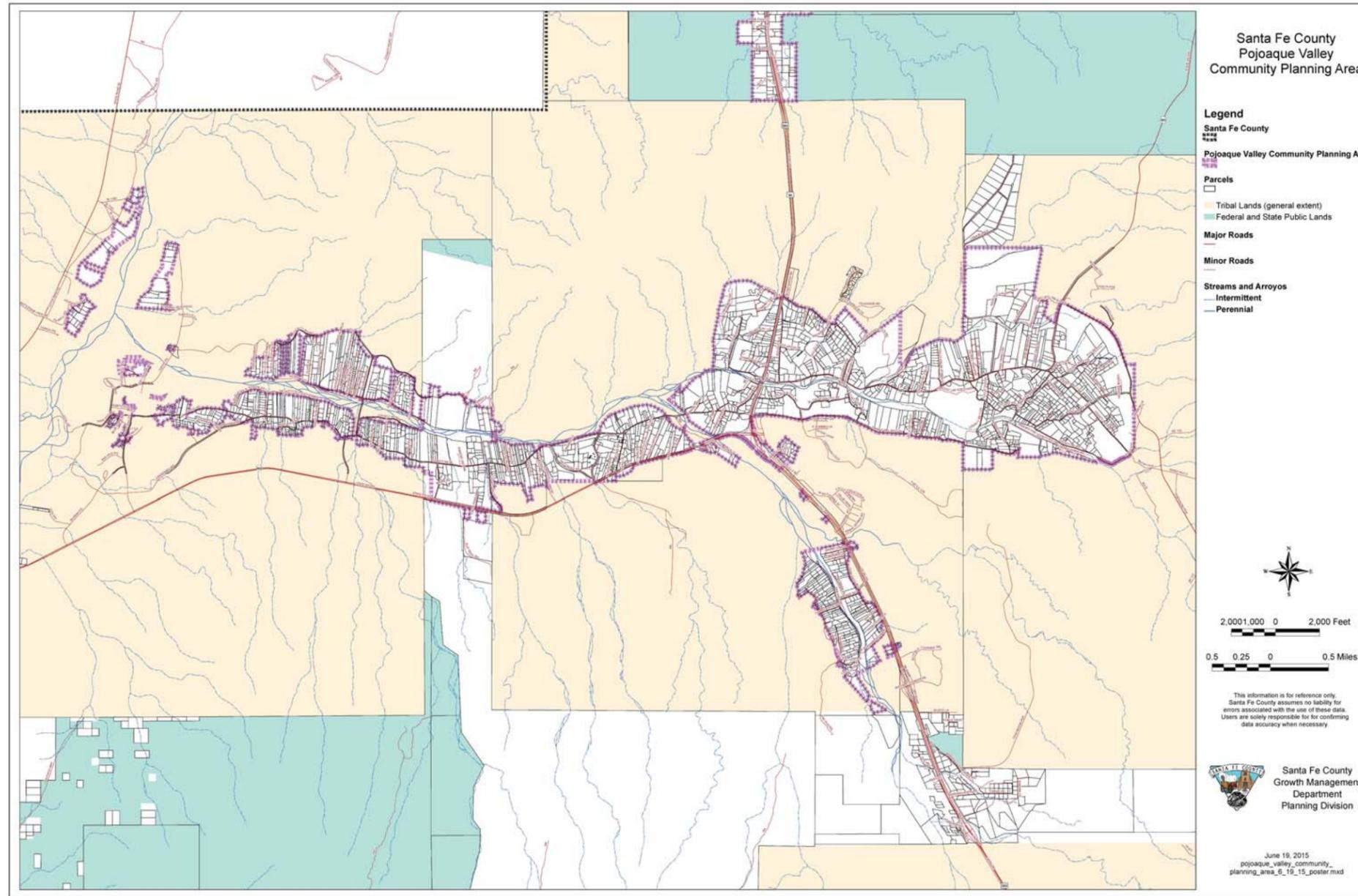


# Pojoaque Community Plan Open House

**Welcome! This is an open house. Please sign in and get a name tag. We invite you to walk around and view all the posters. We are here to answer any questions regarding the process, the drafts, and the anticipated outcomes.**



**Please feel free to add any comments to the posters and to discuss any questions or comments with your neighbors and County staff.**

**Grab a drink and some snacks.**

**Pojoaque Planning Area Boundary**

# Why are we here?

1. Community Planning was started in Santa Fe County in 1998 as an innovative way to work directly with communities in addressing local needs in planning for future growth. County staff have worked with community members in many communities to create plans that serve as a guide for future development, land use, community facilities, projects and programs for the specific community.

