

SANTA FE COUNTY

Resolution No. 2010-6

A RESOLUTION AMENDING RESOLUTION 2006-148, THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN, AS AMENDED, TO EXCLUDE THE SILVERADO AREA FROM THE SAN MARCOS DISTRICT COMMUNITY PLAN

WHEREAS, on June 10, 2003, the Board of County Commissioners approved Resolution 2003-83 which established the San Marcos Community/Rural District Planning Committee and authorized the Planning Committee to initiate a community planning process in accordance with Article XIII of the Santa Fe County Land Development Code; and

WHEREAS, the original planning boundary was amended, by Resolution 2006-148, to exclude Bonanza Creek Ranch from the planning area; and

WHEREAS, the Planning Committee concerns included preserving the rural residential lifestyle of the District, ensuring appropriate management of the aquifer for residential wells, protecting the views from the Turquoise Trail (NM14), designating appropriate mixed use zoning, and accommodating residential growth and affordable housing; and

WHEREAS, the Planning Committee sought representation from the community, assigned neighborhood stewards, and worked within a consensus process to establish a vision, goals, and recommended solutions for land use and growth management; and

WHEREAS, the Planning Committee held regular monthly and bi-monthly meetings which were open to the public and held a public community wide open house to present the plan and receive input from the community on November 17, 2004 and February 23, 2006 and has made revisions based on community comments; and

WHEREAS, the San Marcos District Planning Committee reached consensus to approve the San Marcos District Community Plan; and the County Development Review Committee recommended the approval of the San Marcos District Community Plan, with amendments, on May 18, 2006 ; and

WHEREAS, the San Marcos District Community Plan meets the required elements in Article XIII of the Land Use Development Code and the Santa Fe County Community Planning Ordinance (Ordinance 2002-3). The Plan will be a tool to support the important values of the community and the vision for the future of the District; and

WHEREAS, the policies of the San Marcos District Community Plan conform to the overall goals and policies of the Santa Fe County Growth Management Plan (Resolution 1999-137); and

WHEREAS, the status of community, neighborhood, and district plans is advisory only and is to be used as a guideline for the review and approval of recommendations for program actions, zoning changes or ordinance amendments, or capital improvements programming; and

WHEREAS, a public hearing was held before the County Development Review Committee on December 18, 2008 where testimony and a petition was presented from the Silverado Neighborhood requesting their removal from the community plan and a motion was passed by the CDRC to remove the Silverado Neighborhood from the San Marcos District Plan with a recommendation that the request come before the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

- 1) Resolution 2006-148, the San Marcos District Community Plan, is hereby amended to delete the Silverado neighborhood from all references in the plan and planning boundaries map.

Passed, Approved and Adopted this 12th day of January, 2010.

BOARD OF COUNTY COMMISSIONERS

[Signature]
Harry Montoya, Chairperson



ATTEST:

[Signature]
Valerie Espinoza, County Clerk

Approved as to form:

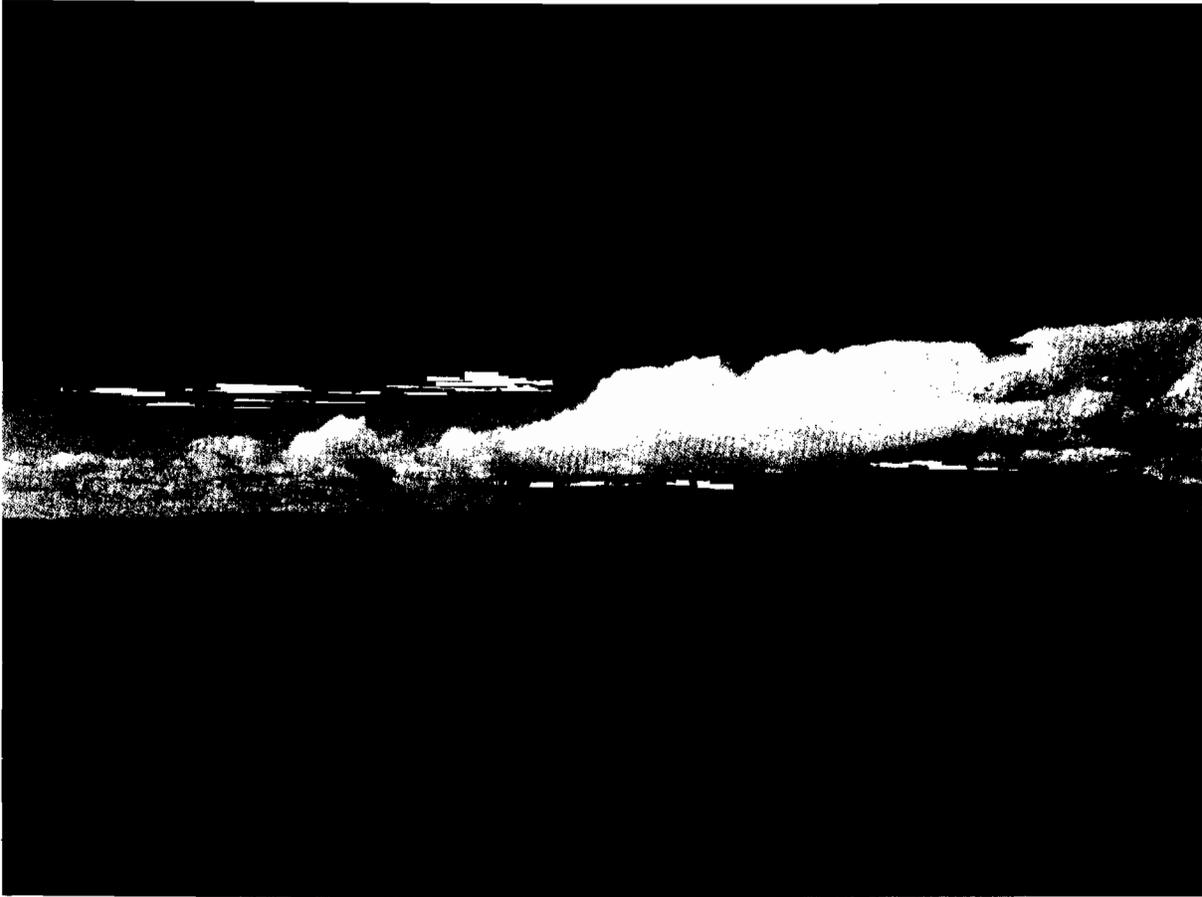
[Signature]
Stephen C. Ross, County Attorney

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC RESOLUTIONS
PAGES: 92

I Hereby Certify That This Instrument Was Filed for Record On The 21ST Day Of January, 2010 at 10:42:00 AM And Was Duly Recorded as Instrument # 1588923 Of The Records Of Santa Fe County

[Signature] Witness My Hand And Seal Of Office
Deputy Valerie Espinoza
County Clerk, Santa Fe, NM



THE SAN MARCOS
DISTRICT
COMMUNITY PLAN

JANUARY 2010



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SANTA FE COUNTY

2550044

RESOLUTION NO. 2003-83

A RESOLUTION CREATING THE SAN MARCOS CONTEMPORARY COMMUNITY/RURAL DISTRICT AND ESTABLISHING A SAN MARCOS CONTEMPORARY COMMUNITY/RURAL DISTRICT PLANNING COMMITTEE

WHEREAS, the Board of County Commissioners adopted the County Growth Management Plan on October 26, 1999, in part to plan areas of Santa Fe County that can be called Contemporary Communities and Rural Districts; and

WHEREAS, the County Growth Management Plan defines a Contemporary Community as "settlement areas...located in loose clusters away from traditional settlements as a result either of large subdivisions or many adjacent small land divisions"; and

WHEREAS, the County Growth Management Plan recognizes that "potential Contemporary Communities include San Marcos"; and

WHEREAS, the County Growth Management Plan discusses the limited development issues facing community areas within the Rural District; and

WHEREAS, Santa Fe County enacted Ordinance No. 2002-3, also known as the Community Planning Ordinance, an ordinance Outlining a Community Planning Process for the Development of Community Plans; and

WHEREAS, the Community Planning Ordinance recognizes Contemporary Community designations and provides guidelines for determining Contemporary Community status and that two or more communities may choose to do a joint community plan; and

WHEREAS, the Community Planning Ordinance outlines a Planning Process that includes an Application Process, Participation and Representation, Letter of Application from a Planning Committee, and Contemporary Community Boundaries; and

WHEREAS, the San Marcos Planning Committee has met the requirements of the Community Planning Ordinance ;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

2550045

1. The San Marcos Contemporary Community/Rural District be recognized as a Contemporary Community Planning District according to the submitted map.
2. The San Marcos Contemporary Community/Rural District Planning Committee be established to prepare a Contemporary Community/Rural District Plan in conjunction with the Community Planning Ordinance and County Growth Management Plan.
3. The San Marcos Contemporary Community/Rural District Planning Committee include residents from all subdivisions and neighborhoods, land owners within the designated boundaries, business interests, appropriate government agencies, and non-governmental organizations such as conservation trusts, and other community and neighborhood members.
4. Initial planning activities include a San Marcos Community Needs Analysis and a position paper on the current water situation in the community.

APPROVED, ADOPTED AND PASSED this 10th day of June, 2003.

BOARD OF COUNTY COMMISSIONERS

Jack Sullivan
Jack Sullivan, Chairperson

Rebecca Bustamante
Rebecca Bustamante, County Clerk

Approved as to form:

Epiphina Callard
for County Attorney

1270 578 } ss
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED
FOR RECORD ON THE 10 DAY OF JUNE,
2003 AT 9:45 O'CLOCK
AND WAS DULY RECORDED IN BOOK 2528
PAGE 044-042 OF THE RECORDER'S OFFICE
SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.
Margie Stebbins
DEPUTY



ACKNOWLEDGEMENTS

The San Marcos District Planning Committee**The Core Group:**

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Art Burger	Dennis Myers
Helge Dahl	Hugh Nazor (Chairman)
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ACKNOWLEDGEMENTS

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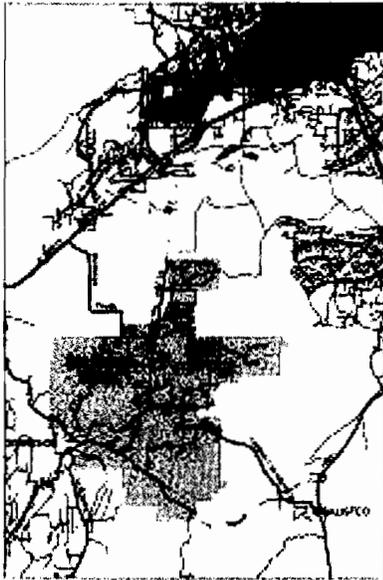
Bill Baxter

EXECUTIVE SUMMARY

THE DISTRICT

The San Marcos Planning District is approximately 44 square miles of land that lies south of the City of Santa Fe and north of the village of Cerrillos. It straddles State Highway 14, which is also known as the Turquoise Trail, a National Scenic Byway. The dominant landforms are the Cerrillos Hills and Turquoise Hill in the southwest of the District. There are important sections of Bureau of Land Management Land and New Mexico State Land within the district boundaries. (Map 1)

The remaining area in the district is residential/agricultural land ranging in lot sizes varying from less than an acre to several hundred acres. The settlement pattern is a result of the breakup and sale of several large ranches over time, the largest of these being the Jarrett Ranch. The District is a transition zone between the dense urban settlement pattern to the north and the open ranch land south of Galisteo Creek. The area is drained by Alamo Creek and its tributaries in the north, terminating in the Santa Fe River at La Cienega, and the San Marcos Arroyo and its tributaries further south, terminating in Galisteo Creek.



Generally, the geology is complex and the terrain is broken west of SR 14. East of SR 14 it is generally more even terrain with deeper soils. The depth to the water table and water quality varies significantly throughout the district. Residences in the district are accessed by 3 paved roads: State Road 14, County Road 45 (Bonanza Creek Road), and County Road 44 (South Fork). There are numerous dirt roads throughout the district accessed primarily off SR 14 and CR 42. County Road 42, scheduled for paving in 2006, connects the district to the village of Galisteo, to the east.

All of the residents in the district rely on wells and septic tanks. Cell phone service is spotty and there is no cable and no high speed internet service, although some residents subscribe to a local wireless internet service. The district has one fire station across from

the San Marcos feed store on SR 14 and one (charter) elementary school at Turquoise Trail in the northern portion of the district.

According to the 2000 census, approximately half of the 2,512 residents of the district identified themselves as Hispanic, the other half as White. Household incomes vary greatly in the district and residents generally note they appreciate the eclectic nature

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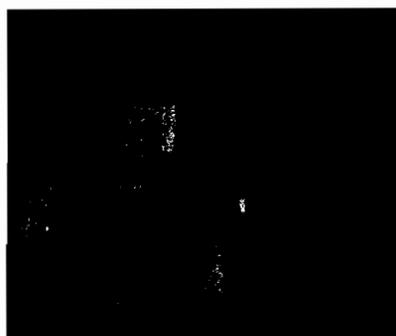
of the community. Due to the way the area has developed in the past 30 years, much of the county's more affordable housing is located in the district.

THE PLANNING PROCESS

The Board of County Commissioners approved the request to begin a community plan in the district in May 2003. The first planning committee meeting was held a little less than a year later in March 2004. However, the San Marcos Association had already been doing a lot of preliminary planning work beginning in 1999 in order to move towards an application to begin the official planning process. Members of the association had done a lot in preparation, before planning staff became involved. For example, a community survey had been circulated and many of the important issues had been articulated.

The Planning Committee was informed by planning staff that the planning must be open to all residents who chose to attend any given meeting rather than just by specific individuals. Most of the committee agreed to attempt this process; others withdrew. The process then became as least as much centered on public education as on planning.

A total of 40 committee meetings were held between March 2004 and February 2006. A community wide meeting was held on November 17, 2004 and another took place on February 23, 2006 to review the work of the planning committee and to listen to questions, comments, and concerns from the larger community. Community wide mailings to 865 households in the district occurred at the beginning of the planning process and before each community meeting. The planning committee also manned an information table at the annual Turquoise Trail Fire Station community celebration to further inform the larger community about the activities of the planning committee.



THE VISION FOR THE DISTRICT

"The San Marcos District, on the southern fringe of the City of Santa Fe, retains its rural character by preserving ranchland, open vistas, and views of encircling mountain ranges. Homes and other buildings are spaced and scaled to fit their surroundings. Neighborhoods maintain their individual character. Smart water use, alternative energy and low impact infrastructure are encouraged and supported. Commercial and institutional services are clustered for easy access and to minimize the impact to the rural

character of the district. The San Marcos District is diverse and dynamic; a good place to live.”

ISSUES

Over the two years that the committee met it outlined and discussed all the issues confronting the community and sought solutions to problems that they identified. The subjects that were discussed included:

- Ensuring the Quantity and Quality of Water Resources
- Wastewater and Pollution Management
- Appropriate Residential Densities
- Location and Acreage for Commercial Services
- Demand for and Location of Institutional Land Uses
- Role of Agricultural Land Use
- How to Manage and Conserve Natural and Cultural Resources and Views
- Maintaining Air Quality, Quiet, and Aesthetics
- Protecting Open Space
- How to Expand Public Trails and Byways
- Condition of Roads
- Public Utility and Telecommunications Needs and Expectations
- Problems with Code Enforcement

PLANNING COMMITTEE ACTIONS

After analyzing the issues, the planning committee formulated a set of actions to achieve the goals that they set in order to realize their vision. Important in these actions are changes to residential zoning density, mixed use zoning, institutional use zones, and the creation of an overlay zone for the Turquoise Trail Scenic Byway.

Residential/Agricultural Zones:

- **Rural Density Zone**- 15 Acre Minimum Lot Size
- **Homestead Density Zone**- 40 Acre Minimum Lot Size

The zones (Map 1) were determined by the desire of residents to stay on wells and septic systems and maintain a rural residential lifestyle, current patterns of land use, the vision statement, county hydrologic densities for dwelling units, and the total impact matrix.



Mixed Use Zones:

Mixed Use is defined as zoning that allows for land uses defined as Commercial and Home Business by the Santa Fe County Code. Institutional and Residential land uses are also allowed as part of a mixed use zone. (Map 3) Mixed Use performance standards are described in the plan.



Home Business:

This use is allowed only in the Mixed Use Zone. **Home Occupation**, as defined by the County Code, is allowed anywhere in the district.

Institutional Use Zones:

This zone is initially limited to the sites of existing institutional uses. (Map 3)

Scenic Byway Overlay Zone:

The zone extends 1000 feet from the edge of right-of-way on either side of State Road 14 within the district boundaries. There is a 200 foot setback from the road for all development. Within the mixed use zone, the setback is 100 feet.

The planning committee created a **Performance Use Table** for the district, specifying permitted, conditional, and special uses for each of these zones.

Water and Wastewater Conservation and Protection:

Reduce the area required for water harvesting from 2,500 to 1,500 square feet of the heated area of a structure. Require a wastewater (gray water) reuse system for any subdivision development of five lots or greater. Areas with "prohibitive soils" as defined by the county code will be prohibited from conventional liquid waste disposal systems.

Affordable Housing:

The County Affordable Housing Ordinance is in place in this district.



Rentals and Mortgage Easing:

A "guesthouse dwelling unit" would be allowed in addition to the principle residence on parcels of land five acres, or larger, in size.

The guesthouse:

- could not be sold separately from the platted residential parcel on which it is situated
- the parcel could not be subdivided so as to separate the residence from the guesthouse
- will be permitted as an auxiliary dwelling for family members
- will be permitted as a rental unit
- water use cannot exceed .33 acre

feet/year for both the primary residence and the guesthouse combined

- shall require a county permit for use
- shall be no more than 1,000 S.F. heated area in size.



Cultural and Natural Resource Protection:

Areas that have been flagged for protection are shown, generally, in Map 4. These include important views, arroyos, Galisteo Creek, wetlands, springs, significant cultural sites, and buffer areas for existing designated open spaces. Development that otherwise would have an effect contrary to the stated goals of the San Marcos District Plan would require development site approval.

Night Sky and Lighting Control:

The planning committee recommends language for a light control regulation and abatement beyond the current county code for this district.

The Local Development Review Committee (LDRC):

Implementing the San Marcos Community District Ordinance will require a dedicated LDRC, composed of 5 members. Representatives from the Village of Cerrillos may, in the future, request that a place for a representative from their village be added in the San Marcos LDRC which would then include coverage of that Traditional Village.

An On-Going Planning Committee:

In several sections of the plan the committee acknowledges the need for an ongoing planning committee to address complex issues in the future. Resource Protection and Trails and Open Space are two examples. While considerable work has been done in regard to these subjects, action steps will take some time to define. Continuing planning and regular updating of the plan are best done by the appointment of a representative and ongoing planning committee at the time the plan is adopted.





CHAPTER ONE

Purpose of the Plan

The San Marcos District is a quiet, rural community of loosely grouped neighborhoods where residential growth has been rapid and largely unplanned in recent years. The district is also a transition zone between the higher density of the CCD and related areas to the north and much more open ranch lands to the south, east and west. The district has extraordinary landscapes and open vistas, limited water resources, and a sense of enduring quiet privacy. It is currently home to a diverse cross section of individuals and families who want to maintain the district's rural character. Residents have expressed concern about the gradual loss, within the district, of rural character, the depletion and degradation of its water supply and other resources, and the general impact of an increasing population.

The purpose of the planning process is to bring the community together to discuss shared values and concerns so that the community can craft a plan that will guide future growth in the district. The function of the plan is to produce and maintain land use ordinances in order to promote the quiet, rural, community. The ordinance regulations will guide the location and scale of commercial and residential development, public facilities and infrastructure, as well as protect the water supply, open vistas, and other natural resources.

A Quiet Rural Residential Lifestyle

There is an overwhelming desire by the citizens of the San Marcos Planning District to maintain their quiet, rural, residential lifestyle. This was made clear by community surveys and unanimous comments at public planning meetings. It is reflected and defined in the San Marcos District Vision statement. The concept of a quiet rural residential lifestyle emerged from the group discussions leading up to the formulation of the Vision Statement and included comments like:

- Clean, fresh, unpolluted air.
- A safe, long -term water supply from domestic wells.
- Views that include unimpeded sightlines to the distant mountains and prominent features of the landscape.
- Sufficient distance between neighbors to ensure independence without the vulnerability of isolation.
- Subdued lighting that preserves the dark night sky.
- Absence of commercial activities, buildings, business parks, warehouses, mines or manufacturing facilities.
- Small-scale agriculture; moderate farm and companion animal husbandry.
- Low noise levels compatible with the quiet nature of the surroundings.

These qualities are what the community wants to preserve and protect. While there is unanimity on most of these points, the planning committee acknowledges that some residents may prefer safety rather than a dark night sky, or conveniently located commercial facilities, and may not want the dust and odors from agriculture or animals housed near by.



Vision Statement.

The San Marcos District, on the southern fringe of the city of Santa Fe, retains its rural character by preserving ranchland, open vistas, and views of the encircling mountain ranges. Homes and other buildings are spaced and scaled to fit their surroundings. Neighborhoods maintain their individual character. Smart water use, alternative energy and low impact infrastructure are encouraged and supported. Commercial and institutional services are clustered for easy access and to minimize impact on the rural character of the district. The San Marcos District is diverse and dynamic; a good place to live.



