



**SANDOVAL COUNTY, NEW MEXICO  
RESOLUTION NO. 2-28-24.11A**

**RE-ADOPTING AND AMENDING THE SANDOVAL COUNTY  
COMPREHENSIVE PLAN.**

**WHEREAS**, the Board of County Commissioners, the governing body of the County of Sandoval, has retained the authority to adopt master plans for the physical development of areas within the jurisdiction of Sandoval County, as authorized by Sections 4-57-1 and 4-57-2, NMSA, 1978; and

**WHEREAS**, the *Sandoval County Comprehensive Plan* was originally adopted by the Board of County Commissioners in July 1989; and

**WHEREAS**, the County's *Comprehensive Plan* is the overall long-range plan for Sandoval County, forming the foundation for area plans that will further ensure rational development that respects human, economic, and environmental needs within Sandoval County and is still in large part an effective general long-range plan for the County as a whole; and

**WHEREAS**, the County's current *Comprehensive Plan* was amended and re-adopted in 2013 in order to retain the *Comprehensive Plan* as a guide for the Board of County Commissioners on all matters related to planning; and

**WHEREAS**, the Sandoval County Planning & Zoning Commission, as the advisory body to the Board of County Commissioners on all matters related to planning, has reviewed and recommended the adoption of the proposed AMENDMENT to the *Sandoval County Comprehensive Plan*, to add supporting policy for Commercial Node development locations in the County; and

**WHEREAS**, the Board of County Commissioners recognize the need for this AMENDMENT to the *Comprehensive Plan* as the proposed AMENDMENT will lend further guidance to the County of Sandoval and other agencies and individuals involved in commercial development decisions to ensure orderly development; and

**WHEREAS**, the Board of County Commissioners recognize that the proposed AMENDMENT to the *Comprehensive Plan*, to add supporting policy for Commercial Node development locations, is consistent with existing policies and strategies in the *Comprehensive Plan* which call for identification of appropriate locations for commercial development in the County; and



**WHEREAS**, in addition to the proposed AMENDMENT to the current *Comprehensive Plan*, to add supporting policy for Commercial Node development locations in the County, the County’s *Comprehensive Plan* must also be re-adopted in order to continue retaining the *Comprehensive Plan* as a guide for the Board of County Commissioners on all matters related to planning.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANDOVAL COUNTY BOARD OF COUNTY COMMISSIONERS:**

**Section 1:**

The *Comprehensive Plan* is hereby amended. The *Comprehensive Plan* is also hereby re-adopted to retain the *Plan* as a guide for the Board of County Commissioners regarding all matters related to planning.

**Section 2:**

The approved AMENDMENT to the *Comprehensive Plan* (underlined) is the following:

**Sandoval County Comprehensive Plan Statement of Purpose:**

“In March 2024, the Board of County Commissioners approved an amendment to the Sandoval County Comprehensive Plan (Resolution No.) that enables the County to pursue focused planning and development of key identified commercial locations called Commercial Nodes. These Commercial Nodes are illustrated on the official Sandoval County Planning Map” (SCCP, Statement of Purpose, p. 6).

**Sandoval County Comprehensive Plan Planning Process:**

“...In regions or subregions of the County where growth pressures required more detailed planning, as was the case in Algodones, Area Plans and Commercial Node plans will be prepared. If appropriate, based on the overall comprehensive plan and the area plan and/or Commercial Node plan for the region or subregion, the Sandoval County zoning ordinance will be amended to further regulate development activities” (SCCP, Planning Process, p. 7).

5. “The official Sandoval County Planning Map is included with the Comprehensive Plan document in APPENDIX A” (SCCP, Section 1. Land Use and Natural, Historic, and Cultural Resources, p. 9).

**Sandoval County Comprehensive Plan Section 5. Housing.**

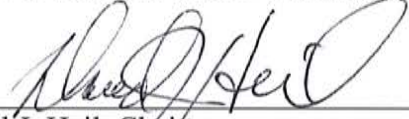
“A. Policy. Strategies. 2. Zone Districts for higher density residential uses may be implemented through the County’s Area Plan and Commercial Node planning process” (SCCP, Section 5. Housing, p. 20).

“C. Policy. Strategies. 3. An Area Plan and/or a Commercial Node Plan adopted by the Board of County Commissioners may comprise a portion of an application for Community Development Block Grant (CDBG) funding where the policies and strategies contained in the Area Plan and/or Commercial Node Plan lend to the identification of sites for affordable housing and housing related benefits to low- and moderate-income

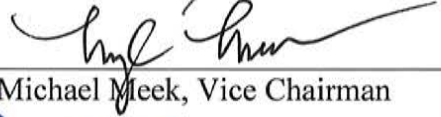
persons, the prevention or elimination of slum and blight, and/or lend to meeting other community development needs.”

**PASSED AND APPROVED THIS 28th DAY OF FEBRUARY, 2024.**

**SANDOVAL COUNTY COMMISSION:**



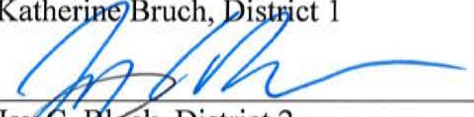
David J. Heil, Chairman



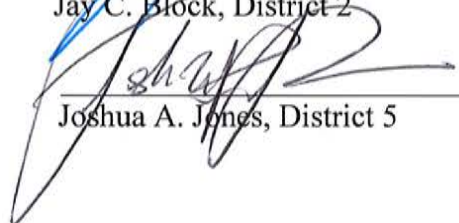
Michael Meek, Vice Chairman



Katherine Bruch, District 1



Jay C. Block, District 2



Joshua A. Jones, District 5

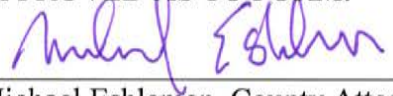
ATTEST:



Anne Brady-Romero, County Clerk



APPROVED AS TO FORM:



Michael Eshleman, County Attorney