energy efficiency standards for all new housing construction within Village limits	x	x	x
Create regional partnerships to bring energy efficiency opportunities, services, and funding to local communities	x	x	x
Create opportunities to educate residents about home energy use and provide incentives for home energy retrofits	x	x	x
Develop an incentive program to encourage residential grey water reuse.	x	x	x
Goal:			
Improve energy efficiency of Village fleet			

GREENHOUSE GAS EMISSIONS	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Promote agency use of alternative fuels in agency vehicles to reduce reliance on fossil fuels	x	x	x
Goal:			
Establish water and sewer consumption limits and create increased rate schedule for all users who exceed established limits			
Objectives / Policies:			
Sewer: Ensure the management of sanitary waste to adequately and safely meets the present and future needs of Cimarron residents without polluting neighboring water systems or contributing to excessive Greenhouse Gas levels in the atmosphere.	x	x	x
Improve existing sewage lagoon facility to eliminate release of effluent by installing constructed wetlands to absorb excess effluent and reduce production of methane gas.	x	x	x
Goal:			
Promote energy-efficient retrofitting and programs to save energy			
Objectives / Policies:			
Streetlights: Replace existing HID streetlight fixtures with LED fixtures to achieve 50% reduction in energy use, reduction of capital investment in replacement parts, and greater uninterrupted service reliability.	x	x	x
Provide adequate, energy efficient facilities for village operations that accommodate village staff and appropriate community activities	x	x	x
Conduct energy audit for all village owned facilities and undertake retrofits to decrease existing energy use and greenhouse gas production.	x	x	x
Institute programs to encourage recycling of demolition and construction waste material to reduce waste sent to the landfill	x	x	x
Establish and implement minimum levels of energy efficiency and green building standards for commercial buildings	x	x	x
Goal:			
Provide opportunities for public involvement that will support successful implementation of climate change actions			

GREENHOUSE GAS EMISSIONS	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Organize and promote community dialogues that educate residents about climate change and its possible impacts on the community	x	x	x
Develop informational material for residents about climate change and opportunities for individual action to reduce greenhouse gas emissions	x	x	x

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I. Introduction

A. Purpose of the Plan

A comprehensive plan is a policy guide to making decisions about the physical development of the community.

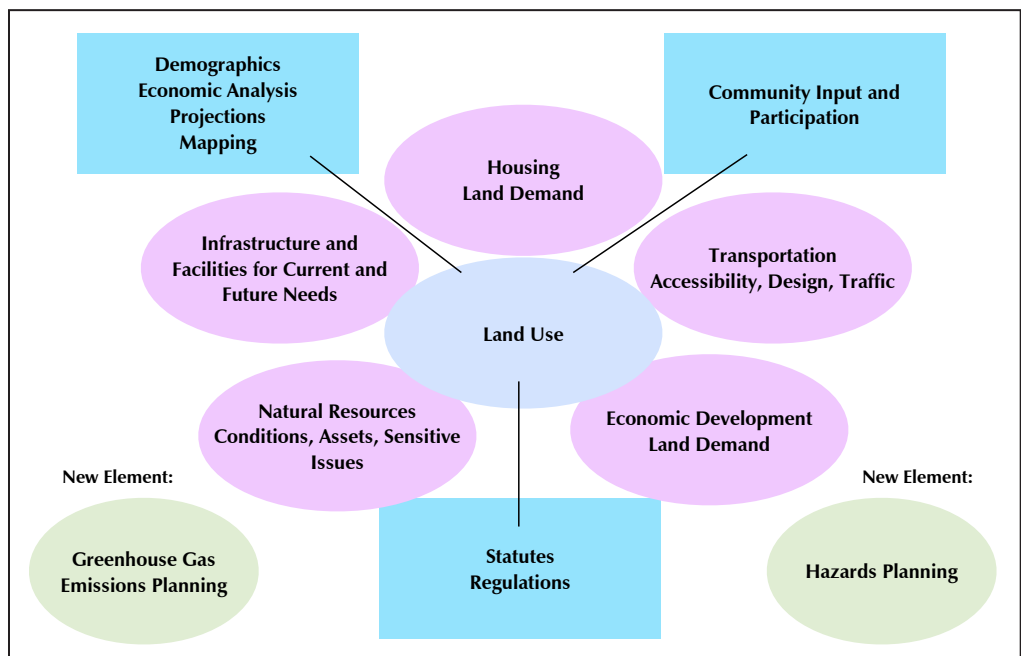
It is also an official public document adopted by a local government.

The Village of Cimarron Comprehensive Plan is an official public document adopted by the village government as a policy guide to making decisions about the physical development of the community. It describes how the leaders and citizens of Cimarron want the community to develop in the ensuing 10 to 20 years.

The comprehensive plan helps Cimarron to prepare for the future by anticipating change, maximizing community 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 Village of Cimarron Comprehensive Plan encompasses the functional elements that bear on physical development in an internally consistent manner, including land use, transportation, economic development, infrastructure and housing. The data, goals and objectives of these elements should support each other.

*Exhibit I-1:
Interrelated
Parts of the
Comprehensive
Plan*



The plan lays out the village’s overall long-range approach to be considered when making decisions about any new development, infrastructure or programs to improve. As a general document, the plan does not carry regulatory authority, unlike zoning and subdivision regulations, although the plan is adopted.

In developing the plan, five community meetings were conducted to ensure that the values and concerns of residents were considered during the planning process. In addition, topic-based meetings were regularly held with a steering committee that examined all issues, but focused on land use and zoning.

B. Legal and Administrative Framework

New Mexico Statutes Overview

Cimarron is an incorporated community subject to the New Mexico State Statutes. The authority of a municipality to prepare a comprehensive plan is established in these statutes. The following discussion presents an overview of the legal framework for “comprehensive” or “master” planning (these terms seem to be used synonymously in the statutes). Selected relevant statutory provisions are quoted and discussed. The full statutes should be consulted when researching specific questions.

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.

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 on which the plan may make recommendations: 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.

Planning authority to develop a plan: The Village council may develop a plan or form a planning commission to develop the plan. Section 3-19-1(a) NMSA 1978 states:

A municipality is a planning authority and may, by ordinance:

A. establish a planning commission;

B. delegate to the planning commission:

- (1) the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting and zoning; and
- (2) other power, authority, jurisdiction and duty incidental and necessary to carry out the purpose of Sections 3-19-1 through 3-19-12 NMSA 1978;

C. retain to the governing board as much of this power, authority,

jurisdiction and duty as it desires; and
D. adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan.

The statute does not specify what the recommendations must address.

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 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.

Extraterritorial zoning, planning and subdivision regulations: The statutes do not allow for a municipality with fewer than 1,500 persons, such as Cimarron, to zone outside its boundaries; however, it does allow for 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...

- (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...

Section 3-19-5(A) NMSA states:

Each municipality shall have planning and platting jurisdiction within its municipal boundary. Except as provided in Subsection B of this section, the planning and platting jurisdiction of a municipality...

- (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.

Cimarron has the authority to review subdivisions within three miles of the village limits. These distances can be modified by county/village agreement.

Community Development Block Grant Regulations (CDBG) Regarding

The state of New Mexico requires a community to have a comprehensive plan in order to apply for and to receive certain types of infrastructure funding.

Preparation of a Comprehensive Plan

The Division of Local Governments of the State of New Mexico Department of Local Affairs has made funding available for the Village of Cimarron Comprehensive Plan. In the state's Community Development Block Grant Regulations for Small Cities (dated 2001), Section 2.110.2.11 Eligible Activities/ Categories, it is stated:

Grant assistance from the CDBG program must be used for a comprehensive plan, if a community or county does not have a current comprehensive plan (adopted or updated within the last five years) and that includes at a minimum the following elements:

- (1) Land use
- (2) Housing
- (3) Transportation
- (4) Infrastructure
- (5) Economic development, and
- (6) Implementation, a compilation of programs and specific actions to be completed in a stated sequence.
- (7) Development of additional elements of a comprehensive plan may include but are not limited to:
 - a. Drainage
 - b. Parks, recreation and open space
 - c. Tourism
 - d. Growth management
 - e. Fiscal impact analysis
 - f. Intergovernmental cooperation
 - g. Social Services.

In 2007, the requirement for a Greenhouse Gas Emissions plan and a Hazards Mitigation section were added.

Consistency between the comprehensive plan and the Infrastructure Capital Improvements Plan (ICIP) is evaluated and given points by the state in review of CDBG grant applications. Under planning criteria for application review and evaluation process, Section 2.110.2.18 (E)(5) describes the criteria for consistency:

- (a) Extent to which the applicant has participated in the local Infrastructure Capital Improvements Plan (ICIP) submitted to the Division;
- (b) Ranks the project high on the ICIP list of projects; and references the project, and shows consistency, to the local comprehensive plan.

Local government applications for CDBG grants to prepare infrastructure or other types of more detailed plans are evaluated and given points for consistency with the comprehensive plan, as described in the Section 2.110.2.18 (F):

Planning Criteria Category: (1) Consistency (25 points): document the degree to which the proposed planning project is consistent with the applicant's current version of its comprehensive plan, its infrastructure capital improvement plan, and its planning region's consolidated plan.

C. Village of Cimarron Community Overview

The Village of Cimarron, an incorporated community, is located in Colfax County in northeastern New Mexico. It sits approximately 40 miles southwest of the city of Raton, which serves as the county seat and a commercial hub. The closest large city is Albuquerque, which is 215 miles and a three-hour drive to the southwest, and Colorado Springs, 190 miles north.

As of the 2000 Census, Cimarron had a population of 917 people, many of whose families have lived there for generations. Other residents have moved to Cimarron in recent years, drawn by the beautiful landscape, pleasant climate, small-town atmosphere, fine school system, and opportunities for starting small businesses.

Cimarron originated as a stop on the Santa Fe Trail, a hub community for services to nearby ranches, farms, lumber operations, and mines. The railroad followed, but did not remain for long. While the mines and railroad are gone, the ranches are still some of the mainstays for the local economy. More recently, Cimarron has gained a reputation as an arts and historical attraction, catering to visitors. Cimarron also houses the Cimarron Municipal Schools, which serve the village and surrounding area, both as an educational institution and as a major employer. Other key employers include the village's government, and its local businesses and ranches, particularly Philmont Scout Ranch.








Cimarron's history is presented in Section II. Village Assessment and Existing Conditions.

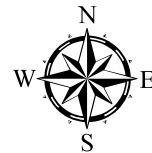
The map on the following page shows Cimarron within its regional context.



AREA MAP OF CIMARRON, NEW MEXICO

Legend

- | | |
|--|---|
|  Interstate |  Railroad |
|  N.M. |  Hydrology |
|  U.S. |  Lakes |
| |  NM Counties |



Architectural Research Consultants, Inc.
 Source: U.S. Census 2008, 2007, and
 Esri ArcMap GIS 9.3. All map data has
 been obtained from public sources and no
 warranty is made to its absolute accuracy.



II. Village Assessment and Existing Conditions

A. History of the Cimarron Area

The Cimarron area's history can be traced back with physical evidence over 10,000 years. However, to the casual visitor, few obvious historic resources are visible, with the exception of some of the buildings in Old Town and New Town. Time, weather and rebuilding have erased much of the physical record. Tracing the area's history depends on archeologists, old journals, newspaper articles, cemetery records, oral histories, and family photo albums to piece together a quilt of research, memories and traditions that displays the richness of the Cimarron area.

The First Visitors and Residents

Over 10,000 years ago, nomadic people hunted in the Cimarron area, in search of bison and other large mammals. The first permanent inhabitants settled in the area perhaps 900 years ago. They were called the Ponil People, and are believed to be related to both the Pueblo and Plains Indians. Both hunters and farmers, they made pottery, cultivated crops and lived in semi-permanent wood and rock buildings. Many studies have been conducted in the Ponil Creek watershed of the Chase and Philmont ranches. Disappearing no later than 1400 in an era of long-term drought, their presence is evident in the petroglyphs on sandstone canyon walls in the area.

By the 19th century, semi-nomadic Apaches, Comanches and Utes camped along area rivers, hunting large and small animals. As trappers, ranchers, farmers and merchants discovered the potential of the Cimarron area, clashes occurred. After the U.S. acquisition of the New Mexico territory, a series of treaties were written with the tribes, but not always followed. Eventually, a number of reservations in northwest New Mexico were identified and by the mid-1880s, the tribes were gone from Cimarron's mountains and plains.

The Santa Fe Trail

Years before Mexico ceded the New Mexico territory to the U.S. after the Mexican-American War of 1846, American traders and trappers were risking the long and dangerous journey to the Taos and Santa Fe areas. As people recognized the profits to be made for New Mexico trade, more merchants began to make the journey from Missouri through Kansas. Two routes of the trail to Santa Fe were established: one through Colorado and over the Raton Pass, the difficult Mountain Route; and the shorter but dangerous and dry Cimarron Cutoff that paralleled the Dry Cimarron River of Kansas. The two branches met at Fort Union, 90 miles south of Cimarron and the main fort offering protection for travelers along the trail. The trail brought trade, settlers, ranching, and eventually, small towns like Cimarron to provide services. Traces of the Santa Fe Trail can still be seen both north and south of Cimarron.

The Maxwell Land Grant

In January 1841, Guadalupe Miranda of Santa Fe and Charles Beaubien of Taos petitioned Governor Manuel Armijo for possession of a large tract of land east of Taos along the Cimarron and Canadian Rivers, extending westward to the Sangre de Cristo Mountains. Beaubien, a French Canadian, had come to New Mexico in 1823 and by 1841 was a Taos merchant. Miranda, born in Chihuahua, was Governor Armijo's private secretary. The governor quickly awarded the land grant to Beaubien and Miranda. In February 1843, they took official possession of the grant and immediately deeded Governor Armijo one-fourth interest in the land, which ensured the governor's support against future conflicting claims. They also deeded one-fourth interest to Taos trader Charles Bent in exchange for his supervision of colonizing efforts on the grant.

Padre Antonio José Martínez of Taos protested against the granting of the vast lands to two foreigners, Beaubien and Bent. Supported by Taos Pueblo leaders, he believed that the grant illegally included traditional communal grazing and hunting lands of the Pueblo and that it was detrimental to the Hispanic people of the Taos area. This conflict was the first of many between the needs of small farmers and the aims of Maxwell land grant entrepreneurs.

The Founding of Cimarron

Beaubien turned to his son-in-law, Lucien Maxwell, to assist him with developing the land grant. Maxwell, a former Taos trapper, served as the ranch manager for ten years. He helped with founding the community of Rayado, 12 miles south of present-day Cimarron. Maxwell's friend and colleague, Kit Carson was one of the first settlers of Rayado in 1849. Carson and Maxwell initially chose to settle along Rayado Creek in the late 1840s and helped man an army post there attached to Fort Union. In the mid-1850s, they decided that the site of present-day Cimarron was a better location to start a town, probably because the Cimarron River was more reliable than the Rayado.

In 1857, Maxwell moved his headquarters to the present site of Cimarron where he established a store close to the Cimarron route of the Santa Fe Trail from Bent's Fort in Colorado to Taos. Old Town Cimarron was built on the southern side of the Cimarron River and served as a stop on the Santa Fe Trail. A wooden bridge crossed the river to the east of the present bridge. Within a short time, a mill, hotels, businesses, and homes were constructed, and by the early 1870s, a plaza with a water well and pump was constructed.



Aztec Mill

The Aztec Grist Mill is a surviving building of particular interest, and is now open to the public as a museum. Its construction was begun in 1860 and completed four years later at a cost of \$48,000. The three-story building was constructed for Lucien Maxwell, who had a government contract to supply flour, corn meal, and horse and cattle feed to Ft. Union and the Indian Agency, which fed the Ute and Jicarilla Apache.

As the mill was powered by water, a one-mile ditch was dug to channel

water to the mill. The mill ceased commercial operation in 1886. In 1930, the CS Cattle Company bought the building and surrounding acreage. They built the stables which are at the rear of the building, and raised and trained polo ponies. The ground floor of the Old Mill was the headquarters of the Cimarron Polo Club. In 1967, CS turned the Old Mill into a museum.

Exhibit II-1:
Old Town
Buildings and Sites

**Old Town Cimarron Historic District:
Buildings and Sites**

Name	Date of Construction	State or National Registry		Notes
		State Registry Date	National Registry Date	
Cimarron Historic District	Mid-19th Century	5/22/70	4/3/73	approximately 20 acres in extent
Aztec Mill	1864	12/20/68		part of Historic District nomination
Colfax County Courthouse (Masonic Lodge)	1872	5/9/86		part of Historic District nomination
St. James Hotel	1872	12/20/68		part of Historic District nomination
Plaza and Plaza Well	1871			part of Historic District nomination
Old Jail	1872			part of Historic District nomination
Maxwell Family Graves	1864			part of Historic District nomination
Immaculate Conception Church	1864			part of Historic District nomination
Other Sites of Interest that are included in the Historic District nomination				
Site of Lucien Maxwell House	1858			Destroyed by fire, replaced by another house in the 1950s
Dold Brothers' Warehouse	c. 1861			Severely fire-damaged in 1939
National Hotel	1858			currently a private residence
Office of the Cimarron News	c. 1872			currently a private residence
Schwenk's Hall	1854			currently a private residence

With the death of Charles Beaubien in 1864, Maxwell purchased the shares owned by various heirs and was the sole owner by 1866. In addition to a store, Maxwell's farms and ranches were very productive. He became an important supplier of goods to the United States Army and to the Cimarron Indian agency. In the late 1860s, he successfully developed gold and other mines on the land. Maxwell allowed the Utes and Jicarillas to hunt on his land. At times he provided them with rations regardless of bureaucratic delays in Washington, ensuring their friendship. He also allowed settlers to live on the grant who paid their rent in produce, and with the mining boom in the late 1860s, he leased claims to the miners. The village of Cimarron provided the goods and services needed by the farmers, ranchers and miners.

Changes to Land Grant Ownership

By 1869, the Maxwell land grant under Lucien Maxwell's sole ownership extended from south of Cimarron into southern Colorado, making him the single largest land owner in the United States. In the next year, Maxwell decided to sell the majority of the grant to a group of investors in Colorado and New Mexico who formed the Maxwell Land Grant and Railroad Company. Quickly, they sold the grant to a group of English investors backed by Dutch financiers who attempted to get the grant approved by the U.S. government at a size of over 1,700,000 acres. The government, however, ruled that the grant could only be 97,000 acres, basing the decision on Mexican land grant law, which allowed a single grant to be no more than 92,000 acres. This ruling and lack of income from the grant caused the British owners to default on their taxes and they sold the grant to New Mexico investors, including Thomas Catron and other members of the notorious Santa Fe Ring. The Dutch financiers then stepped in and raised enough money to regain control of the grant.

The Colfax County War



Reverend Tolby's grave

The many small farmers and miners were pressured by the new owners to give up their holdings or be evicted. The new owners of the Maxwell Land Grant Company continued to press their claim for a grant of two million acres, but with the government ruling that all but 97,000 acres were public domain, the small holders felt justified in keeping their property. The resulting conflict known as the Colfax County War pitted these "squatters" against the company. The primary spokesman for the farmers and miners was the Reverend F. J. Tolby, a Methodist minister who spoke publicly against the company, its foreign owners, and the Santa Fe Ring. In September 1875, Tolby was attacked and murdered for his views by assailants presumably hired by members of the Santa Fe Ring. His murder set off a round of retaliatory killings by vigilante groups who were intent on avenging Tolby's death and continuing the fight against the company.

Tolby's colleague, Reverend Oscar P. McMains, became the leader of the anti-grant faction. He spent the following 20 years fighting the company. The situation became so intense that in 1876, Governor Samuel Axtell called soldiers from Fort Union into Cimarron to arrest rancher Clay Allison who was one of the leaders of a group opposed to the Maxwell Land Grant Company.

In 1876, U.S. Land Commissioner J. A. Williamson ordered a new survey of the grant. After rejecting two surveyors whom he said might not be objective, he approved John Elkins as the principal surveyor. Elkins was the brother of Stephen B. Elkins, a leading member of the Santa Fe Ring, who had large financial interest in the grant. The survey results found the grant to contain more than 1,700,000 acres, and the government issued a patent to the owners, giving them full title to the Maxwell land grant. Lawsuits finally ended in the U.S. Supreme Court, which in 1887 ruled in favor of the company.

Meanwhile the company, now entirely owned by the Dutch financiers, had begun aggressive actions to remove the now “illegal” settlers from their homes on the grant. Reverend McMains continued to battle the company, even suggesting civil disobedience since legal means had not been successful. Some of the “squatters” fought their forcible removal and more violence and deaths took place, but when President Grover Cleveland refused to support the settlers, the fire went out of the opposition. By the late 1890s most of these settlers had either been evicted from their farms or had in some way settled with the company.

Although the long fight with the settlers was won by 1900, the Maxwell Land Grant Company still had serious financial problems. A large portion of the upper Vermejo River, more than 167,000 acres, was sold to William H. Bartlett in 1902. After changing hands several times, the Bartlett Ranch was purchased by Pennzoil in 1973. In 1982 Pennzoil donated over 100,000 acres of this land, known as the Valle Vidal, to the Carson National Forest to be preserved for its invaluable natural and wildlife resources.

In the first half of the 20th century, pieces of the grant were sold off, including a major parcel to Oklahoma oilman Waite Phillips, who amassed a ranch of about 330,000 acres. Between 1938 and 1941, Phillips donated nearly 36,000 acres to the Boy Scouts of America. Later donations increased the size of Philmont to more than 137,000 acres. In the 1950s, the Maxwell Land Grant Company, still owned by Dutch investors, began to sell off more of its assets. By the early 1960s the company had sold most of its assets and ceased its operations in New Mexico.

Ranches with land that was part of the Maxwell Land Grant

The *Chase Ranch* lies in a valley of the Ponil River near Cimarron. Manly Chase was born in Wisconsin in 1842 and traveled with his family to Central City, CO for the gold rush of 1858. He moved to New Mexico in 1867. When Mr. Chase came to the Ponil, the Utes and Apaches were living in a nearby canyon. He made friends with them and he was accepted as a good neighbor who provided them with beef. They in turn offered his family protection from raiders. Mr. Chase was the first to raise Hereford cattle in this area. He left over 70 books of records, including several daily diaries, which are now in the New Mexico State University Library. The Chase Ranch currently consists of 11,000 acres and is owned and operated by Gretchen Sammis, a great grand-daughter of the original Chase family.

Frank Springer and his brother Charles founded the *CS Cattle Company* in 1873. The ranch encompasses 170,000 acres of the original Maxwell Land Grant and remains a working cattle ranch and hunting operation. The ranch acquired the old Aztec Mill within Cimarron’s village limits in 1930 and runs it as a history museum during the summer months. Les Davis, grandson of Frank Springer, took over management of the CS in 1947 and the ranch continues under family management to this day.

Philmont Ranch was developed by Waite Phillips. In the early 1920s, the oilman began purchasing large tracts of land west and south of Cimarron. By the mid-1930s, he had acquired over 300,000 acres and named the ranch Philmont.

Between 1938 and 1941, he donated nearly half the land to the Boy Scouts of America to become the Philmont Boy Scout Ranch, a working ranch as well as a high adventure base for scouts.

The headquarters of the ranch is four miles south of Cimarron on SR 21 and houses the Philmont Museum and Seton Library, which also serves as Philmont's Visitor Center. Providing both year-round and seasonal employment to Cimarron residents and bringing thousands of visitors to the village during the summer months, Philmont is one of the village's major economic engines.

The Express UU Bar Ranch was originally part of the Maxwell Land Grant. The UU Bar's lands were acquired by Waite Phillips as part of the Philmont Ranch. Phillips' ranch passed through several owners over the years. Under the present ownership of Bob Funk, the ranch is actively acquiring additional acreage for its cattle and hunting operations. In 2008, Express UU Bar acquired the historic St. James Hotel. After significant renovations to update the facility but retain its historic character, the St. James reopened in June 2009 as a hotel, restaurant and bar.

St. James Hotel



The *Vermejo Park Ranch*, which is the largest remaining tract of the Maxwell Land Grant, is a 590,000-acre ranch owned by Ted Turner that is said to be the largest privately owned, contiguous tract of land in the United States. The ranch's most visible component is its guest ranch and hunting grounds. Some sections are used for extracting propane natural gas from its immense hydrocarbon reserves. The ranch was extensively mined for coal in the early 1900s at the Brilliant, Koehler and York Canyon mines. It is said to have a 300-year reserve of bituminous coal, trillions of cubic feet of natural gas and unknown quantities of oil. In 1996, Ted Turner acquired the property, sold the cattle and used their pasturage for bison.

The Railroad and New Town: The Early 20th Century

In 1879, the railroad arrived in Las Vegas from the east. By 1906, a railroad spur was built to Cimarron, following the Santa Fe Trail from Raton south on Highway 64 and continuing 15 miles further west to the small town of Ute Park. The station

of the St. Louis, Rocky Mountain and Pacific Railroad is said to be located on the site of today's Cimarron Village Hall.

A large influx of people followed the arrival of the railroad to New Town. New commercial and residential blocks were platted north of the railroad tracks in a compact grid pattern quite different from Old Town. Some of the stores along Ninth Street on the north side of the village park date from 1906-1910. The railroad had a very short life in Cimarron and was discontinued by 1941. Portions of the old rail bed can still be seen beside the highway in Cimarron Canyon.

Many of the structures of "New" Town are now 100 years of age. What was considered modern with the coming of the railroad appears quaint and charming to 21st century eyes. A number of these buildings continue their lives as shops and galleries for tourists who value Cimarron for its historic character.

Some houses in Cimarron have had two lives: built during the early 20th century, they were transported to the village when the Dawson coal mines closed in 1950.

Cimarron in Recent Years

In recent decades, two subdivisions have extended Cimarron's boundaries and provided housing opportunities of a different style from the relatively compact Old and New Towns. Lambert Hills was annexed to the north side of Cimarron as a large-lot subdivision. The section of Lambert Hills along Highway 64 contains some commercial structures, while the bulk of the subdivision is residential. Mountain Meadows provides a long, narrow residential development along Highway 58.

People tend to write about Cimarron as if its prominence and place in history are in the past, but the village continues to change, but not as dramatically. Over its history, Cimarron has adapted to new circumstances: from a stop on the Santa Fe Trail to a railroad and mill town and to the present arts and cultural attraction surrounded by still-viable ranches. It continues to seek a balance that takes advantage of its beautiful location and small-town amenities to ensure a stable economy and thriving community in the years to come.