CHAPTER TWO

DISTRICT HISTORY

The San Marcos district has a rich history and it was fortunate that the planning committee included historians and others who were enthusiastic about telling the story of the area. Walter Wait created the following narrative from interviews with Helen Boyce, Marie Harding, Jerry West, Archie West, Curt and Polly Schaafsma. It includes contributions from Bill Baxter and Homer Milfred.

The Early History of the San Marcos District

People have lived in the San Marcos District for a very long time, and for the first 10,000 years they tread relatively lightly on the land. Several species of large animals disappeared about 10,000 years ago, so the real impact of the presence of the first New Mexicans remains unclear. About 700 years ago, during a particularly rainy period in the Southwest, a great pueblo appeared on the north bank of the largest arroyo in our district. This pueblo, called Corn Pueblo (in Keres) or Turquoise Pueblo (in Tewa), is most widely known by its Spanish name, San Marcos. Blessed with reliable springs, land especially suited for growing corn, nearby mineral resources, including lead for decorating pottery and turquoise, San Marcos prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years the fortunes and population of San Marcos varied with cycles of rain and drought, and with the comings and goings of different peoples. Possibly the greatest change happened about 1635 when Spanish Franciscans came to live here, building the Iglesia de San Marcos atop one of the pueblo room blocks. The San Marcoseños were early participants in the Pueblo Revolt of 1680, and when the Spanish departed New Mexico the surviving San Marcosenos moved into Santa Fe, eventually abandoning the pueblo altogether.



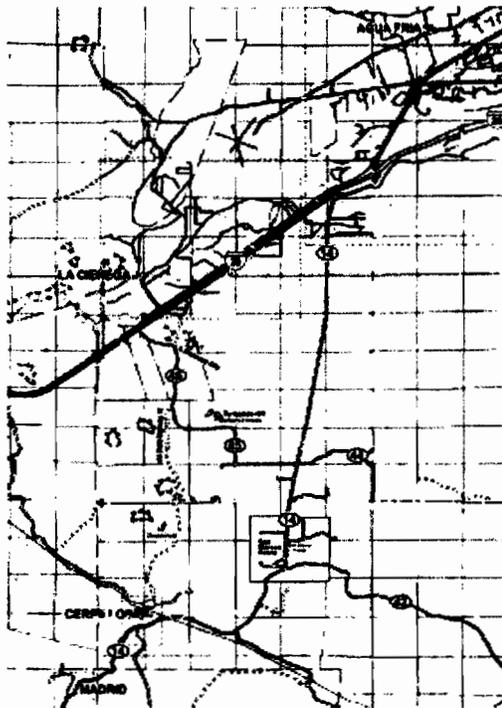
Upon his 1692 return to New Mexico, Diego de Vargas found San Marcos in ruins, and the entire Galisteo Basin depopulated. In the next hundred years the only attempt at re-colonizing the basin occurred at Pueblo de los Tanos. This effort failed due to constant strife. The San Marcos Grant was received from the Spanish Crown in 1754, but was used only irregularly by Spanish colonists for grazing. The 1,895 acres that composed the grant was centered on the San Marcos Church. The tract was reserved for the poor of Santa Fe so that they might have a place to graze their cattle. It was confirmed by the United States Congress in 1892 and was patented in 1896. By the early 1800s some outlying ranchos began to edge closer to the old San Marcos pueblo. Among these were the Delgado and Gonzales families from La Cienega, and the Ortiz and Pino families from the new settlement of Galisteo. But it was not until 1879 that the backwater world of San Marcos was turned upside down. In the first six months of 1879 more than a thousand Colorado miners, so called because many came from Leadville Colorado, descended in a mining "feeding frenzy" upon the Cerrillos Hills.

The Cerrillos mining boom was on. The camps of Carbonateville, Bonanza City, Poverty Hollow, and Hungry Gulch, all of them within today's San Marcos District boundaries, sprang up overnight. Early the next year, when the new railroad arrived, those camps were joined by a new railroad-mining town named Cerrillos Station. As it is with all booms, this one too went bust, and by 1890 all save Carbonateville and Cerrillos were memories. Carbonateville died in 1899 with the closure of its post office. Cerrillos Station, of course, survived as the Village of Cerrillos.

From 1890 to the Early 1930's

After the mining boom in Cerrillos Hills collapsed in the late 1890's, most people who lived in the area between Santa Fe and Cerrillos reverted to a centuries old pattern of ranching and farming. By 1900 only a few of the more than 2000 mining claims were still actively being pursued. Cerrillos had shrunk from its boomtown high of about 2500 people to less than 500 souls.

In 1872, Government surveyors opened up much of the lands within the San Marcos District to homesteaders. The surveyors hand written notes indicate that no one was living in the area east of the mining district. Until about 1932 State Road 10 ran north from Golden up the Tuerto arroyo and between Lone Mountain and Captain Davis



Mountain and on the Ortiz Mountains to Dolores. From Dolores the route went down, what we now call, Gold Mine Road to Cerrillos. It continued north from Cerrillos up the Arroyo de las Minas to Carbonateville, continued north (this stretch duplicating a small part of modern CR 45) to Bonanza City, north from Bonanza City between Cerro de la Cruz on the west and Los Cerrillos (the original little hills) on the right, in a long run (now partly under I-25) to the Plaza. The route close to downtown Santa Fe followed what is now Cerrillos Road.

From the late 1890's through the early years of the twentieth century, at least 20 to 30 homestead claims of 160 acres or more were proven in the San Marcos District. For example, John Dody moved west by covered wagon around 1900 and settled on a section of land just northwest of the current site of the Turquoise Trail Elementary School. Just south of there,

Dody's niece and her husband Mr. Morrow, built a similar homestead. For a short period of time the Morrows raised foxes on this property. The Morrow homestead windmill can still be seen west of the school.

Probably one of the earliest homesteaders to the San Marcos District was Thomas Whalan. Born in Ireland in 1842, he immigrated to the US in 1866 and spent the rest of

his life pretty much digging holes in the Cerrillos Hills. He named one of his claims the "Maid of Erin", and worked for McNulty at Turquoise Hill as late as 1907. In 1892 he patented 160 acres along the Gallina Creek, just south of the current Bonanza Creek Road, and extending west to "Picture Rock". He built a two-room rock house and dug two wells on the property.

According to Leo Dillenschneider, who owned the homestead fifty years later, Whalan transported water from these wells to Carbonateville and other mining claims in the Cerrillos Hills. One hundred and twelve years later, Whalan's house still stands. Much enlarged over the years, it is the current residence of Curt and Polly Schaafsma. It is arguably the oldest continually occupied house in the District.

Otto Zeigler patented 160 acres in 1891 adjacent to Whalan and may have bought Whalan's property in the mid 1890's. Charley Keesoff owned the now 320 acre property in the 1930's and probably operated it as a farm. Frank Calvin, a Bishop's Lodge wrangler in the late 1920s and 1930's, homesteaded lands within the vicinity of the Turquoise Trail Fire Department buildings. And in 1926 Joseph Byrne procured the 640 acre homestead that would become the Synergia Ranch.

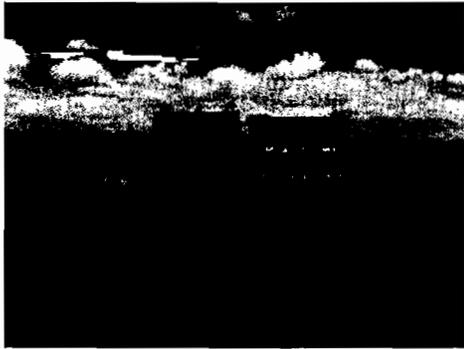
Between 1920 And 1930, many of these holdings were cobbled together to form larger ranches. The Mocho brothers, native Basques, created what would one day be called the Jarrett Ranch. The Dody, Morrow, and Calvin holdings eventually were absorbed by the Jarrett ranch. The Great Depression probably encouraged this consolidation.

Frank Calvin went on to "marry well" and purchased the old San Marcos Grant Ranch. This ranch stretched along the San Marcos Arroyo almost up to the current Thornton Ranch. In the south part of the district Henry Trigg, son of a doctor and heir to a long west Texas ranching tradition, started buying ranch land primarily to the west of Cerrillos. For several years Henry lived in a little dugout just below Devils Throne. By the late 1940's he had cobbled together a huge holding. About this time his mother, a Dallas, Texas sophisticate, came to visit him. She disapproved of his crude lifestyle and bought him the old Palace Hotel in Cerrillos. It was there that he raised his family and managed the ranch well into the 1960's.

At least one old ranch endured. This was the 3,000 acre Chaquaco Ranch, a sheep ranch that is believed to have had its roots with the Spanish Pino and Ortiz families.

The district always seemed to attract its share of romantics, oddballs, and "people of interest". In 1932, for example, John Underwood, heir to the Underwood Typewriter Company, purchased four to five hundred acres just west of the Lone Butte. He was a poet, and his much younger wife, Emily, raised Arabian horses. Thirty years later, their ranch

house became the Eaves Ranch headquarters. West of them, 'ol man Byrne" had settled



in the 1920's. His wife, an "educated and aristocratic woman" started "Nells Girls", a club for young women, in Santa Fe. Nell still lived at the Byrne Ranch house in 1943. They were the only family in the district that had a telephone at that time.

To the south, Tom Perkins, a great cowboy, colorful eccentric, World War I veteran (who was rumored to have killed a man in Utah), lived in a small adobe cabin within the San Marcos Pueblo Ruins. He

worked for Henry Trigg.

In the western part of the district, mining for lead and zinc led to a brief resurgence of the mining industry. This was largely fueled by the high metal prices created during World War I. Archie West recalls that Nell Byrne told him that she had lived in the big brick house at the Cash Entry Mine as a girl. By 1930, however, all the mines except the Cash Entry, the Bottom Dollar, the Tom Payne, and the Pennsylvania mine had been, once again, abandoned.

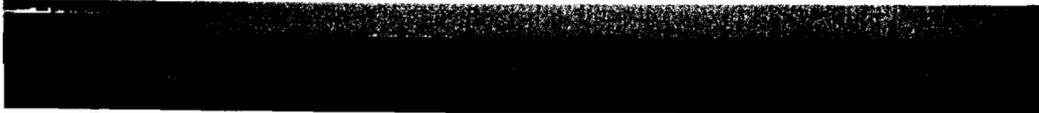
The Late 1930's to the mid 1960's

In 1930 the plans to improve State Road 10 north of Cerrillos were stymied first by the narrow, hard rock Arroyo de las Minas and second, by the fact that Carbonateville and Bonanza City were gone. The State re-routed SR 10 by using part of the old Cerrillos to Galisteo road that paralleled the railroad track. The Arroyo de las Minas route was turned over to the County. The county ceased to maintain the part of Arroyo de las Minas road (now CR 59) north of the CGP bar gate in 1992, but has never formally abandoned that right of way.

The dirt San Marcos road from Santa Fe to Cerrillos (currently State Route 14) was paved in the late 1930's to better accommodate travel between Cerrillos and Santa Fe. Until somewhat recently, Bonanza Creek Road extended west another ½ mile before turning north towards Turquoise Hill. J.P. McNulty's house was located where the road turned west again. He and his family, and sometimes his employees, lived there from 1892 to May of 1919, when McNulty, by then solo, moved permanently to Cerrillos. From 1902 onward the Turquoise Hill property produced very little turquoise, but McNulty continued to care for the mines until his death in 1933.

There was a "two track" leading off to Galisteo, and another leading to the Hazel Cash ranch and San Lazaro Pueblo Ruins (South of the Galisteo Wash). County Road 44 was a ranch road. In 1963, when Helen and Richard Boyce finished building their home on 22 acres just off the recently paved Route 14, there were six families living in the northern portion of the San Marcos District. Helen stated that with the exception of Mrs. Jarrett (who was no doubt busy at the ranch) all of the women who lived in the area attended her wedding shower: Mrs. J.W. Eaves, Mildred West, Genie West, Mrs. L. Dillenschneider, Mrs. B. Van Meter, and Mrs. J. Shafer.

The vast Jarrett Ranch had grown to more than thirty thousand acres, covering all of what is now the Rancho Viejo Partnership lands, the San Marcos Subdivision, and the


 current Bonanza Creek Ranch. Immediately south of the Jarrett Ranch and east of Route 14 lay the two West ranches. Hal West, his wife Mildred, and their children, owned and ranched a 220 acre portion of the section just off 14. They moved into the Bruce Parker homestead in 1943. The old ranch house (originally built by Parker) can be seen in the trees just north and east of the intersection of State Highway 14 and County Road 44.

Archie West, Hal's son, still lives there. Hal's brother Gene and his wife Genie, bought the 3000 acre Chaquaco Ranch (currently the Silverado and South Fork neighborhoods and beyond) from the Gonzales family in 1946. Jack Shaffer, the author of the immortal story, Shane, bought about 100 acres immediately south of the West property.

Mr. Witticker, a Santa Fe Lawyer, and his family owned 60 to 80 acres west of Highway 14 and north of the Boyce property. There were at least four families living on the dirt lane that became Bonanza Creek road. In the early 1940s, two women, Dr. Jones and Fern Buckner, bought the 360 acre homestead that is located directly north of Bonanza Creek road and immediately west of State Route 14. They purchased the land from Gene West who also built them a comfy home on the property.

After World War II, Bill Van Meter, a retired naval Officer, and his wife Alene, purchased the property. The large adobe home that currently houses the glass workshop, just beyond the dip of the Gallina Creek and to the north of the road, was originally the Jones and Buckner house.

Leo Dillenschneider and his family moved into the old stone and adobe Whalen homestead across the road from the Van Meters. The house and lands had gone through various transformations over the years and two adobe additions had been added as early as 1918. It had been, variously, a dairy operation, the home of "Lone Butte Mineral Water", and a farm producing pears, tomatoes and corn in the thirty's and forty's. In

the 1940's the property was known as the Picture Rock Ranch, named for the petroglyphs on top of what is now known as the "lone butte".

In the 1950s the Dillenschneider family owned about 320 acres along the road from Highway 14 to beyond the "lone butte". From this base, Leo worked in town, first for Santa Fe Motors, then for the Board of Education. J.W. Eves and his wife owned the old Underwood ranch that would become both the J.W. Eves Movie Ranch and the Rancho Alegre subdivision. They lived in the sprawling Underwood ranch house. To the west of Eves was the Byrne Ranch, owned during the 1960's by Chuck Taylor.

Up until 1968, Taylor raised quarter horses on the property. The ranch house burned down in the mid 1960s and, Taylor turned to subdividing land. He carved out the Silver Hills subdivision, with lots ranging from 9 to 20 acres, in 1967. The Hughes (formerly Jarrett) Ranch headquarters was located where it is today (although Bonanza Creek Road did not exist past the entrance to the Synergia Ranch until later).

Continuing south on SR-14, past the Boyce's newly constructed adobe home, was the Calvin ranch. This ranch spread both west and east of State Route 14 to the San

Marcos Arroyo. The Thornton ranch lay to the East of Calvin ranch. The West Side of State Route 14, currently the vicinity of Wolf Road, was also owned by Calvin.

The Sweet Ranch came next. It lay north and south of the Santa Fe Rail Road tracks and linked up with the Ortiz Grant. Clarence Sweet purchased the place in 1941. To make ends meet, Clarence opened "Sweets Petrified Forest", perhaps the first San Marcos District tourist trap. From a hole in the sandstone, he showed off "gizzard stones" from dinosaurs, petrified bread, Indian artifacts, and large petrified logs. Archie West recalls that he "always had a silly grin on his face". During World War II, Vern



Byrne (Nellie Byrne's son), and his wife La Vern bought and were the last to operate the Mina del Tiro, Pennsylvania, and Bottom Dollar mines. The struggling mining companies pretty much gave up the ghost in the mid 1950s, although there was some attempt by big mining companies to rediscover the area in the mid 1970s.

The Pennsylvania Mine closed in 1953, and the Tom Payne mine and the Bottom Dollar mine followed in 1956. The Cash Entry Mine

was still in operation in the late 1950s although no one lived in the big brick Victorian house that stood just west of the mine itself after 1953.

No more than ten very rural families lived in the San Marcos District from late 1940 to the early 1960s. The Boyce property had the last electrical pole in the district until about 1965. Up until the time the State Penitentiary was built (1956), the West and Boyce houses would have been the only houses to be seen from State Route 14 until you reached Mary Salazar's house at the Garden of the Gods.

Break-up of the smaller ranches: Mid 1960 to mid 1970

While ranching continued to be the primary land use in the early 1960's, many of the active ranchers depended on leasing grazing rights from other landowners who, in turn, benefited from the tax status of holding agricultural properties. According to Jerry West, small ranches had actually ceased to be profitable in the late 1940s. Ranching on properties under several thousand acres had become economically unviable by the mid 1960s, and most ranchers either had jobs in town or earned cash as artists, writers, or craftsmen. Access for livestock throughout the San Marcos District, however, became more wide open as fences were not maintained. For a while both cattle and horses could start at one end and gallop (or ramble) the full length of the district.

Property subdivision in the 1960s was relatively easy and fairly lively. Mrs. Helen Boyce recalls a fellow who owned a small holding (under 10 acres) near the Goodwin Ranch on the Galisteo Creek. He penciled four lines on a plat drawing, as a four way land split and submitted it to the county. It was quickly approved.

The first and most visible ranch breakup began in the late 1950's with the Calvin ranch. Frank Calvin sold off large and small chunks to whomever had an interest. According to Archie West, it was an orderly affair and covenants were placed on much of the divided property. Helen Boyce recalls a 600 acre portion to the west of the old fire

[REDACTED]

station that was still up for sale in the late 1960s. Helen also recalls that Henry Trigg, who held so much of the property west of the Village of Cerrillos, told her that he would have gladly sold the Boyces as much land as they wanted for \$5.00 an acre.

The original families often carved out properties for sons and daughters and began thinking about how to adapt to a future without ranching. The Eave's Movie Ranch, for example, was built on ranch land in 1955. On May 3, 1945, Roy Glockhoff and two partners formed the Tri Cities Syndicate, which eventually owned over 500 acres around the Cash Entry mine, and mined for a few months.

In the 1960s a super salesman and mining promoter, Ken Meadows, approached Roy and his partners about using the Cash Entry mill site to store ore that he claimed contained platinum. Platinum has always been the metal of choice for scams as it is so difficult to assay. Ken never told Roy where he got the ore, but Roy thinks it may have been in the Cerrillos Hills.

Many famous people invested thousands of dollars in Meadow's Platinum venture. The New Mexico senator, and former Secretary of Agriculture for President Franklin Delano Roosevelt, Clinton P. Anderson, reportedly invested \$50,000. The Bureau of Mines and other geologists said there was no platinum in the Cerrillos Hills, but the promotion continued.

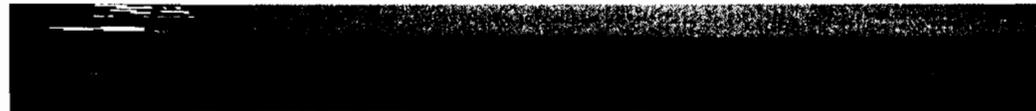
Flying down from Denver one afternoon in the 1970s Dan Meadows told Roy Glockhoff that he was going to tell his wife that evening that he was leaving her for his mistress in Denver. Mrs. Meadows shot and killed Dan that night. Mrs. Meadows was not prosecuted and that was the end of Meadow's Cerrillos platinum scam. Jokingly, someone said telling your wife you were leaving her for your mistress when she had a gun was suicide not murder. After Meadows' death, the last mine in the "Silver Hills", an iffy situation in the best of times, was abandoned, and with it, the mining era came to a close.

Paving the road made the drive into Santa Fe much easier, and properties adjoining the highway were soon carved out of the smaller ranches. Throughout the 1960s and early seventies, properties were split and re-split into smaller and smaller holdings. Today, however, many of these "smaller" holdings would be considered as small ranches in their own right, as many of the splits represented 40 to 100 or more acre parcels. The current Bonanza Creek Road was built and the old Cerrillos high road was essentially abandoned.

1970-1980: Subdivision and the ranches transformed

By the Mid 1970s the isolated ranch house was mostly a thing of the past. While still very rural in nature, the San Marcos district had probably picked up another fifty or sixty families. Subdivision, in all of its guises, was rampant, although building was not. The giant Jarrett ranch was split in two after the death of Mr. Hughes, with Rancho Viejo Partnership purchasing the eastern half of the ranch. Both halves however, continued to be run as working cattle ranches.

The two West Ranches however, were split up, either piece meal and mostly titled to family (the Hal West ranch) or completely (the Gene West Ranch). The Gene West Ranch (the original Chaquaco sheep Ranch) was sold in 1969 to Select Western Land



Company of Deming, New Mexico. Select Western eventually sold the original ranch house in 1973 to Ed and Melanie Ranney, along with 200 acres immediately surrounding the old homestead.