2. Adopted community plans are adopted by the Board of County Commissioners which are amendments to the County-wide growth management plan.

3. Ordinances are then developed from the Community plans to create the standards and regulations needed to implement the goals and specific land uses requirements identified in the community plan.

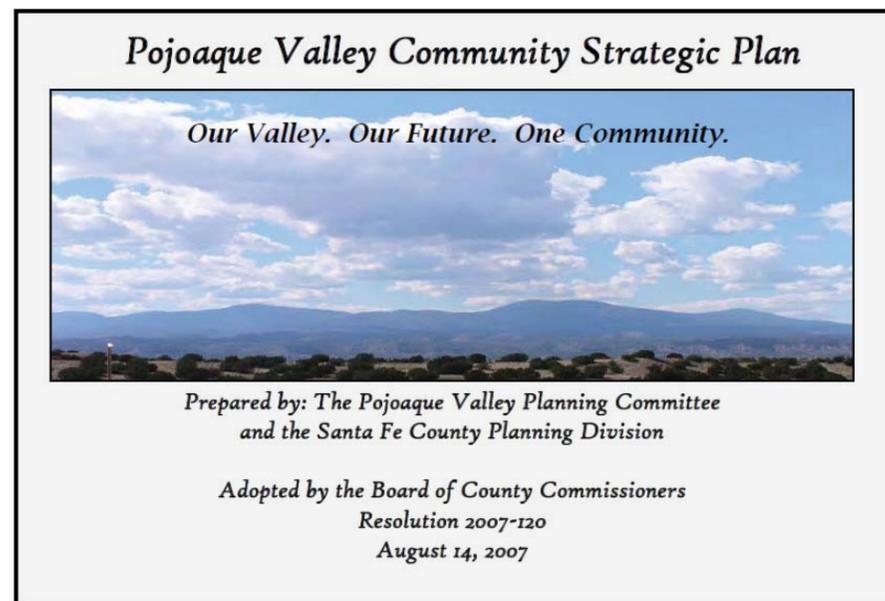
4. In 2010, the County adopted the Sustainable Growth Management Plan (SGMP) to replace the County's 1996 Growth Management Plan. All existing and any new community plans were adopted, as amendments to the SGMP and are an active element of the County-wide comprehensive plan.

5. In 2013, the County adopted the Sustainable Land Development Code (SLDC) which is the new framework for County-wide land use and zoning regulations.

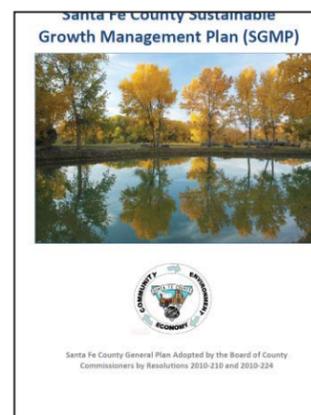
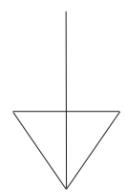
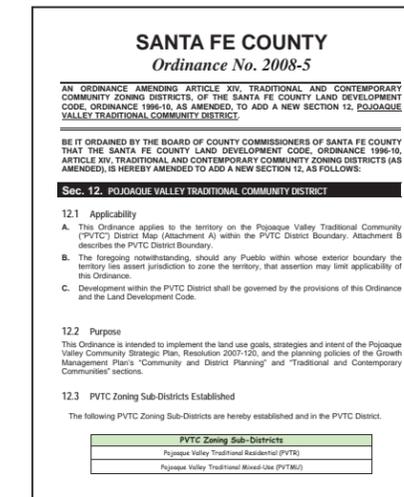
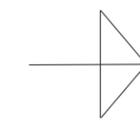
6. In 2015, the BCC established Planning Communities to work with County staff and initiated a Community Planning Process to:

- Update existing Community Plans, as needed, and to amend the SGMP with those updates.
- Develop Community District Overlays to serve as separate sections of the SLDC and identify land use regulations specifically tailored to the individual community. The Planning Process has also identified zoning specifically tailored to the local community, using the standards identified in the SLDC.