B. Cimarron's Natural Conditions

Soils and Vegetation

Land surrounding Cimarron has been modified by agricultural and ranching practices. The 1982 Soil Survey of Colfax County describes the soils in the Cimarron area as the Mion-Vermejo-Litle association. These soils are shallow to deep, moderately to well drained, level to hilly. They are found in uplands, fans, swales and low hills of Colfax County, with slopes ranging from 0% to 25%. These soils come from shale, a fine-grained sedimentary rock whose original constituents were clay minerals or muds. Elevations range from 5,800 to 7,500 feet, with Cimarron itself situated at over 6,400 feet.

Soil Types in the Association

Mion soils are found on hills and smooth uplands. Typically, they have a light brownish gray silt loam surface layer. The next layer is pale brown silty clay. Shale is found at a depth of 14”.

Vermejo soils are on fans and in swales. They have a grayish brown silty clay loam surface layer. The next layer is grayish brown silty clay. The substratum is grayish brown silty clay with salt mycelia and crystals.

Litle soils are on uplands. They have a grayish brown silt loam surface layer and a grayish brown clay sub-soil. The substratum is grayish brown clay. Shale is at a depth of 23”.

Natural Vegetation

The natural vegetation for this soil association consists of blue grama grass, buffalo grass, alkali sacaton, inland salt-grass, western wheatgrass, galleta, sideoats grama, four-wing saltbush, scattered piñon, and one-seed juniper.

Agricultural Uses

This association is used for range, irrigated cultivated crops, wildlife habitat, recreation, and watershed. Soluble salts, slow permeability and the shallowness of the soil affect cultivated crops over rock. Water supply is limited. Water sources are streams, man-made lakes, stock tanks, and windmills. The average annual soil temperature is 47° to 55° F and the frost-free season is 120 to 160 days. The erosion hazard is high and the hazard of soil blowing is moderate or high.

Suitability for Construction

Cimarron’s soils are not considered suitable for construction of buildings or wastewater facilities, based on the amounts of clay and a tendency to high shrink-swell characteristics. However, 25% of Cimarron’s housing stock has stood for 70 or more years in these soils, as well as some of its commercial buildings.

Wildlife

The dominant wildlife species, according to the Soil Survey, are pronghorn, dove and pheasant. The streams, lakes and tanks provide habitat for fish and waterfowl. Numerous mule deer have made the village their home. In times of drought, black bear come into the village for food.

Threatened and Endangered Species

Lists of threatened and endangered species are only prepared at the county level, which means that some of the species listed below are unlikely to be found near Cimarron.

Conservation efforts are locally underway to bring back the Rio Grande Cutthroat Trout, which is on the Federal Candidate list. Vermejo Park Ranch is home for some of the last populations of pure Rio Grande Cutthroat trout that exist in New Mexico. They are working to expand the stream habitat necessary for the

Exhibit II-2:
Threatened and
Endangered Species
in Colfax County

Colfax County: List of Federal and State Threatened and Endangered Species					
Species	Lists				
	Federal Endangered	Federal Threatened	Federal Candidate	State Endangered	State Threatened
Southwest Willow Flycatcher	x			x	
Mexican Spotted Owl		x			
Piping Plover		x			x
Rio Grande Cutthroat Trout			x		
Southern Redbelly Dace				x	
Brown Pelican				x	
White-tailed Ptarmigan				x	
Suckermouth Minnow					x
Common Blackhawk					x
Neotropic Cormorant					x
Bald Eagle					x
Peregrine Falcon					x
Arctic Peregrine Falcon					x
Boreal Owl					x
Baird's Sparrow					x
American Marten					x
Lake Fingernail Clam					x
Star Gyro Snail					x

Source: Biota Information System of New Mexico, 2009

protection of the Rio Grande Cutthroat within the ranch, and providing their spawn to the New Mexico Game and Fish Department for reintroduction elsewhere. The Vermejo Park Ranch also maintains a bison-reintroduction project.

Climate

Cimarron's climate can be described as mild and dry. The hottest month of the year is July, with similar temperatures in June and August. Cool evenings make the summer months pleasant. December and January are the coldest months, with nighttime temperatures consistently below freezing.

Precipitation averages approximately 15" per year, which is considered semi-arid (relatively low rainfall of 10" to 20" per year), with heaviest precipitation in the late spring and summer.

These moderate averages do not take into account the occasional intense and destructive rainstorms that can occur in Cimarron. During the summer of 2008, for instance, a sudden downpour caused 4" to 5" of rainfall within about 90 minutes. Many areas of the village flooded as the Cimarron River and local ditches breached their banks. Some buildings were flood-damaged because there was inadequate channelization to handle this unusually intense flooding event.

Exhibit II-3:
Average Climate Statistics

Cimarron Average Temperature and Precipitation													
Latitude: 36 37N Longitude: 105 03W													
Years on Record: 20													
Year	January	February	March	April	May	June	July	August	September	October	November	December	
Average Temperature (F)	47	31	33	37	44	53	62	65	64	58	49	38	32
Average High Temperature	64.1	46.8	48.7	53.2	60.4	69.5	80.1	81.8	80.6	76.5	66.4	55.9	48.9
Average Low Temperature	31.2	16.3	17.5	22.3	28.2	37.5	44.7	48.9	47.9	41.1	31.8	21.7	16.8
Average Precipitation (inches)	15.5	0.3	0.3	0.6	1.7	2.3	1.4	3.3	2.6	0.9	1.1	0.5	0.4

Source: Canty and Associates, LLC, 2009

C. Demographic Trends and Projections

Long-term economic and demographic trends may strongly affect the future of communities. While the past does not always dictate the future, the dynamics of the community portrayed in long-range trends often continue with some momentum into the future, unless unforeseen conditions intervene or the community takes proactive steps to reverse the trends.

Village Population

The population of Cimarron has varied since 1910, the earliest decade for which historic population counts are available. However, Cimarron’s population was not much larger in 2000 than it was in 1910. Over the decades, village population has changed, most likely according to economic opportunities. The largest recorded village population was in 1960, when just under 1,000 people lived in Cimarron. The lumber mill provided many of the local jobs at that time.

Colfax County’s population peaked in 1920 and never regained the population levels that existed when mining was the primary activity. Raton remains the largest community in the county, but its population has varied significantly through the decades, following local economic trends. Maxwell and Springer’s populations have varied over the decades, but are generally smaller than during the mid-20th century. Angel Fire and Eagle Nest were not incorporated until recent decades; both communities have grown since population counts were initiated.

Exhibit II-4:
Historic
Population

The chart below summarizes population counts for Colfax County and its major communities from 1910 to 2000.

Historic Population for Colfax County and Incorporated Communities: 1910-2000										
Place	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Colfax County	16,460	21,550	19,157	18,718	16,761	13,806	12,170	13,667	12,925	14,189
Cimarron	791	481	698	744	855	997	927	888	763	917
Angel Fire	na	na	na	na	na	na	na	68	452	1,048
Eagle Nest	na	na	na	na	na	na	94	202	187	306
Maxwell	na	384	439	483	404	392	393	316	196	274
Raton	4,539	5,544	6,090	7,607	8,241	8,146	6,962	8,225	7,566	7,282
Springer	550	915	957	1,314	1,558	1,564	1,574	1,657	1,288	1,285

Source: Bureau of Business and Economic Research, US Census Bureau, 2000

Population Estimates since 2000

The U.S. Census Bureau prepares annual population estimates for U.S. states, counties and communities. In addition, the University of New Mexico's Bureau of Business and Economic Research (BBER) prepares annual population estimates for the state and its counties. This section presents both sets of estimates because they have some significant differences.

The Census Bureau estimates that Colfax County declined in population by nearly 1,000 people between 2000 and 2007. However, BBER estimates a population growth in the county of more than 400 people in the same time period. The Census Bureau also estimated a population decline for all of the county's major communities, with the exception of Angel Fire, for which they estimated a small amount of growth. The chart below presents these two estimates.

*Exhibit II-5:
Census
and BBER
Population
Estimates*

U.S. Census Population Estimates for Cimarron and Colfax County: 2000 to 2007										
Place	2000	2001	2002	2003	2004	2005	2006	2007	Change: 2000-2007	% Change: 2000-2007
Colfax County	14,189	14,056	14,051	13,776	13,679	13,506	13,367	13,216	-973	-6.9%
Cimarron	917	909	906	889	877	861	846	832	-85	-9.3%
Angel Fire	1,048	1,064	1,062	1,044	1,063	1,079	1,096	1,118	70	6.7%
Eagle Nest	306	302	301	296	292	287	283	278	-28	-9.2%
Maxwell	274	271	270	265	262	257	253	248	-26	-9.5%
Raton	7,282	7,190	7,160	7,034	6,935	6,815	6,705	6,584	-698	-9.6%
Springer	1,285	1,267	1,262	1,240	1,223	1,203	1,183	1,164	-121	-9.4%
Source: US Census Bureau, 2008										
BBER Population Estimates for Colfax County: 2000 to 2007										
Place	2000	2001	2002	2003	2004	2005	2006	2007	Change: 2000-2007	% Change: 2000-2007
Colfax County	14,189	14,304	14,326	14,351	14,351	14,375	14,540	14,619	430	3.0%
Source: University of New Mexico Bureau of Business and Economic Research, 2008										

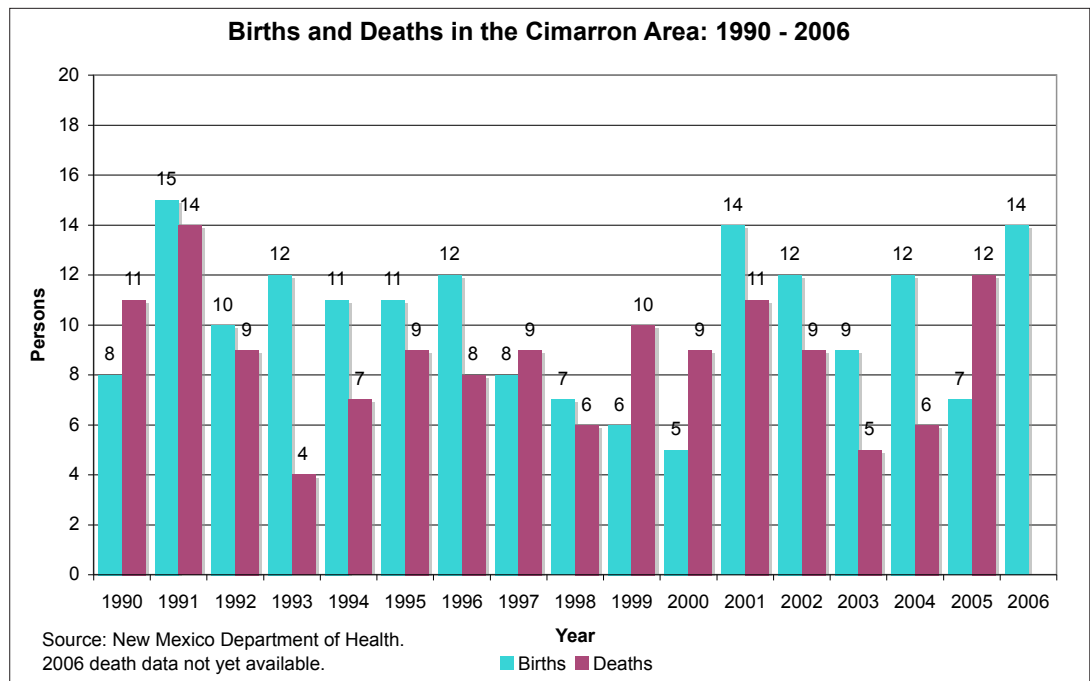
Cimarron Births and Deaths

The New Mexico Department of Health collects birth and death data, which are compiled by subareas of counties. The chart on the following page presents data since 1990 for the Cimarron subarea of Colfax County.

From 1990 to 2005, there were 20 more births than deaths. Between 2000 and 2005, births outnumbered deaths by 7 persons. Only birth data were available for 2006, but they indicate a comparatively high number of births for the year.

This information indicates that the birth/death ratio is not likely to be a component of the population decline in Cimarron that has been estimated for the years since the 2000 Census counts.

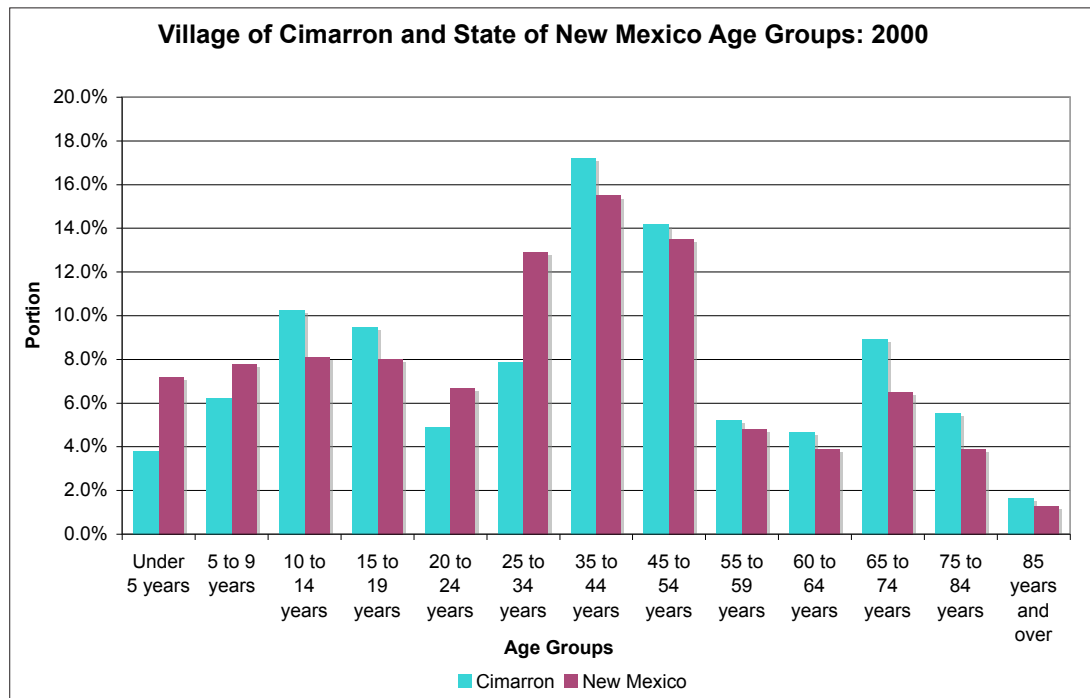
Exhibit II-6:
Historic Births and
Deaths



Demographics – Age

In 2000, Cimarron tended to have higher proportions of citizens than the state of New Mexico as a whole in the following age groups: 10 to 19 years, and 35 years and over. It had a much lower percentage of children under age 10 and young adults aged 20 to 34, which tend to be the peak child-bearing years. The median age was 39.6 for Cimarron and 34.6 for the state as a whole. The chart below compares Cimarron’s age group percentages to the state’s percentages.

Exhibit II-7:
Comparative Age
Groups



Demographics – Ethnicity

The 2000 Census identifies more than 75% of Cimarron's population as white, and 17% as "other" race, comprised of very small proportions of blacks or African Americans, Native Americans, Asians, or mixed (of two or more races). Nearly 59% of residents from any or all of these groups described themselves as Hispanic or Latino.

Population Projections

If the U.S. Census is correct, Cimarron's population has been steadily declining since 2000, with a 2007 estimated population of 832. During discussions with local residents at community meetings, the consensus was an overall agreement with these estimates. Residents cited the loss of the sawmill and the lack of jobs that pay wages adequate to support a family as reasons why people have been moving away. Declines in school enrollments tend to confirm this downward trend. On the other hand, Cimarron residents report a significant number of "empty nesters" moving to the village, with many of them beginning new businesses.

Low, Mid- and High Range Population Projections

ARC prepared population projections for 2035, based on three scenarios that range from low to high.

The low range scenario assumes continuing loss of village population at an estimated rate of decline from 2000 to 2007. Population is projected to decline at an average annual rate of -1.3% over the period of 2000 to 2035.

The high range scenario assumes that the village of Cimarron's share of the projected Colfax County population will equal the average percentage that Cimarron had of total county population in years 1980, 1990 and 2000. Population is projected to grow at an average annual rate of 0.4% over the period of 2000 to 2035.

The mid-range scenario is believed to be the most likely. It assumes that until 2010, village population will continue to decline at a rate similar to the estimated loss from 2000-2007, then grow slowly at the rate projected for the county from 2010 to 2035. The population is projected to decline at an average annual rate of -0.1% over the period of 2000 to 2035.

Economic and demographic drivers for mid-range population projections and issues that were considered in developing the mid-range projections include:

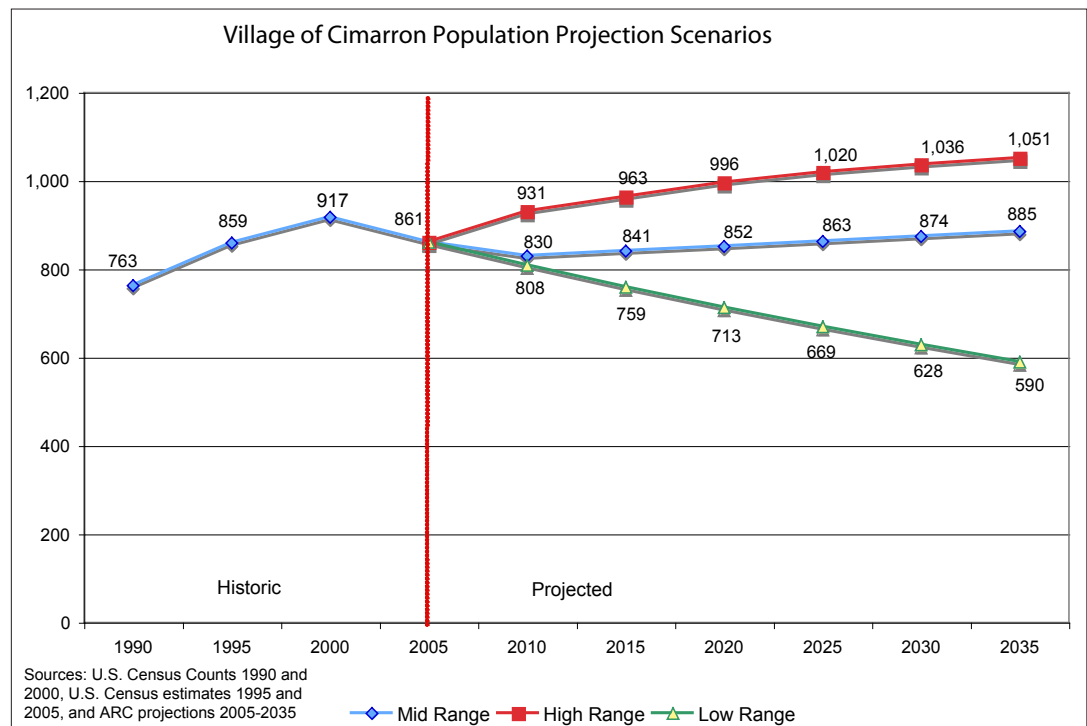
- Traffic from Texas and Oklahoma to the Moreno Valley, Taos and Red River comes through Cimarron. The capture rate of tourist-related shopping will increase a little if the right cultural and shopping experiences come together.
- Birth rates in the past have been relatively high in Cimarron and there was a tradition of young families living here. Since Cimarron parents say that their grown children would like to return, some resurgence of employment

opportunities could pull some young families back to Cimarron.

- A major increase in local employment through attracting an industry or experiencing a spike in tourism would likely move the population level towards the high range projections.
- The assets of the small community, natural setting, and outdoor activities will continue to appeal to retiring “baby boomers.”
- Improvements to services such as good health care that is locally available would encourage increased population.
- The 1990 to 2000 population gain demonstrates some relatively recent positive forces of local employment, as well as of the appeal of the Lambert Hills and Mountain Meadows subdivisions that attracted both local residents and newcomers.

The chart below illustrates the three trend scenarios for population projections to 2035.

*Exhibit II-8:
Population
Projection
Scenarios*



Considerations for Future Village Action

The village of Cimarron must consider the implications of continued population decline. At some point, village population could suffer a decline that is sufficient to prevent it from supporting services critical to convenience and quality of life, such as a grocery store, restaurants, a bank, and a medical clinic. Over the next decade, the village and its residents must commit to developing growth strategies that balance the charm of a small historic village with the needs for jobs and services.

D. Cimarron's 2008 Strategic Plan

In 2008, the village participated in a strategic plan to create goals for the community's future. Over 250 community members participated in the development of the plan through meetings and goal-setting. While the scope of the strategic plan is not as broad as the requirements for the village comprehensive plan, many of its recommendations are appropriate to the comprehensive plan.

The strategic plan grouped community concerns and issues into five themes that were ranked in descending order:

- Health and education
- Community services
- Beautification (beautification and infrastructure were tied)
- Infrastructure
- Tourism

Strategic plan concerns that overlap with the comprehensive plan are presented below, sorted by where they are addressed in the comprehensive plan.

*Exhibit II-9:
Strategic Plan
Concerns*

Strategic Plan Concerns - Not in Ranked Order	Location in Comprehensive Plan
Create opportunities for tourist traffic to stop	Economic Development
Address the lack of businesses and retainment of businesses	Economic Development
Address the lack of professional services (plumbers, doctors)	Economic Development
Build upon historical recognition and education	Economic Development
Utilize grant writer, grants, and other funding that is under-used	Economic Development/Village Infrastructure/Village Facilities
Address poor cell phone and Internet coverage	Services by Other Agencies
Address limited medical resources	Services by Other Agencies
Address the drug and alcohol abuse in the Village	Services by Other Agencies
Address the lack of medical care access	Services by Other Agencies
Increase opportunity for vocational and skill trade	Services by Other Agencies
Build a visitor center, community center with pool	Village Facilities
Build bike and walking tours and trails to Philmont and Cimarron Canyon	Village Facilities
Utilize Cimarron River for river walk and retention pond for fishing	Village Facilities
Develop community activities, involvement, and projects for youth, adults, and seniors	Village Facilities and Services
Develop a plan for animal control	Village Facilities and Services
Develop a cemetery beautification initiative	Village Facilities and Services
Address unmet senior citizens needs	Village Facilities and Services/Other
Clean up the appearance of Village Hall building/library/clinic	Village Facilities/Economic Development
Repair city streets, sewer, water, dumpsters, and infrastructure that are in disrepair and lack funding	Village Infrastructure
Develop a recycling center	Village Infrastructure

Since the completion of the strategic plan, progress has been made on two recommendations — cell phone and Internet coverage has been improved and a recycling program is underway.

Notes to Section II. Village Assessment and Existing Conditions

Sources:

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Murphy, Larry, *Out in God's Country: A History of Colfax County, New Mexico*, 1969.

Williams, Jerry, *New Mexico in Maps*, University of New Mexico Press, 2009.

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State of New Mexico Office of the State Historian, www.newmexicohistory.org, 2009.

Various articles consulted, www.wikipedia.org, 2009.

Information provided by community members during the comprehensive planning process

III. Land Use Element

A. Introduction

The purpose of the land use element is to guide the future pattern of land use in the village and adjacent unincorporated county area over the next 20 years. The land use element presents a broad vision of current and future distribution and if the character of land uses. More than any other element, it integrates all of the plan components. Consequently, it should be consistent with and supported by the other elements of the plan.

New Mexico statutes require a comprehensive plan to guide the physical development of the municipality, which necessarily involves land use. The most specific statutory provision addressing the purpose of a comprehensive plan 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....”

B. Existing Conditions

Community Form

The most outstanding characteristic of Cimarron’s community form is its relatively compact village scale, surrounded by open ranch land. The historic town site plats established the block size, street grid and individual lot dimensions upon which most of the community was built. The town site lots are typically 25’ wide and vary in depths of 90’, 125’ and 140’. Since individual lots were too small for most development plans, two, three or more lots have been combined to create a property. Within the town sites, most properties are 4,500 to 7,000 square feet, and a number of properties are 10,500 square feet or larger as part of the texture. The result is a predominantly compact community that is highly walkable, due to the scale of short blocks within the contiguous village area. Most of the village is developed on the relatively flat valley floor, making it more accessible. In addition, the mix of uses within the village allows residents to easily drive or walk to places of business, civic buildings, schools, and parks. The historic village development pattern that Cimarron enjoys is currently the envy of many urbanists and urbanites who decry sprawling, large-lot towns and cities with highly segregated land uses.

The newer subdivisions of Lambert Hills and Mountain Meadows provide distinct residential areas on two edges of the village, both with larger lots. Lambert Hills is contiguous to the town site north of Maxwell Boulevard, mainly on top of the mesa between the Cimarron River and Ponil Creek drainages. The subdivision is somewhat separated from the rest of the village because it is accessible only from a street extended north to Lambert Hills Road between N. Washington and N. Lincoln Avenues and from both ends of the looped Lambert Hills Road intersecting with U.S. 64 to the east. This area is partially covered with native juniper and piñon trees. Mountain Meadows is located east of the developed area of Cimarron along N.M. 58 and forms a sharply pointed wedge. Both of these development

areas are relatively small: 109 lots in Lambert Hills and 40 lots in Mountain Meadows Subdivision. They are still in close proximity to the rest of the community and remain easily accessible by bicycle or short car trip. Typical lot sizes are 1 acre in Lambert Hills, with some lots as small as 1/2 acre, and 5 acres in Mountain Meadows. These two subdivisions allow for some needed diversity in lot size for larger houses and more rural living close in to the developed village area.

The wide rights-of-way of U.S. 64 (the Kit Carson Highway) and Maxwell Boulevard contribute to the sense of the community's spaciousness. The vacant lots south of U.S. 64 between Jefferson and Collison Avenues are actually within the right-of-way, and are intended to feature Santa Fe National Historic Trail interpretative signs, walking paths and landscaping. These improvements will preserve the overall feeling of openness while making the area more attractive for both pedestrians and motorists.

The Cimarron River forms a privately owned greenbelt through the community with riparian areas and irrigated fields or pastures. The river separates the community from the north, including commercial, civic (e.g., schools) and residential areas to the south, including Old Town and Tiger Hill to the west. Ponil Creek, outside the village to the northeast, is another significant geographic feature that reinforces a northern edge of the community.