Between 1973 and 1976, Sections 31 and 25, the western end of the old Chaquaco Ranch, were offered for sale, without county approval. Originally, 40 acres parcels were sold, but many of these were subsequently further subdivided. This ill advised development scheme, devoid of planning, adequate roads, and in most cases utilities, dramatically changed the future for that area. What was to become the relatively dense development in the Silverado neighborhood redefined the northeastern portion of the district.

At the same time, the Ranneys, together with six other parties, formed the Chaquaco Land Association. In 1976 the association bought the approximately 1200 remaining acres of the eastern extent of the ranch. In what may have been the first environmentally sensitive development in the area, the members of the Chaquaco Land Association placed covenants on the land designed to maintain maximum open space in each of the individual holdings. The 1,400 acre "reserve" has not been significantly altered since 1976.

The Rancho Veijo Partnership began actively planning a long term development and partitioning of their approximately 15,000 acre ranch. Most of the holding continued as a 200 to 400 head cattle ranch leased to Mr. Henry McKinley. The partners concentrated their development efforts in the northern sections (outside the San Marcos District).

What was left of the Byrne/Taylor Ranch was sold to Marie Allen (now Harding) and John Allen in 1969. They created what is now known as the Synergia Ranch, a center for innovation and retreat. In its early days, the ranch hosted, among others, resident and guest artisans who were interested in producing "biotechnic" products, such as furniture, doors, ceramic goods, and textiles. Residents and guests performed at the Ranch's "Theatre of all Possibilities". It became a center of creative thinking and production in the 1970s.

The Eaves Ranch, and parts of the Van Meter property, were subdivided into 10 to 40 acre parcels. Much of what was left of the Calvin and Trigg ranches were divided. Build-out on many of these lots, however, would wait for another ten to twenty years.

In terms of commercial services, the San Marcos Feed Store opened in 1983 as a feed store and horse sale barn. The Dillenschneider family built a commercial building on their State Route 14 frontage as an antique and general store. Helen Boyce opened the Turquoise Trail Learning Center as a day care center in 1977 and the "Plants of the Southwest nursery business was started on the "Galisteo road".

Most telephone service, if one could get it, was still party line. The high cost of electrical service to still remote acreage in the district, undoubtedly slowed development .

1980-1995: Gradual breakup of the large ranches and the evolution of the rural residential environment

The years 1979 to 1982 were a benchmark in the development of subdivisions in the San Marcos District, especially in the north. Santa Fe County had released its first county code based on water availability and many landowners feared the consequences of the limitations implied in the code. Properties that might otherwise have been left intact were instead divided into everything from 2.5 to 10 acre parcels to beat the legal challenge of the new residential density and lot split rules.

For example, seven parcels of five acres each were carved out of the Dillenscheider ranch and three of these were given to Dillenscheider children. The Witticker property was subdivided into parcels that mimicked the adjoining Rancho Allegre subdivision. Much of the property in the South Fork vicinity was subdivided.

The Ortiz gold mine to the south of the San Marcos District was brought on line and new electrical lines were extended down SR-14 to better serve the mine and the new residences along the route. In 1979 Bonanza Creek road was paved. The Lone Butte Store became a "wild west" saloon and the Turquoise Trail Fire Department opened its first Route 14 sub-station, near San Marcos Arroyo. The San Marcos Neighborhood Association was formed during this period.

Cattle ranching ceased south of Rancho Viejo/Bonanza Creek ranches and north of the San Marcos Arroyo. The central part of the district was transforming into a large rural residential community. By 1984, the new land use code had solidified and subdivision slowed. Property owners often received variances to the code in order to further subdivide their property. The use of a geo-hydrological study to justify smaller than prescribed lot sizes became a standard vehicle for developers and small property owners in the area. However, the more difficult to breach regulations did slow development, especially in the southern part of the district. The availability of water limited actual development in most of the district, and probably forestalled most major residential development schemes.

Houses were built on many lots divided years before, one house at a time. Construction activities increased exponentially as real estate values in the Santa Fe area skyrocketed in the 1990s. Larger ranchland holdings continued to hold on for another 10 to 20 years before finally crumbling into forty to 160 acre lots. The northern part of the district, which had been so heavily subdivided and occupied in the late sixties, became more densely settled through family lot splits and the availability of relatively cheap property.

County Road 44 was paved to Northfork around 1984. This paving project was in part a result of severe summer rains that made entry into the Silverado subdivision area almost impossible. The developer had subdivided a flood plain. Residents of the area were clearly at risk. The paving project spurred development of previously subdivided properties along the Southfork, and by 1995 this area was built beyond the limits for its carrying capacity that the county code had established for water, and other services as well.

The Dillenschneider bar became a convenience store at Lone Butte, and the Turner house across the street became a restaurant. The feed store to the north became the San Marcos Feed store and Restaurant. State Road 14 from Bonanza Creek Road to Santa Fe was widened and rebuilt as a road that could accommodate high speed traffic.



That J.W. Eaves Ranch House was torn down and rebuilt close to the original site and enlarged to become the estate house of Mike Kammerer, the owner of Discovery Channel Networks. The mansion is located just south of the first bend on Bonanza Creek Road, when traveling from SR 14. The Synergia Ranch gradually evolved into a retreat, workshop, and conference center. Its focus continues to be on ecology and art.

The Turquoise Trail Elementary School was built on land donated by the Rancho Viejo Partnership, as was the new county fire station across from the feed store. A new movie set was established on the Bonanza Creek Ranch. By the end of this period, the population of the San Marcos District was approximately 2,100 people.

1995- 2005: Creation of the Cerrillos Park and Conservation at the Thornton Ranch

In 1981 the Albuquerque based Archaeological Conservancy acquired a third of the San Marcos Pueblo site for preservation and protection. In 1998 they acquired the remainder of the site. The 60 acre site is now closed to the public except for Conservancy sponsored tours.

In 2000 Santa Fe County purchased 1,116 acres in the Cerrillos Hills as part of their Open Space and Trails initiative. The purchase was championed by the Cerrillos Hills Park Coalition, a grass roots group that was instrumental in the management and stewardship of the property. On May 24, 2003, the Cerrillos Hills Historic Park was officially opened to the public. The Park is included in the planning boundaries of the San Marcos District. It helps ensure an open space buffer to the southwest for the planning area. Preservation and protection of the Park and the lands immediately adjacent to it were of concern to members of the planning committee.

Another change that has impacted life in the district in recent years is the increasing number of (primarily western) movies that have been filmed in the area. The movie sets on the Bonanza Creek Ranch have provided the setting for increasing numbers of western films and television series in recent years.

In the Early twenty-first century, the Thornton Ranch was placed on the market. Since 2003, Commonweal Conservancy, a nonprofit conservation-based community development organization, has been working with the Thornton family and West Wood Realty, Ltd, to create the 12,800 acre Galisteo Basin Preserve. The 21 square mile property is situated between the San Marcos district and Lamy, to the east. Under Commonweal Conservancy's five-phase development plan, concentrated development will occur only in the northeastern corner of the property, west of US 285. The project design stipulates that the vast majority of the Galisteo Basin Preserve, approximately 12,000 acres, will be protected and restored as publicly accessible open space. More than 25 miles of public and private trails for hiking, biking, and equestrian use are planned for the Preserve. In sum, 93% of the land will be protected under conservation easements.




CHAPTER THREE

PLANNING CONTEXT

Geography of the San Marcos District

The San Marcos District is an area of approximately 44 square miles (Map 1) that encompasses the land east and west of State Road 14 for about 7 miles from the Rancho San Marcos subdivision to the village of Cerrillos. It is bounded on the east by Rancho Viejo and the Thornton Ranch and on the north by the Bonanza Creek Ranch and, to the west, by the private land that lies between the Cerrillos Hills and the Interstate.

The district is dissected by the San Marcos Arroyo and its tributaries of Arroyo Coyote and Gallina Arroyo in the central part of the District. These arroyos flow generally northeast to southwest; the San Marcos Arroyo terminates into the Galisteo Creek that flows east to west towards the southern boundary of the District. The District lies within both the Santa Fe and Galisteo watersheds.

State Road 14 connects the historic mining villages of Madrid and Cerrillos, passes prehistoric pueblo sites, and traverses outstanding scenery. It is the spine and connector for the neighborhoods that compose the San Marcos District. The views from this road are treasured by the residents of the District and appreciated by travelers visiting the area. The northern portion of the District is primarily rolling grassland, transitioning to pinon and juniper woodlands in the south. The Cerrillos Hills, Turquoise Hill are volcanic in origin, and mineral rich. Historically, they have been mined for turquoise, lead, and zinc. More recently, sand and gravel mining occurred in the Cerrillos Hills. The underlying geology for the rest of the District is of tertiary intrusive rock. Of special note is the "garden of the gods" area, northeast of the village of Cerrillos and west of State Road 14. It is characterized by exposed volcanic dikes. The dikes create a striking landscape.

The depth to the water table and the quality of the water varies greatly from location to location in the District. There are springs at points along the San Marcos Arroyo and in the Cerrillos Hills. The Office of the State Engineer well data indicate that the water table varies between 15 and 500 feet in depth at different well locations in the District. The well that serves the village of Cerrillos has gone dry during recent years of drought. The status of the water system for the village is precarious; it has been necessary for the New Mexico National Guard to truck water into the village during the summer months during drought years.

Public Land in the District

There are three public agencies that own substantial acreage in the district: the New Mexico State Land Office, the Bureau of Land Management, and Santa Fe County (Map 1). These lands are important for grazing and recreation, and because they provide open vistas and add to the rural character of the area. The State Land Office owns approximately 2 square miles within the district: one section of land (1 square) is located on either side of the South Fork neighborhood. The lease on the eastern section (Township 15 North/ Range 09 East/ Section 32) is currently held by Ed Ranney, a resident of the Chaquaco area, nearby. The grazing lease on this 640 acre parcel expires in 2009. The other section (Township 15 North/ Range 08 East/ Section 36) is held by the



Charley Southard Living Trust, and expires in 2006. Another section (+ or -) of State Land is located west of the Silver Hills neighborhood.

The Bureau of Land Management owns approximately 6 sections of land (3,840 acres) in the district. Approximately one-half of this acreage is adjacent to County Open Space property at Petroglyph Hill. The other half is located north, and adjacent to, the County Open Space property at the Cerrillos Hills Historic Park. The Taos office of the Bureau of Land Management is currently writing a land use plan for their district, of which these lands are a part.

State Road 14, also known as the Turquoise Trail, is designated a National Scenic Byway. According to federal standards, this means that the route consists of outstanding features that are considered to be unique, irreplaceable, or distinctly characteristic of an area.

As just noted, Santa Fe County owns the Cerrillos Hills Historic Park, a 1,116 acre property just north of the village of Cerrillos. The park is open to the public for non-motorized recreation. In addition, Santa Fe County owns 780 acres immediately east of the district boundary. This property contains an important archaeological site that comes under the protection of the federal Galisteo Basin Archaeological Sites Protection Act. There are two additional sites within the district that fall under the protection of this Act; one is located on BLM land (Burnt Corn Pueblo); the other is owned by The Archaeological Conservancy (San Marcos Pueblo).

Existing development

As may be understood from a reading of the District History there have been a great number of properties developed either in medium sized, individually planned subdivisions or as uncontrolled individual lot splits. Essentially, much of the District, is divided into parcels at or below the existing minimum lot size. There are a few parcels in the District which will accommodate further subdivision at a small scale. The overall result is an unplanned and highly diverse collection of very different neighborhoods seeking consistent planning as a District.



The Thornton Ranch and the Galisteo Basin Preserve

The San Marcos District lies in two surface watersheds; the area north of the Silverado Neighborhood is part of the Santa Fe River watershed and the land south of Rancho San Marcos is part of the Galisteo Creek watershed. Residential development in the Galisteo Creek watershed is most concentrated in the Eldorado development west of US 285 South, along either side of US 285 South to the Lamy Crest on what was formerly the Simpson Ranch, and in the San Marcos District. Aside from the small traditional communities of Cerrillos, Lamy, Madrid, Canada de Los Alamos, Canoncito, and Galisteo, the land use in the Galisteo Watershed remains in ranching. The spatial distribution of residential development represented in Map 5 emphasizes the need for

new developments to consider water and wastewater systems, instead of wells and septic tanks, in order to ensure sustainability. The pattern of existing development also suggests that it would be prudent for new developments to be clustered in order to maximize these systems, minimize the impact to the environment, and maximize the opportunity for preserving open space and vistas.

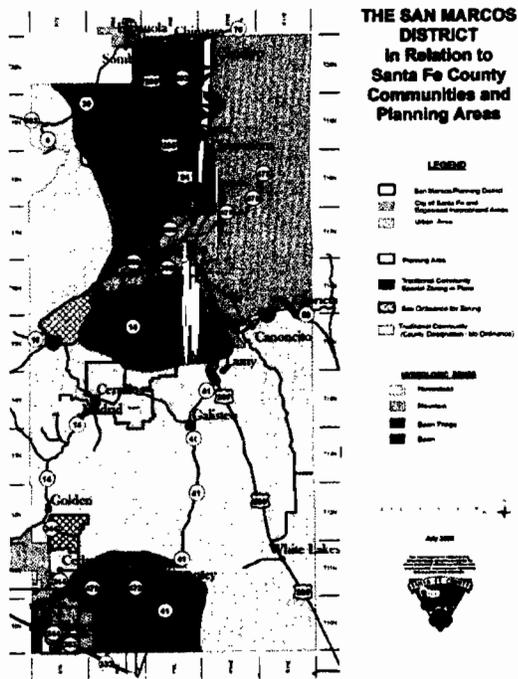
Future large scale residential developments in the watershed might draw on the example that Commonwealth Conservancy is setting for development of the former Thornton Ranch, just east of the San Marcos District. The master plan for the ranch transfers essentially all residential density to one clustered development which can be serviced by a water system. The result of this design is that thousands of acres of ranch land will remain in open space.

The County Growth Management Plan

The San Marcos Contemporary Community/Rural District Planning Committee was established on June 10, 2003 by Santa Fe County Resolution No. 2003-83 (Appendix G). The creation of the District and the Planning Committee was anticipated in the County Growth Management Plan and the area was recognized as a potential contemporary community planning area (October 26, 1999). The Community Planning Ordinance (Santa Fe County Ordinance No. 2002-03) provides the structure for the San Marcos planning effort.

The San Marcos area lies within what the Growth Management Plan designates as a Rural District; the zoning district that covers “the foothill and grassland areas which have been and are being extensively subdivided into rural residential or suburban developments within 5 to 10 miles of the City of Santa Fe as well as the remaining active ranches north and west of the City and south of I-25 to the Estancia Basin District”.

County planners anticipated that particular areas within the larger Rural District would evolve as “contemporary communities”. These areas are characterized by a residential density, as well as a size and scale, which will attract commercial and community uses and services. The intention stated in the Growth Management Plan is that the “County and community residents will plan for growth and change in a way which helps reinforce each community’s identity and style while providing for a mix of uses.”



The resolution creating the San Marcos District Community combined elements from both the Rural District and Contemporary Community concept for the planning area. The district (Map 1) encompasses high density neighborhoods, as well as covenant controlled, rural residential subdivisions in the north, and large lot rural residential areas and small ranches in the south and east. This spectrum of land uses, ranging in intensity from less than 2 acre home sites in some neighborhoods, through rural residential subdivisions with 15 to 20 acres lots, to ranchitos of 100 to 200 acres, to the Bonanza Creek cattle ranch, creates a unique circumstance for planning. In general, the district is a transition zone from the more densely populated urban fringe of the City of Santa Fe to the north and the expansive ranch lands of the Galisteo Basin to the south.

The Growth Management Plan directs that planning for Contemporary Communities include commercial centers and the opportunities for more services outside the urban area. The intention is to center these subdivisions so that they are not isolated and insular in relation to services and community facilities. In contrast to this directive, the Rural District is described in the Growth Management Plan as an area of limited development where citizens will be expected to be more self-sufficient and independent as befits the longtime rural lifestyle. Not surprisingly, there is a tension within the San Marcos District between the need for services and the desire to maintain the rural character of a Rural District.

Projected Housing Needs in the District

The San Marcos area underwent a relatively extreme rate of growth in the decade from 1990 to 2000. During that period the population of the San Marcos District went from 1,629 to 2,512 people, a 54% increase in 10 years. Of these 2,512 individuals, 1,028 identified themselves as Hispanic, 1,028 identified themselves as White/not Hispanic, and the remaining 415 people identified themselves as some other race/ethnicity.

Between 1990 and 2000, the number of dwelling units in the San Marcos District increased from 671 to 1,096, or a total increase of 425 units. It is this very apparent growth in the San Marcos District in the past 15 years that has caught the attention of, and in some cases alarmed, residents of the San Marcos area. There is a justifiable concern for the sustainability of the ground water supply in the District and throughout the Galisteo Watershed, as well as other issues associated with the impacts of development.

The data in Table 1 represent the County’s “most likely growth” scenario;

Table 1: Most Likely Growth Scenario

	2000	2003	2007	2010	2020	2030	2040	2050
CENTRAL REGION OF COUNTY*	12,338	13,136	14,553	15,610	19,659	25,758	32,821	41,141
COMMUNITY COLLEGE DISTRICT	1,337	2,234	3,490	4,735	9,888	17,501	26,284	34,649
TOTAL SANTA FE COUNTY	129,837	136,737	145,970	153,111	177,949	202,512	225,141	247,599

*The Central Region of the County includes the San Marcos District, Eldorado, and residents who live as far south as Galisteo Creek.

anticipating moderate growth in the County and slow urban growth in the City of Santa Fe. Although the numbers show that the Community College District will absorb a substantial portion of the overall growth in the County, the Central Region, including San Marcos, will more than triple in population by 2050 according to this growth scenario.

The same moderate growth scenario quoted for the population in Table 1 anticipates the number of dwelling units in the Central County (San Marcos and Eldorado/South 285) to be 20,847 by the year 2050.

The dot distribution map (Map 5) shows the existing distribution of houses and mobile homes in the San Marcos District. The vacant land in the west is public land, including the Cerrillos Hills Historic Park. The vacant land in the east of the district is the Chaquaco Land Trust, and in the southeast the vacant land is public (Bureau of Land Management).

The specific data for vacant land within the neighborhoods and subdivisions in the District is given in Table 2. These numbers are based on the best available data from the County geographic database and hand counting. Of all the land that has been platted to date, there are approximately 210 existing parcels, of various sizes, which are vacant and each could accommodate one to six residences under current density regulations in the Code. The challenge to planning is how to direct future residential land use in a way that will accommodate the anticipated increase in population while protecting ground water resources, cultural resources, and the natural amenities that residents of the District currently enjoy.

Table 2: Neighborhood Data

Neighborhood	# Lots	Total Acres	Average Lot	Vacant	Potential New DU
Rancho San Marcos	97	1,576	16 acres	22	22
Turquoise Trail Court	34	443	1 parcel = 266 Average=5 acres	The large parcel + 3	26
Lone Butte	130	1,320	10 acres	22	30
West Ranch	126	903	1 parcel=70 acres, average=6 acres	1 large, 16 other	21
Silver Hills	44	640	14 acres	23	9
Rancho Alegre	80	1,003	12 acres	24	24
San Marcos Pueblo	93	1,295	14 acres	A few large parcels, 14 others	38
High Road	162	2,823	17.5 acres	45	45
Garden of the Gods	27	898	33 acres	Largest parcels, 14 others	48
Cerrillos East	21	1,252	63 acres	12	40
Galisteo Creek	80	5,593 + BLM	70 acres	14	90
TOTAL				~210	393

The Planning Process

Many residents of San Marcos recognized the need to plan for their area several years before the County planning process was officially launched in the district. The San Marcos Association voted in late 1999 to apply for permission to work on a plan and



appointed a small group to carry this effort forward. There were meetings in 2000 with this group and their County Commissioner, Javiar Gonzales, and with members of the Planning Division. A lack of staff and an overload of existing and scheduled planning projects pushed the approval for the start of the planning process forward in time.

Nevertheless, the San Marcos Association moved to ready the general population of the district for planning. There was a first public announcement of planning intent in the April 2001 San Marcos Association quarterly newsletter. Through the rest of that year and throughout 2002 the newsletter (mailed to 1,700 homes) had articles about planning. People began to sign up to be on the planning committee, maps of the district were included, and these created interest and awareness of the intended planning effort. After a unanimous approval from the County Development Review Committee, the application for approval had to be twice denied, for lack of planning staff, by the Board of County Commissioners. In 2003 the San Marcos Association newsletter continued to discuss local growth, water, and planning issues. The April issue had extra pages, an updated map, and a survey questionnaire.

The request for planning authorization was ultimately granted to the Planning Committee by the BCC on May 27, 2003. By this time there were twenty-five names on the list of Planning Committee Members appointed by the Board of County Commissioners. A second resolution was passed by the BCC in June, and it was understood that regular meetings would not begin until the Fall. The San Marcos newsletter reported the results of the survey that they had conducted by mail.

