Regulating Land Use

Protecting the Water

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Differences in Perceptions

- **Land Use Planners:**
  - Assume water will somehow be available
  - Consider water as a component of infrastructure
  - Emphasize economic development goals

- **Water Managers:**
  - Focused on water supply and demand
  - Concerned about water sustainability
Managing and Controlling Land/Water Use

- Zoning Ordinance
- Subdivision Regulations
- Building Codes
- Water Conservation Ordinances
- Environmental Regulations
- Water Shortage Emergency Plan

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Water Management through Zoning

- Site planning and development standards
  - Protection of ground water & other sensitive areas
  - Onsite stormwater retention & water harvesting
  - Landscaping requirements
  - Water use requirements and limitations
- Integration with other regulatory controls
  - Flood plain and watershed management
  - Building and construction codes
  - Subdivision Regulations
NMSA 3-53-2.1. Water resources; county or municipal requirements.

A. For the purpose of preserving and protecting water resources and to provide an assured water supply for the community, a county or municipality may require:

(1) site development standards to conserve water and minimize water loss;
(2) water harvesting and storage;
(3) low water use landscaping and plant materials;
(4) nonagricultural residential and commercial water use limitations; or
(5) recycling and reuse of water.

B. The provisions of this section shall be implemented consistent with state engineer rules.

C. Agricultural water users or agricultural water rights owners are excluded from the provisions of Subsection A of this section.
Water Management in Subdividing Land

- Requirements and planning for land division
  - Availability of (potable) water to all lots
  - Provisions for liquid waste disposal
  - Stormwater drainage control system

- Additional requirements
  - Water rights (permits) secured or committed
  - Water quality protection assurances
  - Water utility easements
Building Codes

- Roof Catchment and Water Harvesting
- Low Flow Plumbing and Fixtures
- Grey Water Systems
Water Conservation Strategies

1. Recordkeeping
2. System monitoring
3. Water pricing
4. Plumbing & fixtures
5. Low Water Landscaping
6. Water waste penalties
7. Rainwater harvesting
8. Greywater Systems
9. Public education
10. Emergency action plans
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Water Shortage Emergencies

- Sudden increase in demand
- Reduction at the supply source
- Inadequate distribution system
- Water contamination event
- Mechanical system breakdown
- Extended drought conditions
Emergency Water Shortage Ordinance:

- Statement of policy to take necessary action
- Authorization to declare emergency
- Water emergency stages
  - Stage 1 – Advisory
  - Stage 2 – Alert
  - Stage 3 – Emergency
- Violations and penalties
WATER RESTRICTIONS EXPRESSED AS A PYTHON...

LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

LEVEL 6
Regional Water Resource Protection

- Watershed Management
- Flood Plain Management
- Well Head Protection
- Groundwater Protection
- Water Quality Preservation
Making the Water/Land Use Connection

- Unify water system and land use plans
- Ensure access to drinkable water in land use plans
- Evaluate water-driven population projections
- Prevent water contamination from land use activities
- Establish collaborative water/land use procedures
- Concurrency in land development and infrastructure
- Require watershed-based land use plans