COMPREHENSIVE PLAN ADVISORY COMMITTEE

The following are the summary minutes from the Comprehensive Plan Advisory Committee for held April 24, 2019 at 3:00 p.m. at City Hall, Room 2007-B, 700 North Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT:
Sharon Thomas, Chair
Mary Ann Hendrickson, Vice Chair
George Vescovo, Member
Roberta Gran, Member (Via Phone)
Russ Smith, Member
Heather Watenpaugh, Member
Todd Douglas Stuve, Member
John Moscato, Member
Abraham Sanchez, Member
Christina Ainsworth, Member

MEMBERS ABSENT:
Abraham Sanchez, Member
La Vonne Muniz, Member
Harvey Gordon, Member

STAFF PRESENT:
Srijana Basnyat, Community Development
David Weir, Community Development
John Castillo, Community Development
Dominic Loya, Community Development
Mark Miller, Community Development

OTHERS PRESENT:
Jim Carrillo, Halff Associates
Christian Lentz, Halff Associates
Kendall Howard, Halff Associates (Via Phone)
Ian Varley, City Explained (Via Phone)
Daniel Guimond, Economic & Planning Systems (Via Phone)
Rachel Shindman, Economic & Planning Systems (Via Phone)

I. Call to Order (3:03 p.m.)

II. Approval of Minutes

1. December 11, 2018
   Russ Smith made motion to approve. Todd Stuve, as well as Heather Watenpaugh seconded the motion. Motion was unanimously approved.
2. February 26, 2019
Russ Smith made motion to approve. Heather Watenpaugh seconded the
motion. Motion was unanimously approved.

III. Project Status and Update
Consultants highlighted the ongoing tasks of Scenario Planning, the Fiscal Impact
Analysis Report, the upcoming Design Workshop and Public Open Houses, and
briefly updated the group on progress made in preparing Volumes I – IV.

IV. Elevate Las Cruces Vision Statement and Components
Jim re-introduced the Vision Statement and Supporting Components. The CPAC
questioned the clarity of particular statements, such as “inclusive community of
choice”. Whether the Vision Statement is representative of Las Cruces was
discussed. Sharon introduced handouts and possible edits that could be made to
the Vision Statement and Components. After some discussion, it was agreed the
potential edits warrant another CPAC meeting specifically to discuss the Vision
Statement. Russ Smith made a motion to schedule a CPAC meeting devoted to
the Vision Statement, and the motion was seconded by Roberta Gran. The motion
passed unanimously.

V. Elevate Las Cruces Scenario Development

1. Joint Work Session Results
Ian began presentation regarding the Scenario Development process. He
presented the results of the Joint Work Session “Chip Activity”. Key results
included every group selecting the “Strategic Centers and Corridors”
Scenario, areas in Las Cruces where there was or was not consensus on
chip placement, as well as “non-chip results” like the Mesa Grande Rd
extension. There was some discussion on preserving or developing the
character of neighborhoods, and the importance of the Future Development
Maps was highlighted.

2. Fiscal Impact Results
Rachel presented the findings of the Fiscal Impact Analysis. She highlighted
that the analysis is currently a work in progress, it only covers impact to the
City’s General Fund, and all findings are better interpreted as net impacts
on the general fund relative to each scenario and not as absolute forecasts
or predictions. Rachel further qualified the impact analysis as only
concerned with the “net new” and not ongoing life-cycle costs when the
issue of infrastructure “wear and tear” was brought up by the CPAC. The
possible need for desalination plants in the future was also brought up;
however, it was explained that desalination plants were not covered in the
fiscal impact as the report only pertains to the general fund. The accuracy
of revenue related to property tax was questioned by the CPAC. The Zillow
figure of 166,000 for an average home cost was questioned, and the figure
235,000 was introduced by John Moscato. Construction fees on new homes
and their contribution to GRT was also discussed. In response to this, EPS
pointed out construction is a one-time revenue for GRT and could possibly
be treated as Capital.

3. Preferred Scenario
Ian introduced the Consensus Scenario Map and explained the inclusion of
entitlements in creating the Scenario. Some concern was shown by CPAC
on the emphasis of the Solano Corridor over the El Paseo Corridor in the
Consensus scenario map. It was pointed out by the CPAC that El Paseo
has a Community Planning Blueprint associated with it. Halff Associates
mentioned that Solano had more residential land uses than El Paseo, which
would be better for an urban corridor.

VI. Future Development Maps Progress Report
Halff Associates introduced the upcoming Future Development Maps and
discussed the various components to the maps. While discussing this, a question
concerning the origin of the various place types utilized throughout the planning
process was posed. Halff gave an overview of the differences between the
Forecasted, Emerging, and Opportunity Town Centers. Halff posed the question
to the CPAC of whether Opportunity Centers should or should not be included. The
primary pro presented was having a plan in place for growth if it does extend to
those areas. The primary con was the possibility that placing Opportunity Town
Centers on the map may inadvertently communicate a want for growth in these
areas. This was discussed further by CPAC without any overall consensus, though
there was support for utilizing a clear prioritization or tiered system to these town
center categories.

VII. Design Workshop Demonstration Sites
Halff Associates discussed the upcoming Design Workshops, and the possible
demonstration site locations. While the Mesilla Valley Mall was used as an
example of the acreage for a Town Center during the presentation, Halff
Associates clarified the use of the site would be partially dependent on the
receptiveness of the owner(s).

VIII. Public Comment
There were no public comments.

IX. Next Steps
Next steps for Halff associates included progressing on the Future Development Maps and the Report (Comprehensive Plan Draft Volumes). CPAC was asked to participate in the upcoming Design Workshop and Public Open Houses, City staff would send out a doodle poll and Schedule the additional CPAC meeting devoted to the Vision Statement.

X. Adjourn (5:31 p.m.)