The first planning committee meeting with county staff was held on March 2, 2004. When county planning staff became involved there was already an active planning committee that had been discussing issues for some time, and already agreed on the general goals for the plan. There was an immediate conflict between the approach the Planning Committee was using and the approach that County staff had traditionally used. While recognizing the hard work and many hours these citizens had already contributed, County Planning Staff was concerned with, among other things, adequate representation for such a large area. The Planning Committee immediately agreed to try working with by the process favored by the County Planning Staff. This approach essentially disbanded the Planning Committee and considered any collection of people who might attend any given meeting to act as the appointed committee. In order to ensure appropriate representation, it was agreed that the District should be divided into neighborhoods (Map 2) and that each neighborhood should appoint a "steward". The role of the steward was to attend meetings and be the contact for residents of the neighborhoods and the committee. San Marcos District Neighborhoods Stewards are listed in Appendix F.

Establishing neighborhood stewardship helped improve outreach and representation. The meetings proceeded on a bimonthly basis throughout 2004 and 2005. A total of 40 committee meetings and two communitywide meeting were held. The first community wide meeting was held on Wednesday, November 17, 2004 at the Turquoise Trail Elementary School. The meeting was attended by about 100 residents, 68 of whom officially signed-in. The meeting agenda covered all the planning work that had been done to that date and participants helped to complete the "Total Impact Matrix" for the planning committee by providing their ideas and corrections.

The planning process continued to struggle. Original committee members were frustrated that the planning committee now consisted of whoever showed up to meetings

[REDACTED]

that particular evening. Many of the meetings simply served to bring new attendees 'up to speed' and to rehash decisions that had already been made.

The Total Impact Matrix (Appendix E) was created by the group as a planning tool and a way to understand the existing land use conditions as well as the specific needs of the various neighborhoods. The matrix addressed water management, infrastructure, residential land use, open space, design standards, and general neighborhood conditions for most of the 12 neighborhoods. This matrix was later used to determine the Residential Zoning categories, characteristics, and boundaries for the plan. It served as the basis for understanding the specific concerns of neighborhood residents regarding the physical and infrastructure restrictions for future growth in their area.

Because the residential settlement in the San Marcos District evolved from the break-up and sale of a few large ranches, the resulting settlement pattern was unplanned. With the help of the Total Impact Matrix, three types of "neighborhoods" were designated within the district. From least densely populated to most densely populated these are:

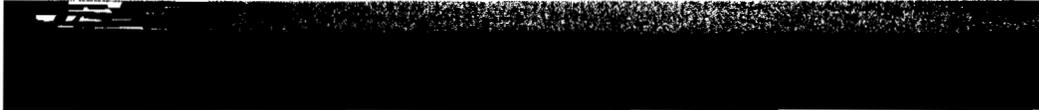
- large parcels (generally greater than 40 acres) in the southern portion of the district in the homestead hydrologic zone
- medium density rural residential neighborhoods where lots are generally from 10 to 40 acres in size
- more densely populated neighborhoods where parcels are typically from 2.5 to 10 acres in size.
- Table 3 summarizes the configuration and of these assigned neighborhoods (also see Map 2).

Table 3: Neighborhood Density

ZONE	Minimum lot size	Family Transfer or additional subdivision	Existing Conditions
Rural	15 Acres	Minimum lot size: 15 acres	12.5 to 40 acres
Homestead	40 Acres	Minimum lot size: 40 acres	40 acres

From the beginning of the process, it was recognized that certain issues would be difficult to address in meetings when the attendees were constantly changing. First among such issues was the location of Mixed Use Zones. All future commercial activity is planned to be limited to these specific zones. This idea created a great deal of interest among landowners with commercial intentions for their property and in residential neighborhoods not wishing to have commercial activity located adjacent to them.

A subcommittee was formed to present a recommendation to the larger committee in regard to size and location of the mixed use zoning. An analytical model was used to estimate the needs for up to 20 years in the future. The result of the analysis showed that only 4 acres would be needed for commercial space. As the model did not



include other elements, such as institutional uses, the 4 acres was considered a minimum and the general size of 5 to 10 acres was used.

The existing commercial node is centered at the intersection of SR- 14 and CR 44-45. This node originally allowed up to 80 acres of potential commercial zoning. One variance had been allowed for commercial zoning north and outside of the node, limiting the available acreage to 60 acres. Other land owners north of the node along SR 14 were also interested in commercial zoning. The various proposals for the location of commercial zoning that the committee presented for consideration all met with a strong negative response from the residential neighborhoods situated nearby.

One large land owner made various suggestions which would have zoned mixed use 10 or more acres (on the east side of SR-14 north of CR-44) and set aside as open space some hundred acres or more. The great majority of the attending people thought this very beneficial to the District and good protection for those nearest the potential open space property. Those living nearest thought differently and many expressed “not in my back yard” sentiments about mixed use zoning.



Negotiations were on-going and might have reached a solution benefiting all, but the land owner withdrew his offers and his land from the planning district. The decision presented in the plan regarding location of the Mixed Use Zone came after many months of consideration and discussion. It was clear that there was a great deal of commercial development planned and under way just 3 miles north in the Community College District and along SR 14. Actual need for more commercial space within the district was sufficiently far in the future and it was uncertain as to where it might best be located. Any commercial space needed in the next 3 to 5 years could be met by defining a fixed space of a few parcels close to the existing commercial activities in the district. (Map 3)

A final community wide meeting to discuss the Draft Plan was held on February 23, 2006. There were over 100 people at the meeting and all appeared to show considerable interest in the plan. There was an almost uniform positive response to the plan and many questions of definition and explanation were asked and answered. Other questions were taken in writing and answered individually after the meeting. There was



one objection to the process not addressing an even larger area and not being done by professional planners, but by the dictates of the Community Planning Ordinance. There were some positive suggestions which were incorporated into the plan. One individual came to the following planning meeting to see whether his land might also be zoned commercial. His business desires appear to fall within home occupation.



CHAPTER FOUR

ISSUES SUMMARY

The residents of the San Marcos community and members of the planning committee have identified a set of issues that the Plan will address. These include issues related to the future of water, wastewater, drainage, lot size, land use, including commercial uses, agriculture, noise, views, preservation, open space, trails, infrastructure, community services, and code enforcement.

WATER: Since all residents of the San Marcos District depend on private wells and septic systems, the basic issue, though very complex, is how much water is available and how much can we use, given the expected growth of our community.

WASTEWATER AND POLLUTANTS: Since wastewater treatment within the San Marcos District is almost exclusively handled through septic tanks and leach fields, of great concern are the issues of both groundwater as well as above ground pollution brought on by the increase in density.

DRAINAGE: The District is not meeting its potential for capturing rain runoff from paved surfaces, roads, and structures. It also needs to address the issues of soil erosion, and storm water control.

LOT SIZE AND HOUSING: The District needs to address the issues of affordable housing and the impacts of lot size and population growth on our water supply and on our scenic resources. Also at issue is that although maintaining larger lot sizes helps retain our openness and rural character, we run the risk of increasing property values in a way that sacrifices the diverse and eclectic nature of our community.

COMMERCIAL ACTIVITIES AND SERVICES: Of primary concern is how "commercial" is defined in a community that strongly opposes strip mall development. At issue is whether the community should designate commercial areas or should it rely on services available in other locations outside of the District.

AGRICULTURE: While livestock production, particularly of cattle and sheep, is no longer economically feasible on a large scale in the District, it is important to recognize that landowners of large tracts or owners of combined smaller tracts who are interested in raising animals can make a significant contribution to the District's quality of life. At issue is how the District can support agricultural pursuits that do not negatively affect neighboring residents or on the landscape itself.

AIR QUALITY AND AESTHETICS: While property owners expect some smells and



NOISE: The issue is how to maintain the quiet nature of our community while defining acceptable decibel levels inherent in the expected growth and development of the District.

VIEWSCAPES: Of major concern is how to preserve unobstructed views of the mountains and prominent features of our landscape, as well as the protection of our clear night sky from light pollution.

HISTORIC AND PREHISTORIC SITES: The District needs to define what constitutes an historic or prehistoric site or structure. At issue is how to protect the valuable places that are such an asset to our community.

OPEN SPACE AND PARKS: At issue is the creation of ordinances that would preserve, protect, and maintain existing open space by focusing on: 1) Large Private Open Space; 2) Large Public Open Space; 3) Rural Residences on Private Tracts; 4) Arroyos; and 5) Public Trails and Byways.

TRANSPORTATION AND CIRCULATION: The District needs to develop a transportation plan (roads, buses, rails) that would serve the needs of our growing community while preserving the rural feel of our environment.

PUBLIC UTILITIES: While our District has no expectation that water or sewage systems will be provided by the County or other regional authority, electrical transmission needs to be accessible to all residents but it also needs to be unobtrusive so that it does not destroy the integrity of our rural lifestyle.

TELECOMMUNICATIONS: The issue is how to develop better telephone, cell phone, and internet service, since much of our community's economy is home based, but it should not negatively impact neighborhoods or viewsheds.

COUNTY CODE ENFORCEMENT: The Number One issue is the lack of enforcement of county codes. This has led to uncontrolled high-density areas and lot splitting, construction of road systems not up to code, and general noncompliance to requirements associated with businesses and home businesses.

COMMUNITY SERVICES: The District Plan needs to identify and implement certain basic amenities and services that are vital to our community. This includes but is not limited to Code Enforcement, Maintenance of Infrastructure, Public Safety (inc. fire and police), Open Space Development and Maintenance, and neighborhood facilities such as possible district offices, senior centers, youth centers, day care, recreation facilities, library, etc.

CHAPTER FIVE

GOALS AND ACTIONS

The previous chapter enumerates the issues that are important to continued maintenance of the quiet, rural, residential lifestyle. Full detail of these issues is available in Appendix D. This chapter details a plan to preserve and defend this lifestyle from the pressures of urban and suburban sprawl and to maintain the district's function as a transition zone between suburban (the planned, high density of the Community College District to the North) and true rural living.

After two years of discussion, it became clear that while each of the issues could be identified, few could be resolved without first conceiving an overall zoning strategy for the district. The following things needed to be considered: existing land use patterns, the Santa Fe County Code and its definition of hydrological zones, and how each neighborhood defined its vision of "rural residential lifestyle".

ZONING

There are four types of zoning to be established by the acceptance of this plan and its related ordinance:

1. Two Residential Density zones
2. Mixed Use
3. Institutional Use zones
4. A Scenic Byway Overlay zone.

The district planning committee first created a Total Impact Matrix and from it a zoning plan. It was their belief that the uncertainty of future development, density, and uses was undesirable and unfair to potential and current residents. With stable and enforceable zoning in place, many of the

issues concerning the preservation and maintenance of the rural residential lifestyle could be resolved.

The Total Impact Matrix is summarized in Appendix E. It defined the criteria that made up each neighborhood's collective understanding of a rural residential lifestyle. The most important conclusions that came from this work were that a rural residential lifestyle could be defined; that the idea of the meaning of that lifestyle is slightly different from neighborhood to neighborhood. Consequently, zoning could not be based strictly on hydrology, but rather on a matrix of water availability, existing density, the protection of existing resources, public safety issues including road, drainage, and waste treatment, and protecting the "openness" of the landscape.

This plan assumes that appropriate and predictable density zoning will stabilize and assure neighborhood character. Goals of protecting rural lifestyle and viewshed also require dependable and stable densities. The limited water supply would be at risk without reliable, well enforced density zoning. Health considerations having to do with wastewater and drainage are also affected. Fire and public safety capabilities rely on predictable densities. Road planning and the value of tangible and intangible aspects of daily life are also affected.



PROPOSED RESIDENTIAL ZONING

Map #1 (following page) is the zoning map for the San Marcos District. The San Marcos Planning Committee identified two residential/agricultural density zones:

- **Rural Density Zone-** 15 Acre Minimum Lot Size
- **Homestead Density Zone-** 40 Acre Minimum Lot Size

UPDATES TO THE PLAN AND ORDINANCE

Once approved in the Plan, the zoning Map and Use Table will be integrated into the Santa Fe County Land Development Code. All subsequent land development in the San Marcos District shall conform to the zoning and land use permitted by this plan.

A Local Development Review Committee (LDRC) shall be appointed by the board of County Commissioners for the San Marcos District concurrent with the adoption of the San Marcos District ordinance. An On-Going Planning Committee shall produce an "Annual Subdivision and Land Use Report" compiled from LDRC and Administrative Records for each Zone and this report will be submitted to the Board of County Commissioners. This report shall illustrate the number and location of all changes in the District's Land use map and serve as an annual update to the District map. The report shall make recommendations for changes in code enforcement, should they become necessary. If the report requests that changes need to be made to the San Marcos ordinance, the planning committee shall bring the changes forward to the LDRC and the BCC as amendments to the plan and ordinance. Any such recommendations shall be publicly reviewed before completion. The Plan and Zoning Map shall be reviewed by the On-Going Planning Committee and sent to the County no less frequently than every three years with a report suggesting specific revisions. Changes to the zoning map will be brought forward to the LDRC and the BCC as amendments to the plan and ordinance.

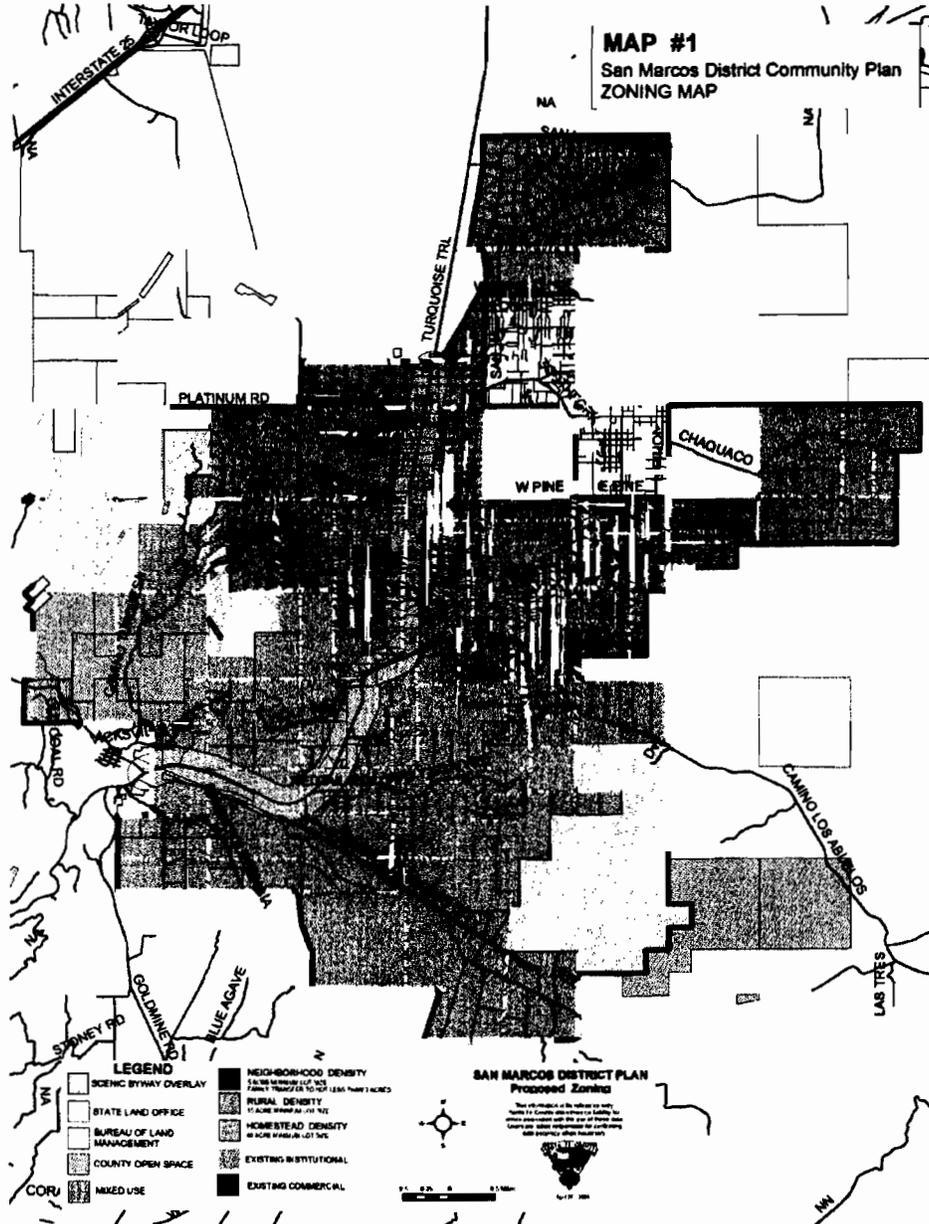
MIXED USE ZONE

The mixed use zone in the San Marcos District is consistent with the scale of uses in the County's "Neighborhood Center Performance District". The mixed use zone is intended to accommodate neighborhood-oriented, low-intensity retail sales and service uses, and mixed uses consistent with Table 1 of the San Marcos District Plan.

The Mixed Use Zone is intended to serve the needs of customers from a limited area and to support local home occupation product sales and services. Standards and restrictions applicable to the Mixed Use Zone are designed to ensure the compatibility with the residential-scale and style of the neighborhoods they serve. The goals for mixed use zoning are as follows:

- To provide appropriately located areas for well-designed business, commercial, and mixed use development that is consistent with the Santa Fe Growth Management Plan, the San Marcos District Plan, and with standards of public health and safety established by these development codes and the State of New Mexico.

- To ensure that all non-residential uses meet appropriate standards for development intensity, effective vehicular and pedestrian access, safe and efficient on-site circulation, adequate parking, signage, and related site design issues.



- 
- To protect adjacent residential and nonresidential uses from potentially negative impacts resulting from excessive noise, light, odor, vibration, development intensity, traffic congestion, or other adverse environmental effects.

MIXED USE DEFINED

Commercial Uses and Home Businesses, as defined by the Santa Fe County Code, are allowed within the Mixed Use Zone. Also allowed are residential and institutional land uses as defined in Table 4 (Performance Use Standards) of this plan. Home Occupation is allowed throughout the District.

MIXED USE LOCATION

There is one area in the District that is zoned for mixed use. It is located along State Road 14 south of the intersection with County Roads 44 and 45. There are already existing commercial uses in this area. The properties to be zoned mixed use are illustrated in Map #2 (on the following page). All mixed use activities identified in the Performance Use Table (Table #4) that were legally in place prior to the acceptance of this plan are considered to be legal, non-conforming uses. Commercial uses in non-conforming lots may not be substantially altered from their current use. Residential use of the properties identified as mixed use may continue, as if they were zoned "Rural" until a master planned mixed use might occur.

Should the planning committee decide that additional mixed use areas are necessary in the future or should requests to site additional mixed use zones come before the LDRC, evaluation will be made with primary consideration given to:

- How the existing plan is functioning
- Growing demand for commercial space
- Greatest benefit to the District as a whole

Any changes would take the form of a plan and ordinance amendment.

MIXED USE PERFORMANCE STANDARDS

All but single residential development in the Mixed Use zones shall comply with the following standards:

- Maximum size of each detached structure shall be 5,000 square feet.
- The architectural style of all structures shall be complementary to that of other structures in the area and to regional architectural styles.
- Exhibit a unity of design for buildings within multi-building complexes through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details.
- Incorporate, within all walls over 100 feet in length, at least 4 recesses, off-sets, angular forms, and other features within 100 foot length to provide a visually interesting shape.
- Utilize tones and non-reflective materials on all structures, including roofs, to minimize contrast and blend with surrounding natural landscape without calling undue attention to the development.
- All mixed use development will conform to county lighting requirements and no "all night" lighting shall be permitted.
- All mixed use development shall be master planned.

Table #4: Performance Use Table
 (See end of this Table for explanation of categories.)

