

2015 Pojoaque Valley Community Plan Update

I. Pojoaque Valley Community Strategic Plan Purpose

The Pojoaque Valley Community Strategic Plan was adopted by Resolution 2007-120. The Pojoaque Valley Community Strategic Plan was created to address key issues in the Pojoaque Valley including preserving the traditional character of the area by maintaining mixed use, agricultural and a rural lifestyle. The Plan also focused on fostering harmonious relationships between Pueblo and non-Pueblo communities, cultural resources protection, and securing water sources and good drinking water. The strategic plan also emphasized the need for developing a satisfactory level of community services and facilities to include: waste management, law enforcement, roads, wellness facilities, substantial open space preservation, organized recreation areas and shared gatherings spaces. Other key issues identified include developing quality public education, revitalizing agriculture as economically viable and developing other resource conserving economic activities.

II. Pojoaque Valley Community Plan Purpose

Purpose: The Pojoaque Valley Community Strategic Plan was adopted in accordance with Santa Fe County's Community Planning process. The County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management Strategy that includes a comprehensive zoning approach based on a land use plan, a use matrix, notification procedures community planning and public participation. The SLDC indicates the purpose and intent for Community Plans as follows:

The Community Plan is intended to identify development and growth impacts for an area and provide strategies and land use recommendations including a future land use plan consistent with the SGMP. A Community Plan is intended to permit communities to recommend adoption of particular land use regulations based on the needs and goals of the community and shall conform to the procedures set forth in the SLDC, and to subsequently update plans as necessary due to changing circumstances.

The purpose for the 2015 Pojoaque Valley Community Plan Update is to provide an update to the existing plan in order to ensure that the plan is consistent with the County's adopted Sustainable Growth Management Plan (SGMP) and to ensure that the plan is implemented through the Official Zoning Map and Sustainable Land Development Code (SLDC).

III. Transitional Overview

In January 2015, the Board established the Pojoaque Valley Planning Committee and authorized it to develop a Community Plan Update, review proposed community district zoning and draft a community district overlay for amendments to the SGMP and SLDC. Provisions in the existing plan that are inconsistent with the SGMP will be superseded through this plan update. Community Plans and updates will be implemented through the establishment of an Overlay District in Chapter 9 of the SLDC and through adoption of the base zoning districts through the Official Zoning Map. The following sections of the existing Pojoaque Valley Strategic Plan will amend the SGMP:

Use Matrix: Any use or design standards in the existing Pojoaque Valley Community Strategic Plan will be superseded through the Community District Overlay in the SLDC, which has been drafted in accordance with the Community Plan Update process.

1. Procedures

Procedures identified through the existing Pojoaque Valley Community Strategic Plan will be superseded by the policies and procedures identified in the SGMP and the SLDC.

2. Land Use Plan Update

The Land Use Map reflects the proposed land use categories. Below is a breakdown of the two land use categories in the Pojoaque Valley.

Traditional Community. The Traditional Community land use category includes areas suitable for residential, small-scale commercial and traditional agricultural uses consistent with the existing development patterns of the Pojoaque Valley traditional communities. This land use category accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agriculture found in traditional communities with acequia systems, from encroachment by development. Density bonuses and transfers of development rights may be utilized to achieve the purposes of the district.

Mixed Uses. The Pojoaque Valley Strategic Plan identifies areas for mixed use development in the Traditional Community District. Commercial uses within the Traditional Community district are identified in specific areas of the Pojoaque Valley and should be compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property. The Mixed Use area is intended to support the needs of the community and to retain the predominantly residential character of the Village. Commercial uses that are small in scale are appropriate within this overlay zone in order to support the development of the village as a mix of residential and commercial. Commercial development should support local employment and provide local services which do not disrupt the quiet of the Village and promote self-sufficiency for the community.

There are three Areas identified for mixed uses in the Pojoaque Valley which are described below.

- A. Area A is identified as the Jacona mixed use area and is located on NM 502 and consists of properties adjacent to N.M.502.b. parcels south of NM 502 and north of the Pojoaque Valley School District at the Jacona Campus, and a parcel north of NM 502.
- B. Area B is identified as the Pojoaque mixed use area and includes parcels east and west of U.S. 84-285 between NM 503 intersection and CR 109 (North Shining Sun Road).
- C. Area C is identified as the Cuyamungue mixed use area and is located off the frontage road on the west side of U.S. 84-285 in the northern area of Cuyamungue.