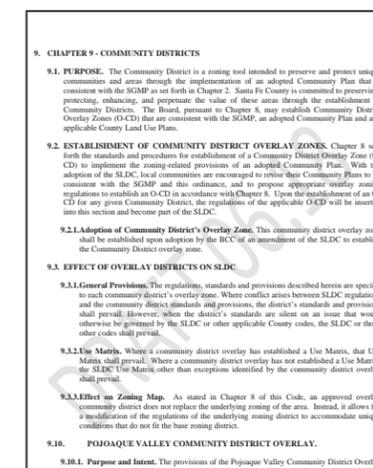
7. The reason we have invited you here is to meet with your family, neighbors and staff who have helped work on the Community Planning Update process and to get your feedback on the work that has been completed.



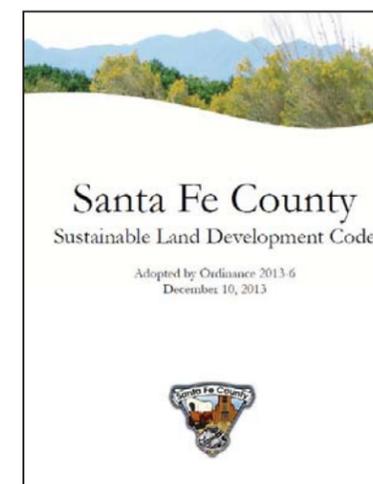
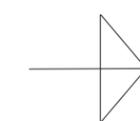
Adopted by the BCC in Resolution 20007-120.



The Pojoaque Valley Community Strategic Plan is an amendment to the 2010 SGMP



Proposed Pojoaque Community District Overlay - informed by the Plan and existing Ordinance.



The Pojoaque Overlay will be included into the SLDC.

# Pojoaque Community Plan

## Pojoaque Plan Time-line:

- **2002-The Board of County Commissioners (BCC) initiated a Community Planning Process and established a planning committee.**
- **2003-Tribal Summit with Valley Tribal Governments was held to discuss the role and goals of the Pojoaque Valley Planning Committee**
- **2007-BCC approved the Pojoaque Valley Strategic Plan**
- **2008-The BCC approved the Pojoaque Valley District Ordinance.**



## Pojoaque Plan Vision:

*Pojoaque Valley is still home to our thriving predominantly rural communities. We remain blessed by the natural beauty that surrounds us and continue to honor our historical roots. We cherish our socio-economic and cultural diversity while nurturing and protecting the harmonious and interdependent relationships among all our people.*

*Pojoaque Valley continues to retain its quiet, rural character: small vegetable gardens and farm animals such as horses, cows, and chickens are a common sight; roads remain relatively narrow and typically unpaved with no billboards; vibrant and economically viable acequias water agricultural lands; cottage industries and carefully placed resource-conserving small businesses enhance economic viability while preserving open space; and star-lit skies outshine artificial light. We enjoy clean air, land, and water, and everyone knows their neighbors.*

*We have high quality community facilities and services that are accessible to everyone. The Valley's schools are among the best in the nation. Skilled and considerate law enforcement officers who have roots in our communities encourage respect for the law. We have excellent fire protection and guaranteed access to our properties via rural roads that are safe for us and our children to walk, as well as ride bicycles and horses. There are effective solutions for solid and liquid waste management.*

*Lovely public open spaces, recreational areas, and comfortable plazas have been developed with community energy where residents of all ages gather and foster a cohesive atmosphere that distinguishes our Valley as a model of community cooperation and mutual support.*

*Because of an earth affirming, cooperative planning, and implementation effort, we have fulfilled our expectations for a high quality of life for our families now and for future generations.*



# Pojoaque Community Overlay District Process

## Completed Phases:

(What has been completed)

1. Community Plan Review and Proposed Updates
  - a. Reviewed existing Community Plan
  - b. Reviewed updated Community Profiles
  - c. Reviewed Existing Land Use
  - d. Reviewed regulatory framework
  - e. Developed Future Land Use Plan
2. Review Zoning Map Draft and Community District Ordinance
  - a. Reviewed existing community district ordinance and zoning,
  - b. Reviewed adoption draft zoning map from March 2014
  - c. Reviewed SLDC in relation to the community district,
  - d. Proposed Use Matrix, community district standards and proposed zoning.
3. Update Community Plan, review zoning map and Community District Overlay drafts
  - a. Community Plan Update Draft,
  - b. Reviewed community district zoning map draft
  - c. Community district overlay Draft