SMD			Mixed Use	Rural	Homestead
Use Categories	Specific Uses				
Residential Use Categories					
Household Living	All household living not listed below		C	P	P
	Single-family dwellings and manufactured homes		C		
	Two-family dwellings (duplexes)		C		
	Multi-family dwellings				
	Manufactured home communities and subdivisions				
	Mobile homes		P	P	P
	Upper floor residential		C		
Group Living	All group living not listed below				
	Community residential homes (6 or fewer residents)		P	P	P
	Community residential homes (7-14 residents)		P	P	P
	Community residential homes (>14 residents)		P	P	P
	Family compounds				
Public, Civic, and Dispersed Use Categories					
Place of Worship	All places of worship	S	S		
Day Care	All day care not listed below				
	Day care (13 or more adults or children)	S		C	
Community Service	All community service not listed below				
	Community and Senior Centers	C			
	Libraries	C			
	Museums	C			
Educational Facilities	Philanthropic institutions				
	All educational facilities not listed below				
	Elementary school	S			
	Middle or high school	S			
Government Facilities	Colleges or universities				
	Business and vocational schools				
	All government facilities not listed below				
	Emergency services	S			
	Jail or prison				

SMD

Use Categories	Specific Uses		Mixed Use	Rural	Homesite
Parks and Open Spaces	All parks and open space not listed below				
	Cemetery, columbaria, mausoleum, memorial park				
	Public parks and trails	C	C	C	C
Passenger Terminal	All passenger terminals not listed below				
	Airports				
Social Service Institutions (See Error Reference source not found.)	Airports or heliport, private				
	All social service institutions				
Utilities	Utilities not listed below				
	Major utilities				
	Minor utilities				
	Telecommunications facilities	S	S	S	S
Entertainment Events, Major	All major entertainment events, not listed below				
	Fairgrounds				
Medical Services	All medical services not listed below				
	Hospitals				
	Medical and dental offices/clinics		C		
Office	Emergency medical offices		C		
	All offices not listed below				
	Banks and other financial institutions		C		
	Offices (<5,000 square feet)		C		
Parking, Commercial	Offices (>5,000 to 50,000 square feet)				
	Office uses (>50,000 square feet)				
	Research/development				
Transient Accommodations	All commercial parking lots and garages				
	All transient accommodations not listed below				
	Inns and bed and breakfasts below 7 units			S	
Indoor Recreation	Inns and bed and breakfasts (7-12 units)			S	S
	Hotels, motels, and inns (>12 units)				
	Resorts, conference centers educational centers with accommodations			S	S
	All indoor recreation not listed below				
	Adult entertainment				
	Private clubs and lodges (not-for-profit)				

SMD

Use Categories	Specific Uses		Mixed Use	Rural	Homestead
	Entertainment and recreation, indoor				
	All outdoor recreation not listed below				
	Recreational uses, outdoor				
	Community arenas			C	C
Outdoor Recreation	Outfitter and guide services		C		
	Racetracks and stadiums				
	Recreational vehicle park/campground				
	Riding academies and public stables			S	S
	All restaurants and bars not listed below				
Restaurants and Bars	Restaurants (See also Home Restaurants)		C		
	Restaurant, serving beer, wine, or liquor		C		
	Taverns and bars				
	All indoor retail sales and services not listed below				
	Art galleries or dealers		C		
	Appliance, bicycle, jewelry, shoe or watch repair		C		
	Convenience stores		C		
	Exercise or dance studios		C		
	Gasoline and fuel sales		C		
Retail Sales and Service	Liquor stores				
	Outdoor markets				
	Personal service establishments		C		
	Retail establishments, indoor <5,000sf				
	Retail establishments, indoor >5,000sf to 50,000sf				
	Retail establishments, indoor >50,000				
	Vehicle parts and accessories				
	Video and DVD rental establishments		C		
	Exercise and dance studios		C		
	Vehicle sales and service not listed below				
Vehicle Sales and Service	Vehicle service, general		C		
	Vehicle service, intensive				
	Vehicle sales and leasing				
Storage	Storage not listed below				
	Mini-storage units				
Home Occupations					
Home Businesses	All home occupations		P	P	
And Occupations	All home businesses		C		

SMD

Use Categories	Specific Uses	Mixed Use	Rural	Homestead
Industrial Sales and Service	Industrial sales and service not listed below			
	Manufactured home sales and service			
	Plumbing and electrical contractors			
	Woodworking, including cabinet makers and furniture manufacturing			
	Warehouse and freight movement not listed below			
	Transport and shipping			
	Truck stops			
	Outdoor storage yards			
	Waste-related services not listed below			
	Landfills			
Waste-related Services	Recycling facilities			
	Wholesale trade not listed below			
Wholesale Trade	Equipment rental			
	Mail-order houses			
Heavy Industrial	All heavy industrial			
Resource Extraction	All resource extraction not listed below			
	Mining and extractive uses			
	Sand and gravel operations			
Agriculture	All agriculture not listed below			
	Agriculture, grazing and ranching		C	C
	Agriculturally-related supplies and equipment			
	Animal boarding, kennels, shelters		S	S
	Commercial animal raising (see appendix C)		S	S
	Private animal keeping and raising (see appendix C)		P	P
	Greenhouses and plant nurseries		S	S
	Veterinary clinics (large animal)	C	S	S
Veterinary clinics (small animal)	C			

Please Note: P = permitted use; C = conditional use; S = special use; an empty box = not permitted. The following is from the new County Code
Conditional uses are generally compatible with the permitted uses in a zoning district, as indicated in its Use Table but which require site specific review of their location, design, configuration, density and intensity, and operating characteristics, and which may require the imposition of additional conditions in order to ensure the appropriateness and compatibility of the use at a particular location and to mitigate any potentially adverse impact.



Special use permit review allows for Board of County Commissioners discretionary approval of uses, as indicated in the Use Table with unique or widely varying operating characteristics, neighborhood compatibility issues, or unusual site development features, subject to the terms and conditions set forth in this Code. Special uses may or may not be appropriate in a given zone district depending upon the nature of and compatibility with surrounding uses, and mitigating site specific conditions or requirements. Such uses require individual review of their location, design, configuration, density and intensity, in order to determine whether or not a use should be allowed. In addition, and may require the imposition of additional conditions in order to ensure the appropriateness and compatibility of the use at a particular location.

- 
- Master planning documents to include the master plan, a neighborhood impact plan study, a traffic plan study, and a water use plan, and all other planning documents required by County Ordinance, must be submitted to the District LDRC for review and BCC recommendation.
 - All roads in developments must meet current standards and be completed before construction of buildings.
 - Where development is dependent upon ground water sources, such development shall only be approved if the applicant provides a site specific geo-hydrology report that demonstrates a 100 year water supply in accordance with Santa Fe County's water supply requirements. These reports shall assess the impact of the new well on neighboring wells, streams, ponds, and springs.
 - Any development which will result in increased or new traffic via existing or new access must meet the requirements of the State D.O.T. and the LDRC and should avoid direct entrance from or egress to State Highway 14.

HOME OCCUPATIONS

Home occupations shall be allowed as an accessory use to a residential dwelling and shall comply with the following standards:

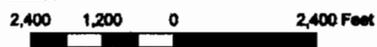
- The occupation is clearly incidental and secondary to the principal use of the residence, and not more than 50 percent of the floor area of the dwelling shall be used in the conduct of the home occupation.
- All activities related to the home occupation shall be conducted entirely within the dwelling or within customary residential accessory structures.
- No more than four (4) persons, other than members of a family residing on the premises, shall be regularly engaged in work at the site of the home occupation.
- There shall be no outside storage of any kind related to the home occupation.
- The occupation is not disruptive of the residential character of the neighborhood.
- No equipment or process shall be used in the home occupation which significantly interferes with the existing use of property in the adjacent area.
- The occupation shall not create any disturbing or offensive activity, view, noise, vibration, smoke, dust, odor, heat, glare, or other unhealthy or unsightly problem.
- The occupation shall not create a traffic or parking problem.
- The occupation does not involve intensive vehicle service (auto repair, body shops, etc.), the storage of construction equipment (vehicles with three or more axles), or retail sales, other than products, art work, and handicrafts that are produced on the premises.
- Such uses may have a maximum of one sign advertising the accessory use in accordance with the requirements of Sec. 7.11 of the Santa Fe County Land Development Code. Signs (more specifically, see Sec. 7.11.6J, Residential Signs)
- There shall be no change in the outside appearance of the building or premises, nor other visible evidence of the conduct of the home occupation; and
- Off-street parking shall be required for employees, customers, and clients of the home occupation, in addition to the parking otherwise required by Sec. 7.10, Off-street Parking and Loading.

**SAN MARCOS DISTRICT
COMMUNITY PLAN**

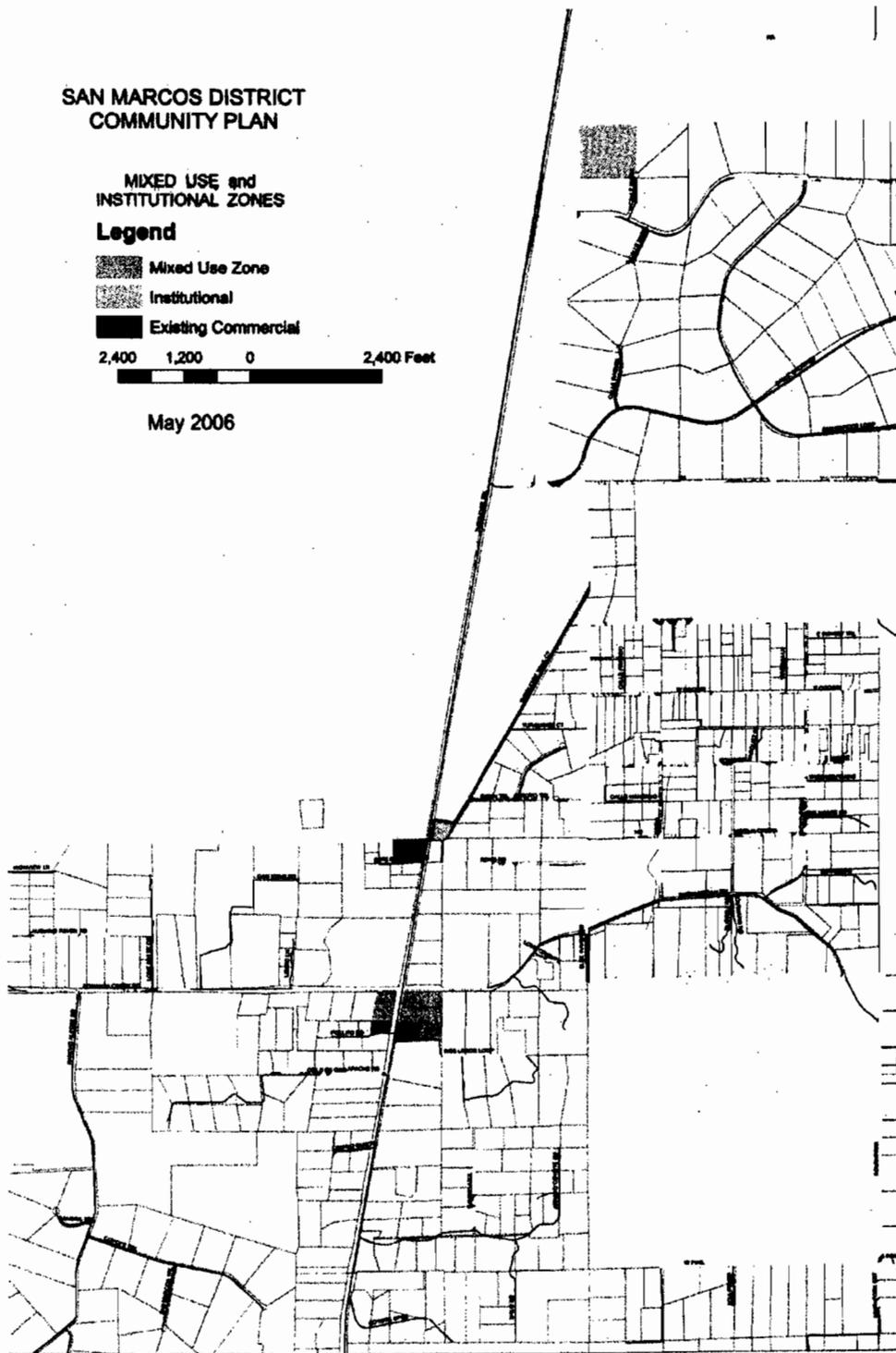
**MIXED USE and
INSTITUTIONAL ZONES**

Legend

-  Mixed Use Zone
-  Institutional
-  Existing Commercial



May 2006





INSTITUTIONAL USE ZONES

The Institutional Zones in the San Marcos District define the areas in which institutional development is appropriate. The goals are to provide appropriate areas for institutional uses and to encourage needed institutional uses.

Initially, Institutional Zones are limited to the sites of existing Institutional uses: specifically, the land on which the Fire Station and the Turquoise Trail School are located. Institutional locations are shown in Map #2 (previous page). These uses are limited to present and future identified Institutional Zones.

SCENIC BYWAY OVERLAY ZONE

Goals for Scenic Byway Overlay Zone

- To preserve the scenic nature of our major roadway, both for the enjoyment of the residents and to preserve the attraction for visitors whose tourist spending along the Turquoise Trail is important to the District.
- To prevent the continuation of strip development which now extends from the City of Santa Fe to State Route 599 and which is planned to continue to the southern boundary of the Community College District
- To discourage through-truck traffic (as between I-40 and I-25).
- To implement, as much as is appropriate, the Federal Guidelines for National Scenic Byways.

An overlay zone shall be created along the length of State Route 14 within the District, which zone shall extend perpendicular from the outsides of the right of way for a distance of 1000 feet. Per Federal recommendations, there will be a 200 foot set back for all development within the zone in order to discourage the "built environment" from encroaching on the natural scene. There will be a 100 foot set back within the Mixed Use Zone.

WATER RESOURCES

The goals of the plan in regard to water resources in the District are as follows:

- Ensure a sustainable water supply for domestic use.
- Ensure that population growth and anticipated land-use patterns do not adversely impact water availability in the future.
- Ensure that local development does not upset natural recharge patterns for a specific hydrologic zone.
- Incorporate existing hydrologic zoning into the District's total impact matrix/Zoning Plan.
- Ensure that over-exploitation of groundwater does not continue to occur.
- Ensure that the District participates in regional plans that may affect the District's water supply.
- Ensure that wastewater and other contaminants do not enter the water supply.
- Ensure that water use monitoring programs are in place and working properly.

- Ensure that existing ground water supplies will not be polluted or contaminated in the future.
- Ensure that existing contamination sources are identified and dealt with promptly.
- Encourage the management and/or collection of rainwater and reuse of wastewater.

RECOMMENDED ACTIONS FOR WATER RESOURCE MANAGEMENT

A zoning ordinance for the San Marcos District will control additional subdivision on both small lots and medium sized lots. By controlling lot size to specifically planned rather than to county-wide, general and variable standards, the district expects to eliminate or at least slow unacceptable levels of underground aquifer use. The San Marcos ordinance, including the specific zoning changes expressed in the Plan will become part of the Santa Fe County Land Use Development Code. The San Marcos Ordinance shall be submitted to the Santa Fe County Commission for approval within six months of the approval of the District Plan.

As the San Marcos District contains one of only two areas in the State that the Office of the State Engineer considers a candidate for definition as a Critical Management Area, unusual measures are necessary to maintain awareness and control use of our water. The County should maintain close coordination with the OSE and state statute to determine whether and when Critical Management Designation is appropriate for any part of the San Marcos District.

The planning committee also requests that the County develop plans to deal with emergency drought preparedness and for emergency coverage in the case of water exhaustion. Subdivisions of 3 or more dwelling units will be required to utilize a waste water reuse system for each unit.

The Planning Committee shall create a "homeowner water Conservation Plan" booklet. This booklet shall explain in detail:

County and District requirements for water conservation, methods by which homes can be retrofitted or outfitted with water conservation devices, and benefits to the homeowner that can be derived from water harvesting and water management. The Booklet shall be prepared within one year of the approval of the District Ordinance and will provide contact points for additional information. In conjunction with County staff, the Planning Committee will map soils in the district and flag areas

where soils are considered restrictive for septic systems.

This map shall be produced within one year of the acceptance of the District Ordinance, shall be brought forward by the Planning Committees an amendment to the San Marcos District Plan and Ordinance. The map will be used by the LDRC to assist in determining if submitted plans for new septic systems are appropriate. The study shall also consider and map areas in which soils are deemed capable of safely dealing with waste on one acre lots.

The San Marcos District Ordinance shall reduce the building size requirement for water harvesting from 2,500 to 1,500 square feet of heated area.

AIR QUALITY

The goals of the plan for controlling air quality in the district are:



- Ensure that sustained odors produced within the district do not affect the rural residential lifestyle.
- Identify sustained odors that may be considered obnoxious within the context of a rural residential neighborhood.
- Ensure that dust produced by agricultural, commercial, or animal husbandry does not become a nuisance to a neighborhood.
- Provide a forum where residents can lodge complaints concerning air polluting activities.

ACTIONS FOR CONTROLLING AIR QUALITY

Include in the SMD Ordinance language prohibiting commercial or industrial activity or any undertaking known to create a problem with air quality. Obvious examples are, but are by no means limited to: pig farms, large chicken operations or feedlots, blasting, crushing and hauling resulting in small particulate materials, etc.

QUIET / NOISE LEVELS

One of the elements of the good life in rural or semi-rural areas is peace and quiet. While it is recognized that some natural growth in noise levels will occur as population density grows, it is desirable to keep such increase in noise levels to a minimum.

The goals for a quiet community are as follows:

- To keep the SMD as quiet as is commensurate with planned growth and the ultimate holding capacity of the District.
- To keep from the District any development which would cause inordinate noise unless there was benefit to the district from such development that outweighed the negative impact of the noise.

ACTIONS FOR ACHIEVING A QUIET COMMUNITY

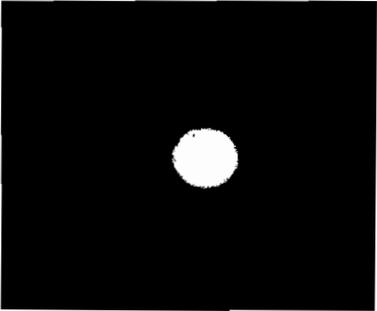
Include in the San Marcos District ordinance language for a noise regulation and abatement plan establishing noise limits in line with Federal standards. This regulation would seek to define noise limits only in residential areas and would be enforced in cooperation with the County Code Enforcement Division. Discourage commercial over flights by any possible means.

NIGHT SKY

One of the elements of the good life in rural or semi-rural areas is a lack of light scatter and the appreciation of clear night sky. The County Code contains elements that work to limit light pollution, but more regulations are needed in the specific context of this rural district.

The goals for protecting the night sky are:

- To keep the SMD as free from light pollution as is commensurate with planned growth and the ultimate holding capacity of the district.



- To avoid development that would cause inordinate light pollution unless there was benefit to the district from such development that outweighed the negative impact of the light.

ACTIONS FOR PROTECTING THE NIGHT SKY

Include in the San Marco District ordinance language for a lighting control regulation and an abatement plan.

AFFORDABLE HOUSING

The goals for affordable housing in the District are as follows;

- To provide more, low cost, affordable housing opportunities in the County
- To continue to serve as a relatively low cost housing market in relation to the immediate vicinity of Santa Fe, while preserving the rural residential nature of the District
- To ensure that the rural residential lifestyle continues to be a viable option to all social/economic sectors of the Santa Fe County population

ACTIONS FOR AFFORDABLE HOUSING

While the rural residential lifestyle requires larger lot sizes due to the factors discussed in the Total Impact Matrix (Chapter 3), land values in the district have been traditionally lower than in areas closer to the City of Santa Fe. Because of the number of lots that have been subdivided in the past 30 years, this trend is likely to continue. The San Marcos District, therefore, has been one of the County's "affordable home owner housing" areas, for a long time. Existing market conditions are expected to continue, and the County's Affordable Housing Ordinance will be enforced.

Rentals and Mortgage Easement

It has been difficult, if not impossible for residents who cannot afford to own property, to experience the rural residential lifestyle except by renting an existing home or guesthouse. The practice of guesthouse rental, while widespread, is not allowed under the current Santa Fe County Code. In legalizing this practice, the district will permit:

- prospective homeowners to better afford to purchase property in the district
- prospective tenants who wish to live in a San Marcos residential neighborhood to do so

The San Marcos District ordinance will define a "guesthouse" in the San Marcos District as an accessory dwelling unit that will be regulated in the following way:

- One rental residence per property, in addition to the primary residence, attached or unattached to the primary residence.
- The dwelling cannot be sold separately from the platted residential plot on which it is situated.
- The parcel cannot be subdivided to accommodate the guesthouse (i.e. create condominiums).
- Water use of a guesthouse dwelling must be calculated together with the primary residence, both of which may not exceed .33 acre foot per year unless limited to less water use by other conditions.
- Water use must be metered.
- Multiple entry points (drive-way access) roads are not allowed.
- A County permit is to be required for all such guesthouse use.



legally.

This housing option would allow those who could not afford a mortgage without the income from a small rental to do so. It would allow those who cannot now find rentals to live in the district.

ACTIONS TO PROVIDE RENTALS AND MORTGAGE EASEMENT

The San Marcos Plan adds a specific accessory use for guesthouses to the San Marcos District of the Santa Fe County Land Use Code. The "Guesthouse Dwelling Unit" can be used as an auxiliary dwelling for family members or as a rental unit.

RESOURCE PROTECTION

The goals for resource protection in the District are as follows:

- Identify and preserve those resources which are fragile, irreplaceable, historic, archeological, or which otherwise contribute in a major way to the quality of life in the district.
- To ensure that features of the natural landscape that constitute "places of the heart" for San Marcos residents are neither defaced or obscured by new development or construction.
- To maintain the perception that the natural environment is being maintained and that at least some portion remains not impacted.

ACTIONS TO PROTECT RESOURCES

Include in the SMD ordinance language that prohibits any development which would (in the judgment of the LDRC) have an effect contrary to stated goals within the plan. This would include, but not be limited to, degrading or threatening any resource protected by this plan.

Include in the SMD ordinance language that mandates that any development in mapped resource areas be located and work carried out so as not to adversely affect the relevant resource(s).

Continue to research and map additional areas deserving resource protection, for approval by the BCC and inclusion in the map through the planning and ordinance amendment process.

