

Pojoaque Valley Planning Committee Meeting Summary
Thursday, January 12, 2006 6:30pm – 8:30pm
Old High School Library

(Note: This is a meeting summary and is not intended to give the meeting contents in its entirety. If you would like to get more details about the meeting, please contact a committee member who was present at the meeting, or the SF County Planning staff.)

The meeting, chaired by David Dogruel, began at about 6:50. Because there were a number of new people in attendance, David began by asking all participants to introduce themselves.

Committee Member Reports:

Weed Burning

David Dogruel told us that because of the drought, individuals should be very careful when burning weeds. We need to get a permit for burning outdoors from the fire department.

DOT meeting re the NM 503 to CR 109 corridor of US 84/285

Ben Gomez attended the DOT meeting last Thursday concerning the proposed changes to the 503-109 corridor. About 30 or 35 people attended. The current plans will not make major changes. No land will be taken to widen the road. The plan is to enhance the shoulders, and to redesign the medians.

We received copies of a handout from the DOT meeting, which presented three alternatives for median design. These alternatives varied in the number of places from which left turns would be possible. The handout also outlined plans for a pedestrian and bicycle lane, for roadbed widening within existing right of way and for local access lanes.

Ben told us that there are plans to put in infrastructure for a traffic light at 109, so that it will be easier to install a light in the future, if needed. David Dogruel commented that Pojoaque Pueblo has a housing development off of 109 so it would make sense if growth is going to occur there.

Mario Romero said that the design should take trailers (such as horse trailers) into consideration. It is currently very difficult and dangerous to turn left on 503 when pulling a trailer. Ben added that school buses are currently making U-turns in this area, which is also a problem.

Ben said that there will be more meetings on this topic. He also suggested that we have Diego Gomez, the NMDOT contact for this project, give a presentation to us. Comments can be emailed to cfsilva@louisberger.com.

Acequias

Mario told us about recent meeting with the Las Joyas ditch, where water banking and water transfer laws were discussed as alternatives to maintaining acequias' viability. David Dogruel commented that the Irrigational District or the NM Acequia Association should try to set up a meeting for the Pojoaque Valley community on this topic. Elaine Best told us that the Otra Banda ditch has rewritten its bylaws to include these new laws. Anyone wanting a copy of these bylaws can contact Elaine at best@newmexico.com.

High Speed Internet Service

Don Wilson has been researching the possibility of high-speed Internet access for our area. He spoke to Milo Chavez about Pojoaque Pueblo's plans, and learned that the Mescalero Apaches have plans to bring in service to our area. He learned from Chavez that Qwest is not interested in serving us.

Scott Pitman has contacted Eldorado, which has a home-grown wireless service called La Cañada Wireless, who charges \$20/month for access. He felt that we probably have Los Alamos technicians here who could volunteer to put together a cooperative. David Dogruel said that Eldorado, unlike us, has access to a Qwest T1 line. Don added that unlike Eldorado, we have many trees that would interfere with the line-of-sight transmission.

Don would like to pursue obtaining high-speed Internet service and asked if someone would be willing to work with him.

Old School Buildings/ Community Center

David Dogruel gave us an update on the status of the plan to use the old school buildings as a community center. The County attorneys believe that the new use would be permissible under the covenants. The school superintendent had asked for an independent review paid for by the County. The school's attorneys believe that they can use the County attorneys' work, and believe that there will be just a few billable hours required to review it. David is waiting to hear from the school district whether this is acceptable.

Aamodt Settlement

David Ortiz reported that there will be a public Aamodt hearing on Tuesday, January 18 at 10:00 AM at the Federal Courthouse. The settlement agreement is still being negotiated.

County Reports:

Schedule for completion of the plan:

Jack Kolkmeier suggested that we set a date for completing a draft of the plan, and proposed that sometime in May would be realistic. We need to have the focus groups meet before then. Much of the paperwork for the plan is already complete. We should try to get the plan to the Board in the summer.

Mapping issues:

We still have problems with the mapping because some boundaries are still uncertain. To rectify the problem we would need to do an expensive survey. We may need to go through the Federal Courts for this. The outer boundary of the traditional community is pretty definite. The maps we are using come from the Assessor's office. If people see problems on the maps they should bring documents to the Assessors to rectify the problems or talk to the Planners working with the PVPC. The Pueblos have agreed in the past to share their data concerning mapping. The County GIS staff needs to meet with the Pueblos to discover differences. Any such disagreements must be settled at a higher level than the County. David Dogruel added that there would be opportunities to correct the maps at the hearings when the PVPC community strategic plan is presented to the Board of County Commissioners. He also asked that anyone who knows of errors should mark them on the current maps.

Designating Potential Commercially Zoned Areas

David Dogruel started the discussion on commercial districts by explaining that we are defining where it would be most appropriate for commercial development in the Valley. He said that the

updated map brought to this meeting reflects a consensus from all of our meetings about where potential commercial districts should be located.

Renee said that we need to clarify that one doesn't need to reside in an area designated as a commercial district in order to start a business. She added that the commercial districts need access and space, that's why many are located at intersections, usually off of major roadways. For example, the Nambe road would require widening if it were ever designated as a commercial district; therefore it may not be the best location to designate a commercial district. However any of the residents off of 503 and in the Valley have the option of starting a home business or home occupation, without having to be designated a commercial district. She drew our attention to a handout of the proposed rewrite of the Land Development Code sections concerning Home Businesses, Offices and Restaurants (section 2.5.7) and Home Occupations (section 2.5.8) and discussed the difference between the two. One unresolved issue for commercially zoned areas is the depth of the commercial districts we have already designated – that is, how far into the properties should the commercial district cover.

Jack amplified on the previous comments and then added that we need to be sure to designate commercial uses that might be offensive to neighbors (for example an auto-body shop) as conditional. He said that commercial areas must be accessible from main roads. In the original exercise, we made the commercial areas one property deep. But in the case of really deep properties, we would want to restrict the depth of the commercial area. People wanting to use part of their property for a commercial use could subdivide. Jack also clarified the issue that if you are located in a commercial district, the property owner will not pay commercial taxes, but continue to pay their regular residential property taxes, unless they change their use to commercial to start a business. Home businesses and home occupations are also not considered commercially zoned, and remain under the single residential use.

Don Wilson asked about the process for permitting a commercial use. Jack said that in the commercial areas, the procedure would be different depending on whether the use had been designated as permitted, conditional or special. Permitted uses could be handled administratively. People would need to post the change, but there would be no hearings. Other uses would require a public hearing.

Jacona Land Grant, Cuyamungue Land Grant

Wil asked about designating a commercial area along the portion of 502 that passes through the Jacona Land Grant. David Ortiz suggested that this decision could be left up to the Land Grant itself, provided we decide to include the Land Grant in the traditional community. Everyone agreed with Carlos Ortiz's suggestion that we wait until we receive an official request from the Jacona Land Grant board of trustees before we consider inclusion of part of the grant lands in the traditional community.

Jack commented that we should also get an official request from the Cuyamungue Land Grant. We do not know if Cuyamungue has any official governing body, but we should get something that indicates that all of the owners have been contacted about this. Renee said that she would contact Neel Glass about this.

Next Meeting

The next meeting will be on January 26th, at our usual meeting place, the Sammy Quintana Community Board Room from 6:30pm-8:30pm.