

10-2008

## Regulating Land Use - Protecting the Water

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### Recommended Citation

Quintana, Joseph. "Regulating Land Use - Protecting the Water." (2008). [https://digitalrepository.unm.edu/utton\\_pubs/33](https://digitalrepository.unm.edu/utton_pubs/33)

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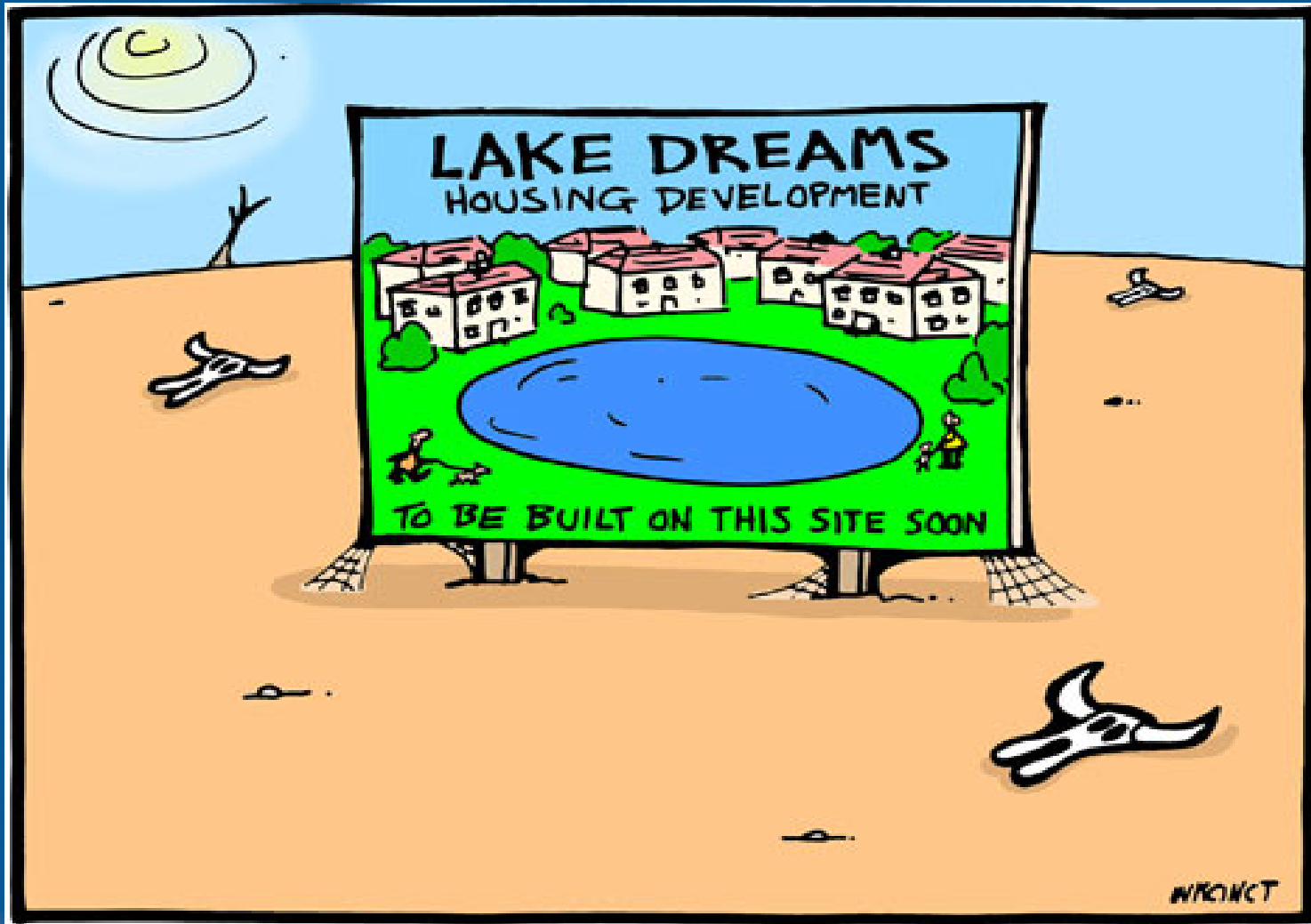
Land & Water Planning in the Middle Valley  
UNM Utton Center, October 17, 2008