## Current Phases:

(Where we are now)

4. Two (2) Community wide meetings to review:
  - a. Community Plan Updates
  - b. Community District Overlay
  - c. Zoning Districts

## Future Phases:

(Where we are going)

5. BCC public Hearings:
  - a. Community Plan (SGMP Amendment)
  - b. Official Zoning Map (Zoning Map Adoption Process)
  - c. SLDC Amendment Process for Community Districts (SLDC Amendment Process)

## 2015 Community Participants:

The Pojoaque Community Planning Committee had 7 meetings at the El Rancho Community Center, March through May. The list to the right includes the community members who participated in these planning meetings.

Alex Trujillo  
David A. Neal  
David Dogruel  
Devin Bent  
Ed Pulliam  
Flo Perkins  
Heather Nordquist  
Jacob Mendez  
Joseph Ortiz

Martha Trujillo  
Matthew Murray  
Raymond McAllister  
Scott Bustos  
Steve Carson  
Vicente Roybal

## Examples from the Planning Meetings:

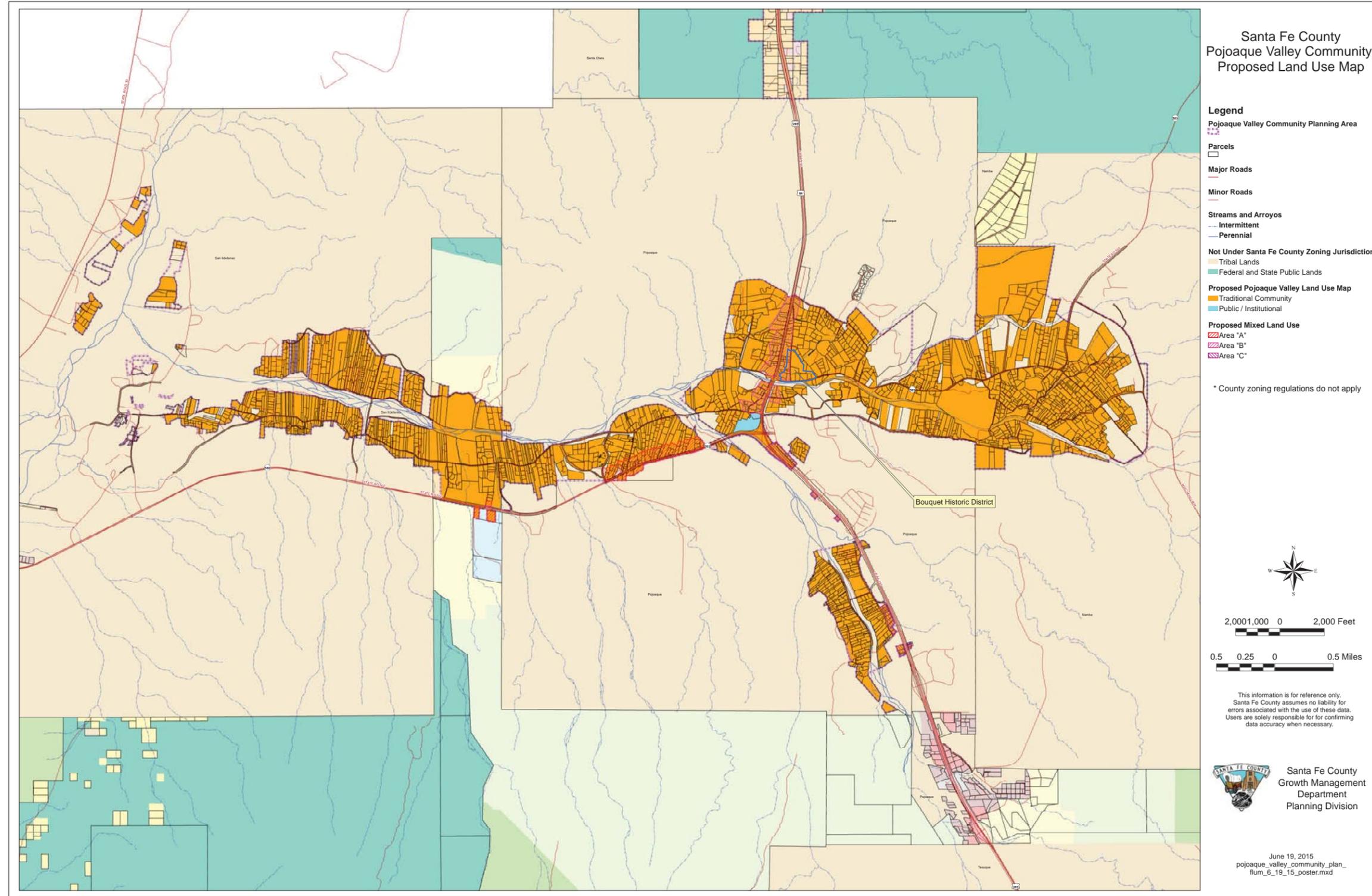
Community Ordinance Regulation	Relationship to SLDC Standards	Community Review	Staff recommendations
22.3 Pojoaque Valley Traditional Residential Subdistrict	8.6.8 Traditional Community, 7C.13, p. 196	Opposed to anything that reduces density below 1/4 acre per DU through density	Traditional Community, and address the 33 acre/DU
22.3 Pojoaque Valley Traditional Mixed Use	8.6.8 Traditional Community, 7C.13, p. 196, could also be 8.7.1 Commercial General, 8.7.2 Commercial Neighborhood, or 9.11.2 Rural Commercial Overlay	Rural Commercial Overlay	Rural Commercial Overlay
22.3 Pojoaque Valley District Use Table (Special Uses and in SLDC)	8.5 Use Regulations, p. 200-201		Define in Use Table
12.3 PVTC District Density and Dimensional Standards	8.6.8 Traditional Community Table 8.12, p. 194, 8.7.1 Commercial General Table 8.13, p. 197, 8.7.2 Commercial Neighborhood Table 8.14, p. 198		24' Maximum building height
