## 

## San Marcos District Planning Process

## Kick-Off Meeting Summary 2.7.18

## Context

In the month preceding the San Marcos District Planning Kick-Off Meeting, Planning staff concentrated outreach efforts to target residents, businesses and interest groups in the San Marcos District. Staff went out to meet with iconic businesses such as the San Marcos Café and Feed Store on January 5th and sent out letters and flyers about the meeting on January 19th. Staff also posted flyers at the Turquoise Trail Elementary School entrance, the San Marcos Feed Store and put a digital message on the San Marcos Fire Department’s marquee. On the evening of the San Marcos District Planning Kick-Off Meeting, Wednesday February 7th, over 120 people came out to learn about the planning process.

## Meeting Summary

The San Marcos District Planning Kick-Off Meeting started with a short presentation by County staff. Staff introduced themselves and briefly reviewed the agenda. Staff described the San Marcos District boundaries and provided background on the existing District Plan documents that were developed in 2006 and updated in 2015. Staff also presented the rationale for a new planning process, authorized by Resolution 2017-93 at the request of the San Marcos Planning Committee. After elaborating on the importance of public participation and broad representation from the District, staff noted that all relevant materials from the 2006 and 2015 plans could be incorporated into the new document, although much of the content would come from the 2018 planning process. Following an explanation of the District Plan within the County’s policy framework, staff fielded general questions from the group. San Marcos residents mentioned the following issues during the question and answer session:

* Large projects occurring outside the San Marcos District boundary
* the District’s boundaries and the District Plan’s effect on nearby properties and communities not included in the San Marcos boundary
* the plan’s effect on state and other public lands in the District
* the justification for developing a new District Plan and concern about whether an entirely new plan is necessary
* concern about the permitting process for new structures
* concern about allowed uses and whether previously existing uses were grandfathered into the County Code
* concern about required upgrades to private roads

After responding to general questions, County planning staff facilitated an open-house style session where staff spoke with San Marcos residents about the planning process, participation options during this planning initiative, County land use policy, and issues and visions for the San Marcos District. Some of the topics gathered for the vision included:

* Preserving rural quality of life (road conditions and permitting requirements, low density, backyard horses/chickens/livestock, dark skies, quiet, open space/trails)
* Easier permitting process for residential development and solar installation/off-grid houses
* Better internet connection
* More diversity of uses in appropriate areas, such as light commercial, light industrial and agricultural

26 community members expressed interest in joining the planning committee and 43 asked to remain involved in the planning process. County staff are preparing to reach out to interested community members in mid-February.