# Regulating Land Use

# Protecting the Water

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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

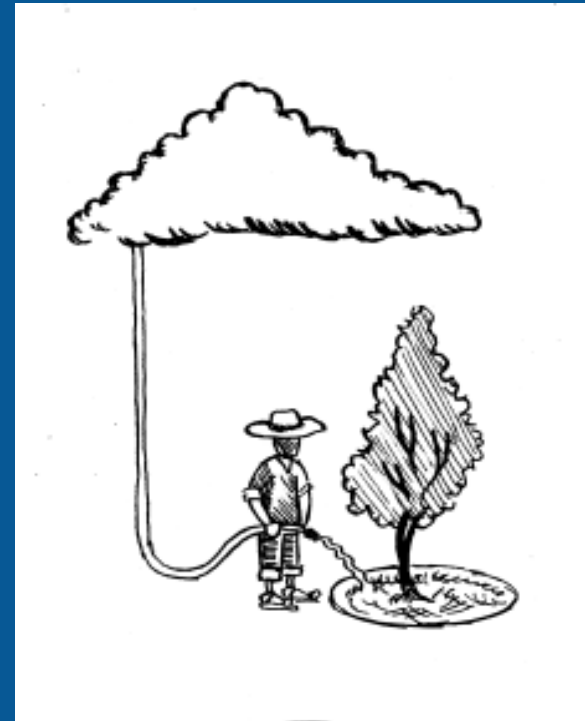
- ◆ Requirements and planning for land division
  - ◆ Availability of (potable) water to all lots
  - ◆ Provisions for liquid waste disposal
  - ◆ Stormwater drainage control system
- ◆ Additional requirements
  - ◆ Water rights (permits) secured or committed
  - ◆ Water quality protection assurances
  - ◆ 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

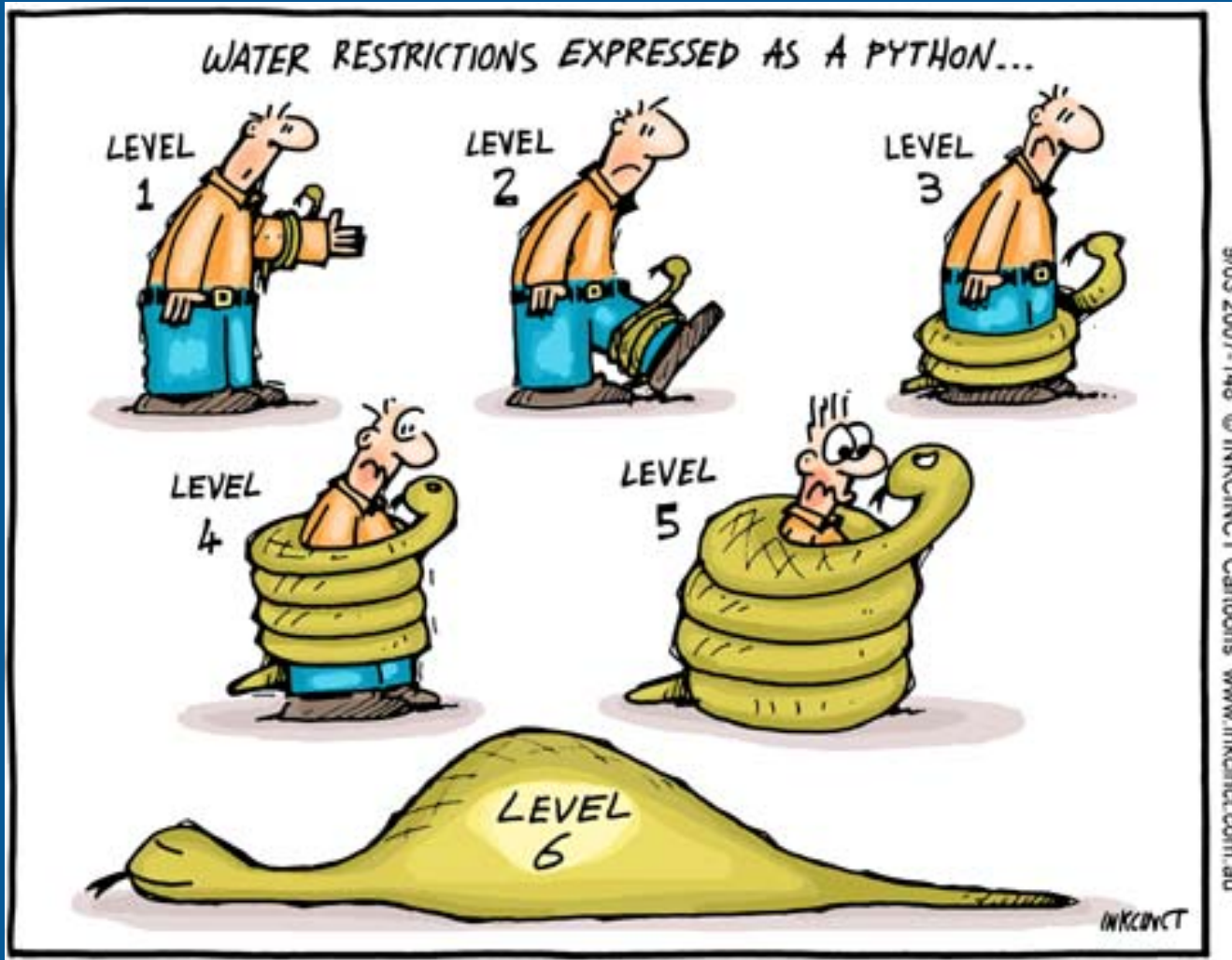
- Sudden increase in demand
- Reduction at the supply source
- Inadequate distribution system
- Water contamination event
- Mechanical system breakdown
- Extended drought conditions