PROTECTING VIEWSCAPES

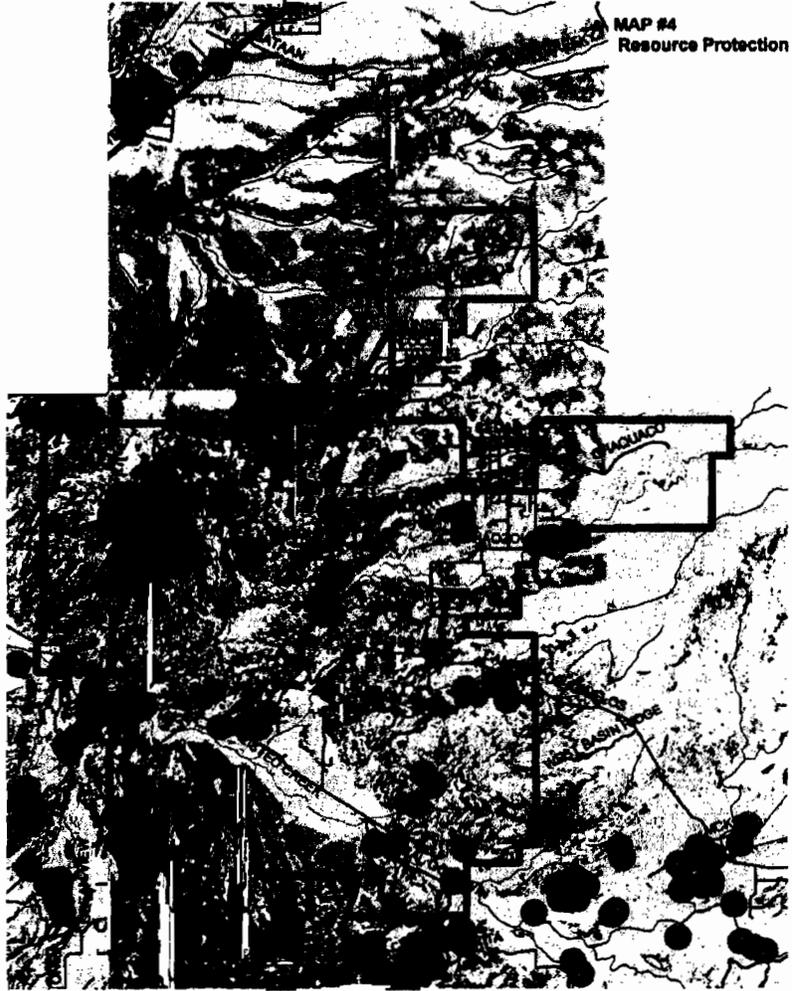
Viewscapes constitute the often described "magic" of life in the San Marcos District. Residents often describe the extensive, far reaching views as "breathtaking", "food for the soul", and "inspiring". But what is a "viewscape"? And if they are such an important component of life in the county, how can we identify and protect them?

A viewscape is an inspiring view from a specific place that stirs the senses of the viewer. The viewscape may remind the viewer of the beauty of the natural world, the context and continuity of life in an historical sense, or simply the greatness and awe inspiring nature of creation.

Often viewscales involve horizons such as distant mountains, wide valleys, or river and arroyo courses. These horizon views are often matched with closer, more immediate focal points, such as rock formations, tree lines, and the absence of a built environment.



It was consideration of these factors that led to the designation of The Turquoise Trail as a State and National Scenic Byway. Consequently, viewsapes and sightlines have been considered in establishing the Residential Density and Mixed Use Zones.



It is the goal of the San Marcos District Plan to:

- Identify and preserve the viewsapes that provide the best, unobstructed views of the mountains and unimpeded sightlines to prominent features of the landscape.
- Limit the impact on viewsapes that define the San Marcos District as a tourist destination (i.e. the National Scenic By-way designation of State Route 14)
- Sensitize District residents to the value of preserving viewsapes by managing their part of the rural landscape.

ACTIONS FOR PROTECTING VIEWSCAPES

- Encourage and coordinate efforts to assure maximum open space and preservation of viewsapes through conservation easements, land purchase, and other applicable means.
- Include in the SMD ordinance language that directs the LDRC to assure that master plan design for new developments that will protect important viewsapes.
- The planning committee will continue to consider for inclusion specific sights and sightlines worthy of inclusion.

GROUNDWATER PROTECTION

The goals of the San Marcos District Plan are to ensure that the district's water supply is not polluted by inappropriate or inadequate sewage treatment, and/or the inappropriate disposal of toxic substances. It is also important to ensure that residences in the district are in compliance with County Liquid Waste Disposal requirements (Section 7.8 of the County Code) so that groundwater will be protected.

It is also a goal of the plan to ensure that the liquid waste requirements of individual systems conform with the district's land-use zoning. This plan encourages alternative wastewater treatment techniques, and requires the use of catchments and wastewater reuse as an alternative to some groundwater uses.

ACTIONS TO PROTECT GROUNDWATER

Change the required setback for an individual waste treatment system from 50 feet to 100 feet for the treatment box and from 100 feet to 200 feet for the leach field within the District.

OTHER RESOURCE PROTECTION GOALS

- Identify and preserve those features and areas which are important to the past, present and future of life in the San Marcos District.
- Map and otherwise define specific elements and areas of resources deserving protection.
- Limit and/or assure the appropriate placement of development in resource protection areas.

OTHER RESOURCE PROTECTION ACTIONS

- The planning Committee shall continue with identification and mapping on an on-going basis, and add elements and areas to the plan as they are identified. These additions will be brought to the LDRC and the BCC as plan and ordinance amendments.

- 
- Include in the SMD ordinance language incentives for compliance with Resource Protection efforts.
 - Include in the SMD ordinance language that specifically defines use and development limitations for specific Resource Protection areas.
 - Discourage commercial over flights by any possible means.

OPEN SPACE, TRAILS, AND PARKS

This category is likely to develop into a protection and development effort. For now, the focus will be on implementing elements of the County Open Space and Trails Plan that involve the San Marcos area. Continuing coordination and cooperation with the County Open Space and Trails Office is necessary.

Some of the goals listed below are long term and will continue to be worked on by the planning committee as plan amendments.

- To define and prioritize specific public trail rights-of-way in the San Marcos District
- To integrate the District Plan with the existing County Trail Plan.
- To define specific access points for public trails.
- To develop a public trail management plan for the San Marcos District
- To identify roads that can be designated as San Marcos Byways (i.e. roads that are public but have little traffic and can therefore be used by hikers, bikers and horses with some degree of safety).
- To identify, develop, and execute funding and incentive plans for the procurement, use, and maintenance of trails and trail-heads in the San Marcos District.
- To develop and maintain an “adopt a trail” system as both a policing structure (garbage removal) and as a neighborhood watch system
- To create and put in place a standardized trail marker and/or “privacy” trail fencing system.
- To link the public trail system within the San Marcos District with public open space and parklands both within and outside the district.
- To promote the District’s public trail system as a vital part of the overall plan to develop recreational use of the District’s public open spaces and park lands.

ACTION FOR OPEN SPACE, TRAILS, AND PARKS

Work with County Open Space and Trails to aggressively pursue lands identified for trails and open space. The planning committee will endeavor to identify and organize people to work with County Open Space and Trails in this effort.

Include in the San Marcos District ordinance appropriate language elements of the County Open Space and Trails Plan involving the San Marcos District.

INFRASTRUCTURE

The need for public infrastructure changes greatly with time. Just as paved roads became a necessity with the advent of rapid automobile transportation, wideband internet connections become a necessity for job availability and an informed public in the information age. Growth drives the need for ever increased infrastructure. Roads, schools, communication, and energy resources will be in increased demand.

Goals for District Infrastructure

- To ensure that adequate electrical, telephone (landline and mobile) and internet services are available to every household within the district.
- To protect the district from the creation of new high-voltage transmission lines and towers that would detract from the district's scenic vistas.
- To locate any new overhead transmission lines or electrical substations in areas to minimize public health and safety concerns and locate and design to minimize visual impact.
- To determine if existing public utility rights-of-way could be more effectively used within the district's public trail plan.
- To advocate underground placement of utilities where practical and cost effective.
- To identify specific locations and parameters for telephone cell and/or internet antennas that would provide the best coverage with the least impact on the district's scenic views and neighborhood values.
- To discourage water systems that would permit lot division below the residential land-use zones identified in this plan.
- To provide a public, community space for library, public internet, senior center, youth center, possible after-school program, meeting, and general community use.
- To provide safe and reliable roads for the Silverado and South Fork neighborhoods.

Actions for Infrastructure

- Encourage county authorities to work for the health and well being of residents by being involved with the State Public Utilities Commission to represent the needs of Santa Fe County. (Specifically, Qwest is delinquent by many hundreds of thousands of dollars in spending ordered in New Mexico to make up for past deficiencies. They claim that there are not enough places such money can be spent. They also claim they will probably never bring Digital Service Lines to the SMD because there would not be enough profit. We need DSL lines and we need political help to pursue this action.)
- Encourage context sensitive solutions and design in all public projects.
- Many people in the district rely on cellular phone service but coverage is spotty. This is a public safety as well as an economic issue. We need better cell phone service and we need political assistance in the pursuit of this action.
- To coordinate with the county in finding funding for a community center.
- It is recommended that the state and county collaborate on the design of a traffic calming roundabout at the interchange of SR 14 and CR 44/45. This roundabout will slow north/south traffic into and out of the Mixed Use area and create a far safer traffic pattern



for area residents and drivers. The DOT agrees this solution is an appropriate approach and has agreed to monitor traffic density and to notify local authorities when levels requiring a stoplight or a roundabout are reached. Citizens involved with this plan believe that lives would be saved and property damage avoided were this done as soon as possible.

CHAPTER 6

Holding Capacity

Holding capacity is the number of dwellings that an area can ultimately accommodate while still meeting the requirements of adequate health, safety and desirable life style elements, as identified in the Total Impact Matrix. It is one of the overall elements of good district planning to create a plan, zoning, and ordinances that will allow the district to grow naturally toward its maximum desirable holding capacity without exceeding it.

The holding capacity of the District is nearly impossible to determine accurately at present. Everything depends on how an individual chooses to subdivide and develop individual properties. If geo-hydrological reports supported it, the entire district, except those lots in developments with effective and enforced covenants, could currently be subdivided into two and a half acre lots.

The present number of dwelling units in the district is about 1,300. Present zoning would allow some 1,100 additional units, not including the very much greater numbers if hydrological reports allow density as high as one per 2.5 acres. The zoning proposed in this plan increases density in some areas and decreases it in others. In all, some 600 additional units would be allowed.

The final build out would be about 1,900 units. The current number of people per household is 2.57 (Census 2000). Population of the San Marcos District at build out is estimated at 4,900 people. If all households are limited to 0.25 acre feet of water per year, the total water use in the district would be 475 acre feet per year.

Final Statements

The citizens who have been deeply involved in the San Marcos District Plan are proud of their effort and of the final product. While some elements of the plan may not be fully flushed out at this point, the 5 to 10 year needs of the District have been met through this effort. If more is to be done the planning process, as prescribed in the Community Planning Ordinance, should be re-evaluated and adjusted. At the very least, greater regional involvement is needed. It would also have taken more time than the District has for us to get ordinances in place.

Residents of the District do fully intend to monitor events and to keep this plan up to date. In many ways, the plan is a very ambitious one. Considerable thought has been given to and much clarity produced about the issues and desires of residents. Direction for the creation of an ordinance for the District has been referenced throughout the Plan. The format of the new County Code has helped considerably in achieving this.

The recommendations for the future of our District are clear. They are reasonably complete for all neighborhoods of our fairly large and very diverse District. There is hope for the future that a more comprehensive regional planning approach may evolve which can include San Marcos in the planning of the greater Galisteo Basin and the entire area south of the City of Santa Fe. Only through such regional planning can issues of future roads, schools, public transport and infrastructure adequately be addressed.

The San Marcos District wishes to thank the BCC for allowing us to create this plan. We very much appreciate the greater control of our communities that this will allow all who live, work, and own land here. We also wish to thank the County Planning Staff,



and particularly Beth Mills. Difficulties of process, complexities of different neighborhoods and the very different goals and agendas of many of the people involved in the effort have not made the job at all easy. It is difficult to strike a good balance of guidance, compromise, encouragement, leadership and technical support, but Planning Staff has done a very good job of it.

The steady pressures of continuing growth will not soon decrease in our part of the country. We hope there will continue to be full Santa Fe County support for the ever more comprehensive and vigorous planning that will be needed to manage this growth.



APPENDIX A

The Existing Commercial Node, Proposed Mixed Use Zoning and Future Needs

Pre-Plan Node Adjustments

The existing commercial node at the intersection of CRs 44/45 and NM 14 is defined by the Land Use Code as a "Community Center District". This commercial node extends for a radius of 1,750 feet from the intersection and all properties within the node are currently eligible to request commercial zoning but must go through a public review process. The net developable land within the node is 80 acres.

At this time there are approximately 10 acres that have been zoned commercial within the node. However, in 1996 the Board of County Commissioners approved commercial zoning for the San Marcos feed store which is located north of the node boundary. At that time the node was "adjusted" to extend 2,850 feet north of the intersection. Including the 5 acres of commercial zoning added to the node with the approval of the feed store, there are 65 remaining acres available for commercial zoning within the node.

Plan Recommendations for Mixed Use Zoning

Members of the planning committee spent many weeks analyzing all the factors and considerations for future commercial needs in the district. A subcommittee, which included a large scale developer, was assigned to assess the amount of commercial property that might be needed over the next 20 years, given existing rooftops and growth rate projections. The subcommittee concluded that less than an additional 2 acres would be needed to accommodate people's needs in the district. The proximity of a large amount of commercially zoned property north of San Marcos, in the Community College District, particularly along SR14, was another consideration. A member of the subcommittee who is a local developer had an independent analysis done to see if the San Marcos area could support a 10 acre commercial development project. The consultant said such a project was unsupportable for the foreseeable future, and advised against the developer pursuing the project.

Accounting for these considerations the subcommittee began to look a possible locations for a few more acres to designate as a commercial center for the future. After weeks of contentious discussion, many of the members of the full planning committee agreed to designate a total of 22.5 acres south of the intersection of CRs 44&45 and NM14 as a mixed use zone. The zoning will accommodate residential, commercial, and institutional uses. However, total consensus was not reached for this decision. There were a least three property owners who disagreed with the choice and voiced dissention.

The committee's goal for designating the limited mixed use zone was to ensure that strip commercial development would not occur along NM14 in the District. They were also determined to avoid "spot zoning". Given the importance of the Turquoise Trail (NM14) as a designated national scenic byway, and the minimal number of future commercial zoning that could be supported, the plan recommended the acreage and locations described in Chapter 5 (pages 31, 37-38) of this document.



APPENDIX B

The San Marcos Planning Committee and the Local Development Review Committee (LDRC)

The San Marcos District is large and diverse and it will require an ongoing planning and advisory committee to update the ordinance regularly. The ordinance for the District should clearly define: how this committee is appointed, the specific nature of their duties and their role in the community, the duration of their tenure, how decisions are made, the role of County staff, and the frequency of their meeting.

The Planning Committee believes there are and will continue to be knowledgeable, interested, and involved people willing to serve on the San Marcos Development Review Committee. The On-Going Planning Committee will actively advertise and encourage responses to BCC's request for volunteers. The Traditional Village of Cerrillos does not currently have an LDRC and has stated that it might wish to have the San Marcos Committee administer both their Community and the San Marcos District. There would be one member added to the Committee (of then six) from Cerrillos. Such an increase in area covered by the LDRC could continue toward a regional LDRC as more local plans are approved in the Santa Fe South area.

The Land Use Code specifies that each community plan will be reviewed every 3 years by a representative community body and county staff. The review will include a minimum of one public meeting in the community with results and/or recommendations presented in one public hearing before the Board of County Commissioners. County staff will assist in the coordination and notification of both meetings. Public Notices are required for such meetings. The plan proposes that the On-Going Planning Committee work to meet this requirement in the future.


APPENDIX C**Definitions/Intent**

Conference Center: Because the District is a good place for Conference Centers in the two lower density zones, it is the intent of this plan and the ordinance issuing from it that this activity be allowed as a Special Use. When determined by the LDRC that the land use is appropriate to the specific location and that all other requirements are met, the use is conceived to include: guest accommodations, instruction and training, sale of related materials, tools, and related products. It is further the intent of this plan, and any ordinance issuing from it, that development required for this use may, when approved as appropriate by the LDRC, be permitted beyond that allowed for residential or home occupation uses.

Commercial Animal Raising: Commercial animal raising is the raising of animals for sale. The intent is to define activities that are not simply a hobby.

Private Animal Keeping and Raising: This use is intended to define the non-commercial hobby or personal interest in privately raising a limited number of animals. While an occasional and incidental sale of an animal may take place, this category is intended only to include those uses which would continue were there no sales.

APPENDIX D

Development of The Issues

Residents of San Marcos and members of the planning committee have identified a set of issues that the plan will address. These include issues related to the future of: water, wastewater, drainage, lot size, land use including commercial uses, agriculture, noise, views, preservation, open space, trails, infrastructure, community services, and code enforcement.

Water: Existing Conditions

All residents in the San Marcos District depend upon private wells and septic systems. There is no expectation of any alternative water system. County water might promote an effort to greatly increase density and change the nature of the district. Well sharing could later qualify as a water system without meeting the County regulations. There is grave concern on the part of many residents about the capacity of the aquifer on which they depend.

The Issues

- Land use patterns in the San Marcos District are out of synch with the underlying hydrologic density standards established by the County, thereby creating density patterns that oversubscribe the aquifer.
- How can the San Marcos District insure a sustainable water supply?
- How will population growth and anticipated land use patterns impact water availability in the future?
- Are community water systems appropriate?
- Should all water use in the district be monitored?
- What is the carrying capacity of the district in regard to septic systems?
- What is the appropriate residential density for living in balance with the aquifer?
- Should the district develop emergency and preparedness drought plans?

Elaboration of the Issues

In the San Marcos District, the attempt to conserve water and regulate growth based on water availability has been subverted through gradual subdivision via lot splits and/or the use of independent hydrologic studies "proving" sufficient water in order to decrease lot sizes. In addition, there were many subdivisions of parcels immediately preceding acceptance of the 1980 County Code, effectively "grandfathering in" smaller lots. Because of this, the district has been subdivided into many parcels which are substantially smaller than the overall subsurface water supply can support.

The erosion of the lot size requirements has led to a dramatic increase in domestic wells within some areas of the San Marcos District, and may have led to the gradual mining of the aquifer. Depletion of the aquifer coupled with drought conditions in the early 2000's has led to the gradual lowering of the water table in some areas. This has resulted in loss of water for domestic use in some parts of the district.

The 1995 report "Water and Growth in the Santa Fe Area" states: "Renewable supplies might include surface water, man-made sources of re-charge, such as treatment and re-injection, and natural groundwater re-charge. It is difficult to limit water use to the level of sustainable supplies, because such supplies are hard to quantify, particularly

[REDACTED]

when it comes to natural re-charge, and they tend to be unevenly distributed throughout an area, making it virtually impossible to provide purely renewable water at all locations. Nevertheless, the concept of sustainable supply can help to identify those areas which are in serious deficit in terms of their water budget, as well as those that are roughly in balance.”

Of utmost importance is the District’s adjustment of future lot size requirements and water conservation measures in order to keep the District’s water supply in balance. There is a constant battle between developers who wish to increase both housing density and water use vs. the residents who need to protect their sustainable supply of water. Also relevant are the residents who are “developers” and who request lot splits. The issues related to water availability vs. water demand are extremely complex.

- Should the San Marcos District adjust the County Land Use Code in terms of permitted lot size to better reflect the District’s available water supply?
- How can the San Marcos District develop methods and programs to continually monitor the health of the aquifer or aquifers underlying the District?
- Realizing that the current and future residents of the San Marcos District must depend upon its underground water sources for domestic supply, should the community limit its growth based on sustainable, or renewable, sources of water? It must match the level of water use with the rate at which these resources are renewed.

Wastewater and Pollutants: Existing Conditions

Wastewater treatment within the San Marcos District is almost exclusively handled through septic tanks and leach fields. There are few viable alternatives within the context of the “quiet rural lifestyle.” There are no community sewage systems. Of great concern is groundwater pollution brought on by the increase in density. There are areas within the San Marcos District where shallow underground resources may have been polluted by past mining and processing activities. Monitoring for heavy metals, especially lead, has not been carried out, nor have specifically contaminated areas been classified as such.

In our water poor environment every effort must be made to collect, store, conserve and reutilize water, and to insure that toxic substances cannot pollute the aquifer. Yet there is little public education in terms of maintenance of septic systems and leach fields or in the identification of toxic wastes. The effect from increased traffic related pollutants running off Highway 14 and into local arroyos and the aquifer has not been studied.

The Issues

- Does increased traffic affect domestic water supplies?
- To what extent are pollutants from the road reaching the domestic water supplies of families living along SR 14?
- Does increased density put the aquifer at risk? What is “too high a density” with regard to septic systems? What do we need to know about wastewater systems in regard to density and growth?
- Can the district identify areas where the water supply is threatened?
- Are there new ways to treat wastewater that could protect the area’s groundwater supply?

- 
- Can we monitor and identify past mining and processing activities that may have contaminated areas within the District?
 - Should new developments employ adequate wastewater treatment facilities so as not to pollute ground water?
 - Should the District restrict transportation of toxic materials along SR 14?
 - How can the District protect the “quiet rural lifestyle” from the effects of Community Water Systems and high production wells that might markedly lower the water table and upset the sustainability of a neighborhood’s water supply?