*Exhibit III-1:
Aerial Photograph
of Town Site and
Lambert Hills
Area, not Including
Mountain
Meadows*

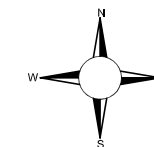
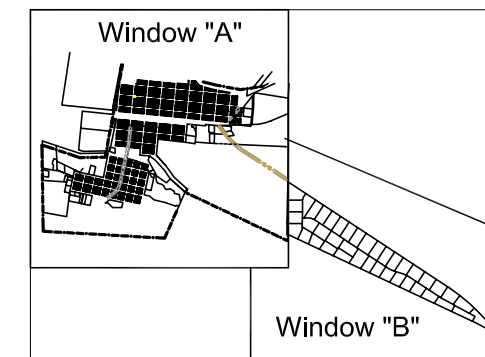


VILLAGE OF CIMARRON PARCELS



LEGEND

- Parcels
- Center line of Road
- - - Right of Way



Architectural Research Consultants
 All map data has been obtained from public sources
 and no warranty is made as to its accuracy.
 Source: Aero Metrics 5/20/08 and Nolte.



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Existing Land Use

The village land area consists of 1,345 acres. A little under one-third of the area within the village limits is developed (32%, or 433 acres), and the remaining portion is either vacant, agricultural or in right-of-way (64%, or 912 acres).

The following table shows land uses in acres by category. It is followed by a map of the existing land use inventory.

Exhibit III-3:
Existing Land Use
Inventory

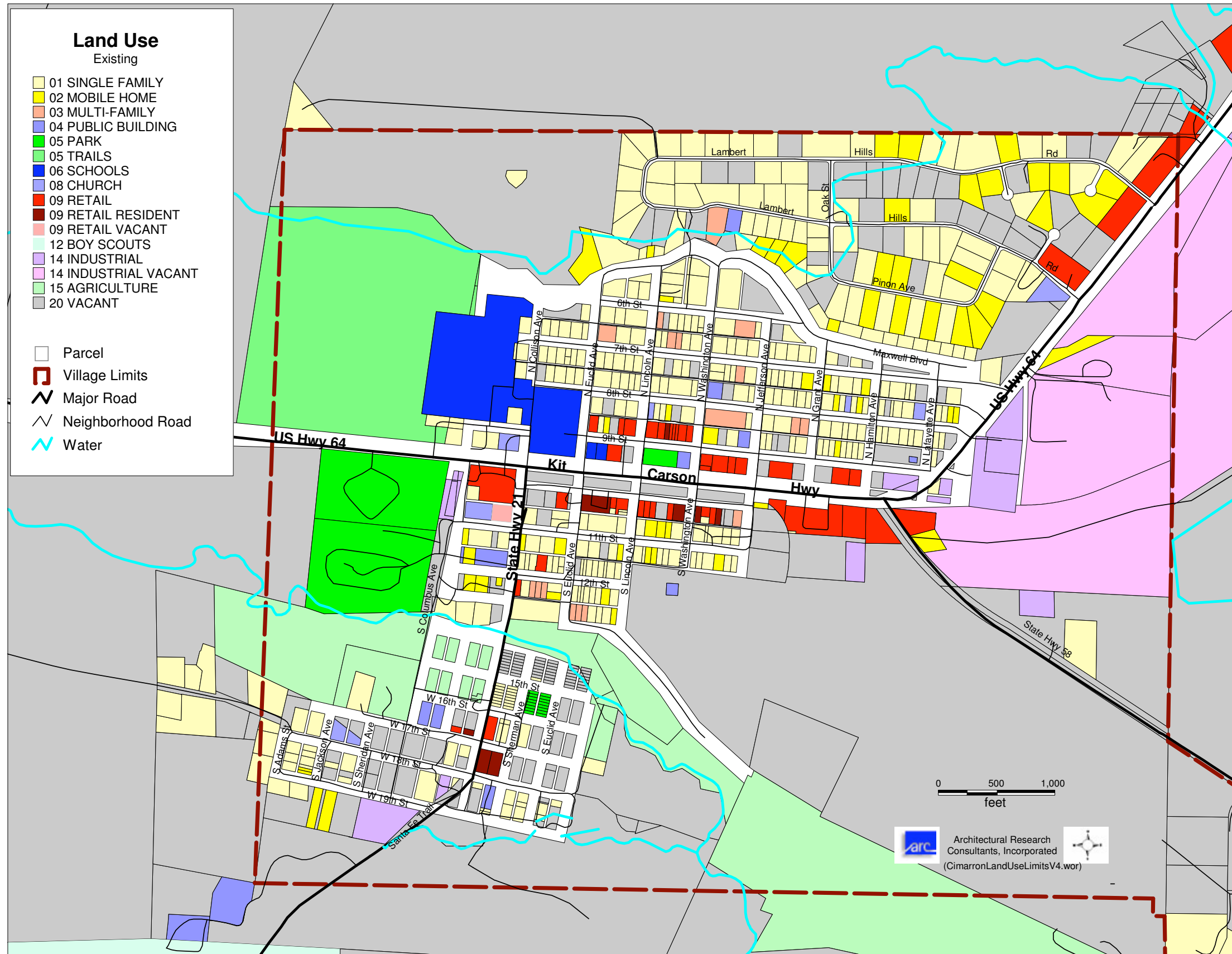
Village of Cimarron Existing Land Use Inventory			
Land Use	Acreage	Portion of Total	Portion of Developed*
Single Family Residential	219.5	16.3%	50.7%
Mobile Home Residential	34.6	2.6%	8.0%
Multiple Family Residential	5.7	0.4%	1.3%
Public Buildings	4.1	0.3%	1.0%
Park	34.2	2.5%	7.9%
Trails (School Property)	64.5	4.8%	14.9%
Schools	23.6	1.8%	5.4%
Churches	3.6	0.3%	0.8%
Mixed Commercial	23.2	1.7%	5.4%
Retail with Residence Attached	2.6	0.2%	0.6%
Vacant Retail	0.5	0.0%	0.1%
Industrial/Heavy Commercial	16.5	1.2%	3.8%
Vacant Industrial	85.8	6.4%	
Agriculture	74.3	5.5%	
Vacant	562.2	41.8%	
Rights-of-Way	189.7	14.1%	
Total	1,344.6	100.0%	32.2%

Source: ARC, Inc. and Comprehensive Plan Task Force, June 2009.
*Developed land is considered all uses except vacant, agriculture, and rights-of-way.

Note: acreages shown are approximate, based on general parcel mapping from Colfax County and identification of actual land uses.

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Exhibit III-4: Existing Land Use in and around the Main Area of the Village of Cimarron

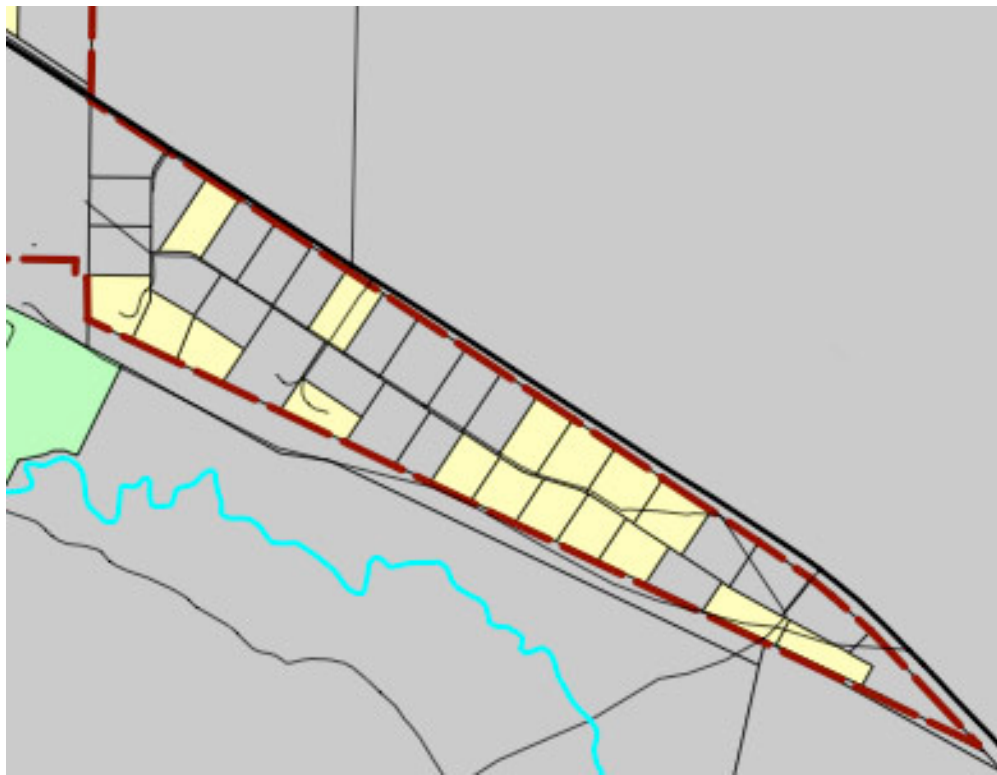


Note: acreages shown are approximate, based on general parcel mapping from Colfax County and identification of actual land uses.

The existing land use map data was obtained through aerial photograph analysis and on-site surveying. It reflects the best available information as of July 2009. There may be some inaccuracies.

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Exhibit III-5:
Existing Land
Use in Area
of Mountain
Meadows



Residential Land Use

Residential lands occupy 260 acres in the village, or 60% of the developed area, by far the largest land use category except vacant. Single family, site-built houses account for 220 acres, while single-wide mobile homes use 35 acres. Approximately 6 acres are used for multiple family, attached housing.

Distinct residential areas are:

- North of U.S. 64 within the town site, where properties vary from 1/4- to 1/2-acre (10,890 to 21,780 square feet)
- South of U.S. 64 and north of the Cimarron River, where properties are typically less than 1/5-acre (8,712 square feet)
- South of the Cimarron River, where properties are typically 4/10 acres (17,424 square feet) and larger
- Lambert Hills, typically 1-acre sites
- Mountain Meadows, typically 5-acre sites

Single family residential includes both site-built and manufactured homes that are at least double-wide. Single-wide mobile homes, a particular form of detached, single family residential, are defined as portable, factory-built housing structures 18' or less in width and 90' or less in length that can be towed to their site as a single unit. Mobile homes are dispersed in all residential areas of the community. Multi-residence housing includes attached senior housing, any other multi-family attached housing, and lots with more than one residential unit, either attached or in separate structures. The multi-residence category of land use is dispersed in the older sections of the village north of the Cimarron River.

*Exhibit III-6:
Lambert Hills
Subdivision
— a mix of
site-built and
manufactured
housing, and
mobile homes*



Public, Park and Quasi-Public Land Uses

Property used for public buildings, including village properties and the post office, but excluding schools, takes up 4 acres. Parks, including both village parks and Maverick Rodeo Grounds, occupy just over 34 acres. The trails used by the school contribute 65 acres of additional public open space. Cimarron Schools use 24 acres. Churches throughout the community use 4 acres.

Commercial Land Uses

Mixed retail occupies 23 acres, just over 5% of developed lands in the village. The special category of retail commercial with attached residences use an additional 3 acres of land area.

Commercial uses can be grouped as primarily oriented to visitors and travelers, including lodging, RV parks, automobile service, apparel shops, art galleries and studios, or as primarily locally oriented, including restaurants (catering to both local residents and visitors), grocery stores, convenience stores, offices, banks, real estate and local resource sales (fire wood and rocks). The primarily visitor and traveler-related commercial uses are located mainly along U.S. 64, while major historic commercial areas with shops are located on 9th Street and in the area of the historic St. James Hotel on State Highway N.M. 21.

*Exhibit III-7:
Commercial Uses
on Downtown's
9th Street*



Exhibit III-8:
Commercial Uses
on U.S. 64



Exhibit III-9:
Residence
Attached to a
Commercial
Building on U.S.
64



Industrial/Heavy Commercial Land Use

Properties used for industrial and heavy commercial uses, including the New Mexico Department of Transportation (NMDOT) shops occupy 16.5 acres within the village. An additional 86 acres were identified as vacant industrial land inside the village. There is additional land considered vacant industrial outside the village limits, formerly used by the sawmill.

Agriculture

Land identified as primarily agricultural, irrigated at least at some times, constitutes 74 acres within the village. Substantially more acreage surrounds the village. Range land has not been specifically identified in this category.

Vacant and Rangeland

The largest overall category of land use, 565 acres, or 54% of the village land area, is vacant or rangeland. Most of the vacant and rangeland area, 348 acres, is unsubdivided area. Some of this land, particularly in the southeast quadrant, is hillside land and constrained from ready development. However, a sizeable portion of this land area is relatively level on top of the hill. The area on the village floor and adjacent to the town site is close to utilities and village streets could be extended to access it. Other vacant areas have limited street access, such as

the northwest corner, where platted streets end from extending from N. Collison Avenue in the south or Lambert Hills Subdivision to the east. Nonetheless, access may be secured if there were interest in developing this area. Vacant and rangeland areas along the Cimarron and Cimarroncito Rivers may be constrained due to flood potential.

A substantial amount of vacant land area, 214 acres, or 16% of the village land area, was identified as subdivided/platted lots. These various properties generally have strong potential for in-fill development. Most of this land is scattered in predominantly residential neighborhoods, although some is along U.S. 64 and other corridors. Some of these lots are owned by adjacent property owners and may not be for sale. Many new housing units could potentially be built within neighborhoods with excellent street grid accessibility and access to village water and sewer utilities.

The half blocks on the south side of U.S. 64 have been classified as vacant, while they have been acquired as state highway rights-of-way. The intention is to develop a park/walkway.

Rights-of-Way

Street rights-of-way account for 190 acres in the village. Rights-of-way are 37% of developed areas (including parks and trails). Communities typically have 20% to 25% of their land area in rights-of-way. The wide swaths of U.S. 64 and Maxwell Boulevard account for Cimarron's relatively high proportion.

Current Zoning

Ordinance 70, adopted in 1957, established the current zoning code. No amendments have been made to the original ordinance. The existing standards are summarized below (note: refer to the municipal code for development review interpretation).

Zone 1. Business and Trade Areas: no specific standards

Zone 2. Industrial Areas, where Capital Lumber Company had been located: no specific standards

Zone 3. Recreational Areas: no specific standards

Zone 4. Residential Area One:

Minimum of one 25' lot. 3' side setback, 20' front, 1 or 2 stories, one residence, at least 250 square feet of livable floor area, and a present construction value or cost of at least \$1,500.

Zone 5. Residential Area Two:

Minimum of two 25' lots, 4' side setback, 20' front, 1 or 2 stories, one residence, at least 1,000 square feet of livable floor area, and a present value or cost of at least \$10,000.

Zone 6. Residential Area Three

Minimum of 2-25' lots , 4' side setback, 20' front, 1 or 2 stories, one residence, at least 750 square feet of livable floor area, and a present value or cost of at least \$5,000.

The zone districts are described in the text of the code by blocks and by “metes and bounds,” citing streets, landmarks and village limits. No official zoning map is referenced in the code or has been located. The following map was prepared to locate the zone districts based on the text description. It should be noted that some blocks were cited in more than one zone district and there are uncertainties about the extent of districts that stretch to the village limits, since village boundaries have changed since 1957. Entire sections of the village were not zoned.

The highway corridors were zoned for business and trade at a depth of 90' and greater. Some properties were split. Business areas actually developed in a more nodal than linear pattern. Several commercial developments were built deeper than the business and trade zone, such as the Canyon Inn on the south side of U.S. 64 opposite Hamilton Avenue, or in unzoned areas, such as the Variety Store on the south side of U.S. 64 west of Collison Avenue. The industrial zone district in the northwest quadrant is used by Cimarron Municipal Schools, while the area on the east side of the village, east of U.S. 64, was not zoned, perhaps because it was not within the village limits at that time. The three distinct residential zones appear to have had little impact on the actual minimum lot (property) sizes that have been developed.

The zoning standard based on current value or cost is highly unusual. Some communities have used minimum livable floor area to permit similarly sized residences and exclude single-wide mobile homes. Zones 5 and 6 would both restrict the older, smaller single-wide mobile homes with less than 750 square feet. Some are as small as 320 square feet. However, this provision appears not to have been enforced.

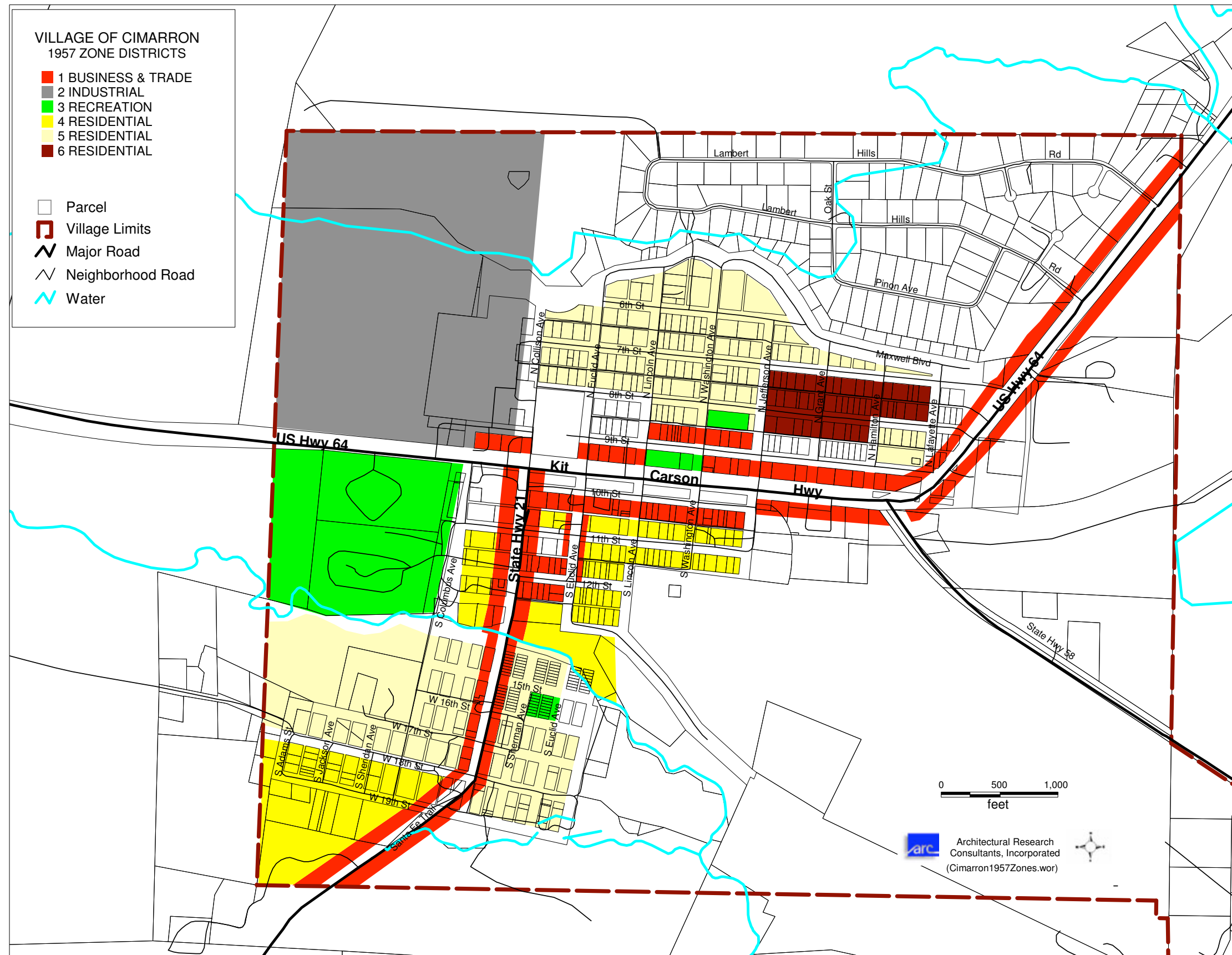
In the 1980s, the village received a zoning map supposedly prepared by the New Mexico State Highway Department, possibly as a refinement to the zoning code description. This map is available in Village Hall. It was not adopted by the village as an official zoning map, according to village staff, and would not replace the code unless that language were repealed; therefore, this map is not a component of the village's zoning.

C. Issues and Concerns

In-fill and Redevelopment

The village possesses great potential for in-fill development of vacant lots, preservation and renovation of the remarkable stock of old buildings, and selected redevelopment of properties. The community's natural evolution of neighborhoods, business areas, and mixes of use create charm and many efficiencies in land use.

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These positive features should be honored and built upon as Cimarron continues as a viable small community.

Since there is a large inventory of vacant lots and properties that could be renovated and the population growth is projected to be modest, the highest priority for development activities should be focused within the existing developed areas.

Business Areas Maintenance and Revitalization

Cimarron has three distinct established business areas with differing character: (1) Downtown blocks between 9th Street and U.S. 64, (2) U.S. 64 linear development, and (3) Old Town, anchored by the St. James Hotel. In addition, there are low intensity home businesses and a few scattered commercial businesses. The village should encourage continuing existing business uses as well as new business development within those three areas.

Historically, many residences were attached to businesses. This practice was popular because it was convenient and lowered development/property costs. The rationale remains valid today, and this type of development should be encouraged.

Predominantly Residential Areas

A major theme in the plan is to encourage in-fill and redevelopment within established neighborhoods. The village should attempt to maintain utilities and streets that can accommodate some additional development. The community should continue to offer a mix of small, medium and large lots. There should also be areas where attached housing can be developed, should there be a demand for such as an option that may save costs and provide various conveniences.

Guest houses are currently allowed in Cimarron. While there are not many at this time, guest houses, sometimes called accessory dwelling units, enhance opportunities for affordable housing suitable for family members as rentals, with usually minimal impacts on the neighborhood.

Cimarron has a mix of site-built and manufactured homes in its residential areas. While the majority of housing in most areas is site-built, detached, single family housing units, manufactured houses have also been moved into all neighborhood areas. Even areas with a fairly high concentration of old adobe or stucco houses, which may be eligible for historic designation, have newer manufactured houses. The newer investments, quality of housing, and occupancy represented by most manufactured homes have been beneficial to community. A concern has been raised that when older and structurally unsound mobile homes are moved into neighborhoods or along highways, the visual impact can adversely affect neighboring properties.

The village should consider allowing only mobile homes constructed in compliance with the United States Department of Housing and Urban Development (HUD) National Manufactured Housing Construction and Safety Standards Act of 1974 (having a HUD seal). Since HUD-seal mobile homes are newer and are must be

built to higher standards of structure, electrical wiring and plumbing, the village can establish that units with lower standards are not appropriately safe. The village may also consider requiring selected architectural and foundation features for single-wide mobile homes situated as scattered housing. Requirements for specific skirting materials, placement on a permanent foundation, and removal of hitch, axles and wheels could be considered. Options could be given to have “permanent” entrance features, such as a deck, porch, site-built stairs, addition, garage or carport.

*Exhibit III-11:
Hipped Roof
House Possibly
Built pre-1920*



Historic Preservation

The Cimarron Historic District is a historic district on the south side of Cimarron, on the National Register of Historic Places. The district is located south of U.S. 64 on the east and west sides of N.M. 21. In 1973, the district was added to the U.S. National Register of Historic Places. The district contains approximately 20 acres and six significant buildings, some of which are also on the State Register of Historic Buildings. The St. James Hotel, Aztec Mill (17th Street west of S. Collison Avenue) and old jail (18th Street east of S. Collison Avenue/S.R. 21) are three of the outstanding historic structures in the district. Listing of the district on the registers provides recognition and stature, as well as some tax incentives for privately owned commercial buildings, but it does not prohibit property owners from removal of historic architectural features or demolition.

Additional research should be conducted to inventory the historic buildings in Cimarron. While there are not many turn-of-the-century, ornate historic structures, there is a large stock of pre-1940 structures in the community. This village is recommended to form one or two small historic districts through local ordinance or local designation of a few buildings for the purpose of encouraging restoration and additions to historic buildings that honor some of the architectural qualities of the historic building, such as scale, materials and/or roof pitch. Local historic district or historic landmark designation through zoning provides the community with the ability to review additions or new construction to assure compatibility and to review any plans for demolition to assure that there are no viable alternatives.

Property Maintenance, Clean Up and Demolitions

Some properties in the village have structures in disrepair or trash and junk visible from adjacent streets. Because of the age of buildings in the community, various

states of repair and disrepair are evident. Some residents have chosen to renovate houses adjacent to properties that are in poor condition.

Trash and junk can threaten health, safety and welfare if insects, rats, vermin and other pests infest these areas. Trash and junk also generally detracts from the attractiveness of the community and its quality of life. The village nuisance ordinance, Chapter 8.10 of the Municipal Code, addresses nuisance in general and abandoned, wrecked, dismantled or inoperative motor vehicles. This ordinance contains provisions for issuing notices to abate nuisances or to remove junk vehicles. The code appears to be comprehensive and to provide the village with the legal means for enforcement. The village should devise a systematic approach to enforcing the ordinance as it pertains to trash and junk, considering staffing availability and procedures, budget, community priorities, and funding.

The village should continue to offer special trash removal services that encourage removal of major items not handled by regular trash hauling services. This approach is voluntary, and, if offered only periodically, should not be unduly expensive.

Many communities adopt specific provisions in zoning codes restricting the storage of trash and junk and junked vehicles, rather than restricting them in a general nuisance ordinance. Other communities have broad property maintenance ordinances that regulate trash, junk, weeds, yard trimming, and maintenance of building exteriors. All such ordinances must contain enforcement provisions, such as the issuance of citations, abatement, penalties or liens on property. The International Property Maintenance Code is a comprehensive model code that provides standards and requirements for safe and sanitary conditions of residential structures. Some communities have adopted this code. While specificity in property maintenance ordinances is appealing, such codes are probably unduly complicated for a small village. They would be no easier, and perhaps would be even more difficult, to enforce than the nuisance ordinance. Provisions from some ordinances are inappropriate in Cimarron. For example, ordinances that require maintenance of yard vegetation or limit weeds are probably particularly inappropriate in Cimarron where rustic native landscaping is a positive aspect of the community, and there should be no implications that watering is needed to maintain a yard.

The village has the authority to order owners to demolish dilapidated buildings. If the owner does not comply, the village, after due process, may remove the building and place a lien on the property for reasonable costs of demolishing the structure and returning the property to a safe condition (NMSA 3-18-3, 1978). This method should be used as a last resort.

Some communities have followed a policy to demolish buildings only when an owner agrees to it in writing. For example, the town of Vaughn, which has demolished some 50 to 60 derelict buildings in recent years, tears down a building only when written owner consent is received. The town persuades owners with the argument that demolishing the building will lower property taxes, and will make the

property more attractive and ready for development if the owner wishes to sell. The town pays for demolition, using a front loader and dump truck when other town operations are slow. The New Mexico Environment Department typically inspects for asbestos and may require environmental clean-up if it is found.