12.3 PVTC District Density and Dimensional Standards	7.1.3 Setbacks, Table 7.4, p. 95	There are a lot of setbacks in the Pojoaque Valley. Is the setback from the property line or the assessment? What defines the "front" and "rear" setback? "Rear" setback is defined as the distance between the County road access back into property and setback a county road. "Front" setback is from a designated access easement.	Use Traditional Community setback of 5' minimum from front, rear and sides.
22.3.A. Supplemental Use Standards-Non-residential	8.11.2.3 Rural Commercial Overlay, p. 201, 8.7.1 Commercial General, Table 8.13, p. 197, 8.7.2 Commercial Neighborhood, Table 8.14, p. 198		Define in Rural Commercial Overlay
22.3.B. Home Business, Home Occupations allowed throughout PVTC District	10.6 Home occupation, p. 218	Pojoaque needs to reform	Refer to Home Occupation, 10.6.3.1, p. 218 - A Home Occupation may be located in any residential district, subject to the provisions of this section.
22.3.C.1. Site Development Plan required	10.6 Home occupation, p. 218 - required for medium impact		Refer to Home Occupation, 10.6.4.3 Medium Impact requires a Conditional Use permit.
22.3.C.2. Home business clearly residential and accessory to residential use of property	Not specified in SLDC		???
22.3.C.3. No more than 2,500 square feet used for home business	10.6 Home occupation Table 10.7, p. 219		Refer to Home Occupation Table 10.7 - Max Impact: Limited to 20% of total square footage. Low Impact: Limited to 35% of total square footage. Medium Impact: Limited to 50% of total square footage.

“Blue Document” - Staff took the direct lines from the Plan and compared them to the corresponding Code requirements. Committee members went line by line to decide if the regulation was covered in the SLDC. If the regulation was not covered the item was not covered the line was to be put into the Pojoaque Overlay.