Public Institutional. The purpose of the Public Institutional land use category is to accommodate governmental, educational and non-profit or institutional uses, including public or community parks, recreation facilities and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. Development in this area should be multi-use and designed with community input in order to meet community goals and objectives.

3. Land Use Map

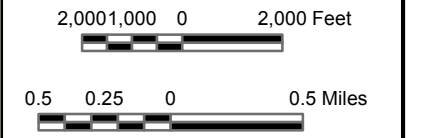
The Land Use Map will provide a framework for the base zoning in the Official Map for the Pojoaque Valley planning area. The Land Use Map is identified as Map 1.

Map 1: Pojoaque Valley Land Use Map

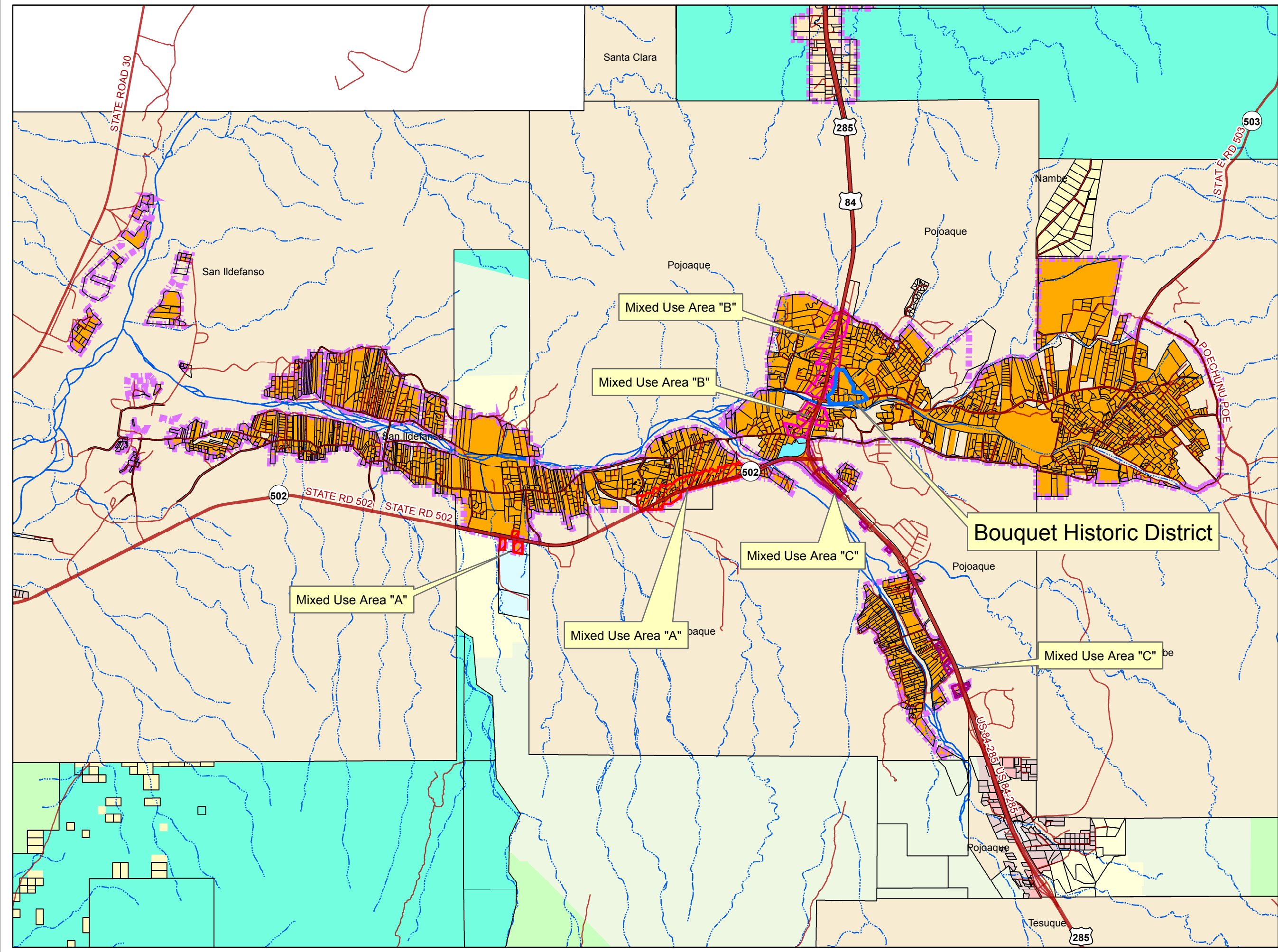
Santa Fe County
Pojoaque Valley Community
Proposed Land Use Map