The village of Cimarron should consider a similar approach to achieve removal of derelict and burned-out buildings and mobile homes.

Hillsides and Sensitive Lands

Development on steep hillsides can result in significant cut and fill for streets and driveways, removal of vegetation and erosion. The community's historic, scenic, natural backdrop may also be lost. In addition, setting development on top of a hill back from the edge of the slope reduces its visual impacts on the valley floor. Fortunately, the village does not appear to be threatened by hillside development issues, however, it is recommended that the land use code, including zoning and subdivision regulations, include restrictions on hillside development to assure that this natural asset remains. The aerial view below shows the elevation modeled to emphasize the southeast quadrant hillside feature. This location is an example of a hillside where development should be limited.

*Exhibit III-12:
Aerial View of
Terrain to the
Southeast*

Source: Google Earth



Buildings should be restricted from locations in flood-prone areas of the community. The floodplain of the Cimarron River is the principal area of concern. The flood damage prevention ordinance, Chapter 16.05 of the municipal code, is a complete template for regulating development in designated flood hazard areas.

Areas Suitable for Industrial Development

Historically, several lumber mills have operated intermittently in the village. Since the most recent mill burned down in 2001, the village has had no industrial activity.

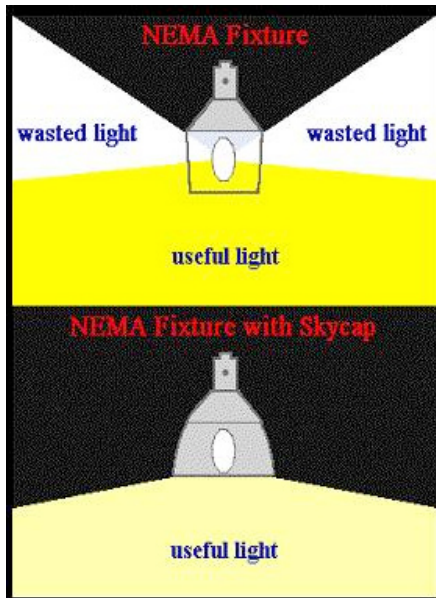
Industrial development is desirable that creates livable wage jobs for residents and spin-off business activities in the community, and it is important to identify an area in or near the community suitable for such development. The site of the old lumber mill on the east edge of the community remains as the most suitable, given its accessibility, flat grade, slight removal from the rest of the village, soils that are already disturbed, and proximate utilities. Any smoke or odors that might blow on the village due to predominant winds should be avoided.

Night Sky Protection

The dark night skies in Cimarron are one of the natural assets of the community that residents and visitors enjoy. Skies are especially dark, and the stars conversely bright, due to the limited urbanization, aridity and high altitude. Reasons to limit light pollution include:

- Glare can make it difficult to see the stars
- Light can “trespass” off one property to a nearby property
- Bright night lights can contribute to a sense of clutter
- Inefficient lighting causes energy waste

National Electrical Manufacturers Association (NEMA) lighting systems division illustration comparing unhooded to hooded lighting fixtures



The New Mexico Night Protection Act, Section 74-12 NMSA 1978 establishes minimum standards for lighting. Some of the provisions of the act include:

- All outdoor lighting fixtures installed after January 1, 2000 shall be shielded, except incandescent fixtures of 150 watts or less and other sources of 70 watts or less.
- No new mercury vapor outdoor lighting fixtures shall be sold or installed after January 1, 2000.
- The construction industries division of the regulation and licensing department shall review the outdoor lighting provisions in the uniform building codes used

in New Mexico and make recommendations for appropriate changes to comply with the provisions of the Night Sky Protection Act.

The act exempts highway billboard advertising and lights needed for farms, ranches, industry, or mining. A local government can adopt a more stringent, but not more lenient code than the Night Protection Act. Several communities in New Mexico have adopted regulations. For example, the town of Taos requires outdoor lighting fixtures installed on private and public property to be hooded or shielded and do not permit light trespass beyond property boundaries. Violations can result in fines of up to \$300. It is recommended that the village of Cimarron adopt an ordinance that sets standards for new outdoor lighting and provisions for violations. Village street lights should also comply with the act and code.

Assessment of Existing Land Use Regulations

The current zoning code of 1957 is an admirable historic document, however, it is incomplete and provides little relevant guidance on land use patterns and development practices. The zone districts as described are antiquated and do not cover the entire village. In addition, the village does not have a subdivision ordinance, needed to establish the procedures for subdivision activities and development standards. It is recommended that the village totally revamp its zoning code and add subdivision standards.

The following changes are recommended to add clarity and purpose to the zoning code:

- Add a purpose statement for zones.
- Add a “use table” for all zones, especially for zones 1, 2 and 3, describing permitted and conditional uses.
 - “Performance standards” (standards for size, traffic generation, location, noise, hours, principal and accessory buildings, etc.) may be set for specific types of uses.
 - If zones allow “mixed use,” such as residential and commercial, then additional attention to development standards may be needed to ensure compatibility of the various uses.
- Adopt an official zoning map showing zone districts for all areas of the village.
- Add definitions.
- Define roles of responsible staff and bodies (e.g., village administrator, zoning enforcement, village council and a planning and zoning commission).
- Add a nonconformities section to specify types of nonconforming uses and structures.
- Add public hearing requirements for rezoning and other processes.
- Allow variances for fairness and as a safeguard against administrative takings.
- Consider creating a table of dimensional standards to provide additional guidance.
- Consider additional zones to protect distinct areas of the community, or to enable zoning large undeveloped areas as extremely low density, so that these areas may be rezoned to urban densities only through a master plan.
 - Consider whether historic commercial areas should have different uses or

standards than areas on U.S. 64. For example, drive-through services and gas stations do not belong in those areas.

- Consider adding a historic designation to review alterations, demolition or new development on the same property with “historic landmark” buildings.
- The flood damage prevention ordinance should be reviewed and completed.
- Consider whether there is a need for off-street parking requirements in zones 1 and 2 or a need for landscaping of non-residential properties.
- Add provisions addressing guest houses or accessory units.
- Business registration requirements in Ordinance 248, adopted in December 2008, provide some very clear conditions for home-based businesses. These provisions should be moved into the zoning section of the municipal code.
- Consider limiting the size of accessory buildings.
- Add a sign code.
- Add subdivision regulations.

The village should consider obtaining professional planning services to work with staff, elected officials and the community to develop new regulations. Development of a new code would include reviewing other communities’ ordinances and adapting model provisions to Cimarron. A community task force may need to be established to work on the code language and mapping. Once the code is drafted, the village council will need to conduct a public hearing to consider code adoption.

While the village administers and enforces ordinances at this time, new codes will likely cause some increase in the staff workload. The amount of work largely depends on the level of development activity.

Annexation Policies

The village has not approved any significant annexations since the Mountain Meadows approval. While there are vacant lands in the village, it may be interested in annexation for:

- Existing urban uses of village utilities or other village services, or eligibility to receive such services
- Prospective additional development of village utilities
- Safeguarding sensitive or visually important land areas

The village should be prepared to initiate annexations or consider annexation requests that the village believes are in its interest.

The following policies and application submittal information should guide annexations and be adopted by ordinance into the village code. (Note: if the village organizes a unified development code, then annexations would be a section of this code.)

- Contiguity of the annexed area shall be required to meet statutory requirements.
- Findings shall be made to the satisfaction of the village that:
 - The annexation does not adversely affect the village fiscally.
 - The village has water and sewer capacity to serve the area.

- Properties annexed shall bring water rights sufficient to serve such properties.
- The annexed area should contribute to the village urban buffer area when an open land buffer would be consistent with the comprehensive plan.
- Streets in the annexation shall be laid out to be integrated with existing streets, built to village standards, and dedicated to the village upon its approval of the streets.
- Applications for annexation shall comply with applicable zoning and subdivision regulations, and zoned upon annexation.
- Applications for annexation must include: boundary lines, total acreages, existing easements, streets and utilities rights-of-way and easements dedicated at time of annexation, phasing of development if annexation is over 50 acres (or another area size to be specified), floodplain areas for all drainage ways, other natural conditions such as prominent land forms or vegetation, and the names of property owners of record within 100' of the subject property.

Vacation of Streets and Alleys Criteria

A number of streets and alleys were platted but never developed in the village. Typically, the village is best served by retaining the rights-of-way to provide access or placement of utilities to serve developments. However, periodically, property owners request the village to vacate adjacent streets and alleys.

Policies, criteria and application requirements for street or alley vacation should be adopted by ordinance into the village code. The following criteria should be met before public streets and alleys are vacated:

- The traffic flow on the street or alley is extremely low.
- No adverse effects on traffic circulation will result from vacation.
- The vacation does not reduce access to other properties.
- The vacation does not restrict public safety, including police, fire protection and ambulance access.
- Fair market value for the vacation area shall be paid to the village or paid with exchange for other land given to the village.
- There are no adverse impacts on environmental resources (e.g., hydrology, slopes, major vegetation).
- There are no adverse impacts on any easements for utilities.
- All owners of adjacent properties have given signed approval.

Extraterritorial Planning and Platting

By statute, Cimarron has an extraterritorial planning and platting jurisdiction over territory within three miles of the village limits. Section 3-19-5(A)(2) establishes three miles for municipalities having a population of less than 25,000 persons. As a general approach to future land use in the extraterritorial planning area, the village supports continued agricultural uses of ranch land and irrigated fields.

The village should exercise review of subdivisions within its allowed three-mile radius. The village is concerned with development standards to assure mitigation of impacts on the village and public safety access, in case of future annexation.

The village should work with Colfax County on an agreement to review proposed subdivisions according to basic standards addressing road construction and right-of-way, drainage, and any other subdivision matters of interest to the village. Any subdivision should follow village street and utilities standards if it will use village utilities or it is close enough to the village to be practically annexed.

While larger municipalities, in collaboration with counties, are able to set zoning for areas outside municipal boundaries, Cimarron is not allowed to establish extraterritorial zoning outside the village limits. Section 3-21-2(B)(3) does not allow municipalities with a population of 1,500 persons or less to establish extraterritorial zoning outside the municipal boundaries.

Phasing of New Land Use Regulations

New land use regulations can be implemented through a phased approach, given that funding may be limited; some changes are needed early on. The following phases are recommended:

Phase 1: The village council appoints a committee and assigns it to develop:

- An annexation policies and procedures ordinance: development and adoption
- A street vacation criteria and procedures ordinance: development and adoption
- A conceptual set of zone districts: development, but not adoption
 - Creation of a rural residential holding zone for currently undeveloped land: development and adoption
- A conceptual official zoning map: development
 - A map amendment to add the rural residential holding zone district: adoption
- Other high priority fixes, to be identified

The village should consider professional review of ordinances by an on-call planner and/or attorney prior to adoption.

Phase 2: The village applies for grant funding or budgets general funding for a planning consultant to develop the bulk of the land use regulations. The village must comply with the New Mexico Procurement Code in selecting the consultant. The following components will be addressed in one or more ordinances:

- General provisions, including authority and title, purpose, relation to Comprehensive Plan, types of permits, definitions, nonconformities, and variances
- Administration, including duties and responsibilities of key staff and decision-making bodies (e.g., Village Council, Planning and Zoning Commission, Village Administrator/Clerk, zoning enforcement officer, and common submittal and review procedures)
- Development review standards, including use-specific prescriptive or performance standards, temporary uses
- Zoning districts, including types of zones, permitted and conditional uses, and dimensional requirements
- Zoning map

- Subdivision regulations
- Supplementary regulations (including signs, trash and junk, accessory buildings and dwelling units, annexation policies and procedures, street vacation criteria and procedures, and possibly off-street parking)

Phase 3: The full ordinance is presented for adoption by the village council of the land use code in totality, including both phases 1 and 2 materials.

Development Fees

Most communities want to structure their fees so that new development “pays its own way” to cover costs of municipal infrastructure and services. The Development Fees Act, State Statutes Section 5-8 (NMSA 1978) enables municipalities to assess impact fees for water supply, wastewater collection and treatment, storm water, roadway facilities, police and fire facilities, parks and open space.

Impact fee rates must be set based on land use and development assumptions, as well as a capital improvements plan for services and facilities to address impacts of development within a period not to exceed seven years. Fees are paid at the time a building permit is issued.

Impact fees are not recommended for communities that are not expecting much new growth, because the fund would not accumulate sufficiently to pay for new facilities nor warrant the efforts to develop the ordinance. In addition, impact fees are sometimes perceived to be a disincentive to growth.

The village is advised to establish sustainable rates for water, sewer and any other services at levels that are sufficient to cover not only operating costs, but that also contribute to a capital replacement fund. Asset management planning should be the basis for setting taxation, hook-up fees, and service rates. The New Mexico Environment Department Construction Programs Bureau publishes municipal and wastewater user charges on an annual basis. This information may be useful to the village to determine whether its rates are higher or lower than communities that are nearby or comparable in size.

D. Goals and Objectives for Land Use

This section presents goals and objectives for Cimarron’s land use, with recommended timing for the actions included:

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Retain the compact village form of the community.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Promote infill development on vacant lots.	x	x	x
Encourage redevelopment within the existing developed area of the village and promote infill development on vacant lots.	x	x	x
Retain the size of historic blocks in any developing areas contiguous to currently developed areas to the extent feasible for future development.	x	x	x
Acknowledge the land stewardship and the agricultural heritage continued by the large ranches surrounding the community, providing for the village's setting, scenic qualities, and many of its continuing functions.	x	x	x
Goal:			
Maintain and enhance existing residential neighborhoods.			
Objectives / Policies:			
Promote maintenance, upkeep and rehabilitation of houses.	x	x	x
Identify programs that provide homeowners with expertise and access to loans and grants for home renovations.	x	x	x
Encourage restoration of historic properties, providing information on access to expertise/tax credits, etc.	x	x	x
Work with owners of dilapidated buildings to voluntarily remove them, resulting in reduced property taxes and making a property more desirable for any future sale and development. If asbestos is found, a person certified in its removal must be present during demolition.	x	x	x
Require dilapidated buildings to be demolished if needed, but only as a last resort.	x	x	x
Goal:			
Promote a range of new residential lot sizes to meet the needs of all economic and lifestyle sectors of the community.			
Objectives / Policies:			

	1-4 years Short	5-10 years Mid	11-20 years Long
Allow small lot development in areas within the community.	x	x	x
Allow attached housing in areas within the community.	x	x	x
Allow some large lot residential development.	x	x	x
Goal:			
Promote maintenance of, improvements to and infill development in existing residential neighborhoods as the highest priority in accommodating residential growth.			
Objectives / Policies:			
Promote renovations to existing buildings.			
Encourage additions to houses and guest houses (or accessory dwelling units).	x	x	x
Discourage temporary housing types, including single-wide mobile homes and recreational vehicles, as permanent dwellings in established residential neighborhoods.	x	x	x
Do not permit mobile homes without a HUD seal to be moved into Cimarron.	x	x	x
Allow long-term residency in single-wide mobile homes and recreational vehicles in designated mobile home or recreational vehicle parks and in designated areas of the community.	x	x	x
Promote maintenance of public and private properties.	x	x	x
Encourage clean up of trash and junk.	x	x	x
Encourage demolition of derelict buildings that pose threats to health and safety, may be an impediment to redevelopment of the property upon which such buildings are sited, and may diminish values of nearby properties.	x	x	x
Goal:			
Promote continued mixed use development of appropriate scale in both predominantly commercial and predominantly residential areas of the community.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Encourage subordinate residential units included within or attached to the rear of commercial buildings in the predominantly commercial areas of downtown and old town.	x	x	x
Encourage subordinate home occupation uses in homes in predominantly residential areas.	x	x	x
Goal:			
Protect and restore historic architectural structures and landscape qualities of the village.			
Objectives / Policies:			
Conduct an inventory of significant and contributing historic buildings in Cimarron.	x		
Promote historic restoration of identified historic commercial and residential buildings through encouraging owners and providing information to owners about the advantages of listing on the National Register of Historic Places or on the State Register.	x	x	x
Discourage demolition of identified historic buildings except as a last resort for derelict structures.	x	x	x
Encourage new commercial development to not exceed the existing architectural scale (e.g., massing, height).	x	x	x
Goal:			
Minimize disturbance of sensitive lands and in prominent viewsheds.			
Objectives / Policies:			
Retain land forms, minimize road cuts and fills on hillsides.	x	x	x
Avoid development on steep hillsides and in floodplains.	x	x	x
Encourage potential development on any hills viewed from the village valley floor not to be sited on ridgelines.	x	x	x
Goal:			
Prioritize areas for potential new development to accommodate projected growth.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Areas with the highest priorities should be contiguous to the developed areas of the community.	x	x	x
Encourage phasing of any proposed master plan development so that it proceeds in an orderly and efficient way.	x	x	x
Goal:			
Encourage the availability of suitable land for industrial uses in or close to the village.			
Objectives / Policies:			
Designate areas where industrial development is desirable.	x	x	x
Reuse former industrial areas for future industrial enterprises if such areas are suitable regarding needs for access, utilities, flat terrain, soils, waste disposal, and other features.	x	x	x
Goal:			
Preserve and develop gateways to the community, including natural landscape features and vistas, while incorporated wayfinding.			
Objectives / Policies:			
Develop wayfinding signage and gateways that guide visitors to the historic blocks of Downtown and Old Town.	x		
Goal:			
Encourage traditional rural uses within the village.			
Objectives / Policies:			
Practices should include irrigating fields from the Cimarron River, grazing on acreage sufficient in size to accommodate animals, and boarding of horses and other animals.	x	x	x
Goal:			
Develop and maintain a complete set of land use regulations that promote land development practices consistent with the goals and policies in the comprehensive plan.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Create a unified land use code including an updated zoning code, subdivision regulations, annexation policy and procedures, floodplain regulations, and other related provisions.	x		
Substantially rewrite the village's vintage 1957 zoning code to add clarity and purpose.	x		
Subjects that should be addressed in the revised zoning code include but are not limited to: add approval process provisions including requirements for public hearings, add definitions, define the roles of responsible staff and public bodies, add a use table, add a non-conformities section, add a variance section, consider additional zone districts, add a sign code.			
Follow principles that guide the appropriate level of regulation for a small village.			
i. Develop clear language that minimizes interpretation while generally retaining flexibility in the uses and types of development allowed.			
ii. Respect private property rights and minimize interference with uses of property to the extent possible.			
iii. Adopt an official zoning map, mapping all areas within the municipal boundaries of the village.			
Develop and adopt village subdivision regulations.	x		
Adopt annexation policies and procedures by ordinance.	x		
Adopt street and alley vacation policies, criteria and procedures by ordinance.	x		
Develop extraterritorial subdivision review procedures and standards to apply to subdivision activities within three miles of the village boundaries, and develop an agreement with Colfax County on the extraterritorial subdivision review process	x		
Periodically review and update regulations to ensure that they are appropriate for the village.	x	x	x

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IV. Transportation Element

A. Introduction

The purpose of the transportation element is to guide improvements to the approximately 20 miles of existing streets in Cimarron, and any expansions of the transportation system that are needed to meet the demands of the existing population and future growth over the next 10 to 20 years.

B. Existing Conditions

Cimarron is located 42 miles southwest of Raton. When traveling north from Santa Fe, the I-25 exit to Cimarron is approximately four miles north of Springer, with the village reachable by heading west on N.M. 58 for 19 miles.

Cimarron's transportation system is influenced by Interstate 25 and U.S. 64, N.M. 58 and N.M. 21. N.M. 21 enters the village from the south and merges with U.S. 64 on the west side of the village. From mid-June to the end of August, over 20,000 Boy Scouts come to the Philmont Scout Ranch, located four miles south of the village. The Boy Scouts frequently hike along N.M. 21 to reach Cimarron. Their families travel along the route between the camp and their lodging in the village.

U.S. 64 is the main corridor running through Cimarron and serves as the principal business arterial. Because it was once the right-of-way for the railroad tracks, the roadway is very wide. U.S. 64 enters the village from the northeast, bisects the village, and heads west toward Ute Park, continuing to Eagle Nest and Angel Fire. N.M. 58 enters the village from the east and merges with U.S. 64.

Cimarron is not directly accessible by airplane because the village does not have its own airport. The closest airport is Raton Municipal Airport/Crews Field in Raton, NM, an approximately 45-minute drive north of Cimarron. The closest major airport is Albuquerque International Airport. Smaller airports offering some commercial flights are in Santa Fe and in Colorado Springs.

As of summer 2009, the village was anticipating the installation of a public heliport on the grounds of Cimarron Municipal Schools.

The closest remaining railroad tracks are in Springer, along the former AT & SF line that has been purchased by the state of New Mexico. The closest Amtrak passenger stops are in Las Vegas and Raton. In late 2008, New Mexico Rail Runner began commuter rail service from Belen and Albuquerque north to Santa Fe. The service, as of summer 2009, has been extremely successful, with Saturday service added. Las Vegas, Raton and even Taos are enthusiastic about the potential to expand Rail Runner service northward to encourage tourism.

Street Conditions

A visual street assessment was performed by Wilson & Company, Inc.. It rated streets in three categories (*good, fair, and poor*). Exhibit IV-1 is a rating of surfaced street conditions as a percentage of all streets in 2009.

Exhibit IV-1:
Street Condition
Rating

Street Condition Rating

Surface Street Condition	Linear Feet	Percent of All Streets
Good	31,700	33%
Fair	4,400	5%
Poor	59,500	62%

The table above indicates that the majority of the streets are in poor condition. The village has used various state and federal funding sources combined with their own matching funds to improve existing streets and reduce the number of streets in the *poor* category. The village has used its own labor and equipment to the extent possible to assist in street renovation projects, thus contributing an in-kind match to get the maximum improvement per invested dollar.

Cimarron contracts out for pothole repair every year as needed, mostly in the fall after the rainy season in July and August and also after large snow events. New Mexico Department of Transportation MAP and COOP funds have been used, as have Community Development Block Grant funds, to replace and renovate streets.

C. Issues and Concerns

Village streets continue to deteriorate faster than the rate of rehabilitation or reconstruction. The visual pavement distress evaluation suggests that traffic loading, moisture, the freeze-thaw cycle and sunlight all contribute to the poor condition.

Cimarron should continue to use methods to extend pavement service life and lower capital reconstruction costs. A yearly maintenance plan is recommended for all streets in the *good to fair* categories. They should be prioritized by their street functional classification, i.e., loading, in conjunction with continued systematic replacement of the poor streets. This method, in conjunction with continued renovation of the streets, will contribute to better street conditions in the community.

A "fog seal" is a light application of asphalt, usually emulsion, applied to retain the aggregate of an asphalt surface.

Proven performance case studies suggest that a yearly fog seal applied in October and November can double the lifespan of an asphalt street. Sealing the pavement surface blocks moisture infiltration, reducing the effects of the freeze-thaw cycle while also blocking harmful ultra violet sun rays.

Most of the streets within the village do not have sidewalks for pedestrian traffic, forcing people to walk in the streets or on the highways. Bicyclists share streets with cars and pedestrians. With typically light traffic, shared use is not a problem. There is no designated pedestrian facility along N.M. 21, even though it is a

popular summer route for the Boy Scouts. Pedestrians currently walk along the roadway on a dirt path without a buffer from the traffic and there is no ADA accessibility. There are plans to develop the Santa Fe National Historic Trail pathway system, which would include paths along N.M. 21 and the south side of U.S. 64.

As addressed in the land use element, streets and alleys should only be vacated when approved by the Village Council, after meeting criteria. Given the sizeable width of many street rights-of-way, the village can develop streets that are wider than needed for their functions. However, wide streets encourage faster driving and cost more to pave and maintain, whether paved or graveled. It is recommended that local streets generally be 28' wide from curb to curb, never exceeding 32'. Parking is typically intermittent on local streets, therefore, a full 6' for parking lanes on both sides of the street are unnecessary. Local streets with infrequent parking can be 24' wide. Streets serving up to 12 lots may be 22' wide.

Cimarron was awarded a Phase I federal grant in 2009 to develop a Safe Routes to School plan to ensure clear walking paths for children. Additional phases, if successful, can provide funding for infrastructure improvements.

U.S. 64 is maintained by the New Mexico Department of Transportation. Traffic speeds through the village en route to lakes and ski resorts, bypassing local businesses. Reducing the speed limit within village limits or narrowing the visual appearance of the right-of-way through projects like the Scenic Byways interpretive signage may encourage visitors to slow down and stop. The New Mexico DOT should be informed that residents desire traffic to be slowed down with traffic-calming design changes when opportunities for improvements occur.

D. Transportation Improvement Plans

Paving village streets is identified in the 2009 Infrastructure Capital Improvement Plan as a priority project over the next five years with potential funding by local grants, CDBG, state and federal grants. Streets that are ready to be paved include: 10th Street between Collision and Euclid; 11th Street between Collision and Euclid; Lincoln between 10th and 11th Street; 6th Street from Washington to Maxwell; North Jefferson from 7th to 6th Street; Maxwell Boulevard from Washington to Hamilton; Shortcut Lane; Lambert Hills and Mountain Meadows Subdivisions. The total project cost is \$6,119,000 with \$5,675,000 not yet funded.

A GRIP-2 and COOP street improvement projects were put to bid in June 2009 for paving sections of 10th Street west, 19th Street west, Lincoln Avenue and Washington Avenue, and improvements to several intersections.

A pedestrian walkway along N.M. 21 was also identified in the Infrastructure Capital Improvement Plan. Funding sources are potentially from local and federal grants, and CDBG. The total project cost is \$1,150,000 with \$1,025,000 not yet funded.

E. Goals and Objectives for Transportation

The chart below lists short-, mid- and long-range goals and objectives to meet Cimarron's needs for safe and efficient multi-modal transportation: walking, bicycling, driving.

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Maintain and improve existing local streets in Cimarron.			
Objectives / Policies:			
Develop plans for street maintenance and improvements that include adequate curbs, gutters and drainage.	x	x	x
Require that water and wastewater lines under or near a roadway be replaced prior to repaving.	x	x	x
Identify routes for funding requests and obtain funding from sources such as Enhancement Funding available from the Federal Highway Administration through NMDOT and the local planning organization.	x	x	x
Replace and maintain street signs where needed.	x	x	x
Secure capital funding for streets: paving, sidewalks, or pathways and associated improvements.	x	x	x
Goal:			
Enhance routes for safe pedestrian use and bicycling for both transportation and recreation.			
Objectives / Policies:			
Continue working on trails projects for walking and bicycling.	x	x	x
Provide low-level lighting to ensure safety.	x	x	x
Slow down traffic on busier streets like Highway 64.	x	x	x

V. Infrastructure Element

A. Introduction

The infrastructure systems that serve the village of Cimarron provide water and wastewater drainage, and curbs and gutters for stormwater drainage. These elements of infrastructure, for which village government is responsible, have a major effect on community health and livability. This section describes existing conditions and presents goals and objectives to address them.