Elaboration

New development must employ adequate wastewater treatment facilities so as not to pollute ground water.

Drainage: Existing Conditions

The District is not meeting its potential for capturing runoff from paved surfaces, roads, and structures. There are problems controlling storm water flows. Water is being wasted in the district. Depending on size, all new structures are required to capture rainwater runoff. New construction sites are monitored by the County for possible effects on drainage patterns, erosion, and possible pollution.

The Issues

- Can the plan suggest ways to manage storm water effectively?
- Can water be collected and stored more efficiently? How could a program to accomplish this be designed and implemented?
- Are construction sites monitored for possible effects on drainage patterns, threat of erosion, and possible pollution?
- Does the district need a drainage study to serve as a foundation for a drainage plan?
- Should the District’s residents be required to retrofit existing structures for capture of rainwater?
- How would such a retrofit program be funded? In what time frame?

Lot Size and Housing: Existing Conditions

Residents of the San Marcos area are adverse to the traditional pattern of suburban subdivisions and do not want that development pattern in their community. Residents are in favor of large lot residences in order to maintain rural character and sense of openness. They treasure the diversity of the population and the unique character of their home. The cost of housing in the San Marcos District is, in general, lower than other areas surrounding the City of Santa Fe. The ethnic composition of the District is half Hispanic and half Anglo.

The Issues

- While maintaining large lot size is desirable for the cherished sense of openness and rural character, there is a risk of increasing property values to the point that the diverse and eclectic nature of the community is sacrificed for a more homogeneous and less interesting one (i.e. gentrification).

- 
- How will the district accommodate affordable housing while maintaining a rural character and sense of open land?
 - Can any high-density housing be accommodated in the District?
 - How can the District insure that high-density development will minimize impacts to water and scenic resources?
 - How can we assess what is the appropriate mix of housing types for the District?

Elaboration

Can the relatively low cost housing market be preserved while maintaining the quiet, rural lifestyle?

- Can the San Marcos District provide viable options for housing for all social and economic sectors of Santa Fe's population?
- Are guesthouses a solution to the need for low cost housing and rentals?

Commercial Activities and Services: Existing Conditions

Residents of the various neighborhoods in the San Marcos District either commute to work or operate home businesses or "home occupations." The exception to this is work related to construction, education, prison industries, ranching and animal husbandry. Small businesses along Highway 14 are slowly developing "ecotourism." Commercial activity is rapidly increasing along Highway 14 north of the San Marcos District and in the more densely populated Community College District. There is an existing small commercial area in the San Marcos District including two restaurants, a feed store, gas station and convenience store at the junction of Highway 14 and county roads 44 and 45. There may be a need for another school, a library or churches in the future, and retail space could be located near these in some type of development center. These possibilities are too far in the future to address at this time, but should remain issues for plan updates.

The community has expressed strong opposition to "strip" commercial development along SR 14 and would like to prevent that occurrence through the planning and ordinance process. Many area residents are artists and craftsmen who want to be able to sell their product within the San Marcos District, possibly out of their residences.

The Issues

- How should "commercial" be defined?
- Should we attempt to meet an increased need for commercial and institutional uses in our area or rely on services in other locations such as Cerrillos and the Community College District?
- Does the San Marcos District need any additional commercially zoned property, either within its boundaries or elsewhere?
- How can we accommodate the desire of residents to be able to work from home without opening up a rural residential neighborhood to a scale of commercial activity that will disturb the quiet environment?
- The present commercial node at Highway 14 and County roads 44 and 45 may be hazardous and congested. Would expanding the number of activities in that location be wise?



Agriculture: Existing Conditions

While the San Marcos District is rapidly developing as a residential area connected by Highway 14 to Santa Fe, it is important to bear in mind that the landscape qualities which have attracted people to settle in the District are directly related to the open space associated with the area's former predominantly agricultural land use. The San Marcos District planning group recommends that an awareness and a continuance of agricultural land use in the district be encouraged among residents to ensure the preservation of the area's rural lifestyle.

While livestock production, particularly of cattle and sheep, is no longer economically feasible on a large scale in the district, it is important to recognize that landowners of larger tracts, or owners of combined smaller tracts who are interested in continuing to raise grazing animals, can make a significant contribution to the quality of life of the district.

Beyond producing livestock, grazed areas provide stretches of open space and habitat for diverse plants and wildlife, as well as opportunities for watershed rehabilitation and recreational use. Combined with sensible husbanding of lighter animals and fowl, and with activities such as gardening, composting, tending of vineyards and orchards, and bee keeping, continued ranching activity would only enhance the quality of life of the district. Furthermore agricultural produce of different types could be sold locally at a seasonal farmer's market, encouraging community interaction as well as enriching the natural ecology.

The recommended acreage necessary to pasture a cow and calf throughout the year in this area is no less than sixty acres. Improperly fenced and untended large animals are a nuisance to adjoining property owners. The concentration of animals or fowl in densely inhabited areas would need to be monitored.

Large scale commercial agricultural production, such as Corporate Agricultural Feeding Operations (CFO's), and heavy traffic serving any production area, should not be allowed within the district. Water use serving greenhouses, orchards and large gardens should follow local use regulations. Impounding of surface water flow affecting adjoining property owners, without their agreement, would be problematic. Antelope range between the state penitentiary and the Galisteo Basin. Roaming domestic animals, such as dogs, often endanger livestock and wildlife.

The Issues

- How can the development of environmentally friendly gardens and small farms be encouraged in the district without significantly impacting the water supply?
- Should the use of chemical fertilizers, pesticides, and genetically modified organisms (GMOs) be discouraged?
- Is it important to maintain an agricultural land use tax base in the San Marcos District for those raising cattle and other grazing animals?
- Do businesses such as riding academies and horse-boarding stables create environmental concerns? How many horses should be allowed per acre?
- If stables are appropriate, how should regular re-cycling of accumulated manure among local residents for composting be encouraged?
- How can we prevent the destruction of our soil (over-grazing) in situations where animals are grazed on small acreage?

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- Is there a way to create common areas for residential agricultural use? Can open space be used for this?
 - Should we protect our antelope?
 - Do we need better animal control over roaming domestic animals?
 - Should agricultural tax benefits be offered to smaller land owners who practice small-scale agriculture such as bee-keeping, gardening etc., especially for those who maintain their lots in open space?
 - Can smaller lots be combined through a collective land use agreement in order to create agricultural zones?
 - Should water-saving methods of agriculture and gardening be promoted in the District?

Air Quality and Aesthetics: Existing Conditions

Fresh air, unpolluted with excessive smells or dust, is important to San Marcos residents. Standards for determining acceptable levels for dust and odor are subjective and difficult to measure. Property owners expect some smells and dust associated with animals and gardening and the normal activities associated with "life in the country." They do not expect to have to live with constant stench or dust produced by their neighbors' activities

The Issues

- When does dust produced by agricultural, commercial or animal husbandry become a nuisance to the neighborhood?
- Can dust-producing activities be defined and regulated?
- Can activities which produce air pollutants be defined and regulated?
- When do smells associated with animal husbandry become a nuisance to a neighborhood?
- Is there a difference in standards for pollution between more and less densely populated areas within the District?
- At what point does the housing of large animals, especially horses, become a nuisance? Should there be a quota per acre?
- In defining acceptable uses for residential areas, how can "nuisance factors" (i.e. large amounts of peacocks or pigs on a small plot) be identified?
- Should the County's animal control ordinances be further defined and added to the district plan?

Noise: Existing Conditions

Noise levels should be compatible with the quiet nature of the surrounding neighborhood.

The Issues

- Should there be not-to-be-exceeded, identifiable decibel levels for long term industrial, commercial, or electrical generation? Could such a standard be measured or enforced?
- Should the use of jake brakes be prohibited?
- Should there be not-to-be-exceeded identifiable decibel levels for all engines and machines in the plan? Could such a standard be measured or enforced?
- Should there be a maximum decibel level and duration for animals held outside a residence?

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- Should the District ban tourist flights over the area and its parks and open spaces?

Viewscape: Existing Conditions

Residents strongly support preserving unobstructed views of the mountains and unimpeded sightlines to prominent features of the landscape.

Development activities that may impact views are buildings that are too tall or sited incorrectly, signage, wires and poles, towers, gradients, road cuts and roadways and the use of reflective roofing materials.

Residents strongly support preserving the landscape from large scale mining both inside and outside the District. Of further concern is the loss of the clear night sky by excessive illumination.

The Issues

- Does the District want to preserve its viewsapes?
- Is it possible to regulate future development with design standards that will protect views in the district?
- Should the District prohibit or restrict billboards and signs?

Historic and Prehistoric Sites: Existing Conditions

The San Marcos District contains a variety of historic and prehistoric structures from the district's past. The remains of the San Marcos Pueblo, 17th century Spanish settlements and mining works, the 19th century mining towns and works, and the remains of settlements from the early 20th century have historic value. Interpreting these sites and providing access to the public may provide cultural and economic benefits to the district.

The Issues

- How can the proper identification and recognition of our historic and prehistoric sites be accomplished?
- Can we create a systematic plan for the interpretation and preservation of each site representing each period in the history of the district?
- '49s there funding available for the preservation and protection of our historic sites and structures?
- Do we have a definition of "historic site" as it applies to the San Marcos District? (e.g. Do windmills from the '50s fall into this category?)
- Should the district create some mechanism to identify and honor historic and prehistoric structures and sites and to recognize our endangered areas?
- What is the best procedure for informing landowners that they "own" an historic structure or site?

Open Space and Parks: Existing Conditions

Open space is vital to the maintenance of a quiet, rural lifestyle. Within the San Marcos District "Open Space" is defined by:

- Visual sightlines to landmarks and landscapes in the far distance.
- The perception that the natural environment is maintained and that at least a portion of it remains untrammled.

- Personal privacy is maintained by ownership and control of private spaces.
- Access to landscapes through the use of rights-of-way and access to public open spaces for recreational enjoyment is available.

There are five major components to "Open Space" in the San Marcos District:

1) Large Private Open Space

These properties are mostly privately owned ranching operations and, while unavailable to the public, they contribute heavily to the idea of rural living, and provide the views which characterize the area. About 80% of the active ranches which existed in 1980 have ceased operations. In addition, there are some inactive mining claims, where the surface is owned by corporations. Some ranches are held as land investments for eventual subdivision, and a few tracts are held to preserve cultural resources.

- Can the planning committee help direct land use in these private open spaces so that the impact on viewscapes, historic structures and critical wildlife and ecological areas will be minimized?
- Can the District plan insure that the break-up and development of large land holdings does not result in a settlement pattern like the one in Rio Rancho, New Mexico?
- How can we define and rank the desirable private open space in the District, and how can the plan provide strategies to preserve it?
- With development now occurring predominantly in parcels as low as 2.5 to 20 acres, can "clustering" be encouraged? Can "common areas" be created to preserve the look of open space?
- Are conservation easements, transfer of development rights, tax incentives, and creative zoning appropriate tools for preserving the "open" characteristics of the Hughes-Jarrett Ranch?

2) Large Public Open Spaces

Large public open spaces in the district include land that is owned by the County, State, and Federal governments.

- How can public open spaces be incorporated into the District Plan and be retained for future use?
- Is the existing management of public open space in the District adequate? How could management be improved?
- Are there problems with the existing access to public open space?
- Can the plan control land uses adjacent to public open space by "buffering" the public space?
- Can and should public lands be used as "common" lands that are specifically defined, used, and managed by adjacent neighboring areas?
- Should the District participate in programs for environmental and watershed restoration?

Elaboration

Publicly owned properties are vital holdings within the larger picture of establishing and maintaining a tourist based economy integrated with the quiet, rural lifestyle. State and federal lands, however require a recreational permit. While generally accessible, the access points are limited. With the exception of county parks, little or no attempt has been made to publicize or to capitalize on the fact that these open spaces are available

[REDACTED]

for recreation. State and federal lands are generally small, often no more than 640 acres each, and extremely difficult to administer. There is constant pressure on the state and federal agencies overseeing these properties to sell or trade them away. County parks are generally accessible to the public.

3) Rural Residences on Private Tracts

Private land used for residences forms the bulk of the land use within the San Marcos region. Tracts range from as small as 2.5 acres to several hundred acres per dwelling. Most homes, especially those on tracts over five acres, use only a small portion of the tract as “built environment.” The remainder is given over either to animal husbandry or natural vegetation. Areas which have been formally subdivided in the past tend to have careful planning, good access and better attention to maintaining the quiet, rural setting than do areas which were divided haphazardly through lot splits and family transfers.

In areas without covenants and with predominantly small landholdings, there is a loss of open space due to a proliferation of fencing and/or poorly sited structures.

- How much control should the plan have over land uses on private property in order to insure that a rural character is maintained in the District?
- What mechanisms for enforcement of proposed changes in building, design, and other standards are available to the community?

4) Arroyos

Arroyos and watercourses are the area’s natural drainage system, and it is understood they play a large part in re-charging the shallow aquifers in the area. Arroyos on private land have historically been regarded as natural connectors, sometimes to the chagrin of property owners. Almost all arroyos eventually lead to the Galisteo Wash, a major tributary emptying into the Rio Grande at Santo Domingo Pueblo. The County’s terrain management code prevents building in or near arroyos. Drainages support much of the area’s flora and fauna. They are an important component in the district’s open space, and provide an aesthetic value which is a vital component of the rural lifestyle. There is a perceived notion within the community that arroyos should be freely available for pedestrian and equestrian uses – “as long as those trespassers don’t come on my property!”

- Since arroyos are not generally in the public domain, should access to them be restricted?
- Should arroyos in public open spaces be identified?
- Should arroyos be recognized as natural wildlife corridors?
- Is the current County code adequate to protect arroyos in the District?
- Should arroyos that cross new development be incorporated into a public trail plan and be officially managed?
- Should there be incentives to permit limited access to privately owned arroyos as part of a trail system?
- Should access points to arroyo trails be created and managed?
- Should the district participate in a restoration/reclamation program for its arroyos and wetlands?
- Should the District join the Galisteo Watershed Partnership?

5) Public Trails and Byways

Trails are a vital part of what residents of the district cherish about their lifestyle and are the glue which links together neighbors, communities and larger open spaces. Byways refers to unimproved roads that are seldom used for vehicular traffic. Trails permit the residents of the San Marcos District to view the landscape and the landmarks of the community from different perspectives and vantage points.

Roads should only be considered open space when they are extremely primitive with little traffic, or have wide enough rights-of way to permit trails to run along their borders. Trails take off where the primitive road ends. Traditional trails, wagon roads, and paths left over from ranching days are extremely threatened by the rapid growth of land division. Unless rights-of-way are formally established, many of these traditional trails will be lost forever. New trails, unless they are formally identified prior to subdivision, are extremely difficult to create within the context of existing road rights-of-ways.

- Where should trails go? What should be connected?
- Should horse trails be differentiated from biking and walking trails?
- Where should access points for trails be located?
- Should there be different access points for horses and pedestrians?
- How can the privacy of landowners be protected?
- How can the issues of rights-of-way vs. NIMBY (Not In My Backyard) protests be reconciled?
- Who is responsible for public safety?
- Who will be responsible for maintaining the trails and by-ways?
- How will the costs of maintenance be covered?
- What will be the agreed-upon definition of a by-way?

Transportation and Circulation: Existing Conditions

Most of the roads in the San Marcos District have evolved with the gradual pattern of rural development over the past 30 years. The area is crisscrossed by miles of minor, unpaved county and private roads. The road system has been described as dendritic, that is, resembling the structure of a tree with one main trunk (Highway 14) and many lesser roads branching off from the main route, but unconnected with one another.

There is no direct, alternative route into or out of the San Marcos planning area, and many of the "branch" roads simply dead end. (Two exceptions to this pattern are County Road 42, partially paved, which leads to the village of Galisteo and Bonanza Creek Road, paved, which leads to the frontage road and Interstate 25.)

While residents of the district want fast and easy commuting north to the city of Santa Fe, they also want to retain the rural nature of Highway 14, which has been designated a National Scenic Byway. The Turquoise Trail plays an important role in connecting the district's economy to tourist related activities and businesses. Conversely, residents do not want to see Highway 14 be used as a through truck route or used as a main haul for gravel and other mining operations. Residents support the concept of Context Sensitive Design (CSD) as defined by Federal Highway Administrator, Mary Peters:" Context Sensitive Design is an approach that



places preservation of historic, scenic, natural environment and other community values on an equal basis with mobility, safety and economics.” Attention is paid to PLACES that a road or highway goes through, putting greater emphasis on the needs and values of the community during all phases of the project.

A process that involves the community is likely to lead to a better road project, because it reflects the context or environment in which it is located. There is no public transportation and oil and gas prices have been increasing.

There are five classes of roads found in the San Marcos District:

CATEGORY 5: Roads that are narrow, poorly drained and treacherous under poor weather conditions. Almost all of these roads have inadequate rights-of-way. Many of these roads evolved from earlier ranch “two tracks” and later development grew up around the right-of way. There are no drainage, culverts, shoulders, grading or signage. They cannot be maintained by the County, nor can they be adequately maintained by residents. They are often dead end without adequate turn-around, and in bad weather are inaccessible by fire, rescue and school bus vehicles.

CATEGORY 4: Roads that are reasonably maintained dirt or gravel “feeder” roads with good drainage but inadequate shoulders. Most of these roads have been created by a developer, following standards that are no longer adequate for maintenance and have never been maintained by the County. An active neighborhood association generally provides maintenance. In some cases where the neighborhood association no longer exists, individual homeowners provide whatever maintenance they can afford. The roads often dead end without adequate turn-around and in bad weather cannot be accessed by rescue vehicles and school buses. They could be brought up to county standards for maintenance.

CATEGORY 3: Connector roads of dirt or gravel that are characterized by good engineering, adequate shoulders and right-of-way, and are generally maintained by county road crews. They have adequate drainage and are passable under poor weather conditions. There is a problem with “wash boarding” and little place to turn around, and often inadequate right-of-way for walking or riding trails.

CATEGORY 2: Paved connector roads. The problems here are excessive speed, poor enforcement of traffic regulations and poorly designed access from driveways and tertiary (category 4 and 5) roads. It has been suggested that the district impose weight restrictions on county paved roads to protect their surfaces from overweight trucks. Perhaps the speed limit should be lower than 55 mph.

CATEGORY 1: Highway 14, the Turquoise Trail, the major north/south commuter route, a state highway and a major rural collector.

The Issues

- Should the road plan for the District plan for more connector roads, especially in an East/West direction?

- Does the San Marcos District need to create a road system upgrade plan?
- Should the district advocate for a secondary scenic route that connects with Richards Avenue?
- Should the district integrate road and trail planning?
- How should the district pay for road upgrades and maintenance?
- Should the district support and plan for a roundabout at the intersection of highway 14 and routes 44/45?
- Should the district create rules in addition to those in the County Code to further limit signage that obscures viewscapes and to prohibit attention-drawing structures that alter the landscape?
- Should the district support a New Mexico Highway 14 corridor plan?
- Should the district advocate the creation of a bus system from Madrid and/or Cerrillos to Santa Fe?
- Is there a consensus within the District about if and where a commuter rail line should be located? Should the rail line stop within the district or go through it? Should there be a stop in Cerrillos?
- Should the District support through-truck restrictions?

Public Utilities: Existing Conditions

The residents of the San Marcos District need critical domestic services such as electricity, telephone (both landline and mobile) and Internet service to be available to every household within the district. There is no expectation that water or sewage systems will be provided by the County or any other regional or government authority.

Residents are adverse to obtrusive utility towers, high voltage transmission lines and poles or substations that would obscure or destroy the integrity of the quiet, rural lifestyle. Underground service is preferred. Electrical transmission rights-of-way provide potential routes for trails and public access, especially when they are adjacent to public roads.

The Issues

- Should new electrical transmission right-of-ways be coordinated with the district's desire to create and maintain a public trail system?
- Should the District oppose any new overhead transmission lines?

Telecommunications: Existing Conditions

Assuming that much of the economy for the San Marcos District is home-based, it is vital for the area to acquire better telecommunications services. This has been a problem due to the rural nature of the District. Telephone service can be difficult to obtain. Cell phone service is spotty in some areas, and high-speed Internet lines are unavailable except by satellite and La Canada Wireless.

The Issues

- Telecommunications towers would solve the problems, though they would impact neighborhoods and viewsheds.
- Underground utilities are favored over overhead service but these are expensive

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- Where can antennae and towers be placed to minimize impact?
 - How can inexpensive Internet service be provided for the district?

County Code Enforcement: Existing Conditions

The number one issue brought up by residents at every community meeting and workshop is the perceived lack of code enforcement. Most residents believe that the present problems of density, water and infrastructure can be directly attributed to an inability by the County to enforce its own rules.

Some residents speak approvingly of the prompt response from the understaffed county department which is responsible for investigating violations. It is clear, however, that there are not enough staff members for a county as large as Santa Fe. Variances granted by the County Commission over the past 15 years have created uncontrolled high-density development in parts of the district without the necessary concurrent growth in services.

