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## San Marcos Planning Committee Meeting #14

## Meeting Summary 3.27.19

## Introductions and Committee Participation

Staff met with the San Marcos Planning Committee on March 27th for the 14th group meeting of the 2019 San Marcos District Plan process. Three staff and 18 community members discussed the language needed in the Plan to address desired SLDC overlay changes. New members are always welcome and do not need prior authorization to attend. Please let community members know about these meetings.

## Planning Process Overview and Timeline

The group reviewed the summary from the February 27th meeting and discussed a revised timeline to complete the planning process. The revised timeline would have the group meet at least twice in April for two hours each, and possibly in early May to compile the Preliminary Draft San Marcos Plan. This preparation would allow staff to advertise and conduct two public meetings in the District to get wider community input on the plan, a mandatory part of the plan adoption process. Following changes to the Draft Plan from community input, the group would meet again, ideally in the end of May to finalize the Draft Plan in advance of presenting it to the Planning Commission and finally to the Board of County Commissioners.

This means that the next meeting will be on Wednesday, April 17th from 6-8pm.

## Group Activity: Continued Review Comparison Tool

The group continued reviewing the Comparison Tool, isolating elements of the Sustainable Land Development Code’s San Marcos Overlay to identify the basis for each regulation (if there was one) within the 2006 and 2015 San Marcos Plans. They also reviewed how that element compares with the County’s overall standard. There was an animated discussion about the basis and meaning of setbacks in the Rural, Rural Fringe, and Rural Residential zones. Some of the group felt that in the Rural area, where the density is one dwelling per 40 acres, having a 100 ft. setback was an inconsequential distance for the landowner to accommodate. However, not all properties in the Rural area are 40 acres, so how would this affect a property owner whose property is significantly smaller?

There was also discussion and the request for a gradation of setback standards according to lot size so that someone with a smaller lot would not have to meet the 100 ft. setback standard or if neighbors signed off to allow a variation of the setback requirement, it might be granted. Within land use law, the practice of treating one property differently from all others within a zoning district is called “spot zoning.” Spot zoning is illegal because it allows the owner to use their land in a manner inconsistent with the permissible uses in the area, essentially giving special treatment or privileges to one land owner, not to the public. The group ended the meeting without consensus and opted to meet again in early April to finish the Comparison Tool.

The next Committee meeting will be on Wednesday, April 17th.