B. Existing Conditions

Water System

Water Supply: The village of Cimarron owns, operates, and maintains its own water system. The New Mexico Office of the State Engineer (OSE) reports that the village has water rights of 724 acre-feet per annum from the Cimarroncito Reservoir and 80 acre-feet per annum from the Cimarron River. The water supply is sufficient for the village's current and projected demands and there is no apparent immediate need for resource expansion. The village's average water use, measured in the winter and based on metered, treated water production, is approximately 114,000 gallons per day or 128 acre-feet per year.

Cimarron charges for water usage using a six-tier rating system that was enacted in 2007. Residential rates have a base charge of \$16.55 up to the first 2,000 gallons. Thereafter, the rate for tier 2 increases by \$3.77 per 1,000 gallons (up to 5,000 gallons per month), and for tier 6 by \$6.60 per 1,000 gallons (12,001 gallons or more). The rate structure encourages water conservation.

The rate structure for commercial accounts is separated into two categories; small commercial (up to 120,000 gallons per year) and large commercial (over 120,000 gallons per year). The base charges for small and large commercial customers are \$16.55 and \$70.75, respectively. Water use in excess of these limits is charged at \$4.46 per 1,000 gallons for both categories.

Water Collection and Storage: Water storage capacity for the village consists of three ground storage tanks and the Cimarroncito Reservoir. According to the New Mexico State Engineer's office, the total capacity of the dam at the overflow is 142.23 acre-feet.

The village's water distribution infrastructure includes one 90,000-gallon raw water tank and two finished water tanks consisting of the 250,000-gallon Cimarron main tank and the 150,000-gallon Lambert Hills tank. This 400,000-gallon capacity provides at least two days of water for the village, plus fire flow and water pressure using booster stations in combination with gravity systems. The village must treat the raw surface water to make it potable.

Needed improvements to the water storage system include installing piping for

secondary storage at the reservoir and upgrading the potable tank sites, including paving access roads and automating operations.

Water Disinfection: The use of surface water by a public entity is regulated by various federal and state regulations to help maintain a safe water system. For most surface water, the treatment consists of clarification to settle out any solids in the raw water naturally or by using coagulants. The village of Cimarron uses alum, an aluminum salt, as a coagulant, which causes small particles to readily fall out of solution by combining with other particles and growing in size and weight. Removal of suspended particles is a key step in potable water treatment because the “floating” particles provide hiding sites for bacteria, viruses or spores which can be potentially harmful. The second treatment step runs the effluent from the clarifiers through sand filters that are designed to remove remaining particles. This is the final filtration step that is needed before disinfection to help reduce the cost of disinfectant and the production of disinfection by-products that can also be harmful. The final treatment step is the use of a gas chlorinator to kill any remaining organisms and provide a residual to the water system for further protection from any type of bacteria or pathogen intrusion into the lines.

The water treatment plant needs updating. The primary concerns are automation of the plant and replacement of the existing chlorine system. Automating the plant provides greater ability to monitor the plant, leading to reductions in water loss and operating costs. Replacing the existing chlorination system is essential to comply with the state-mandated code and to help ensure the safety of plant workers and neighbors.

Water Transmission and Distribution Lines: Currently, Cimarron’s water system serves 453 metered residential customers and 17 metered commercial water connections within the village limits. The raw water transmission line from the Cimarroncito Reservoir is comprised of approximately 1.5 miles of 6” C-900 PVC pipe and 4.4 miles of 5” steel gravity pipe that delivers raw water to the treatment plant. Two previous reports indicate possible deterioration of the steel water pipe and recommend replacement.

A pipeline in the village transports treated water from the plant to the two storage tanks. The gravity line is made up of 10” ductile iron pipe and 10” Class 160 PVC pipe. The distribution system is comprised of 6” ductile iron pipe in the older areas and 6” and 8” PVC pipe in the newer areas. Recently, some system areas have been marked for repair and are detailed in the report by Nolte Associates, Inc., *Village of Cimarron, New Mexico Municipal Water System Improvements Preliminary Engineering Report*, February, 2008 (Nolte Report). Recommendations include replacing pipe along 7th through 11th Street, Lafayette Avenue, Collison, and Adams Street.

Water Meters and Fire Hydrants: The village has an ongoing program to replace meters, but no current program to increase the number of fire hydrants serving the system. All village customers are provided with village-owned water meters that are

read by the village on a routine schedule. Fire protection is provided by numerous fire hydrants located throughout the water system.

Water Conservation

“Unaccounted-for water” (UFW) for the village water system was estimated in an energy study to be 35% of total annual production. UFW is the difference between the amount of water produced and the amount of water sold to all customers. Based on an average winter production of 114,000 gallons/day, UFW amounted to approximately 1,200,000 gallons per month (44 AF/Yr). A UFW level of 35% is considered high compared to typical values of between 15% and 25% nationwide.

Two typical explanations for this high rate include leaks in the waterline and old, inaccurate water meters. The steel pipe used as the raw water line to the water treatment plant was observed by the village to leak. The village has begun to replace its water lines, resulting in significant reduction to water loss. Line replacement will continue as a consistent, gradual process. After replacement of known failing pipelines, a detailed water-meter audit program should be implemented to identify additional potential reductions in unaccounted-for water.

Wastewater Treatment

The wastewater collection and treatment system for the village of Cimarron consists of approximately 36,000 feet of clay pipe and a wastewater lagoon system located approximately one mile east of town on village-owned land. The easement to the lagoon system runs through Vermejo Park Ranch. The easement will convert to village ownership in the near future.

The current wastewater treatment facility was built in 1964 and consists of two lagoons connected in parallel, located immediately adjacent to French Lake. On average, the village produces 52,000 gallons per day, with increasing production in the summer months. The village uses the lagoon system to treat the wastewater. When the lagoon system reaches its volumetric capacity, the lagoons are allowed to discharge to French Lake. Prior to discharging there, the lagoon effluent is disinfected using a chlorine gas system. This discharge typically takes place several times a year. Two sand filter systems on the effluent end of the lagoon system were washed out in 1982. They had been used as a polishing step in combination with disinfection prior to discharging to French Lake.

The current conditions of the lagoon system are not verified, including remaining effective volume and treatment efficiency. The upper banks of the lagoons (freeboard) are lined with concrete and need repair. According to the New Mexico Environment Department Ground Water Bureau, the lagoon is lined with clay, and the bureau requests the addition of a synthetic liner. The current volume of the lagoon system is not known and the depths of the lagoons need to be verified. Verification may be done in conjunction with examining the lining system and removing accumulated sludge and silt. Further testing of the lagoon system is needed to confirm results obtained from the 2007 single-sample testing by Baca

Enterprises. The 2007 evaluation showed overall satisfactory treatment efficiency, but an inability to adequately treat for coliform.

A previous study proposed two possible solutions to improve the efficiency of the wastewater treatment system. The first, and recommended alternative, was to retrofit the existing lagoons to include aeration. This technology typically works well and would be an improvement to the existing system. Construction cost according to the Nolte Report would be \$785,634 and would require no additional land or expansion of current facilities. This alternative depends on an agreement with neighboring Vermejo Park Ranch to use the treated water for irrigation of alfalfa in the park. The second alternative is the construction of a 56-acre evaporative lagoon. A challenge facing this technology is the acquisition of the required acreage for the lagoon from Vermejo Park Ranch. The projected construction cost from the Nolte Report is \$4,947,560, which took into account a \$0.40-per-square-foot cost for the liner. At the time of this report, the typical cost of lining has risen to \$2.00 a square foot. A third alternative, which would require less land, is development of constructed wetlands. Constructed wetlands utilize the natural process of integrated systems of water, animals, plants and microorganisms to digest pollutants such as nitrogen, phosphorus, metals and hydrocarbons.

Since the submittal of the previous study, there have been two changes to the status of the wastewater system. The first issue is with the change in discharge permit requirements. French Lake now has a "Waters of the United States" classification and the Environmental Protection Agency will now allow discharge from the lagoon system. The second issue concerns problems with the main wastewater clay pipe collection lines first installed in 1964. The village currently experiences backing up of the collection lines, a potential hazard. The completion of the ongoing sewer cleaning and CCTV work will provide a general sense of the infrastructure condition and the amount of infiltration of the system.

Analysis of the ongoing CCTV work and examination of the lagoon system improvements will primarily determine the needed amount of investment in the wastewater system. Lagoon efficiency can be optimized by removing accumulated sludge and silt from the lagoon bottoms and retrofitting the lagoons to include the suggested aeration system. Repair of the existing sand filters would optimize the lagoon system in combination with disinfection.

Drainage

Drainage must be planned and coordinated in and around the village to preserve the outflows downstream. The general topography of the village falls northwest to southeast. Surface drainage outflows into two tributaries, the Cimarron River and a related tributary branch. The Cimarron tributary branch bisects the northern third of the town and outflows into French Lake. The Cimarron River drains southeastward and joins the Canadian River east of Springer, New Mexico.

Flowing southeast from Eagle Nest Lake to Springer, the 50-mile-long Canadian River tributary provides recreational, agricultural and ranching resources. In the

spring, the upper 25 miles of this river is a class III to IV whitewater run on a swift current flowing down out of the Sangre de Cristo Mountains through Cimarron Canyon State Park. About midway through the upper half of this river is the Philmont Boy Scout Ranch. Below the village of Cimarron the river flow is much more gentle.

Summer rainstorms, however, can bring many inches of rainfall in a period of a few hours, as experienced in August 2008's 4" to 5" storm. The Cimarron River and area ditches and water conveyances could not manage this amount of water in a short time. Every water course overflowed its banks, resulting in flooding, significant water damage and water ponding in many parts of the village. While storm events of this magnitude are reported as uncommon in Cimarron, they illustrate the need for stormwater management to mitigate the effects of heavy rainstorms.

Water Quality: Water quality in the Cimarron River is generally very good to excellent when it flows. The water is clean and clear. Flows depend almost exclusively upon above average winter snowpack and seasonal rainfall in the drainage basin of the Carson National Forest and the surrounding Taos area.

Stormwater Management: Installing street drainage will help to control the village's stormwater drainage. Greater use of curbs and gutters will assist in the drainage control, providing the community's drainage is coordinated in a community drainage plan. Street improvements should be planned and budgeted to take into consideration surface collection, routing flows towards the Cimarron River using street inlet and minimal underground culverts and storm drains, and flowing into a detention basin prior to discharging into the Cimarron River. As new improvements are designed and implemented for the streets, drainage issues should be addressed to ensure adequate drainage is maintained in the collection areas. Consideration should be given to developing a community Drainage Master Plan.

Development of the Drainage Master Plan should consider the input and mission of the Cimarron Watershed Alliance (CWA), a non-profit 501(c)3 corporation made up of volunteers from Colfax County, New Mexico. Volunteers include public officials, agency personnel, civic groups, ranchers, business people, and private citizens, all with the common interest of maintaining and improving water quality and quantity within the watershed. The CWA was created as a result of a watershed study done by the New Mexico Environment Department, as required by the United States Department of Environmental Protection. This study identified certain problems in creeks and rivers within the Cimarron Watershed. These problems included turbidity, high water temperature, aluminum, and fecal coliform bacteria.

C. Goals and Objectives for Water, Wastewater and Storm Drainage

To meet its need for safe drinking water, water conservation, reconstruction of its wastewater treatment system, and protection from major flooding, Cimarron has developed the following goals and objectives and is actively working with government agencies to fund and construct necessary projects. Many of these projects are at the top of the village’s current ICIP list.

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure safe and adequate drinking water for Cimarron.			
Objectives / Policies:			
Construct a new, fully automated water filter plant.	x		
Acquire water rights to ensure long-term domestic water supplies.	x	x	x
Conserve water by replacing leaking water lines, including 1.3 miles of transmission line and additional water lines.	x		
Rehabilitate Cimarroncito Dam to ensure structural integrity and updated water treatment systems.	x		
Replace old utility meters with new radio-read models. Install antenna and software at village hall.	x	x	
Install water pipeline from Cimarroncito dam to water treatment facility.	x	x	
Install homeland security fencing around wells, storage tanks and other sensitive facilities.	x		
Goal:			
Ensure that Cimarron has a wastewater treatment system that protects community health and meets federal and state requirements.			
Objectives / Policies:			
Ensure that new wastewater treatment facility meets a 0-discharge standard for water reuse.	x		
Ensure that rights to the land on which the facility sits are secured in perpetuity.	x		
Replace deteriorating wastewater lines.	x		x
Goal:			
Manage stormwater runoff to protect lives and property.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Develop a community Drainage Master Plan.	x		x
Prepare and adopt ordinances that will require new developments to analyze the hydrology and provide adequate measures to prevent increasing the historic runoff.	x		
Develop plans for street improvements that will include adequate curbs, gutters and drainage where they are consistent with the Drainage Master Plan.	x	x	x

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VI. Cimarron Facilities and Services

A. Introduction

The village of Cimarron owns a variety of facilities from which it serves the community. In addition, the village provides parks for recreation, visual enjoyment and historic interpretation. Some of the village-owned facilities accommodate programs operated by other governmental agencies.

B. Facilities and Services

The inventory below lists the buildings and recreation facilities owned by the village, although some are operated by other agencies. This list does not include facilities that are part of the village infrastructure systems nor the public housing projects. Both the infrastructure facilities and public housing are covered in other chapters of the comprehensive plan.

*Exhibit VI-1:
Village Buildings
and Recreational
Facilities*

Facility Inventory	Location	Year Built	Latest Major Improvement	Physical Condition	Code Deficiencies
Buildings					
Village Hall Complex	356 East 9th Street	1991	1995	Inadequate Major structural issues that are too cost-prohibitive to fix New, larger facility recommended, including fire services	Yes
• Administration					
• Council Chamber					
• Police Station					
• State Library - state-operated				library and bookmobile site	
• Medical Clinic - county-operated					
Ambulance Barn	133 North Jefferson Avenue	1978	2007	Adequate	Yes
City Yard	Collison Street	1980	1980	Adequate Needs sitework, building expansion	Yes
Fire Department	409 East 8th Street	1958	2004	Adequate Incorporate into Village Complex when existing one is replaced	Yes
Historic Jail	18th Street and Sherman	1872	1998	Severe structural issues require prompt attention Not in use	Yes
Magistrate Court	112 W. 17th Street	1900	1990	Adequate	Yes
Parks					
Baseball Fields/Rodeo	31093 Highway 64	1871	1975	Planning upgrades	Yes
Village Park	356 East 9th Street	1871?	2002	Planning upgrades	No
Old Town Plaza & Well Park	16th and Sherman	1871	2000	Adequate	Yes
Cemetery	South Side of Cimarron	1800s	2007	Adequate Needs upgrades	Yes
Village-owned but Not Village-Managed					
Public Housing (additional information on public housing is located in Chapter VII. Housing)					
• Elderly Housing	440 East 8th Street	1974	2006	Adequate Ongoing refurbishment and site improvements	Yes
• Family Housing	700 Maxwell	1974	2007	Adequate Ongoing refurbishment and site improvements	No
• Housing Authority Office	152 Washington	1974	Unknown	Adequate Needs remodeling for offices and tenant common space	Yes
Senior Citizens Center	449 E. 9th Street	2006	New building	Adequate Needs ceiling fans to save energy	No

Village-Owned and Operated Facilities and Services

Village Hall

The Village Hall is a fairly new facility. It houses the village's administrative services, Council chambers and Police Department. In addition, it accommodates two other programs: a library managed by the New Mexico State Library for rural outreach purposes and a health clinic.

The Village Hall has significant structural issues. An engineering study determined that it would be more costly to repair the facility than to replace it. While it remains habitable, a replacement building is recommended in the next five to ten years. The new facility should be larger to accommodate more office space, a larger council chamber and the addition of fire protection services.

Village Hall



The Future: Locating a New Village Hall

If the replacement facility is to be constructed at a different site, the new location should be visible and convenient within the downtown so that it continues to contribute to a successful commercial and service hub.

Services within Village Hall

Police Department

The Cimarron Police Department serves the community and beyond, when necessary. Staff handle traffic issues, particularly on Highway 64, some problems with domestic violence, some youth problems, and a few issues with drugs. There have been no murders within memory.

The police department is funded for three full-time positions, but even with

improved salaries, it is difficult to recruit and retain well-trained officers. Cimarron's remoteness, lack of activities for young police officers, and limited housing options are reported as deterrents to hiring top-notch staff. The number of staff is frequently below the three funded positions. The Cimarron police must rely on coordination with other agencies to ensure adequate coverage, particularly during busy times or emergencies.

With continued understaffing, some of Cimarron's policing needs remain unmet. The need for animal control throughout the village was identified during community meetings and village recommendations for the Police Department include a kennel to hold strays.

The Police Department's offices and a small holding cell are at the Village Hall. Current vehicles are two Ford SUVs and one car. Grant money provides the funding for the periodic replacement of vehicles. Officers are provided with needed equipment and body armor, all expensive and needing regular replacement.

State Library

The New Mexico State Library operates a one-room library within Village Hall. It has collections for people of all ages and reference materials, as well as Internet connections. The library is connected with the Rural Bookmobile Program, as one of three sites in New Mexico that serves as a "home" location for regional bookmobile service.

Cimarron Health Clinic

Cimarron's health care is provided through the South Central Colfax County Special Hospital District, which is the primary health care provider for the communities of Springer, Cimarron, Maxwell, and the Moreno Valley. Presbyterian Healthcare Services manages the hospital district and its own elected board governs it. Cimarron's clinic is open five days a week and serves people of all income groups.

In meetings with community residents, concerns were raised about the long distances traveled to obtain specialty health care unavailable in Cimarron, and a perceived lack of quality of the hospitals within the region. Community members felt that this situation deterred some people from moving to Cimarron and forced some elderly residents with health issues to move to larger cities.

Other Village Services Outside the Village Hall

Fire Station / Fire Department

Cimarron's fire department is located in the downtown on its own site. Over 50 years old, the facility includes a garage and bays for the fire trucks, as well as a house for the fire chief. All firefighters are volunteers, although various grants help pay for the trucks and personal equipment.

Fire Station



The fire department is reported to be in adequate condition, but is showing its age. It also lacks capacity to accommodate some of the equipment that should be housed there. If the existing Village Hall is replaced in the future, the expectation is that the Fire Department will be housed in the new complex.

Given the range of fire and emergency incidents that require firefighter response, all New Mexico fire departments cooperate with other nearby and regional units. The Cimarron Fire Department has particularly close ties with the fire department at Philmont Scout Ranch. They also collaborate with other departments in the region, should circumstances require. Firefighters are not only trained to fight fires within the village limits, they also receive instruction in wildland fire fighting.

Ambulance Barn / Emergency Services

Cimarron's emergency services provision is different from that of many New Mexico communities because fire protection and ambulance services are separately housed and managed. As with fire services, the ambulance services are also operated by volunteers. At present, there are 21 volunteers, nine of whom are only drivers and the rest of whom have credentials to provide emergency care. Like the fire department, the ambulance services also collaborate with Philmont for mutual support.

The ambulance barn is located just north of the senior center, conveniently situated to respond to emergency calls. In August 2008, during major local flooding, it experienced some flood damage to the site and facility. In the long run, when funding becomes available, the ambulance facility will be part of the government complex that is envisioned to house the bulk of Cimarron's government service needs.

Cimarron has two fully equipped ambulances and a third, older unit. The village also has access to a sophisticated mass casualty trailer for major emergency events, which is housed at Philmont due to space limitations in Cimarron.

During the summer months, most emergency calls are from Philmont, with dehydration a common occurrence. In the winter, most calls are for highway accidents. Approximately 30% of calls are for common medical situations and about 15% of calls are cardiac-related. Home accidents account for approximately 5% of calls.

Municipal Court

Cimarron's Municipal Court recently moved to an old clapboard building on Highway 21 in old town. This facility had housed the Magistrate's Court until Spring 2009, when it moved to Springer. Over 100 years old, the building is reported to be in adequate condition and is recommended for site improvements and restoration in line with its history.

Municipal Court



Parks and Recreation Sites

The Village of Cimarron has three areas set aside for parks: the Village Park at the center of town, the Baseball Fields/Rodeo Grounds at the west end of town and the old plaza and well in old town, once a stop on the Santa Fe Trail.

Village Park: this park is a general-purpose park site in the heart of Cimarron, a place that brings together residents and visitors alike. The park contains play equipment, trees, picnic tables, and a statue of Lucien Maxwell. It is large and its facilities are flexible enough to use for special events.

Village Park



Baseball Fields/Rodeo Grounds: this park is designed for various team sports and group activities. The village recognizes its potential for upgraded and/or new facilities. Proposals have been considered for building bleachers, installing more lighting and ADA-accessible restrooms, and a concession area. The village has identified the desire to build an amphitheater, skate park and sportsplex in the future.

Sportsplex



Old Town Plaza and Well Park: the plaza was a major stop on the Santa Fe Trail and at one time, some businesses were clustered around it. Today, the site is more open and provides a pleasant site for picnics. Over the coming years, the village would like to more visibly tie the plaza to other Cimarron attractions through a walking path that connects to trails planned for Highway 21.

Old Town Plaza



Other Recreation Projects and Services

The village has been working for several years on a Scenic Byway Grant that will eventually provide cultural interpretation, tourism opportunities and trails connections through the village and south. This project will be comprised of several phases. Construction of the first phase is beginning in 2009 and consists of dramatic interpretive signage, parking and landscaping that will prompt visitors to stop and learn more about Cimarron. Future phases will include a trail and improvements to old town plaza and a hiking and bicycling trail that extends on Highway 21 to Philmont. The trails projects can also tie in with the Safe Routes to Schools project also underway in 2009, which can provide funding for capital projects in later phases.

Cimarron Municipal Schools also provide recreational opportunities, particularly for students. There is an off-road trail network that extends north and west of the high school campus.

The Cemetery

Cimarron's Mountain View Cemetery has been a resting spot for its residents since the 1870s. Managed by the Village, it continues to meet families' needs today. The cemetery also attracts visitors who are interested in Cimarron's past.

Mountain View Cemetery



The village has identified various projects to better manage the cemetery, beginning with an accurate inventory of the existing grave markers and plots, developing a management system, improving the landscaping and roads, and constructing a section to accommodate cremains.

The Senior Center

Colfax County operates the Cimarron Senior Center. The village owns the building and pays for utilities. The facility includes a kitchen and dining room, administrative offices, and a recreation room.

The village has noted the high cost of utilities due to the tall ceilings in the building. They recommend the installation of ceiling fans to control temperatures and reduce heating and cooling costs.

While the village owns the senior center building and pays the monthly utilities, it has limited influence on the use of the facility. Community members have noted that the building is little used by the middle of the afternoon. One of the highest ranked 2008 strategic plan concerns was developing community activities, involvement and projects for youth, adults and seniors. Some people have suggested that the facility be shared with the community's youth as an after-school center.

As of 2009, the center did not support shared use of the senior center. If interest in expanded use of the facility continues, the village should examine the regulations and agreements governing the operation of the center. If they allow for shared facility use, the village could try a pilot project offering activities that would appeal to seniors and other community members alike, such as movie nights. If shared use of the senior center is unsuccessful, then the village and school district should

continue to pursue an alternative site as well as activities for the youth of the community.

Senior Center



Solid Waste Management

Even a small community like Cimarron produces large amounts of waste. The village currently sends 336,000 pounds of waste to the landfill in Wagon Mound every year and an additional 11,200 pounds of tree limbs and scrap lumber. They also take over 15,000 pounds of old tires to Raton for recycling. Nearly 45,000 pounds of white goods like refrigerators and old washing machines, as well as a ton of scrap metal are hauled to Pueblo, Colorado for recycling. The solid waste totals over 400,000 pounds every year. A facility in Angel Fire does accept some recyclable materials.

The village wishes to reduce the amount of solid waste sent to landfills by 25% to 50% by 2011. Local recycling can help Cimarron reach this goal.

During the summer of 2009, Cimarron received a grant to implement a community recycling program. This program will reduce the amount of solid waste that is currently being taken to the Wagon Mound landfill. With the grant, the village is purchasing recycling trailers that will be sited at two locations. The program will accommodate cardboard and plastics "1" and "2."

Other Major Service Providers in Cimarron:

Cimarron Municipal Schools

The school district serves Cimarron and surrounding small communities, Ute Park and the Moreno Valley. It has two campuses: an elementary / middle school campus in Eagle Nest and elementary / middle school and high school facilities in Cimarron.

In 2001, a charter school was established in Angel Fire, the Moreno Valley High School, teaching by the Paideia method and providing advanced placement courses. The school is academically successful and while many students in the Moreno Valley now attend the charter school, others continue to travel through Cimarron Canyon to attend high school in Cimarron.

The Cimarron Municipal Schools regularly achieve Adequate Yearly Progress under the No Child Left Behind Act. The district has an excellent reputation for providing high quality educational opportunities for its students. Even so, school enrollment has consistently declined for over a decade, a casualty of a local economy that makes it difficult for families to earn a living. In addition, family size has continued to decrease throughout the United States. The district is challenged to provide the variety of classes and extra-curricular activities that children would like to have. In addition, the district reports that similarly to the Police Department, it faces challenges in recruiting new teachers due to the lack of activities and difficulties in finding housing.

School facilities are funded through local capital funding elections, as well as by capital funding by the state through the New Mexico Public Schools Finance Authority.

Cimarron High School



C. Goals and Objectives for Facilities and Services

The goals and objectives for village facilities and services cover projects for the next ten to 20 years. While some projects can be achieved in the short term, others, such as a new government complex will take years to complete.

