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## San Marcos Planning Committee Meeting #20

## Meeting Summary 7.10.19

## Committee Participation

Twelve members of the Planning Committee and three staff met on Wednesday, July 10th at the Turquoise Trail Charter School. The Planning Committee meetings are always open to the public and interested individuals need not notify the County in advance of participating. All meeting materials to date are posted on the San Marcos website: <https://www.santafecountynm.gov/growth_management/community_planning_center/san_marcos>

## Group Activity: Review of Public Comments and Staff Recommended Changes

Based on feedback from the Public Presentations, the Committee agreed with the proposal by Staff to remove the Proposed Rural Commercial and Agricultural Overlay Zones in favor of integrating these concepts into the Land Use Plan. These guiding statements would become the foundation for making changes to the San Marcos Community District Overlay in Ch. 9 of the SLDC. The proposed language is:

*The San Marcos District Land Use Plan aims to further the community’s goals. The Land Use Plan reflects the elements outlined in the community planning process and brings them together into an actionable framework to guide future development decisions, zoning and regulations, and capital improvement projects. The Land Use Plan is intended to help align the community vision with the County’s policy documents relating to development and land use, environmental stewardship, and economic conditions. During the process to develop this Plan, the themes of arts, agriculture, and small-scale business arose as important activities to enable in carrying San Marcos traditions into the future. These uses should be integrated into future changes to regulations that apply to San Marcos Community District Overlay.*

*Arts and Agricultural uses support the history and future vision of the San Marcos District. San Marcos has a strong historical connection between the people who have inhabited the area and the arts and agriculture which are part of the culture and fabric of the community. The 2019 San Marcos District Land Use Plan supports and accommodates agricultural and artistic businesses that do not cause a detriment to the rural residential nature of the community. Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.*

*The 2019 San Marcos District Land Use Plan accommodates both small-scale commercial and home-based businesses that support a local economy to enable residents to support themselves, including farm stands, home-based galleries, art retail, and small-scale art studio sales. Small scale rural commercial uses compatible with characteristics of the district are appropriate to support the community vision of future economic and ecological sustainability. The area is envisioned to continue as mixed-use area to support neighborhood-scale retail, home businesses, community facilities and agricultural/equestrian facilities. Rural commercial uses are intended to be low-intensity and primarily serving a local audience.*

*The community identified the need to better align the existing and future uses with the Vision for the District. The community strives to preserve, protect and enhance the intrinsic and valued features of the area while enabling residents to build a vibrant local economy. The San Marcos District Plan intends to establish reasonable, context-sensitive standards, appropriate for the independent and rural character of the area. The Land Use Plan provides descriptions of the Land Use Categories based on conditions identified through the planning process to better match the character of the community.*

The Committee requested seeing how the San Marcos Community District Overlay currently compares to the County so make sure the Plan is not neglecting to address any broad categories of uses that will need to be address in amending the San Marcos Community District Overlay in the SLDC phase.

## Next Steps

The next meeting will be held on Wednesday, July 17th.