

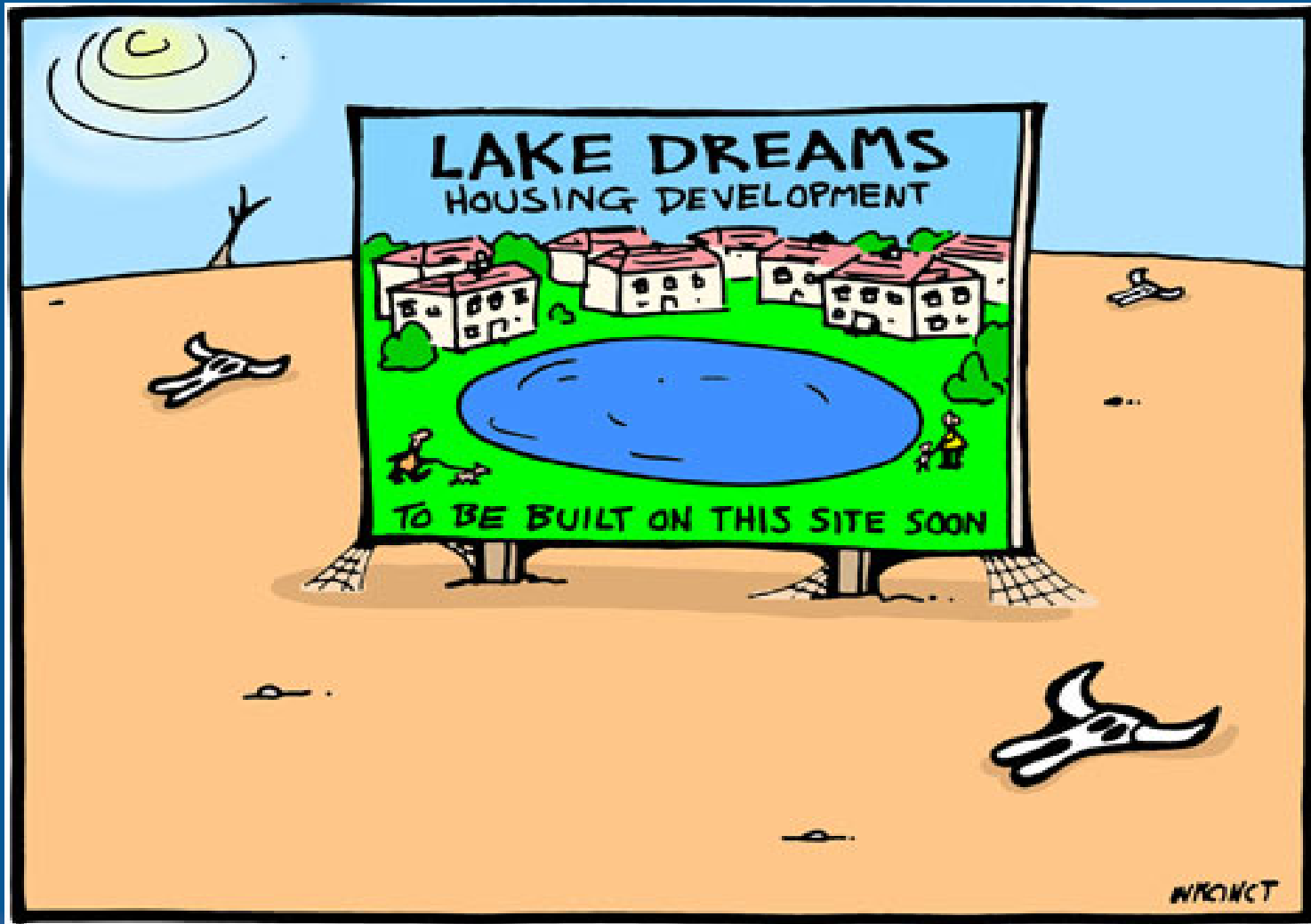
Land & Water Planning in the Middle Valley
UNM Utton Center, October 17, 2008



Regulating Land Use

Protecting the Water

Joseph Quintana, AICP
Mid-Region Council of Governments



2007-708 © INKCINCT Cartoons www.inkcinct.com.au



Mid-Region Council of Governments

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



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



New Statutory Language

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.