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure that Cimarron's government buildings are safe, well-maintained and properly designed to ensure good quality, efficient workplaces that serve the community's needs.			
Objectives / Policies:			
Construct village complex to house administration and public safety, with community meeting rooms.		x	x
Preserve historic buildings and sites, e.g., court building, well and jail.	x	x	x
Goal: Provide Cimarron's residents and visitors with facilities for active and passive recreation, as well as historical/cultural interpretation.			
Objectives / Policies:			
Install a colorful, visible playground structure at village park.	x		
Upgrade sports complex with new facilities and playfields.	x	x	x
Continue maintenance and historic preservation activities.	x	x	x
Continue upgrades to Highway 64 scenic byway to spark continued visitor interest.	x	x	x
Continue enhancements to Highway 21 hiking/biking trail.	x	x	x
Continue enhancements to historical points of interest to increase visitor interest.	x	x	x
Goal: Maintain the cemetery as a service to the community and a part of Cimarron's history.			
Objectives / Policies:			
Inventory and map graves and plots	x		
Develop a management plan and a program for maintenance. Consider restoration programs for historic graves, low-water landscaping and requirements for clean-up.	x	x	x
Continue enhancements to cemetery to increase beauty of site.	x	x	x

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Maintain and improve emergency services provided to the community.			
Police			
Ensure that Cimarron has a trained police force of adequate size.	x	x	x
Ensure that police have up-to-date equipment.	x	x	x
Improve animal control services, including adequate staffing.	x	x	x
Build a kennel area.	x		
Fire			
Ensure that Cimarron has a trained volunteer fire department staff with enough members to meet village needs.	x	x	x
Ensure that staff have up-to-date equipment.	x	x	x
Emergency/Ambulance Services			
Ensure that Cimarron has a trained group of EMT volunteers.	x	x	x
Ensure that staff have up-to-date equipment.	x	x	x

VII. Housing Element

A. Introduction

This chapter of the comprehensive plan presents data and discusses issues of housing in Cimarron. While the bulk of the housing is privately owned, Cimarron also has public housing projects that serve families and the elderly.

B. Existing Conditions

Information on existing conditions comes mainly from Census 2000, supplemented by information collected in interviews and community meetings.

General Information about Cimarron's Housing

Cimarron had 454 housing units in 2000. Approximately 85% percent of the units were occupied. Most housing, 94%, was either stick-built single family housing units or mobile homes. Some 3% of housing units were attached to another structure such as a commercial building and another 3% consisted of two-unit structures such as a duplex. Cimarron had no apartment structures or townhouses. More recent housing has been single-family dwellings or mobile homes, with no multi-family construction reported or observed.

Exhibit VII-1:
Housing Statistics

Housing Statistics: Total Units, Units in Structure, Year of Construction		
	Number	Percent
Total Housing Units	454	
Occupied Housing Units	388	85.5%
Vacant Housing Units	66	14.5%
Units in Structure	Number	Percent
1-unit, detached	276	61%
1-unit, attached	14	3%
2 units	12	3%
3 units and up	0	0%
Mobile home	150	33%
Boat, RV, van, etc.	2	0.4%
Year Structure Built	Number	Percent
1999 to March 2000	19	4.2%
1995 to 1998	44	9.7%
1990 to 1994	19	4.2%
1980 to 1989	59	13.0%
1970 to 1979	75	16.5%
1960 to 1969	51	11.2%
1940 to 1959	74	16.3%
1939 or earlier	113	24.9%
Source: Census 2000		

Given Cimarron's long history, it is not surprising that 25% of its houses were built before 1940 and another 16% of housing stock was constructed between 1940 and 1959. More recently, 41% of Cimarron's housing was constructed in the 30

years between 1960 and 1989. Between 1990 and 1999, the remaining 18% of the housing stock was constructed, indicating a faster construction pace than in the previous decades.

With a high percentage of housing constructed over 30 years ago, it is probable that many houses have heating, plumbing and/or electrical systems that would not meet current building codes. Some houses have cracking walls that are visible from the outside and some have single-paned windows that do not adequately protect against extremes of cold and heat.

Overcrowding

Census 2000 data indicated that overcrowding was only a minor problem for Cimarron, with 1.3% of housing units considered overcrowded.

Plumbing and Telephone Service

All housing units were reported to have plumbing and kitchen facilities in 2000, but about 3% of households lacked telephone service.

Heating Fuel Used

LP gas was used by 76% of households, followed by wood-burning stoves used by 16% of households. Since 2000, natural gas service has become available in Cimarron. Reports from the natural gas service indicate that an increasing number of houses are being hooked to the gas lines, and the 2010 Census is likely to reflect this change.

Housing examples



Housing Values and Affordability

Owner-Occupied Units

Census 2000 calculated a median house value of \$72,400 for Cimarron, according to cost data from a 2000 sample survey of owner-occupied houses. It was reported that 48% of Cimarron households were part of the sample. The median mortgage cost, combined with other housing costs, was reported to be \$750.00 per month. (Community members who participated in the comprehensive planning meetings stated that they believe the price of housing was significantly higher in 2009.)

To determine whether housing is actually affordable to local residents, the total costs of housing are compared to households' median income. If housing costs are less than 30% to 34% of median income, than those costs are considered affordable. For Cimarron, 11% of households reported housing costs that were higher than the affordable level.

Exhibit VII-2:
Housing Values

Estimated Housing Value for Owner-occupied Units		
Specified Owner-occupied Units: Value Estimated by Owners		
	Number	Percentage
Less than \$50,000	0	0.0%
\$50,000 to \$99,999	40	24.7%
\$100,000 to \$149,999	107	66.0%
\$150,000 to \$199,999	9	5.6%
\$200,000 to \$299,999	2	1.2%
\$300,000 and Up	4	2.5%
Median (dollars)		\$72,400.00
Mortgaged Houses: Mortgage and Other Housing Costs		
	Number	Percentage
Less than \$300	0	0.0%
\$300 to \$499	6	3.7%
\$500 to \$699	26	16.0%
\$700 to \$999	19	11.7%
\$1,000 to \$1,499	16	9.9%
\$1,500 to \$1,999	2	1.2%
\$2,000 or more	0	0.0%
Median Mortgage and Housing Expenses		\$ 750.00
Median Housing Costs for Houses Not Mortgaged		\$ 233.00
Monthly Owner Costs as Percentage of Household Income in 1999		
	Number	Percentage
Less than 15 percent	73	45%
15 to 19 percent	29	18%
20 to 24 percent	27	17%
25 to 29 percent	8	5%
30 to 34 percent	7	4%
35 percent or more	18	11%

Source: U.S. Census, 2000

Renter-Occupied Units

Renters reported a median gross rent of \$413.00 per month in the Census sample survey. Over 90% of respondents reported rents that are considered by the Census to be affordable. Interestingly, nearly 40% of households that did not own their housing units reported that they paid no cash rent. It is possible that households live in units owned by other family members or tenants pay no rent in exchange for providing on-premise security.

*Exhibit VII-3:
Estimated Rental
Housing Costs*

Estimated Housing Costs for Renter-occupied Units		
Specified Renter-occupied Units: Gross Rent		
	Number	Percentage
Less than \$200	6	7.0%
\$200 to \$299	3	3.5%
\$300 to \$499	38	44.2%
\$500 to \$749	5	5.8%
\$750 and up	0	0.0%
No cash rent	34	39.5%
Median (dollars)		\$ 413.00
Gross Rent as a Percentage of Household Income in 1999		
	Number	Percentage
Less than 15 percent	17	19.8
15 to 19 percent	8	9.3
20 to 24 percent	10	11.6
25 to 29 percent	6	7
30 to 34 percent	3	3.5
35 percent or more	8	9.3
No cash rent	34	39.5
Source: U.S. Census, 2000		

Public Housing and Housing Programs

Cimarron has two small public housing projects, both run by the Cimarron Housing Authority. One project is specifically for the elderly. It is located close to the Village Hall. Cimarron has another project specifically for low-income families. This project has one handicapped-accessible unit and consists of units of varying sizes, all of which are duplexes.

The housing authority's offices are located on the grounds of the senior complex. As part of the comprehensive plan, an interview was conducted with housing authority staff. In general, the housing projects were reported to be in good condition, with periodic maintenance. While there is rarely a waiting list for housing, the units are rented out promptly upon becoming available. In the future, staff recommends that a few new housing units be constructed, particularly for seniors as a means to accommodate an aging community.

Senior Housing



Low-Income Housing



In the past, Section 8 housing voucher programs were common throughout New Mexico as a means to bring together the private housing market with households that needed help with meeting market-based rental rates. Over recent years, this program has dwindled. Cimarron administrative staff report that no renters in the community use the program.

C. Housing Issues

The following housing issues were identified through the collection and assessment of housing data, and community opinion voiced at public meetings.

- Cimarron has a large proportion of older housing. Some housing in the community is in poor condition, particularly older housing, which is more likely to have problems if it has not been renovated. Some older houses in Cimarron are attractive and possibly historically significant.
- The high vacancy rates are partially caused by homeowners who continue ownership of houses while leaving them vacant and deteriorating. Community members reported that these homeowners had moved away from Cimarron.
- People want to move to Cimarron, but cannot find the right house at the right price. In meetings and interviews, community members identified this problem as a deterrent to various groups of prospective new residents, including teachers, policemen and retirees.
- Because of the wide variety and age of housing in Cimarron, it is difficult

for appraisers to find comparable properties. It is believed that some banks and mortgage lenders do not understand Cimarron, which makes finding a mortgage loan a challenge, but not impossible.

- Cimarron lacks choices and flexibility in its housing stock. The village has no market-rate apartments, townhouses or multi-family housing available. With demographic shifts toward smaller household size and an aging population, some people cannot find housing in Cimarron to meet their needs.
- While Cimarron has vacant land within and outside its village limits, little property is currently available for development, making community expansion difficult.

During discussions, community members voiced support for attracting a broader range of new residents and encouraging more diversity in housing types.

D. Goals and Objectives for Housing

Cimarron faces continued challenges to ensure a supply of quality housing that meets the needs and financial capabilities of all its residents. The following are goals and objects to address these issues:

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Ensure a supply of affordable, safe, energy-efficient, and conveniently located housing to meet community needs.			
Objectives / Policies:			
Work with housing and economic development agencies to create housing opportunities.	x	x	x
Work with landowners within Cimarron to encourage a continued supply of land available for new housing development.	x	x	x
Maintain Cimarron's senior and low-income housing projects, including structures and grounds to ensure compliance with housing and building codes, as well as adequate numbers of houses to meet local needs.	x	x	x
Seek out programs to help low- to moderate-income Cimarron residents affordably renovate and weatherize housing.	x	x	x
Hold an annual Fair Housing event and include bi-annual information on Fair Housing in the monthly newsletter.	x	x	x

Housing Programs: A listing of potential housing programs potentially useful to Cimarron is included in the Appendix.

VIII. Economic Development

A. Introduction

The economic development element describes the village of Cimarron's economic conditions and establishes its long-range priorities, goals and policies to guide the improvement of the local economy. Data in this section includes information specific to Cimarron, as well as for Colfax County as a whole. The material presented includes existing conditions, issues, opportunities and constraints, existing economic development projects, and goals and objectives to improve Cimarron's economy.

B. Existing Conditions

Employment Status

According to the U.S. Census, in 2000, Cimarron's workforce had a total of 475 people, of whom 439 were employed and 36 unemployed, for an unemployment rate of 5%. This rate was higher than that of Colfax County as a whole or other local communities. Unemployment rates can be misleading, however, because they do not account for people who have been discouraged from seeking jobs, nor those who can only find part-time work.

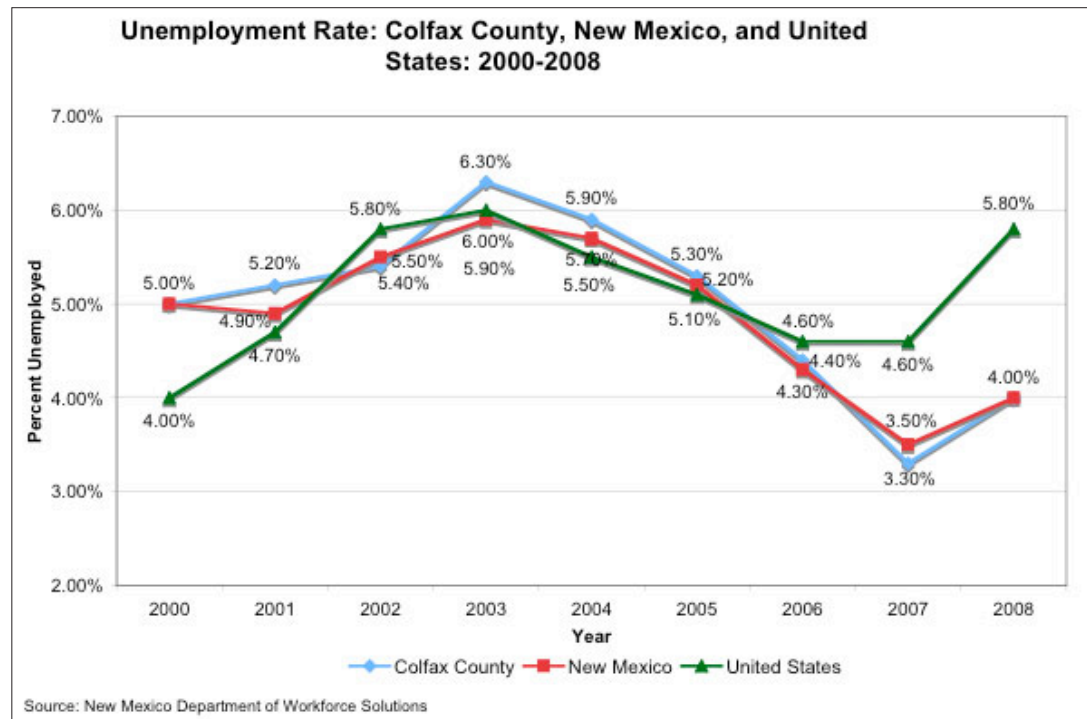
*Exhibit VIII-1:
Comparative
Employment Status*

Employment Status, Population 16 Years and Over			
	Number		Percent
	Employed	Unemployed	
Colfax County	6,045	415	3.70%
Cimarron	439	36	5.0%
Angel Fire	524	29	3.5%
Eagle Nest	167	8	3.5%
Maxwell	109	0	0.0%
Raton	2,881	224	4.0%
Springer	472	35	3.5%

Source: U.S. Census 2000

Since 2000, Cimarron's unemployment rate has generally mirrored that of Colfax County and to some extent, the United States.

Exhibit VIII-2:
Comparative
Unemployment
Rate



Median Income and Poverty Level

The average median household income of Cimarron in 1999 was \$27,875, very similar to Springer and Raton, but lower than Angel Fire, Eagle Nest or the county as a whole.

Exhibit VIII-3:
Median Household
Income

Colfax County and Communities: Annual Median Household Income for 1999	
Place	Median Household Income
Colfax County	\$30,744
Cimarron	\$27,875
Angel Fire	\$48,250
Eagle Nest	\$36,477
Maxwell	\$23,750
Raton	\$27,028
Springer	\$27,850
New Mexico	\$34,133

Source: U.S. Census 2000

In 1999, 12.5% of Cimarron residents lived below the poverty level. With the exception of Angel Fire, this percentage is lower than that of the county as a whole or any other communities in the county.

Exhibit VIII-4:
Poverty Status

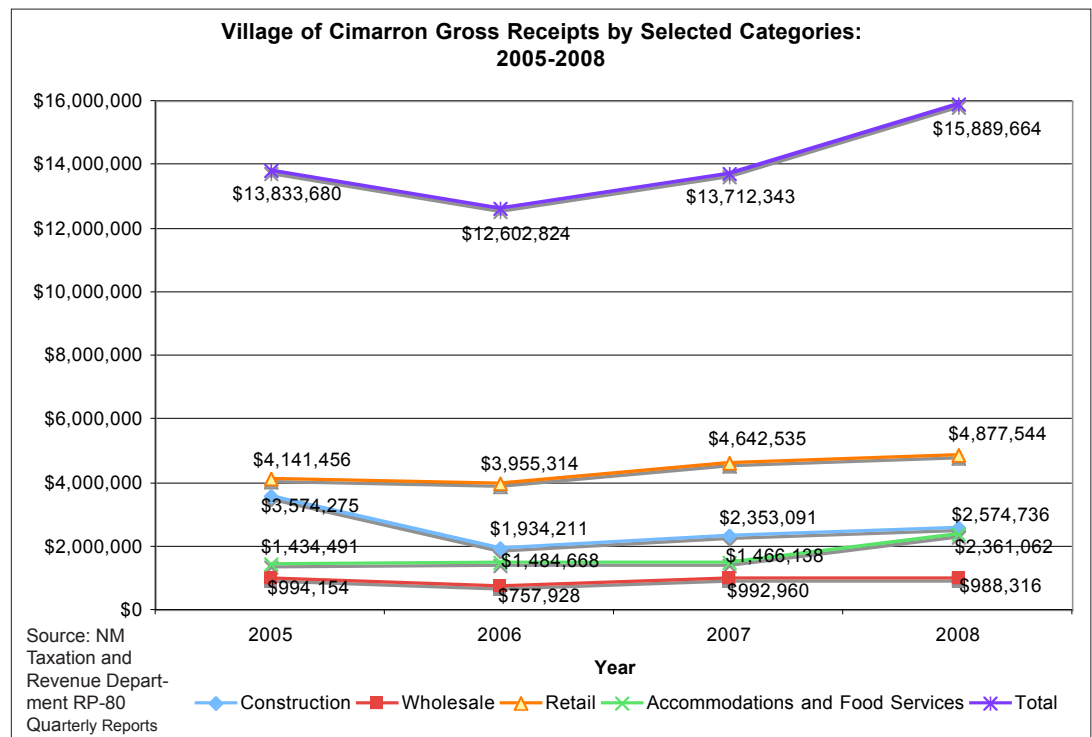
Poverty Status in 1999	Persons		Percent Below Poverty Level
	Number All Income Levels	Number Below Poverty Level	
Colfax County	14,189	2,039	14%
Cimarron	917	115	12.5%
Angel Fire	1,048	119	11.4%
Eagle Nest	306	67	21.9%
Maxwell	274	60	21.9%
Raton	7,282	1,228	16.9%
Springer	1,285	208	16.2%

Source: U.S. Census 2000

Village of Cimarron Gross Sales Receipts

Cimarron's gross receipts grew significantly between 2005 and 2008, increasing by 14% over three years. Retail operations collected the highest amount of gross receipts through the time period, followed by construction, which was more volatile. Accommodations and food service increased the most from 2007 to 2008, although they remained a relatively small proportion of total receipts. Wholesale receipts were the most stable sector through the time period, but also the smallest.

Exhibit VIII-5:
Selected Gross Receipts



Cimarron's Gross Receipts Tax Revenues

Exhibit VIII-6:
Gross Receipts Tax
Revenues

The chart below compares gross receipts in Cimarron from 2005 to 2008 to the amount of gross receipts taxes collected by category. More gross receipts tax revenues were collected for construction activity than for retail activity, although it is larger. Some food and medical costs are exempt from gross receipts taxes.

Village of Cimarron Gross Receipts: 2005-2008								
	Total				Portion of Total			
	2005	2006	2007	2008	2005	2006	2007	2008
Construction	\$3,574,275	\$1,934,211	\$2,353,091	\$2,574,736	26%	15%	17%	16%
Wholesale	\$994,154	\$757,928	\$992,960	\$988,316	7%	6%	7%	6%
Retail	\$4,141,456	\$3,955,314	\$4,642,535	\$4,877,544	30%	31%	34%	31%
Accommodations and Food Services	\$1,434,491	\$1,484,668	\$1,466,138	\$2,361,062	10%	12%	11%	15%
Other	\$3,689,303	\$4,470,703	\$4,257,619	\$5,088,006	27%	35%	31%	32%
Total	\$13,833,680	\$12,602,824	\$13,712,343	\$15,889,664	100%	100%	100%	100%
Change		-8.9%	8.8%	15.9%				

Village of Cimarron Gross Receipts Tax Revenues: 2005-2008								
	Total				Portion of Total			
	2005	2006	2007	2008	2005	2006	2007	2008
Construction	\$228,031	\$107,375	\$135,224	\$128,273	35%	19%	22%	20%
Wholesale	\$43,099	\$44,997	\$60,397	\$58,168	7%	8%	10%	9%
Retail	\$107,722	\$82,501	\$104,412	\$108,047	16%	15%	17%	17%
Accommodations and Food Services	\$83,859	\$86,195	\$85,074	\$84,611	13%	15%	14%	13%
Total	\$658,564	\$561,798	\$622,819	\$646,253	100%	100%	100%	100%
Change		-15%	11%	4%				

C. Issues, Opportunities and Constraints

Many factors contribute to the economic success of a community. For Cimarron, the factors that appear to be most prominent are the challenge of attracting new jobs, the ability to attract new residents and the provision of quality amenities to attract visitors.

Potential New Industrial Development

In the past, mining and lumber mills were the major industrial bases in Cimarron. These industries are now gone from the area. However, as energy production experiences dramatic changes, there are opportunities for Cimarron in new energy trends. One of the most promising is biofuels production that could be fed by the areawide tree and slash thinning operations now required as part of wildfire protection. Cimarron is ideally situated for constructing a biomass generator that could supply electricity to the village and excess energy that could power communities further away. This type of activity would provide local jobs and affordable energy.

By late 2010, Tri-State Generation and Transmission Association, which includes the Springer Electrical Cooperative, expects to complete a 30-megawatt solar power plant near Maxwell. The project will bring many short-term construction jobs, but the facility itself will require few staff for maintenance. However, this project showcases Colfax County as a site for "green energy" projects, providing a potential foothold in diversifying the local economy.

Telecommuting

Cimarron has broadband communications access already in place and if it continues to work with suppliers, it can anticipate improvements to services. People who wish to live in rural areas can telecommute to jobs and clients anywhere in the world. As long as Cimarron can ensure consistent, high-speed Internet service, it can market the village as a new location for small businesses and entrepreneurs.

Commercial Development and Tourism

Tourism is a major business for Cimarron, particularly during the summer months when families bring their Boy Scouts to Philmont. Lodging, shops, restaurants, and galleries expect to make the bulk of their income from June through August, even though the weather is generally pleasant year-round.

While some restaurants close after the summer season, other restaurants and the grocery store continue to serve local needs. Businesses that provide personal services such as hair salons also serve the community year-round, but are challenged by the small number of local residents, which cannot sustain many businesses.

One of Cimarron's challenges is to extend the busy tourist season over a longer period. Another challenge is the need for more community-serving shopping and services that will also require the support of a larger client base than Cimarron can normally provide. To increase the number of local businesses, the community needs a well-considered and fine-grained recruitment campaign to attract the right mix of businesses that will draw shoppers, and find ways to increase the size of the village's population.

During public meetings with community members, discussions covered some of the needs of tourism and of community members. In some cases, there is overlap between the needs of both groups.

What do tourists want?

- Authenticity and memorabilia
- Opportunities to become engaged in the Cimarron experience and take a piece home
- Opportunities to experience environmental elements (e.g., deer)
- Pleasant environment
- Trees, landscaping, shade
- Walkways and seating for strolling and resting
- Cleanliness, safety, and security
- Opportunities to spend money
- Lodging
- A variety of lodging including historic inns, B&Bs, camping, quick overnight stays
- Restaurants
- Entertainment

- Opportunities to see ranching and agricultural activities

What do residents want?

- Ability to remain in Cimarron
- Jobs
- Affordable lifestyle
- Opportunities to shop for everyday needs
- Value and convenience
- Pleasant lifestyle
- Recreation and entertainment (including restaurants)
- Socializing
- Activities for kids

Improving the Visitor Experience

A recurring statement from many people was that travelers pass through Cimarron so quickly that they are unaware of what the village has to offer. For a number of years, Cimarron has considered ways to make travelers aware that Cimarron is a special place, particularly through various signage programs. In 2009, Cimarron will begin constructing a major Santa Fe National Historic Trail Scenic Byway project along Highway 64, consisting of interpretive signs and exhibits, walkways, and landscaping. Over time, this project will tie into a Highway 21 trail to Philmont, with interpretation at the Old Town Plaza area.

Ranching and Agriculture

Cimarron's ranches are an economic mainstay of the area. The ranches, Philmont in particular, create both permanent and seasonal jobs. In recent years, some of the area ranches have diversified their services and now depend to a larger extent on hunting, fishing and lodging services for visitors. The Vermejo Park Ranch's collaboration with government agencies to provide rare species such as the Rio Grande Cutthroat Trout for stocking streams is another example of how ranches are expanding their programs and sustainability for future generations.

Recycling

A community, no matter how small, creates trash that must be managed. Cimarron has recently received a grant for a recycling program. There are also opportunities to develop a local or regional program for hauling off appliances, which can create jobs while disposing of hazardous materials. Cimarron's recently funded recycling program is also discussed in Chapter VI. Facilities and Services.

Adequacy of Infrastructure

As of 2009, Cimarron has major issues with its water and wastewater systems that must be quickly improved in order to ensure resource adequacy and safety. With the current condition of its infrastructure, the community is unable to pursue investment by larger employers or major residential developers. However, through its commitment to ongoing capital improvement planning to upgrade its systems, and its continued acquisition of water rights, Cimarron will be prepared within the next five years to accommodate growth and change.

D. Funding and Grant Opportunities

Various opportunities exist to provide rural communities like Cimarron with funding for facilities and programs. Cimarron is challenged in seeking out the best resources for the following reasons:

- Funding sources continually change
- Because the actual value to the community varies from resource to resource, opportunities must be balanced
- Grant applications can be cumbersome and time-consuming to prepare
- The community must prove that it has local support and the resources to administer each grant, if successful
- The value of a grant must be balanced against the time required to administer it

New Mexico Economic Development Department's Initiatives Potentially Applicable to Cimarron

The state of New Mexico provides a number of programs and tax credits that could be appropriate for Cimarron. As of spring 2009, they included:

Rural Jobs Tax Credit: this program is for employers located in rural areas. They receive a tax credit of 6.25% of the first \$16,000 in paid wages. If the jobs are located in a community that has a population of less than 15,000, the employer can take the credit for four consecutive years.

Clean and Renewable Energy: these tax credits are for energy facilities such as solar thermal electric, advanced technology coal, and recycled energy for up to \$60 million in credits.

Biodiesel Blending Facility Tax Credit: this credit is granted for establishing or expanding a facility to produce blended biodiesel fuel. The tax credit is for 30% of the purchase cost of equipment.

Renewable Energy Production Tax Credit: this credit is for a renewable energy generator of 1 mW or more, an income tax credit of 2.7 cents per kilowatt-hour.

Solar Energy Systems Gross Receipts Tax Exemption: power produced from solar electric and solar thermal energy systems is exempt from gross receipts tax.

Sustainable Building Tax Credit: these income tax credits are for building energy-efficient, sustainable commercial, institutional and residential buildings that are 40% to 50% more efficient than standard building code, depending on the building type.

Research and Development Small Business Tax Credit: a tax credit equal to the sum of all gross receipts, compensating, and withholding taxes if at least 20% of total annual expenses is for research and development.

