

**Pojoaque Valley Planning Committee Meeting Summary**  
**Thursday, November 10<sup>th</sup>, 2005 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.)*

David Dogruel chaired the meeting and was assisted by Jack Kolkmeier and Renee Villarreal from the County Planning Division. The meeting commenced with announcements from community members.

Nambe Clean up: The clean-up took place on November 5<sup>th</sup>. There was a decent turnout and the group picked up a lot of trash along 503 in Nambe. David Ortiz thanked the County for the use of gloves and vests and the donation of trash bags.

Commissioner Montoya updated the group on the status of the research that was being done by the County concerning the old school property. The County legal staff discovered that all the deeds for the property were quick claim deeds to the school with the exception of one. This one deed had covenants that had specific uses that would not be allowed on the school property if it reverted from educational use. Uses such as a lumberyard, a wastewater plant, a funeral home, and a blacksmith, were some of the examples given. Harry will inform the school's attorney of their findings, and have them review it. We will now be able to move forward with looking into acquiring the school building for other educational and community uses now that the legal research has been done.

Commissioner Montoya also informed the group that a wastewater project update meeting was held at Speaker Lujan's office and thanked the committee members who were able to attend at the last minute. Some of the details discussed in this informal meeting:

- It will cost \$10 – 12 million to get essential lines hooked up from the wastewater system to the rest of the Valley.
- The current holding pond is the tentative location site for the system.
- The Jacona Land Grant is also considering the system to be located on their land.
- The Speaker is optimistic about getting additional State and Federal funding for the project.
- They are looking at a variety of community hook ups.
- They will be urging the school to request more funding through the Capital Outlay funds.
- One million has already been requested from the County.

Comm. Montoya also explained what was going to happen if the County acquired water rights from the Top of the World Farm in Questa. The water would be leased in order to make up the difference for the 750 ac. ft. that the Non-Pueblo population should have after the Aamodt suit is clarified. Currently the non-Pueblo population has 588 ac. ft. The money used for water projects such as this one, is not a way to use taxpayer money to give to the Pueblos. There was a concern raised about this subject that Comm. Montoya felt obligated to explain to clarify any misconceptions about the Questa project.

Ben Gomez gave the details for the bridge dedication that would be held in honor of veteran Robby Trujillo on Friday, November 11<sup>th</sup>. Other veterans from the area were to be honored as well.

Jack recapped his and Renee's GPS outing to get the proposed multi-purpose trail area mapped out with the help of San Ildefonso Pueblo's GIS staff person, GIS County staff, and the guidance of the PVHS cross-country coach. They mapped an 8-mile loop that will act as a preliminary trail until

all alternative trails are considered and GPSed. Meetings with the San Ildefonso and Pojoaque Pueblos will need to occur, once the proposed areas are mapped and can then be evaluated.

Jack introduced Penny Ellis-Green, Deputy Land Use Administrator for the County and she gave us a run down of her past experience in planning and also what work she has done with the County the 10 years that she has been in Land Use.

Jon Paul Romero, the current representative on the County Development Review Committee who is from the Valley, talked about his role as a committee member for this advising board. The CDRC primarily looks at a variety of projects mostly concerning individuals or families that would like to give property to siblings and don't have enough property to divide based on lot requirements. Therefore a lot of variance requests come through the CDRC. The only projects he has seen that have been before the CDRC that involve Pojoaque have been rezoning of property to commercial. No minimum or large subdivision requests have been presented before the CDRC.

A committee member asked what is the basis for the decision to grant variances as it relates to minimum lot sizes. Jon Paul said it usually has to fall under an economic hardship, or for topographic or slope issues. Penny added that with the Code Rewrite it will be harder to get variances so it's best for a community with a community plan to set the land uses that work best for their community patterns and growth.

Jack reminded the group that a local development review body is created after a community plan is adopted. This review committee replaces the role of the CDRC. They work by consensus and act as a recommending body for land use issues in a community. Any projects will have to go through this process to get approval. In addition, privately owned Pueblo property that is not part of the Pueblo land held in trust will also have to go through the public approval process.

Penny talked about the role of commercial districts. Currently Pojoaque Valley has two official commercial districts – one is a radial corridor off of 285 and the second is off of CR 89B in Cuyamungue. According to the Code, there are four types of commercial districts that can occur in the County. From largest to smallest, there is a Regional District, a Community Center, a Village Center, and a Neighborhood Center. In Pojoaque, the first two smaller districts is what would probably work best in the Valley, but a Community Center could also have potential depending on how large of commercial development the plan will allow regarding the square footage of the construction. Currently the Commercial District in Pojoaque allows building sq. footage up to 1750 ft. Penny also stated that when an area is designated as a commercial district, it doesn't mean that that's all the area will allow. It just gives an area an option for commercial if one chooses to pursue a business.

Penny also explained that when looking at small family transfers, they do not have any special requests given to them because the area in the Valley is designated as Traditional Community, which already gives a reduced lot size of  $\frac{3}{4}$  acre. Thus there is already an advantage to family lot splits because property owners can go down to as low as a  $\frac{3}{4}$  of an acre if they choose to.

Penny began a discussion about how home occupation and home business designations will change with the Code Rewrite. Home business is not designated in the current Code, however will be included in the Rewrite to give another option to residents who would like to have businesses of no more than 2,500 sq. ft., and no more than 6 persons, other than family members, regularly engaged in work. However because the committee is creating a community plan, the community can decide what are the best options for commercial zoning and home businesses in the Valley.