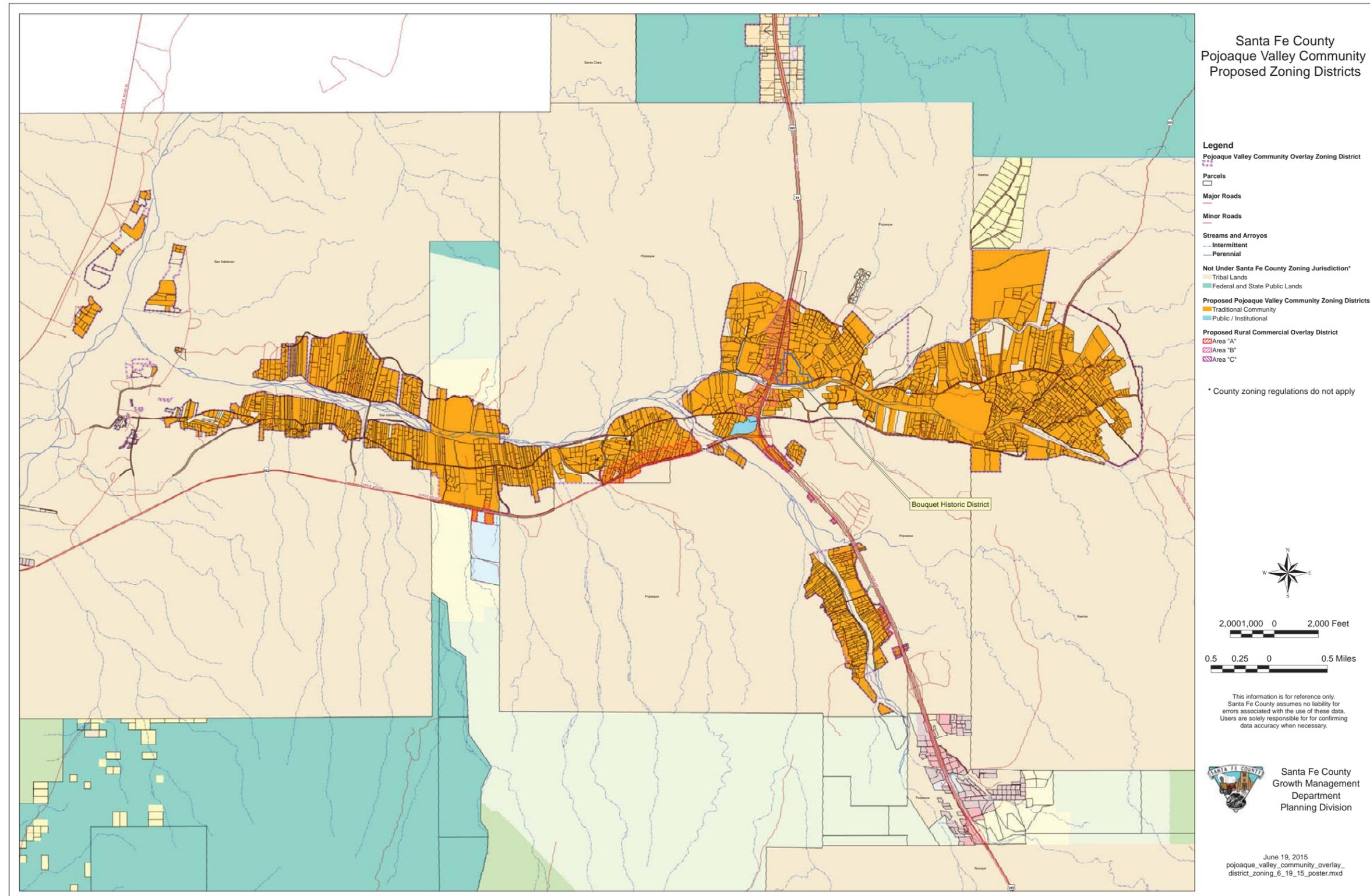
Appendix B: 1

“Use Matrix Tool” - Staff took the Appendix B Use Matrix from the Code and created a document that only contained the zoning districts within Pojoaque. The Committee went through each use and based on the Plan decided if the use was Permitted, An Accessory, Conditional or Prohibited.

# Pojoaque Community Land Use Map



# Pojoaque Community Proposed Zoning



# Pojoaque Draft Community Plan Update & District Overlay



The Pojoaque Community Strategic Plan was adopted in 2007. Since that time the County has adopted a new planning framework. The 2015 Plan Update contains transition language to better incorporate it as part of the SGMP. This update also contains issues that didn't fit into the current planning process, but that are very important and need to be part of future planning processes. A Land Use map was a large part of this process and is included in this update. Current demographics for the area are also included.



Pojoaque Valley Strategic Plan Themes include Rural Character, Growth Management, Community Quality of Life.



The Pojoaque Community District Overlay, along with the proposed zoning map will implement the Pojoaque Community Plan to direct future development in the Pojoaque Valley.