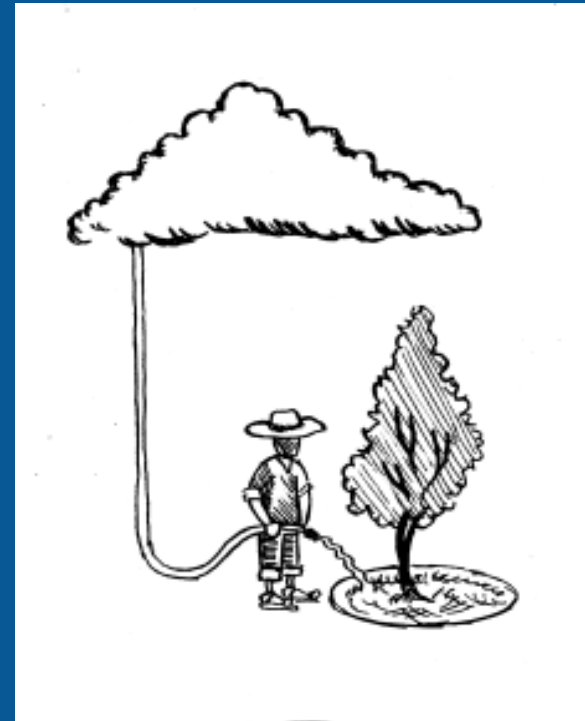
Water Management in Subdividing Land

- ◆ 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



Water Shortage Emergencies

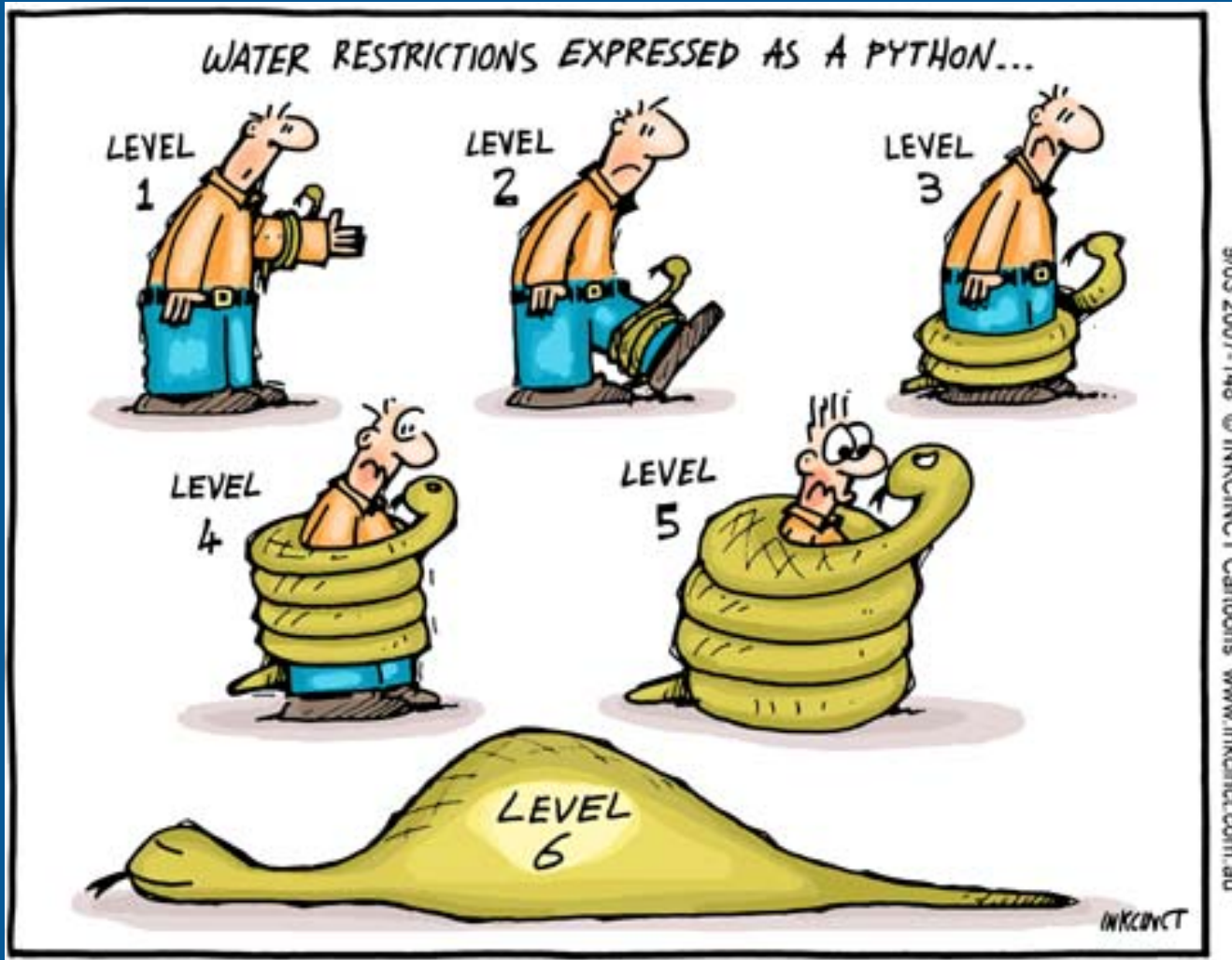
- Sudden increase in demand
- Reduction at the supply source
- Inadequate distribution system
- Water contamination event
- Mechanical system breakdown
- Extended drought conditions