# Emergency Water Shortage Ordinance:

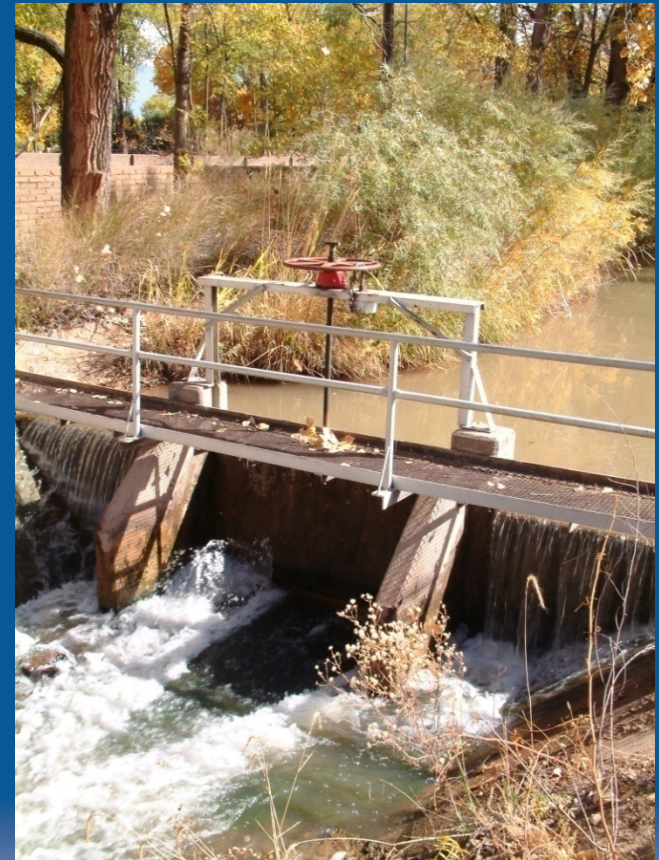
- ◆ Statement of policy to take necessary action
- ◆ Authorization to declare emergency
- ◆ Water emergency stages
  - Stage 1 – Advisory
  - Stage 2 – Alert
  - Stage 3 – Emergency
- ◆ Violations and penalties





# 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





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