

Pojoaque Valley Planning Committee Meeting Summary
Thursday, January 26, 2006 6:30pm – 8:30pm
Sammy Quintana Community Board Room

(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 another committee member that was present at the meeting, or the SF County Planning staff.)

Neither David Dogruel nor David Ortiz was able to attend, so Ben Gomez chaired the meeting, starting the meeting at 6:30 and asking for reports from community members.

Committee Member Reports

Jacona Land Grant/Oshara Village

Elaine Best spoke about the Oshara Village development in the Community College District (CCD) south of Santa Fe because she felt it was a good model for potential development of the Jacona Land Grant (JLG). (website is www.OsharaVillage.com). Oshara is designed with sustainability in mind, much of the housing is high density to preserve open space, with reuse of wastewater, and solar assisted heating. Elaine felt that this type of development would be a way to offer affordable housing in the Valley, while preserving the natural beauty of the Land Grant and surrounding area. Jack said that the County has won awards for the CCD development, particularly because of the mechanisms set up to mandate affordable housing, open space and density measures.

Wil said that he would like to set up meeting between the PVPC and the Board of the JLG. He added that development of the JLG would happen in phases – he imagines a 10-25 year time period for long-range development initiatives. Wil wants to plan wisely for the good of the entire community and to be good neighbors. He does not want development as it has been done in the past.

Aamodt Suit

Lynn Velasco said that there is a partial agreement among the entities, which, although incomplete, is enough progress so that Judge Vasquez is not requiring the parties to go into litigation. Public meetings are planned in February.

Vicente Roybal Presentation

Vicente presented the ideas behind his grant proposal for the Northern NM Youth and Community Development Corporation. He said that youth's increasing use of electronics for entertainment is cutting them off from nature. He wants to restart an interest in agriculture by teaching it in the schools. He envisions a garden at the high school, and a project to teach kids about the business of agriculture by hiring them to work in a Community Sponsored Agriculture project. The proposal also includes continuation of the Farmers' Market in the Valley that started last summer.

He requested a letter of support from the PVPC. Vicente said that making a living by agriculture is viable, sellers of organic produce at the Santa Fe Farmers' Market can gross \$5000/day. There was some discussion of where the numbers (\$100K-\$150K) for farmer's income came from. Vicente said those figures were gross income, not net profit. Lynne said that throughout the country people will pay 20% more for local food. In response to a question from Levi about how this would differ from FFA or other existing programs, Vicente replied that this project would make agriculture a daily presence. Even if kids just make a family garden, it would put them in touch with nature. He added that even if you just produce \$1000 worth of produce for your own use, in a garden, you are a farmer. Jack said that it would be a good idea to meet the kids and have them come forth to say they are in support of this program. This would strengthen the

validity of the need for such a program. Vicente said that there is a teacher at the HS with a small greenhouse that he uses to teach math and biology. Vicente added that his proposal also includes plans for a commercial community kitchen. Food can be processed there and sold at the Farmers Market. It can provide areas for food storage, and also have classes. Jack and Don Wilson both indicated the importance that the PVPC and Vicente need to work in concert. In response to a question from Mary Lou, Vicente said that he has letters of support from educators. Agreement was made to write a letter of support for the initiative.

High Speed Internet

Don Wilson reported that Elaine has volunteered to help him with his effort to get high speed Internet for the Valley. He is waiting to hear more about a rumor that there are plans to build a tower in Los Alamos that would be able to serve our area. The other possible players are Qwest and MATI (Mescalero Apache Telecommunications Inc). Jack offered to put someone from Eldorado, which has a home-grown WiFi system, in touch with Don. Ben commented that "Wild Blue" has services in Espanola and Nambe.

Jack's Birthday

We congratulated Jack on his 60th birthday, with cake, a t-shirt from Diane Boissevain, a laser pointer from Mary Lou, and lots of good food at the break.

Commercial Districts

Renee showed us the latest version of the aerial map with the commercial districts. We need to organize focus groups for the area on 285 north of 503, and for the portion off of 502. Elaine commented that we needed to address the issue of commercial districts on 503. In a past meeting, those present wanted a commercial district on 503, and at other meetings people have opposed this. Renee said we needed to address other options because she did not think she made it clear that 503 would not be the best area for a commercial district because of access and traffic issues. However this road still has the opportunity to have home occupations and home businesses. We can address this issue further at a community meeting.

We discussed Neel Glass's request to include the south section of Cuyamungue as part of the traditional community boundary. Some felt that we did not need to designate this area as commercial because all of the relevant properties were already used commercially anyway. Girard Martinez said that people in the area should be able to develop commercial uses because the Pueblo will develop the area anyway. He was concerned about including the area into the traditional community boundary because there will be septic tank contamination issues if there are more small lots. Also, most of the lots are grandfathered properties that are already 1-acre lots. He thinks that most of these lots may have been created illegally. Jack said that the area has evolved commercially, but that it doesn't have the criteria usually used for designating an area traditional. Neel asked why the south section of Cuyamungue should be subject to different rules. Jack replied that the settlement patterns were different – development is more recent in that area. If the goal is to zone the area commercial, designating it as a traditional community is not the right mechanism. He suggested that the south Cuyamungue community could do its own plan, or that they could get together as landowners and request from the Board of County Commissioners a zoning change. Lynne commented that agriculture is part of the traditional community. Girard said that there are no acequias in this area. Mary Lou said that the State Engineer plans to announce stricter rules for new wells, so it might be harder for an area like this to start drilling more wells in an already dense area.

Next Meetings

In February we will meet on the 9th and the 23rd at the Sammy Quintana Community Board Room from 6:30pm to 8:30pm.

Notes by E.B. and R.V.