Rural Software and Web Site Gross Receipts Tax Deduction: receipts from software

and Web development services located in rural New Mexico are deductible from the gross receipts tax.

Technology Jobs Tax Credit: tax credits up to 16% of expenditures (including payroll) are available for research and development in rural communities.

Federal Government Energy Initiatives

The federal government recently created the energy efficiency and conservation block grant program (EECBG). Potential grants from these initiatives are described in Section IX. Greenhouse Gas Emissions.

E. Goals and Objectives for Economic Development

The listing below presents the proposed goals and objectives for economic development. Information is also included on the time frames recommended for each objective.

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Support a healthy, diverse community economy.			
Objectives / Policies:			
Coordinate with community organizations to encourage businesses to create/enhance downtown business events.	x	x	x
Create a marketing program to promote Cimarron as a community with business opportunities.	x		
Assess business mix in Cimarron and create list of target business types to recruit.	x		
Fill gaps in business mix by working with the Chamber of Commerce to seek interested businesses to open a branch in Cimarron.	x	x	x
Analyze current and potential new business sites to determine best locations for targeted businesses. Develop an inventory of available buildings and sites to provide to real estate professions and the Chamber of Commerce.	x		
Encourage more business-based networking and social events to increase coordination and communication.	x	x	x
Goal:			
Promote the creation of jobs paying living wages and development of business opportunities to provide jobs for Cimarron's youth so they can continue to live and work in the community.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Work with the Cimarron Municipal School District to assure that the educational curriculum supports a community jobs creation strategy.	x	x	x
Facilitate partnership between school district and local businesses to create internship opportunities for students.	x	x	x
Expand higher educational opportunities by working with New Mexico Highlands University and other institutions.	x	x	x
Goal:			
Improve and diversify Cimarron's business climate.			
Objectives / Policies:			
Work with other agencies and businesses to identify and recruit industries appropriate for Cimarron.	x	x	x
Build upon Cimarron's tourist-serving opportunities to create a strong, year-round market sector.	x	x	x
Strengthen and broaden the reach of the arts community to include visual arts, performing arts, and classes and large-scale group projects and events.	x	x	x
Goal:			
Develop and/or enhance existing gateways to the community, including natural landscape features and vistas, and eyecatching color, while incorporating wayfinding.			
Objective / Policies:			
Develop wayfinding signage or opportunity site building development that guides visitors to the historic blocks of downtown and old town from U.S. 64.	x	x	x

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IX. Greenhouse Gas Emissions Plan

In recent years, the negative effects of greenhouse gases at the global, national, regional, and local levels have been documented and governments at all levels have begun to plan for their reduction.

This element of the comprehensive plan presents general background information on greenhouse gas emissions and offers recommendations for how Cimarron can act to reduce them locally and regionally.

A. Introduction

The concentration of greenhouse gases (GHGs), or gases that trap heat within the atmosphere and contribute to global warming, has increased so considerably in recent history that global temperatures are rising at an unprecedented rate. Recently, the scientific community has given very clear warnings that the earth is perilously close to a tipping point in climate change. Unless we begin reducing greenhouse gas emissions, we will soon pass this point with widespread undesirable consequences that include irreversible glacial melt, rapid sea level rise, and changes in weather and precipitation patterns. In 2007, the state of New Mexico added a greenhouse gas emissions element as a requirement for all CDBG-funded comprehensive plans, so that even small communities could begin to plan for the reduction of greenhouse gases.

B. Existing Conditions

The state of New Mexico has determined that the reduction of greenhouse gas (GHG) emissions is in keeping with the objective of assisting communities in providing and maintaining a suitable living environment for their residents.

Through the documentation of an analysis of sources of GHGs in the village of Cimarron, and a strategy for how to reduce those emissions, this plan seeks to:

- Promote an understanding of the impact by local government and the community on climate change
- Assess the ability of the local government to control GHG emissions
- Outline a program of changes that can be made to reduce the impact

A high-level energy use and GHG emissions audit was conducted using the “carbon calculator” database tool that indicates the areas responsible for emissions and quantities of GHGs. The tool is provided by the nonprofit organization Local Governments for Sustainability - ICLEI USA, of which Cimarron is a member.

As state and federal governments continue to institute GHG emissions regulations, it has become necessary for Cimarron to set goals for their reduction and to monitor performance in achieving these reductions. The carbon calculator used to analyze carbon emissions provides a baseline of data. The recommended projects proposed in this plan for emissions reductions will make realizing the mandated reductions more affordable, if the projects are implemented in a timely fashion.

Greenhouse Gas Sources

Greenhouse gas emissions are created by most of the activities of daily life in every community. Therefore, even the smallest of communities can impact the global reduction of GHGs.

The greatest sources of emissions of GHGs are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). These gases come from fossil fuel combustion and

electricity generation (the indirect emissions associated with electricity used in the community), but GHGs are also produced, to a lesser extent, by waste disposal and wastewater treatment.

Rural communities tend to emit more GHGs per capita than do urban communities partly because of greater dependence on automobiles to travel to jobs and shopping and the heavy use of fossil fuels in agricultural industries. As well, rural communities tend to have lower median incomes, affecting residents' ability to build and maintain energy-efficient homes, and acquire and use higher cost, energy-efficient electrical appliances. According to the Union of Concerned Scientists, the average American generates 20 tons of CO₂ (equivalent) every year, but the estimated carbon footprint of the average resident of Cimarron is likely greater than that of the average American.¹

GHG emissions analysis focused on the effects of local government because the activities and energy use by local government facilities and vehicles are measurable from records kept by the village administration. As well, while the village administration can only encourage energy conservation by Cimarron residents but cannot directly control the average person's energy use, it can directly control its own outputs.

There is no hard data to determine exactly how the more than 800 residents use energy and their outputs could not be accurately estimated without further extensive data collection. It is safe to say, however, that the energy efficiency of the majority of community housing is poor, based on the lack of insulation in homes built prior to 1960. As well, the average Cimarron resident's dependence on the automobile is far greater than in communities that have alternative transportation choices and close-by services.

Government Activity Emissions

All emissions caused by government-owned and operated facilities and vehicles, where the municipality can control the amount and type of fuel consumed, are designated as Scope 1 emissions. They represent the best opportunity for the local government to reduce its use of fossil fuels or to use alternative methods.

Scope 2 emissions are caused by electricity use by the local government, but emitted by power plants. Local government can reduce these emissions through conservation, although the village of Cimarron has no influence over the types of fuel used to produce its electricity. Therefore, reduction of GHGs associated with municipal electricity use is certainly possible, but elimination is not within the control of the local government.

The only circumstance where the municipality has limited direct control over reduction or substitution of energy use is the disposition of solid waste, because the landfill used by Cimarron is operated by the towns of Springer and Wagon Mound. The village of Cimarron collects solid waste generated within the community. Conveyance of the waste to the landfill is managed by a private operator on

contract with the local government. The village has received funding to implement a recycling program that will help eliminate aluminum, glass and some plastics from the waste stream and eventually convert them to new purposes. Conveyance and disposal of the remaining solid wastes are beyond the direct control of the local government, which can only influence but not control, the resulting GHG emissions. These emissions are considered Scope 3. The exhibits on the following pages illustrate the amount of emissions produced by local government activities.

Activities of residents, businesses and industries of the community that produce GHGs are also beyond the control of local government and are considered to be indirect emissions. Many of these activities can be managed through ordinance, financing, or support and education at the behest of the local government.

Source Analysis and Recommendations for Reduction of GHGs by Planning Category

An analysis of GHGs produced in Cimarron is only useful if it identifies the most effective means of reducing those emissions, which requires understanding the sources of emissions. The village of Cimarron can reduce emissions in two ways: by conserving energy used and by replacing fossil fuels with renewable ones. Offsetting and capturing emissions are other ways to compensate for GHG emissions, but tend to be expensive and offer no investment amortization.

Many government programs provide funds to focus on both energy conservation and renewable source conversions and Cimarron is eligible for some of these funds. A list of resources and suggestions for possible project application is included in this section.

Following are analyses, organized by planning category, of energy used and GHGs produced, and specific actions and incentives that the village may use to promote the reduction in greenhouse gas emissions community-wide.

Land Use

The land uses that contribute to GHG production impose dependence on automobile transportation.

Source Analysis for Land Use

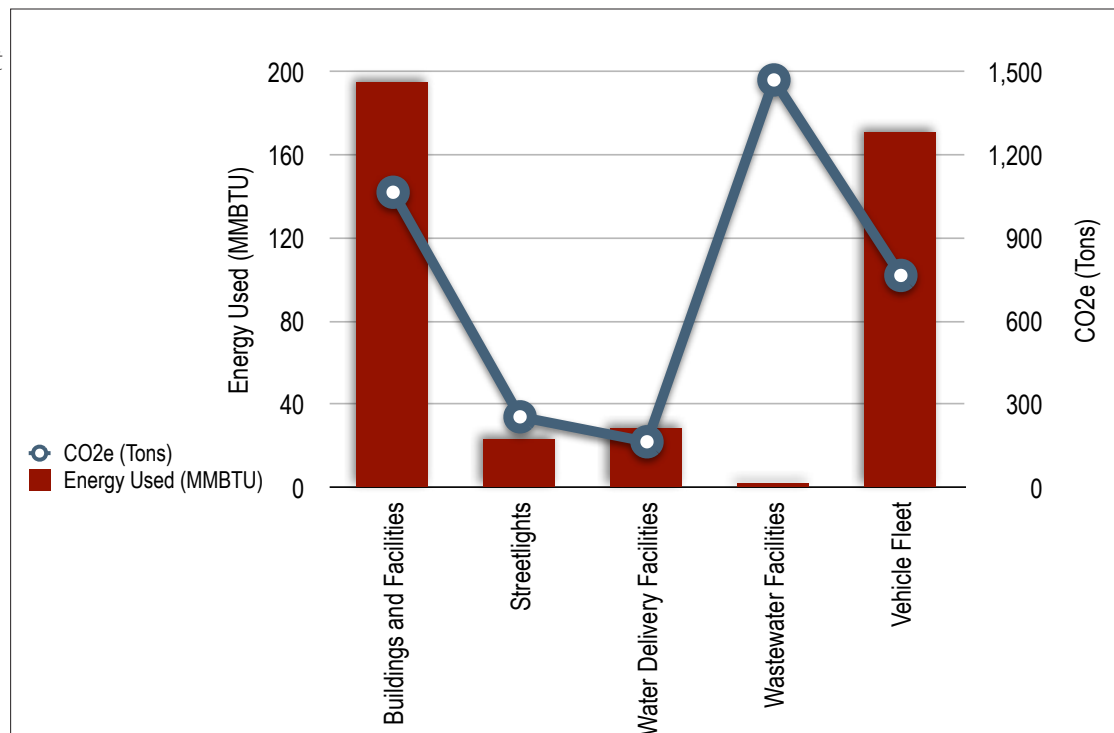
- Road systems that do not include maximum connectivity to surrounding destinations require residents to drive further to connect point A to point B
 - Because much of Cimarron is laid out on a grid and shopping for basic needs is available within a walking distance of less than a mile for most residents, efficient transportation pathways already exist within village development patterns.
- Residents of sprawling housing development live far from basic lifestyle needs. Denser developments are more efficient.
 - Housing developments in Cimarron are almost exclusively single-family dwellings on separate lots. These properties vary from as small as 1/10-acre to 10 acres in the newest subdivision development. Lots in the main part of village appear to average 1/4-acre.

Exhibit IX-1:
Local Government
Greenhouse Gas
Emissions in 2008

Note: Data collected and shown in tables and charts is 2008 data. In 2009, the village of Cimarron converted from propane to natural gas as its source for heating fuel.

Cimarron, New Mexico	Fuel Type	CO2 (tons)	NO2 (lbs)	CH4 (lbs)	Equiv CO2		Energy (MMBtu)
Measurement					(tons)	(%)	
Buildings and Facilities							
Ambulance Bar	Electricity	3	0	0	3	1	15
Ambulance Bar	Propane	11	0	4	11	4	161
City Yard Shop	Electricity	1	0	0	1	0	5
Fire Station	Electricity	9	0	0	9	3	49
Fire Station	Propane	25	0	9	25	8	361
Magistrate Cou	Electricity	1	0	0	1	0	5
Magistrate Cou	Propane	3	0	1	3	1	40
Playing Fields	Electricity	0	0	0	0	0	1
Senior Center	Electricity	23	1	1	23	7	119
Senior Center	Natural Gas	4	0	1	4	1	70
Unlisted Facilit	Propane	9	0	3	9	3	123
Village Hall	Electricity	26	1	1	26	8	135
Village Hall	Propane	26	1	9	27	9	380
Subtotal Buildings and Facilities		141	3	28	142	47	1,463
Streetlights							
Streetlights	Electricity	34	1	1	34	11	175
Water Delivery Facilities							
Water Chlorina	Electricity	10	0	0	10	3	54
Water Chlorina	Propane	11	0	4	11	4	161
Subtotal Water Delivery Facilities		22	0	4	22	7	215
Wastewater Facilities							
Sewer Pumps	Electricity	3	0	0	3	1	14
Lagoon emissi	Methane	0	0	18,380	193	39	0
Subtotal Wastewater Facilities		3	0	18,380	196	40	14
Vehicle Fleet							
Vehicle Fleet	Diesel	16	0	0	16	5	197
Vehicle Fleet	Gasoline	85	5	4	86	28	1,086
Subtotal Vehicle Fleet		101	5	4	102	33	1,283
Total		301	9	18,417	496	138	3,150

Exhibit IX-2:
Local Government
Greenhouse Gas
Emissions by
Source



- Where there is a lack of open space and vegetation, which can act as carbon “sinks,” there is a missed opportunity to compensate for some GHG production.
 - Cimarron has much open space with vegetation. Some is naturally occurring and some is managed and maintained by the village government.

Goals for Reduction of Land Use Emissions

Enforce efficient future development

- Adopt policies that promote compact, mixed use and infill development where possible. Creating greater density within already established areas is more efficient than building new developments on the fringes of the infrastructure network.
 - Promote denser developments on available land with efficient connecting road systems.
 - Replace some of the more dilapidated residential areas within the developed areas of town with denser and more efficient redevelopments.
- Stay in touch with the State of New Mexico Construction Industries Division to learn how that agency plans to encourage greenhouse gas reduction actions in future building permit processes.

Encourage alternatives to automobile access

- Implement infrastructure design standards to create opportunities for greater multi-modal access within the community.
 - Support neighborhood development amenities that provide safety and convenience for walkers and bicyclists, such as sidewalks and bike lanes on major thoroughfares.
 - Require new commercial developments to install bicycle parking facilities.

Preserve and enhance natural systems that act as carbon “sinks”

- Use landscaping buffers at neighborhood streets and thoroughfares to provide shade and capture carbon.

Housing

Housing development activities within the village limits that contribute to GHG production involve the use of energy during construction (including construction waste) and the use of energy in housing units, depending on their built-in, ongoing energy efficiency.

Source Analysis for Construction

- Construction practices are wasteful when they must send building materials to the landfill.
 - Construction materials contain embodied energy that is wasted by inefficient use.
 - Transportation of waste material to the landfill causes excessive use of fossil fuels.
 - Decomposition of organic material in the landfill produces methane.
- New housing units that do not meet green building standards, such as LEED for Homes, do not use energy efficiently.

- These buildings will be an ongoing GHG liability to the village of Cimarron for decades to come.
- Existing housing units that are energy-inefficient waste resources and produce excessive amounts of GHG. Such homes include those that are poorly insulated and/or use inefficient electrical appliances.
 - Over 50% of all the housing units in Cimarron were built before 1960 and their insulation is most likely poor or nonexistent.
 - It is impossible to assess the presence or absence of efficient electrical devices in Cimarron homes, but lower income families tend to favor purchases of low-cost/low-efficiency appliances and tend to keep them longer.

Goals for Reduction of Construction Emissions

Regulate construction practices

- Regulate diversion of construction waste to the landfill through ordinance, and by promoting reuse and recycling.
- Establish a program or ordinance to recycle 100% of all Portland cement and asphalt concrete.
- Require all new housing construction within village limits to be energy-efficient according to nationally accepted standards for “green” buildings, such as LEED for Homes and Build Green New Mexico.
- Require new housing and mixed use developments be built to the LEED for Neighborhood Development (LEED-ND) standard or its equivalent.

Improve the energy efficiency of existing homes

- Create an ongoing home energy rating and weatherization program and set annual targets for homes assessed (see project recommendation in Section D. Resources).
 - Create a staff position to manage and deliver the program.
 - Administer grant incentives to implement energy-efficiency measures in homes.
 - Capture federal funding available through Energy Efficiency and Conservation Block Grant program (EECBG).

Infrastructure

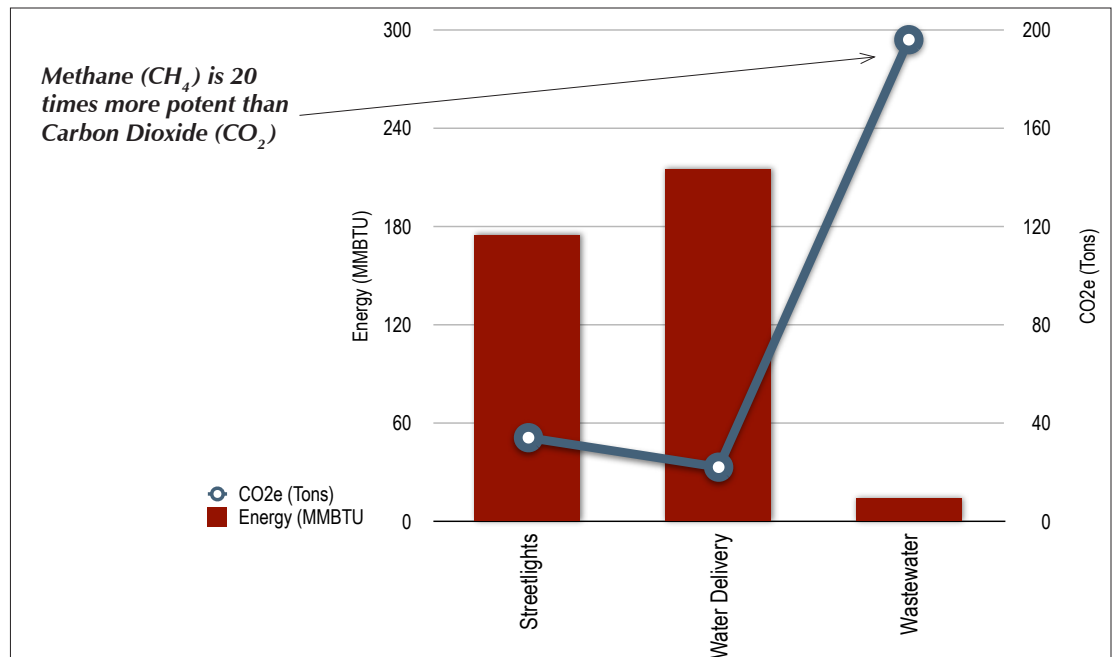
The village of Cimarron manages infrastructure services, including potable water supply, wastewater management, solid waste collection, recycling collection, street and sidewalk maintenance, and street lighting. All of these services use energy for delivery. See the following graph of GHGs produced by infrastructure activities.

Source Analysis for Infrastructure

- Water and wastewater conveyance systems use electricity to run motors, pumps, and other filtration and conveyance equipment.
 - Energy is wasted by old, inefficient, or unnecessary equipment, although Cimarron’s water system equipment appears to be well maintained and up to date.

- Leaking water supply lines waste energy by unnecessary treatment of excess water.
- The village of Cimarron contains a total of 89 streetlights, which are maintained by the village government.
 - Conventional, high-intensity discharge streetlight fixtures and lamps can use up to 100% more energy than modern, energy-efficient lighting systems.
- Wastewater is conveyed to open lagoons, which treat the sewage through evaporation, aeration, and ultraviolet radiation exposure.
 - Uncaptured methane gas emissions from anaerobic bacterial decomposition in open sewage lagoons escapes into the atmosphere.

Exhibit IX-3:
Greenhouse Gas
Emissions by
Infrastructure in
2008



Goals for Reduction of Infrastructure Emissions

Reduce energy use in water, irrigation and wastewater systems

- Audit the local government's water and wastewater pumps and motors to identify the most and least efficient, and set a replacement schedule to increase energy efficiency.
- Develop and implement a motor/pump efficiency cycling schedule to use high-efficiency water or wastewater motors/pumps most and low-efficiency ones least.
- Use recycled water for local government facilities and operations where appropriate, including parks and other landscaping.
- Use a rate differential option from the local electricity co-op to run pumps primarily at night when the cost of electricity is cheaper.

Reduce energy use by streetlights

- A traditional, magnetic high-intensity discharge (HID) street light uses approximately 680 kWh annually. Replacing existing light fixtures and lamps

with LED light fixtures can save up to 50%. LEDs also provide more uniform, consistent light levels, and their longer life reduces capital investment in replacement parts inventories, down time, and service interruptions.

Reduce methane emissions by sewage lagoons

- Methane produced by sewage lagoons can be captured and used to produce electricity or for heating. Capital investment for this type of project would be expensive and may be more suited for a private company in partnership with the village, sharing the profits from gas sales.

Enhance existing waste reduction and recycling activities at local government buildings and in the community

- Institute a comprehensive waste reduction and recycling program in local government offices and facilities.
- Work with New Mexico Environment Department to increase opportunities for residents and businesses to recycle electronic waste (i.e., computers, etc.) and hazardous waste.

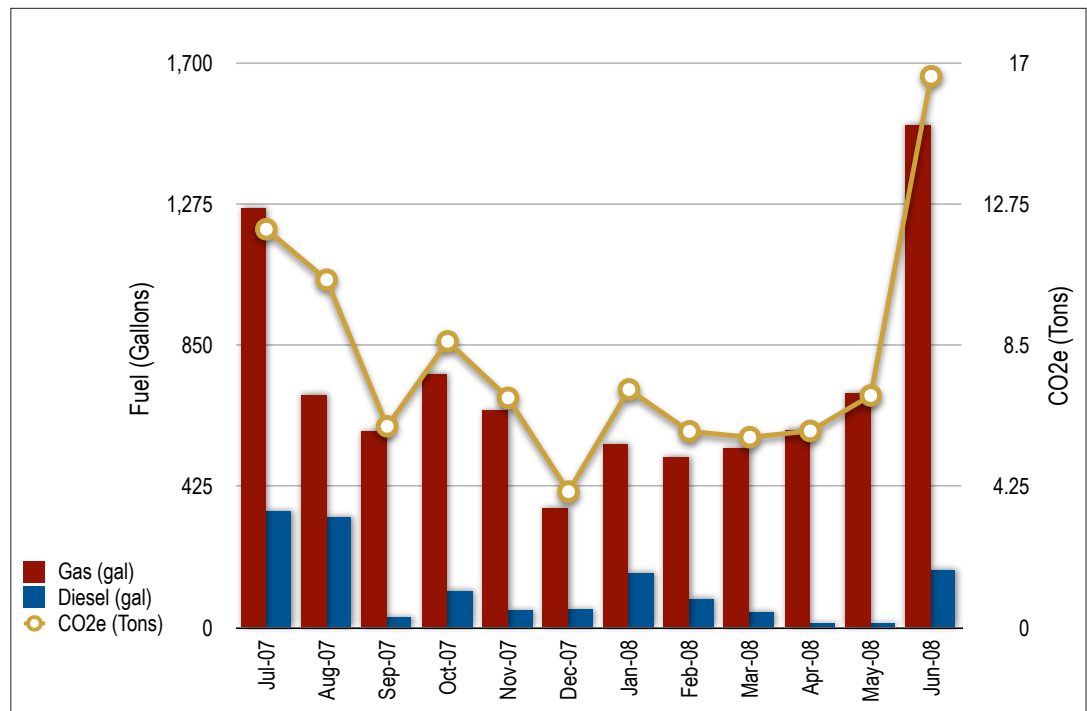
Transportation

Local government manages the village fleet, a transportation activity that burns fossil fuels and produces GHGs. Local government does not control Cimarron residents' use of private vehicles. There are no public or private transit systems in the community or region. A 2009 report from Greenpeace, based on U.S. Department of Energy data, indicates that vehicle emissions make up 25% of New Mexico's total greenhouse gas output.⁴

Source Analysis for Transportation

- The municipality operates six passenger vehicles and eight off-road service vehicles. The village acquires its vehicles through state auction, and is further limited in choice of vehicles by budgetary constraints.
 - The vehicles in the village fleet are used older vehicles and are most likely not fuel efficient.
- Currently, there is no GHG-reduction policy governing operation of government-owned vehicles or ordinance governing privately owned vehicle emissions within village boundaries.
 - Consequently, GHG-producing activities, such as extended vehicle idling, are not controlled.
- Because there is no public or private mass transit system, single-occupant vehicle commuting is the normal mode of travel for community residents who work outside of Cimarron.
 - The lack of efficient transportation options limits opportunities to reduce vehicle emissions.

Exhibit IX-4:
Greenhouse
Gas Emissions
and Fuel
Consumption
by Local
Government
Vehicle Fleet in
2008



Goals for Reduction of Transportation Emissions

Promote local government's use of alternative fuels in government vehicles to reduce reliance on fossil fuels

- Convert vehicles owned, leased or operated by local government to run on alternative fuels, like high-percentage ethanol or other non-fossil fuel that significantly reduces greenhouse gas emissions.
- When fuel-efficient replacement vehicles become available, retire conventional fossil-fuel-burning vehicles from municipal fleet operations and replace with high MPG, low carbon fuel or hybrid vehicles.
- Install bicycle racks, showers and other amenities at village facilities to promote bicycle use by local government employees.

Reduce unnecessary vehicle emissions within village boundaries

- Adopt and implement a policy requiring limitations on idling for government vehicles.
- Adopt an ordinance that limits idling for all commercial vehicles, construction vehicles, school buses and other similar vehicles within village limits.
- Promote community awareness of ways to reduce energy use and carbon emissions from automobiles.

Promote alternatives to single occupant auto commuting

- Work with major employers in the region (ranches) to offer incentives and services to increase the use of alternatives to single-occupant auto commuting (voluntary commute trip reduction programs).
- Encourage and facilitate the development of car-sharing and other services that

- reduce the need to use a personal motor vehicle for commuting.
- Work with regional municipalities to develop alternative transportation options between Cimarron and drop-off spots in neighboring communities.

Economic Development

Sources of GHGs from the commercial and industrial sectors in and around the village of Cimarron include energy use by business-owned properties, new construction and remodeling of commercial property, transportation associated with production and sales of goods and services, and agricultural processes that require fossil fuel use and/or produce methane as a by-product.