- Legend**
- Pojoaque Valley Community Planning Area
 - Parcels
 - Major Roads
 - Minor Roads
 - Streams and Arroyos
 - Intermittent
 - Perennial
 - Not Under Santa Fe County Zoning Jurisdiction*
 - Tribal Lands
 - Federal and State Public Lands
 - Proposed Pojoaque Valley Land Use Map
 - Traditional Community
 - Public / Institutional
 - Proposed Mixed Land Use
 - Area "A"
 - Area "B"
 - Area "C"

* County zoning regulations do not apply



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Mixed Use Area "B"

Mixed Use Area "B"

Bouquet Historic District

Mixed Use Area "A"

Mixed Use Area "A"

Mixed Use Area "C"

Mixed Use Area "C"

IV. Updated Demographics

The following is a brief review of demographic data for the Pojoaque Valley which shows population and housing numbers in 2010. Data from previous Census years was not available for the entire District.

Pojoaque Valley Demographics	Current Data 2010*
Population	6,146
Median Age	42.6
Housing Units	2,826
Persons per Household	2.37
Own Home	1,910
Rent Home	677

Data from 2010 Census.

* Data is compiled based on information from the following Census Designated Places (CDPs): Pojoaque, Cuyamunge, Jacona, Jaconita, Nambe, El Rancho.

V. Community Issues identified through 2015 Planning Process

Agriculture and Environment

- The community would like the area to retain its rural character, while encouraging economic growth.
- The Pojoaque River has high sedimentation and this condition creates flooding.
- There is a need to coordinate with tribal, federal, public, and private entities in order to maintain the integrity of the acequia system.
- There is an on-going concern regarding wastewater management and how it affects the local water quality.
- There is a fundamental change in the growing season, precipitation patterns, and climate. People's ability to use agricultural land productively is shifting.
- The Committee supports continued efforts by the County Assessor's Office regarding the "agricultural land" tax exemption categories.
- There is a need to add more specific agricultural issues into the goals of the plan, to include potentially community farms, markets, classes, formalized "land exchange".

- There is support for conserving open space and contiguous irrigated agricultural lands through cluster development.
- The community supports land use mechanisms such as clustered development and agricultural preservation techniques such as an “Agricultural Overlay” to prioritize the protection of agricultural resources.

Other Issues

- Revitalization of inter-governmental summits will facilitate communication and collaboration around complex issues facing the Pojoaque Valley.
- The Jean Bouquet Historic District has been recognized as unique in its architectural, archaeological, and agricultural significance, by representing an occupational continuum from the 18th century to present.
- There is a need to preserve the historic character of the Jean Bouquet Historic District.
- The community is interested in forming a Community Organization within the new SGMP framework.
- Proposed zoning for the Pojoaque Valley should consider how the future water system will affect land use, and what that impact will mean to landowners.
- There are concerns surrounding easement and access issues for residents and property owners which have resulted in a level of uncertainty surrounding their ability to obtain loans or title insurance.
- There are community concerns surrounding enforcement of existing regulations, including illegal dumping. The committee has considered establishing standing meetings with County Code Enforcement as proactive approach to track community issues.
- Wildlife Corridors should be protected.
- Several community projects that had been identified in the Pojoaque Valley Strategic Plan which have not yet been initiated. While the scale and scope of these projects remains to be determined, potential projects include:
 - a community center to accommodate community-wide events with performance and classroom space
 - fire substation and sheriff's substation
 - community library/computer lab/reading room
 - community garden space
 - recreational facilities

- renewable energy production facilities, such as a community solar array, wind farm, green waste digester and other renewable energy production facilities.
- There is a need for enhanced safety and a signalized intersection at NM Highway 502/CR 84D when Jacona facilities are developed.
- There is a strong interest in establishing a community-wide trail network and trail improvements and to work toward the vision of an inter-connected trail system between Nambe BLM land, Caja del Rio and the Rio Grande River.