Emergency Water Shortage Ordinance:

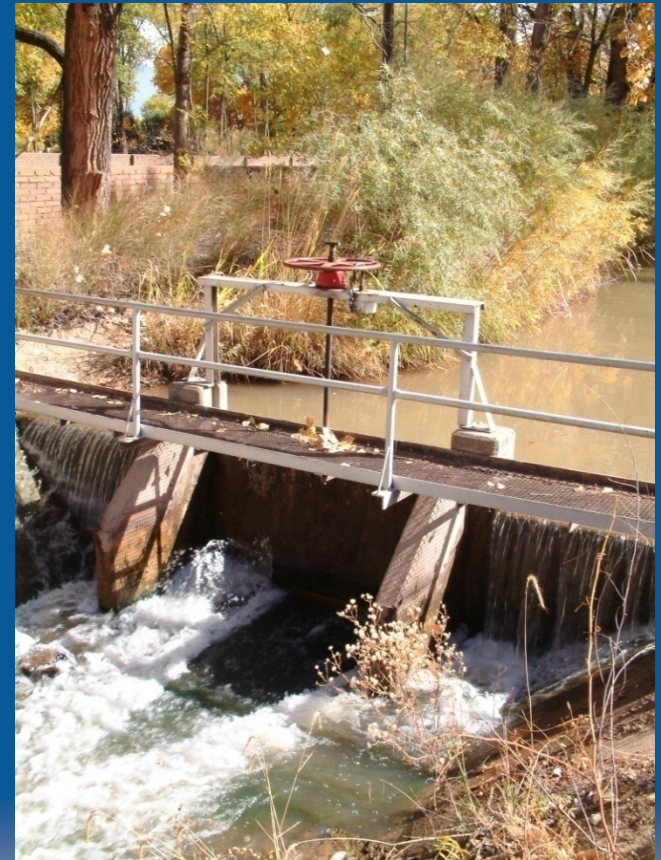
- ◆ Statement of policy to take necessary action
- ◆ Authorization to declare emergency
- ◆ Water emergency stages
 - Stage 1 – Advisory
 - Stage 2 – Alert
 - Stage 3 – Emergency
- ◆ Violations and penalties





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





Mid-Region Council of Governments