Source Analysis for Economic Development

- Commercial establishments within the village boundary occupy facilities that are at least 20 years old.
 - It is likely that these facilities are not sufficiently energy-efficient.
- Although economic development is probably limited to businesses that will occupy existing facilities, any new construction occurring in the future that is not required to follow green building principles will be a GHG liability for decades to come.
- Cimarron's industrial base consists of ranching, forestry activities and agriculture.
 - Ranching and agricultural activities produce methane gas through enteric fermentation in cattle, and carbon dioxide through use of fossil fuels.
 - Forestry products are harvested and transported through the use of fossil fuels.

Goals for Reduction of Emissions from Economic Development

Adopt ordinances that establish minimum levels of energy efficiency and green building standards for commercial buildings

- Require new commercial construction to exceed energy efficiency standards established by the state of New Mexico for state-funded facilities.
- Adopt and implement a local green building ordinance or program setting minimum standards of LEED Silver certification for new building projects within village boundaries.
- Access state of New Mexico incentives to provide assistance to private development projects that meet or exceed LEED Silver certification standards for commercial buildings.

Encourage development of privately owned and run biomass electricity generating plant within village boundaries

- A new report from The Pew Charitable Trusts indicates that growth in jobs in New Mexico's clean energy economy was 25 times greater than for total jobs from 1998 to 2007. Clean energy investment dollars flowing into New Mexico in recent years already have created more than 4,000 new jobs.

Government-Owned and Operated Properties

The village of Cimarron owns and operates two unoccupied water treatment

facilities and four facilities that are occupied by village government staff, and manages the senior center facility which is owned by Colfax County.

Source Analysis for Government Facilities

- Although an energy audit of the facilities that are occupied by village government staff has not been done to inform this report, it is likely that the building envelopes are not well insulated and the heating and cooling equipment are not highly efficient.
 - Wall and roof insulation, thermal conductivity at penetrations like windows and doors, and infiltration of outside air represent loss/gain of heat.
 - Heating and cooling equipment, and electricity using devices that are not up to date represent a loss of energy efficiency.

*Exhibit IX-5:
Local
Government
Greenhouse
Gas Emissions
and Fuel
Consumption
by Occupied
Facilities in 2008*

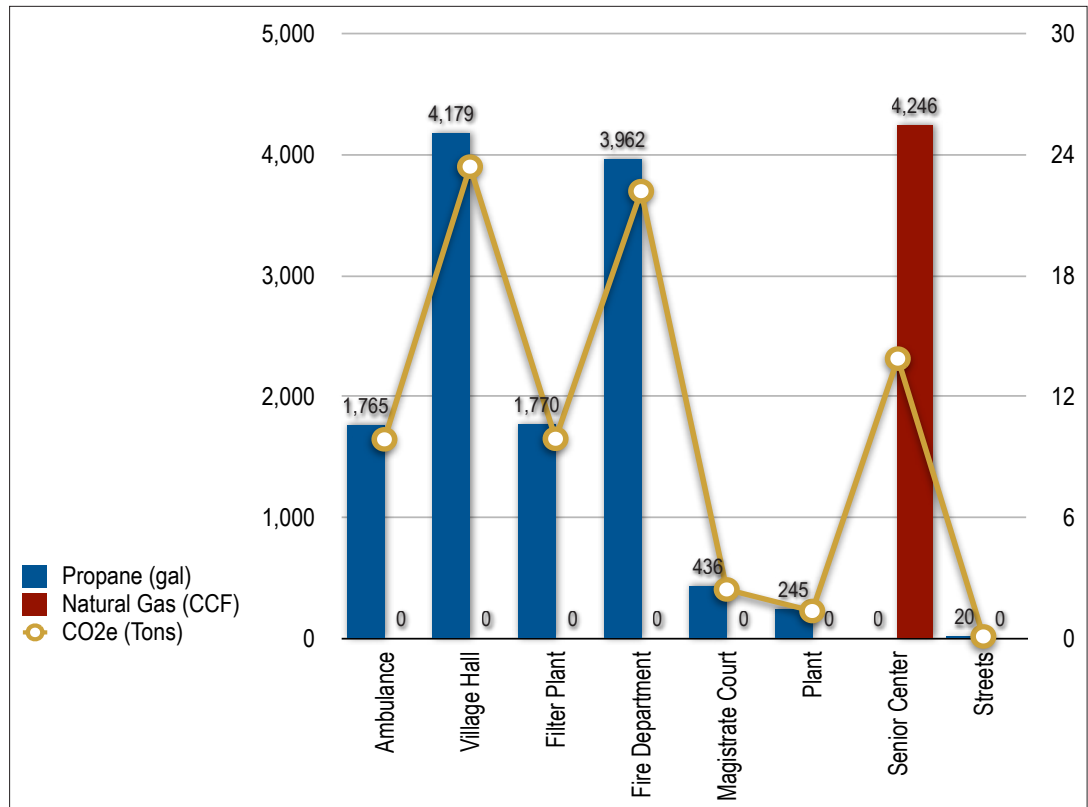
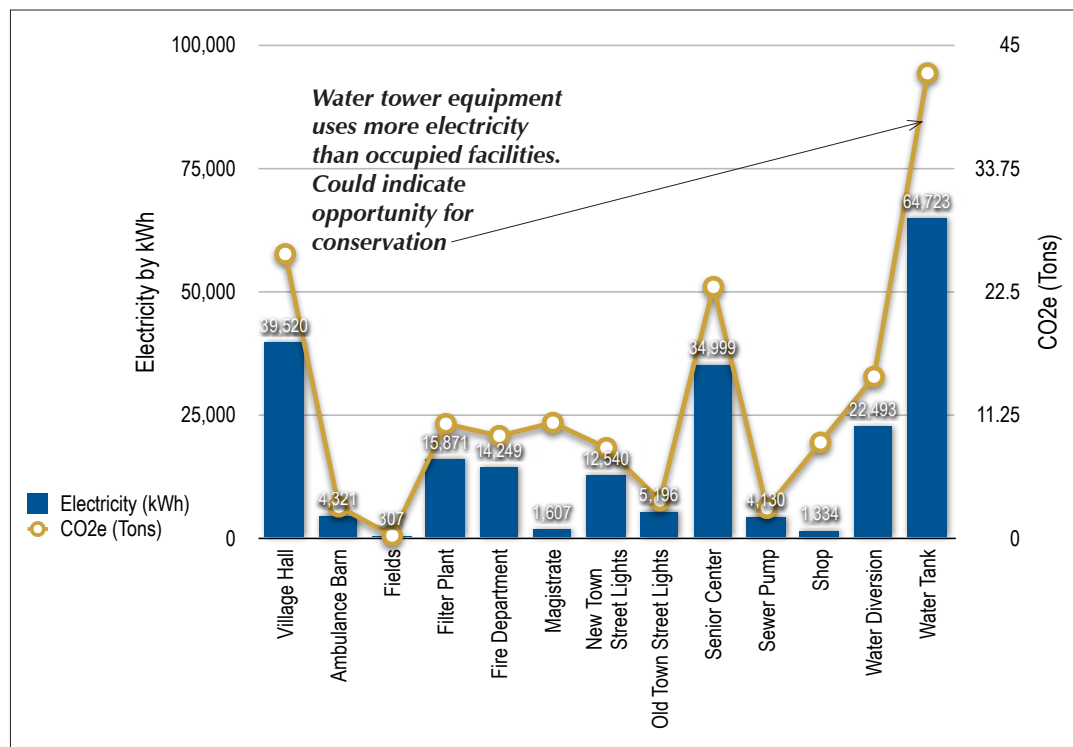


Exhibit IX-6:
Local Government
Greenhouse
Gas Emissions
and Electricity
Consumption by
All Facilities in
2008



Goals for Reduction of Emissions in Local Government Buildings

Analyze energy conservation and efficiency in local government buildings and equipment

- Audit government buildings and facilities to quantify energy use and identify opportunities for energy savings through efficiency and conservation measures.
- Conduct retro-commissioning studies of building HVAC and lighting systems.
- Estimate work required to retrofit existing government buildings and facilities to meet standards for the LEED Standards Rating Systems for Existing Buildings (EB).

Implement energy saving measures in local government buildings and equipment

- Develop a schedule to implement low-cost opportunities.
- Develop an implementation plan for capital-intensive energy retrofits (an Energy Star® rating of 60-75 or greater).

Achieve energy-efficient operations and protocols

- Establish a facility energy efficiency policy for employees that provides guidelines, instructions and requirements for efficient use of village facilities, such as turning off lights and computers, controlling thermostat settings, etc.
- Implement off-peak scheduling of pumps, motors and other energy-intensive machinery where feasible.
- Incorporate energy management software or other methods to monitor energy use in local government buildings.

- Require all renovated facilities to meet an Energy Star® rating of at least 60-75 and new government buildings and facilities to meet LEED Silver certification standards.

Community education

GHGs are produced by the community through burning fuel for heating, cooling, and transportation, and through use of electricity. Most of the emissions generated by the community are beyond the direct control of the local government.

- Old and poorly insulated homes are energy-inefficient.
- Electricity-use patterns by Americans nationwide indicate unnecessary electricity output.
- The availability of jobs in the community and the region require that many residents commute outside the boundaries of the village to seek employment and commute to work. With no opportunity to share transportation, the prevalence of single-occupant vehicles causes unnecessary fuel consumption.

Goals for Community-Based Reduction of Emissions

To influence the reduction of emissions generated by community residents and businesses, the village of Cimarron must assume the role of community educator. There are many ways that the local government can educate residents about energy use and provide incentives for energy retrofits.

Outreach to business and residents to promote energy efficiency in the community

- Include information on actions that individuals can take to address climate change in local government mailings, Web sites, and other communications.
- Develop a community education initiative for climate change that enlists participation from schools, service groups, and the Chamber of Commerce,
- Educate the community about “buy recycled” opportunities.
- Work with electricity provider to promote financial incentives to assist residential and commercial customers in improving energy efficiency.
- Organize and promote community dialogue that educates residents about climate change and its possible impacts on the community.
- Develop informational material for residents about climate change and opportunities for individual action to reduce greenhouse gas emissions.

D. Resources

Every month, more resources become available for communities when they pursue means to reduce greenhouse gas emissions. Below are some resources that are available in 2009:

U.S. Environmental Protection Agency

U.S. industries, along with state and local governments, collaborate with the U.S. Environmental Protection Agency to implement several voluntary programs promoting profitable opportunities for reducing emissions of methane, an important

greenhouse gas. These programs are designed to overcome a wide range of informational, technical, and institutional barriers to reducing methane emissions, while creating profitable activities for the coal, natural gas, petroleum, landfill, and agricultural industries. An example is the AgSTAR Program.

AgSTAR Program

The EPA has studied options for reducing methane emissions from enteric fermentation and has developed resources and tools to assist in estimating emissions and evaluating mitigation options. Livestock production can also result in emissions of nitrous oxide, a very potent greenhouse gas, and carbon dioxide, the most abundant greenhouse gas. Fortunately, there are ways to reduce greenhouse gas emissions from livestock production through management strategies that improve production efficiency and result in lower emissions per unit of milk or meat produced.

The AgSTAR Program is a voluntary effort jointly sponsored by the EPA, the U.S. Department of Agriculture, and the U.S. Department of Energy. The program encourages the use of methane recovery (biogas) technologies at the confined animal feeding operations that manage manure as liquids or slurries. These technologies reduce methane emissions while achieving other environmental benefits. (<http://www.epa.gov/agstar/overview.html>)

Department of Energy (DOE) - Energy Efficiency and Conservation Block Grants (EECBG)

This program is authorized under Title V, Subtitle E of the 2007 Energy Independence and Security Act. It was administered on behalf of the U.S. Department of Energy by the Energy Conservation and Management Division of the New Mexico Energy, Minerals and Natural Resources Department. The program provides federal grants to help local governments implement strategies to reduce both fossil fuel emissions and total energy use. It emphasizes a community-based approach to help meet energy and climate protection goals.

Funded by the American Recovery and Reinvestment Act, these formula grants support projects that reduce total energy use and fossil fuel emissions, and improve energy efficiency nationwide. Eligible projects include: energy audits and energy efficiency retrofits in buildings; the development and implementation of advanced building codes and inspections; the creation of financial incentive programs for energy efficiency improvements; transportation programs that conserve energy; projects to reduce and capture methane and other greenhouse gas emissions from landfills; renewable energy installations on government buildings; energy efficient traffic signals and street lights; deployment of combined heat and power and district heating and cooling systems, and others.

New Mexico projects are solicited through a competitive process issued by the Energy, Minerals and Natural Resources Department. The application process for funding opportunities through this program began in June 2009 and has occurred periodically, with the most recent round of applications due August 10, 2009.

Projects are evaluated and selected based on the criteria from the Energy Efficiency and Conservation Block Grant guidance provided by the Department of Energy. Grant amounts are up to \$200,000 per project.

A new carbon footprint analysis of the economic recovery package, commissioned by Greenpeace, shows that the bill's energy efficiency and conservation provisions alone could cut carbon dioxide emissions by over 61 million metric tons annually, equivalent to the greenhouse gases from electricity use in 7.9 million American homes or taking over 13 million cars off the road.⁴

Department of Energy - Weatherization Assistance Program (WAP)

The Weatherization Assistance Program enables low-income families to permanently reduce their energy bills by making their homes more energy efficient. During the last 32 years, the U.S. Department of Energy's (DOE) Weatherization Assistance Program has provided weatherization services to more than 6.2 million low-income families. On average, weatherization reduces heating bills by 32% and overall energy bills by about \$350 per year at current prices. For information about accessing funding and tools, visit DOE's weatherization Web site: <http://www.eere.energy.gov/weatherization>.

Department of Energy - Energy Policy Act of 2005, Energy Star® Appliance Purchase Grants

\$300 million in funding from the American Recovery and Reinvestment Act has been made available in July 2009 for state-run rebate programs for consumer purchases of new Energy Star®-qualified home appliances. The new funding will be awarded to New Mexico projects through the Energy, Minerals and Natural Resources Department using a formula set forth in the Energy Policy Act of 2005.

EMNRD is required to submit a plan that specifies which Energy Star® appliance categories will be included in the rebate program, the rebate level for each product type, how the rebates will be processed, and their plan for recycling old appliances. The complete Funding Opportunity Announcement (FOA) number DE-FOA-0000119 can be viewed at grants.gov. DOE recommends that program efforts focus on heating and cooling equipment, appliances, and water heaters, as these products offer the greatest energy savings potential. Energy Star®-qualified appliance categories eligible for rebates include: central air conditioners, heat pumps (air source and geothermal), boilers, furnaces (oil and gas), room air conditioners, clothes washers, dishwashers, freezers, refrigerators, and water heaters.

Proposed Project to Capture EECBG and WAP Funds

The most pressing energy problem in the village of Cimarron is the overwhelmingly low energy efficiency of the housing stock. Incentivizing homeowners to make energy efficiency improvements through weatherization grants is certainly the first step, but incentive programs tend to be less effective if they rely on homeowners to educate themselves about effective energy efficiency applications. Therefore, this

first step should be part of the energy audit and weatherization implementation program. Furthermore, the long-term effects of a weatherization audit program can be most beneficial to the local economy if job training is also included, providing ongoing employment opportunities for local residents.

A program of this nature can be implemented using EECBG funds and includes the following features:

- Joint participation of nearby communities (Eagle Nest, Angel Fire, Ute Park, Maxwell, Springer, Raton)
- Home energy audit training assistance from a New Mexico community college
- Identification of community residents who are potential candidates for training to become home energy efficiency auditors
- Local governments hiring trained candidates on a temporary basis to perform home energy audits in their communities
- Plans to conduct an established number of home energy audits within a given time period (the selection of grant recipients can be by lottery or by determination of greatest need)
- Home energy audits conducted where weatherization solutions are itemized and energy efficiency project budgets are established
- Energy efficiency projects implemented using DOE Weatherization Assistance Program funding

E. Goals and Objectives for Reducing Greenhouse Gas Emissions

The chart on the following page presents goals and objectives for reducing greenhouse gas emissions, by time frame. Many sources produce greenhouse gases, so the goals and objectives are targeted at many of the comprehensive plan elements: land use, transportation, housing, economic development, and infrastructure.

Many of these actions recommended in the plan element may not be feasible for Cimarron to implement at this time. However, they should be reviewed as proposed development projects, community issues, and funding opportunities emerge and as more people recognize the many direct and indirect benefits when a community works to reduce greenhouse gas emissions. When Cimarron updates its comprehensive plan in the future, the community should revisit these goals in light of continually evolving data about GHG effects and the means to address them.

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Incorporate greenhouse gas reduction actions into Village government operations and through community outreach.			

	1-4 years Short	5-10 years Mid	11-20 years Long
Objectives / Policies:			
Work with other communities to develop a regional public transit system for people of all ages.	x	x	
Work with major employers in the region (Ranches) to offer incentives and services to increase the use of alternatives to single-occupant auto commuting (voluntary commute trip reduction programs)	x	x	x
Encourage and facilitate the development of car-sharing for out of town commuters	x	x	x
Provide incentives to Village staff to bicycle or walk to work	x	x	x
Institute policies that create energy efficiency standards for all new housing construction within Village limits	x	x	x
Create regional partnerships to bring energy efficiency opportunities, services, and funding to local communities	x	x	x
Create opportunities to educate residents about home energy use and provide incentives for home energy retrofits	x	x	x
Develop an incentive program to encourage residential grey water reuse.	x	x	x
Goal:			
Improve energy efficiency of Village fleet			
Objectives / Policies:			
Promote agency use of alternative fuels in agency vehicles to reduce reliance on fossil fuels	x	x	x
Goal:			
Establish water and sewer consumption limits and create increased rate schedule for all users who exceed established limits			
Objectives / Policies:			
Sewer: Ensure the management of sanitary waste to adequately and safely meets the present and future needs of Cimarron residents without polluting neighboring water systems or contributing to excessive Greenhouse Gas levels in the atmosphere.	x	x	x
Improve existing sewage lagoon facility to eliminate release of effluent by installing constructed wetlands to absorb excess effluent and reduce production of methane gas.	x	x	x

	1-4 years Short	5-10 years Mid	11-20 years Long
Goal:			
Promote energy-efficient retrofitting and programs to save energy			
Objectives / Policies:			
Streetlights: Replace existing HID streetlight fixtures with LED fixtures to achieve 50% reduction in energy use, reduction of capital investment in replacement parts, and greater uninterrupted service reliability.	x	x	x
Provide adequate, energy efficient facilities for village operations that accommodate village staff and appropriate community activities	x	x	x
Conduct energy audit for all village owned facilities and undertake retrofits to decrease existing energy use and greenhouse gas production.	x	x	x
Institute programs to encourage recycling of demolition and construction waste material to reduce waste sent to the landfill	x	x	x
Establish and implement minimum levels of energy efficiency and green building standards for commercial buildings	x	x	x
Goal:			
Provide opportunities for public involvement that will support successful implementation of climate change actions			
Objectives / Policies:			
Organize and promote community dialogues that educate residents about climate change and its possible impacts on the community	x	x	x
Develop informational material for residents about climate change and opportunities for individual action to reduce greenhouse gas emissions	x	x	x

Notes to Section IX. Greenhouse Gas Emissions Plan

- 1 Union of Concerned Scientists, <http://www.ucsusa.org/publications/greentips/whats-your-carb.html>
- 2 Greenpeace, *How To Stop Global Warming*, us.greenpeace.org/site/DocServer/PHS_platform.pdf?docID=181
- 3 The Pew Charitable Trusts, *The Clean Energy Economy: Repowering Jobs, Businesses and Investments Across America*, June 2009
- 4 Greenpeace, *Carbon Footprint Analysis of Economic Recovery Package*, February 04, 2009, <http://www.greenpeace.org/usa/campaigns/global-warming-and-energy/global-warming-and-energy-repo>

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X. Hazards Mitigation

A. Introduction

Even a small community like Cimarron needs to be prepared to handle emergencies of various types. Planning for hazard mitigation has become an important consideration for American communities. The process addresses both natural and man-made disasters and guides communities in preparatory activities that include identifying risks and the steps needed to mitigate and cope with them, training, and local/regional coordination.

In 2000, the U.S. Congress passed the Hazard Mitigation Act, which requires plans in order to receive federal Hazard Mitigation Grants. After 9/11, federal requirements for the security of local utilities increased the planning and protective measures that are required of communities, no matter their size. CDBG-funded comprehensive plans like this one require a section on hazard mitigation.

B. Existing Plans

Community Wildfire Protection Plan for the Cimarron Watershed Alliance Communities

Wildfires are a major local threat to the Cimarron area. In 2008, a specialized wildfire protection plan was completed for Cimarron, Eagle Nest, Miami, and Ute Park, at the behest of the Cimarron Watershed Alliance. The plan assessed and mapped hazards and risks from wildfires to the subject communities.

The plan noted wildfire risks to Cimarron in recent years and identified the ongoing potential for a disastrous wildfire. It identified Cimarron's wildfire hazard rating as high and its risk as medium, with a threat score of 5. In the Cimarron area, the greatest threat levels were identified along the major highway corridors, Highway 64 and Highway 58.

Recommendations to lower Cimarron's wildfire risk are:

1. Fuels Reduction (general): perform some thinning to reduce the fuel load in piñon-juniper areas and keep dry grasses cut short.
2. Lambert Hills: thin the woodland areas, with piñon trees retained and junipers removed wherever possible. A high priority project.
3. Mountain Meadows: keep the grasses and weeds cut short during dry seasons. A mowing machine is a recommended purchase. A high priority project.
4. Cimarron River and Ponil Creek Bottoms: remove invasive junipers and dead and down materials, as a medium priority. A medium priority project.
5. Sawmill Site Residue: form a village committee to explore the issues and cost

of removing the combustible material that remains on the site and is a major fire hazard. A medium priority project.

6. Defensible Space: reduce fire hazards on a lot-by-lot basis within the village limits by working with homeowners.
7. Home Ignition Zone: evaluate, house-by-house, the risk factors within a 10' radius around each home.
8. Evacuation: communicate with community members to identify evacuation routes if needed, and locations for sheltering in place.

Cimarron's fire department is trained to fight wildland fires and collaborates with other regional fire departments when needed.

Emergency Planning for Cimarroncito Dam

Two plans for Cimarroncito Dam and watercourses potentially affected by the dam are nearing completion as of summer 2009.

The first plan is the *Operations and Maintenance Manual* for Cimarroncito Dam. This manual covers fencing and security requirements to comply with Federal Emergency Management Agency (FEMA) Homeland Security regulations. Its main mission is preparedness.

The second plan is an Emergency Agency Plan to put into action in case of dam failure, which would affect all downstream watercourses, as well as the dam itself. This planning covers community responses to an emergency with the dam.

National Incident Management System (NIMS)

Cimarron also works with FEMA on preparedness planning for emergencies and disasters through the National Incident Management System, which provides a systematic, proactive approach to guide departments and agencies at all levels of government, nongovernmental organizations, and the private sector. The intent of this planning is to work seamlessly to prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property, and harm to the environment.

NIMS works hand-in-hand with the National Response Framework (NRF). NIMS provides the template for the management of incidents, while the NRF provides the structure and mechanisms for national-level policy for incident management. The Secretary of Homeland Security, through the National Integration Center (NIC), Incident Management Systems Integration (IMSI) Division (formerly known as the NIMS Integration Center), publishes the standards, guidelines and compliance protocols for determining whether a federal, state, tribal, or local government has implemented NIMS. Additionally, the secretary, through the

NIC, manages publications, collaborates with other departments and agencies, and develops standards, guidelines, compliance procedures, and protocols for all aspects of NIMS.

Village of Cimarron staff have been trained through various NIMS programs, including:

- IS-100. Introduction to the Incident Command System (ICS)
- IS-200. ICS for Single Resources and Initial Action Incidents

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Appendix

Housing and Infrastructure Projects of Potential Interest to Cimarron

Various types of housing programs are available to assist low- and moderate-income residents. The New Mexico Mortgage Finance Authority lists dozens of available programs in their directory.

If Cimarron decides to pursue projects for renovations, weatherization and/or new housing, coordination is needed with MFA, U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, and/or other agencies to identify the most appropriate programs for the village

The list below describes some of the programs funded and operating as of mid-2009:

HOME: This program provides the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. NMMFA administers the program in New Mexico. The HOME program distributes financial assistance to states and local governments. This money is used to help low-income individuals and families find and keep affordable housing. Funds may be available for gap financing for construction, rehabilitation or acquisition of affordable housing; cash assistance to eligible low-income tenants for security deposits and up to six months' rent.

Section 515 Rural Rental Housing Loans: This U.S. Department of Agriculture (USDA) Rural Housing Service program offers direct, competitive mortgage loans for affordable multifamily rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities. This program primarily provides direct housing mortgage funding. Its funds may also be used to purchase and improve land and to provide necessary facilities such as water and waste disposal systems.

New Mexico Housing Trust Fund: The Housing Trust Fund provides flexible funding for housing initiatives that will provide affordable housing primarily for persons or households of low or moderate income. NMMFA administers the program and awards funds on a quarterly basis for affordable housing initiatives. This program currently lacks funding.

NMMFA Weatherization: Los Amigos E.R.C. Incorporated (headquartered in Santa Fe) currently serves many counties in Northern New Mexico. In its weatherization assistance program, Los Amigos conducts energy audits and takes measures to reduce heating and electric bills, which may include new refrigerators and heating systems, if warranted. It is not a remodeling program.

Development of infrastructure for New Housing:

Small Cities Community Development Block Grant: The New Mexico Department of Finance and Administration Local Government Division administers the CDBG program, providing essential community facilities and decent housing for residents, promoting economic development, and maintaining a suitable living environment principally benefiting low and moderate income families. The city will apply for funds to provide community infrastructure in support of affordable housing projects.

New Mexico Finance Authority Programs: The New Mexico Finance Authority provides the following loan programs that may also support affordable housing:

- Drinking Water Revolving Loan Fund
- Local Government Planning Fund
- Local Transportation Infrastructure Fund Act
- Public Project Revolving Fund
- Water and Wastewater Grant Fund
- Water Project Fund / Water Trust Board

Certified Homeownership Counseling Program:

HUD Homeownership Counseling: Sixteen homeownership counseling organizations are currently funded in New Mexico through MFA to provide counseling to individuals on credit, debt management, housing loan opportunities, home-buyer assistance options, working with banks, and other aspects of financial literacy needed to buy a house.

These and other programs need to be further evaluated for their appropriateness in Cimarron.



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