Permitting smaller and smaller lot division has severely compromised the district's underground water supply. Ordinances that require monitoring by homeowners are rarely enforced. There is no system in place to track such monitoring. The gradual construction of informal road systems not in compliance with the county code has led to unsafe emergency response conditions. General non-compliance with requirements associated with home business and permitting goes uncorrected.

The Issues

- Will the ordinances created by the district resolve the problems resulting from lack of code enforcement by the County?
- Will the creation of a San Marcos District ordinance support the district's goal of retaining a quiet, rural lifestyle?
- Will the development of ordinances based on a district plan restrict growth in the San Marcos District?
- To what extent will these ordinances constrain the County's ability to find new sources of gross receipts taxes within the district?
- Can the timetable for passing a San Marcos District ordinance meet the requirements of the residents?

Community Services: Existing Conditions

Those who have chosen to live in an area characterized by the quiet rural lifestyle should not expect the level of service enjoyed by more urban districts. Some basic services, however, are needed, and residents expect the County government to provide them. As the San Marcos District continues to grow, so does the need for these basic services. Without County assistance, the operation and maintenance of facilities and services is often left to district neighborhood associations and residents.

There is no ability to levy taxes or provide revenues which would offset costs, because the district is an unincorporated area. Either the District or the County must provide the amenities and services that are needed for already established neighborhoods to be functional on a human and practical level. This includes, but is not limited to:

- Code enforcement
- Maintenance of infrastructure

- Public safety (fire and police)
- Open space development and maintenance
- Neighborhood facilities such as district offices, senior centers, youth centers, day care, recreation centers, library etc.

The Issues

- Should a list of capital improvements, maintenance activities and needed human resources be an element of the plan?
- Should there be a listing of personnel, operations and maintenance elements necessary for putting into place suggested improvements?
- Should the list of improvements be prioritized?
- Should an organization similar to a "civic league" be created to promote, fund, and manage neighborhood and environmental programs in the San Marcos District?
- Is a district office needed to manage databases tracking growth, water issues, trail & open space programs, tourism, and citizen complaints?
- Should the District organization that is established be responsible for submitting an annual "needs" assessment to the County Manager?
- Should a maintenance schedule for County roads be coordinated and refined?
- Should a re-assessment be made of roads currently maintained?
- Should an effort be made to improve emergency response time for 911 calls and criminal incidents?
- How can code enforcement be improved and a follow-up assured?
- How can a local system be set up for reporting code violations?
- Does the District need, and can it support, a senior center, recreation facility or youth center?
- When District trails and public spaces are identified, how can their maintenance and management be funded?
- Can the District provide emergency road management services to the Category 5 roads not covered under county management? How?
- Can or should the District create Assessment Districts?
- How will services be funded?

Elaboration

There are currently several mechanisms by which operation and maintenance costs can be provided. They are:

1. Local government – Communities can be provided funding for capital funding and basic services through County budgets which expend revenues from taxes, grants and other funding sources.
2. Developer contributions – The initial cost of a subdivision or development is traditionally provided by the developer. This includes the cost and installation of infrastructure, contributions of open space, provisions for community facilities and other amenities. The developer may also provide for the establishment of a homeowner association which will eventually govern itself, provide for the collection of dues and budget for expenditures.



3. Various types of assessment districts – New Mexico State Statute allows communities to establish special districts to generate revenues to provide for capital costs and limited maintenance funds. These include:

- Refuse Disposal Districts NMSA Section 4-52-1 et seq.
- Special District Procedures NMSA Section 4-53-1 et seq.
- Community Service Districts NMSA Section 4-54-1
- County Improvement/Assessment Districts NMSA 4-55-A-1 et seq.

4. Association Dues – Establishment of homeowners or neighborhood associations is a common method of generating revenues for maintenance and operation costs. Monthly or annual dues are used to cover the costs of basic services for a new community.

5. Utility Companies – Developers can, by establishing private utility companies, provide for water service, solid waste service as well as sewer collection and treatment service. Similar utility companies can also be publicly owned and operated by the local government.

6. Impact fees – These fees are generally imposed to address the costs of specifically impacted existing facilities such as roads, water systems, waste treatment plants, and signalized street intersections. Such costs are usually paid prior to the development of property, to be applied by the local government under whose jurisdiction the community falls. These mechanisms, while effective to a degree, do not sufficiently provide for the “operations” portion of operations and maintenance. Operations include the costs associated with employing staff to provide services, costs of routine facility upkeep and the development of community programs for the district’s residents. These mechanisms fall short of providing for a method by which associations can unify their efforts for greater collective efficiency. These needs demonstrate the need for some type of governance, absent incorporation. The governance could be self generated or come from existing local government.



APPENDIX E

TOTAL IMACT MATRIX

Medium Density Neighborhoods

1 Rancho San Marcos;

Water Management— Currently, there are approximately 11 shared wells, 34 private wells and 1 community well (for fire). Water quantity is difficult to pinpoint as the geology of the area seems to vary greatly. There are many wells that recharge at 30 gpm and at least one that recharges at less than 1.0 gpm. There have been 2 lot owners that have had to redrill (one was very poor water quality, the other was a geologic fracture that caused the driller to lose all their water for pumping) and one lot owner that hit 2 dry holes and connected to a shared well. The average depth to water has been about 350 feet with most pumps set at 450 feet. Not all the domestic wells are metered, but all the shared wells are metered. There is one commercial well at the Turquoise Trail School. All homeowners use septic systems for wastewater treatment and due to the size of the lots and the abundance of clay soil, there has been no problem with contamination of wells due to the septic systems.

Infrastructure-- Roads within the RSM development are paved and private and maintained by the RSMHOA. The “entrance” roads to the RSM Subdivision (Calle Galisteo and San Marcos Loop), which connect to NM 14 are also maintained by the RSMHOA. There has been much debate over the last 4-5 years about how much it will cost to maintain the 7 miles of paved roads. Currently, only very minor repairs have been done to the roads, while a yearly special assessment of \$600/lot was begun in 2002. Calle Galisteo currently connects to Rancho Viejo property via a private, locked gate on the eastern boundary of the subdivision . The extension of this ranch road continues on to El Dorado.

Traffic/Scenic Byway--With the increase in traffic along NM 14, many residents are concerned with the lack of nighttime illumination at the intersection of NM 14 and San Marcos Loop (entrance to the school).

Public Transportation—Currently none, but a bus stop at the intersection of San Marcos Loop and NM 14 could benefit the Turquoise Trail School and the residents of the RSM Subdivision.

Utility/Communication Lines—Within the RSM Subdivision (and also the Turquoise Trail School) all utility and communication lines are underground. There are no cable TV lines within the subdivision.

Wireless Communications—Cell phone reception is generally good in our area. Satellite reception is unimpeded in our area.

Cell Towers & Wind Generators—Currently, none in our area.

Land Use-- Although the subdivision was marketed as an equestrian development, there are just 6 homeowners (out of 66 built residences) who keep horses on their property. No structures are permitted within the natural runoff/drainage areas which are noted on the RSM plats. Generally terrain of the subdivision is flat with the Covenants and Restrictions prohibiting construction in locations which involve “excessive cutting and



filling". The Gallina Arroyo intersects the eastern boundary of the subdivision and its associated floodplain encroaches onto 4 lots. This arroyo has flooded in each of the last 4 years. There are 2 private parks within the subdivision. One of the parks (52 acres) is the location for the County-mandated well and holding tank in case of fire. The other park (14.5 acres) is the site for two horse arenas, a tack house and the USPS mailbox kiosks for the subdivision. The parks, as such, go unused as they were never developed as recreation sites and the RSMHOA has not maintained the arenas or tack house.

2) Lone Butte:

Water Management--There are over 50 wells ranging from 50' to 400' and producing from 2 GPM to 20 GPM. The water quality East of the Butte and in the vicinity of Gallina Arroyo is generally very good. West of the butte is heavily mineralized and hard. There have been at least 8 dry holes bored, and at least two wells have gone dry. At least one well was bored into non-potable brackish water. All well users employ septic tank and leach field systems, and there has been only marginal attempts to build water catchment, cisterns, or other water saving systems in the area. Lack of Water is considered to be a driving factor in limiting additional growth.

Infrastructure--Access to the Lone Butte area is directly from State Route 14, Bonanza Creek Road, Laughing Raven Road, and Rancho Alegre Road. Bonanza Creek Road has recently become a feeder route to I25 from State Route 14 and has seen a heavy increase in traffic and speed. Likewise, major entertainment functions at the "Movie Ranches", and at Roping arenas add frequent high traffic episodes. The intersection between 14 and 45 is dangerous and future commercial activity along 14 requires planning.

Telephone communication is adequate in the area, but provides very poor data communications. Highest communications speeds obtainable is 28.8. Residents need, desire, and support any option that would permit higher speed data communication, and might support a cell tower if it meant access to higher data. communications capability. Residents would vigorously oppose any large above ground power line construction.

Open Space-- There are no "parks" in the Lone Butte Area and no community accessible open space.

There is a well used horse, and foot trail along the east side of Bonanza Creek Rd. and the road itself is a popular cycling route.

Long time residents of the area bemoan the fact that access, especially to horse and foot traffic, has been severely impacted by increases in population. Each new subdivision of property has lead to a new set of fences and a new curtailment of traditionally accessible trails, arroyos, and perceived "open spaces". The trail along County Road 45 is used by a few commercial outfitters and should be designated as a route leading to the Cerrillos Hills Park. One of the defining aspects of the Lone Butte area is the trees lining the first half mile of Bonanza creek road. There is a constant battle with PNM to protect these "weeds".

Neighborhood Conditions-- There are concerns from residents on County Road 45 that it has become "the" funnel for all traffic heading to Albuquerque and Route 25. Excessive speed, and loaded truck use being the main concerns. Litter generated by motorists is another irritation.



3) Silver Hills:

Water Management-- At present there are approximately 9 individual wells drilled to different depths depending on location. Most wells produce 7 to 8 gpm. Some apparently produce 20 gpm. The water is hard and heavy in minerals due to the adjacent mining areas and density of rock. The subdivision has not sold all its lots yet so the current number of houses built does not seem to affect the water level.

Infrastructure-- Access to Silver Hills (Silver Hills Road) is a private road. Traffic is limited to homeowners only including Synergia Ranch. There is no public access so traffic is minimal except for the first 100 yards which is used by visitors and clients of Synergia so it has higher traffic volume. All roads are dirt and maintenance is the responsibility of the homeowners. The road itself is rough and narrow and the homeowners like it this way. However the first wide section from 45 to Synergia Ranch is slated for grading.

Open Space -- The subdivision borders Bonanza Creek Ranch on the north and BLM and State land on the west, and south. A process is in place for the county to purchase an additional 800 acres that includes the Cash Entry mine property and mount Chachuhuitl. It also potentially includes two mining claims, privately owned, that jut into the Silver Hills subdivision. The 800 acres is separated from the Cerrillos Hills park by the Cerrillos Gravel Products property. The idea is to try to preserve as much of the Cerrillos Hills as open space as possible. Access to open space is for the use of the Silver hills subdivision. Public access is through the Cerrillos hills Historic Park.

Neighborhood Conditions-- Building standards are regulated by very strict covenants requiring homes to be built "pueblo style" and to designated heights so as to minimize the visual impact. However a few homes are visible since they were built on hills. The homeowners are encouraging those people to plant trees to help minimize their impact. Some homeowners were here before the subdivision was created so not all the homes are built to the covenant standards. But all those homes were built with minimum visual impact anyway. The Silver Hills Homeowners Association, a non-profit Homeowner's Association, is fully formed and operating. Global Ecotechnics Corporation (GEC) had obtained a number of the lots in the mid 90s and still retains several of them. There are three lots on the market by GEC at this time. There are different subgroups within the Homeowners Association each of which oversees various areas: building, roads, signs etc. Two or three meetings are held every year and the homeowners are, for the most part, pretty involved in maintaining and implementing initiatives to keep the integrity of the area intact.



4) Rancho Alegre:

Water Management--Documentation on water table needed. Isolated reports of well problems. Recent years shows increase in problems. Individual wells generally @ 300-400'. Wells produce in range of 5-20+ gpm. Mineral sedimentation varies greatly from soft to very hard. One resident reports that their well is 210' deep and hit water at 125'. Produces 1-2 GPM. Lot 66 Rancho Alegre. One resident reports that when they built, they were required by the County to put a meter on their well, so we could report usage. Not sure if others in the neighborhood are so equipped.

Infrastructure-- Traffic varies on Rancho Alegre Rd. depending upon bldg projects in subdivision. Some recreational traffic currently. No major problems although speed of some vehicles is an issue; 25 mph disregarded. Refuse along road an increasing problem. Roads of good quality; could handle limited additional traffic. Excessive additional traffic not welcome. Currently standard high speed internet is unavailable in rancho Alegre except via satellite. DSL or a WISP interface would be a good selling feature and something many folks would find useful. High speed internet is available in Rancho Alegre and other areas along 14 using a technology called ReachT1 or HDSL. This technology allows Speeds up to 1.5Mbps. It is quite a bit more expensive than DSL (being about \$350 a month) but much cheaper than a T1. The contact for this is Cybermesa in ABQ. The circuit is actually provided by NewEdge Communications. In addition a wireless coop operates in the area and can provide wireless internet to some homes.

Current Ranch Alegre covenants preclude windmills but incentives to product wind power would be a good thing as we always have wind! Would love to see at least Ranch Alegre road paved the whole way and some base course put into sub-roads such that they don't become so slick when it rains. Last time we asked for base course, the county said they would sell it to us at a "good" price. Please keep the power lines and cell towers out of RA.

Open Space-- Rancho Alegre has panoramic views which is one of the main attractions. Recent activity has attempted to create more access through RA to the open space in the Cerrillos Hills. Although not voted upon by land owners, there is a general feeling that more traffic, through roads or access to open space via RA Road is not desired. Perhaps the landfill could be turned into a RA undeveloped park space.

Neighborhood Conditions-- There is a homeowners association which was setup by JW. It is inactive and we don't yet have a copy of the incorporation documents. Apparently it was set up to manage the dump site within RA. Feedback from the Architectural Committee Survey seems to show desire for a neighborhood association. Stay tuned from a letter from the committee asking for folks to set up for formation. There is an active Architectural Review Committee which does review and provide feedback on plans (per the covenants) for all new building for which plans are presented.

5) San Marcos Pueblo

Water Management--Groundwater levels falling at rate of one or two inches per year and there is not much further to fall (two feet or less perhaps) before the volcanics are encountered. Not sure if nearby wells are the issue or if the issue is wells between here and the mountain recharge zone. If nearby wells are the issue, the density should be

[REDACTED]

restricted based on the water flow through the area (velocity X current aquifer thickness) to prevent excessive draw down.

Infrastructure-- Congestion not an issued but there could be some safety issues with more traffic on dirt roads that have poor visibility when entering road from driveways. Additional traffic could create road maintenance problems. San Marcos Pueblo becoming a State Park would increase traffic unacceptably. There is already a looting problem (at the Pueblo).

Low Density Neighborhoods

6) Garden of the Gods

Water Management-- Documentation of the number of wells, whether or not they are shared, and the output of wells is needed. Estimates of the well output by individuals seeking to build on small acreage seem to exaggerate the flow rate. Historical data from a sample of seven wells in the area were obtained from the late 1970s. It would be interesting to see what has changed. The wells have ranged from 96 feet to 630 feet in depth, with 5 of the 6 deeper than 300 feet. The historic flow varied from 1 to 40 gpm, with a median of 10 gpm. Hardness was 2-36 grains, Ph of 8, and Iron of 0.6 to 2 ppm. Three years ago a dry hole was drilled in the center of the area to 750 ft. Later another well was drilled on the same property and yielded a "stated" 12 gpm; however, a spring on the same fault line dried up.

Infrastructure-- Route 14 is the "gorilla" bisecting the neighborhood. The new construction will speed up traffic, make entry and exit to residential property more difficult, and will remove some of the rural character sought by the residents. With one exception, the roads within the neighborhood are dirt private drives, maintained by the residents.

Neighborhood Conditions-- This neighborhood has not been developed as any kind of sub-division sanctioned by Santa Fe County. Lot size varies from 2.5 acres to 160 acres. There are no formal covenants. Activities vary from horses to home businesses to shops and a B&B.



**APPENDIX F
NEIGHBORHOOD STEWARDS**

NEIGHBORHOOD	STEWARD(S)
Rancho San Marcos.....	Betty Schinkel
Turquoise Trail Neighborhood.....	Virginia Eldridge
Lone Butte.....	Walter Wait
Silver Hills.....	Alexis Higgenbotham/Archie Tew
West Ranch.....	Kas Berget
Rancho Alegre.....	Claire Fulenwider
San Marcos Pueblo.....	Sigmund Silber
Garden of the Gods.....	Raymond Lutz
High Road.....	Linda Murnik and Hugh Nazor
Galisteo Creek.....	Dana Meyers



**APPENDIX G
OPEN SPACE AND TRAILS**

Public Land

The two sections of state land in the district are important to residents because they provide grazing leases and perpetuate agricultural land use. If the State of New Mexico were to sell, exchange, or choose to develop this land, the planning committee recommends that the Homestead Density apply in the case of residential development. The most desirable future use for these sections would be managed public open space.

Private Land

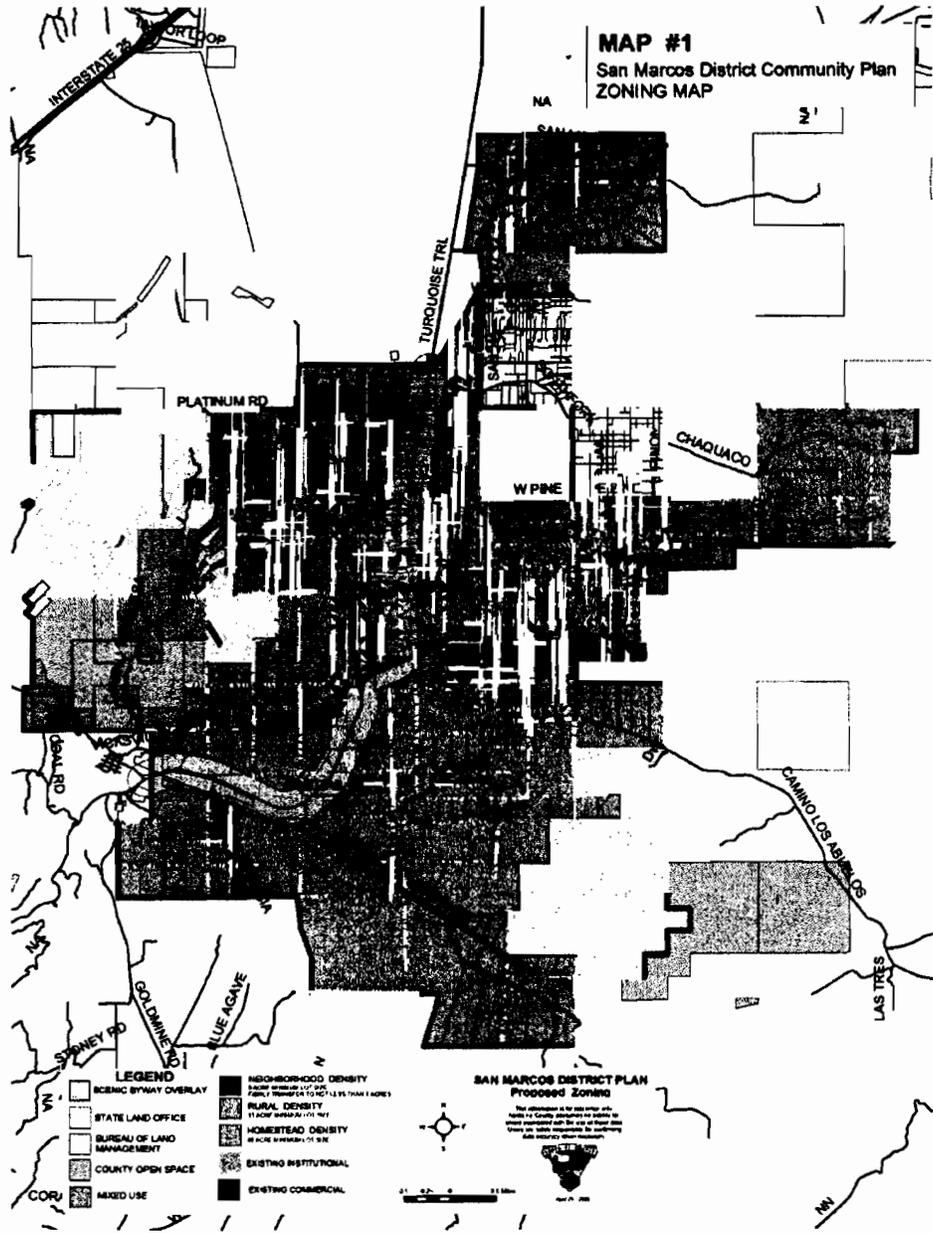
The Commonweal Conservancy project at the Galisteo Basin Preserve may provide an opportunity for trail connections to the San Marcos District thereby creating a potential for trail connectivity throughout a large part of the Galisteo Basin. Future trails planning in the District should make connections to the Preserve trail network where possible.

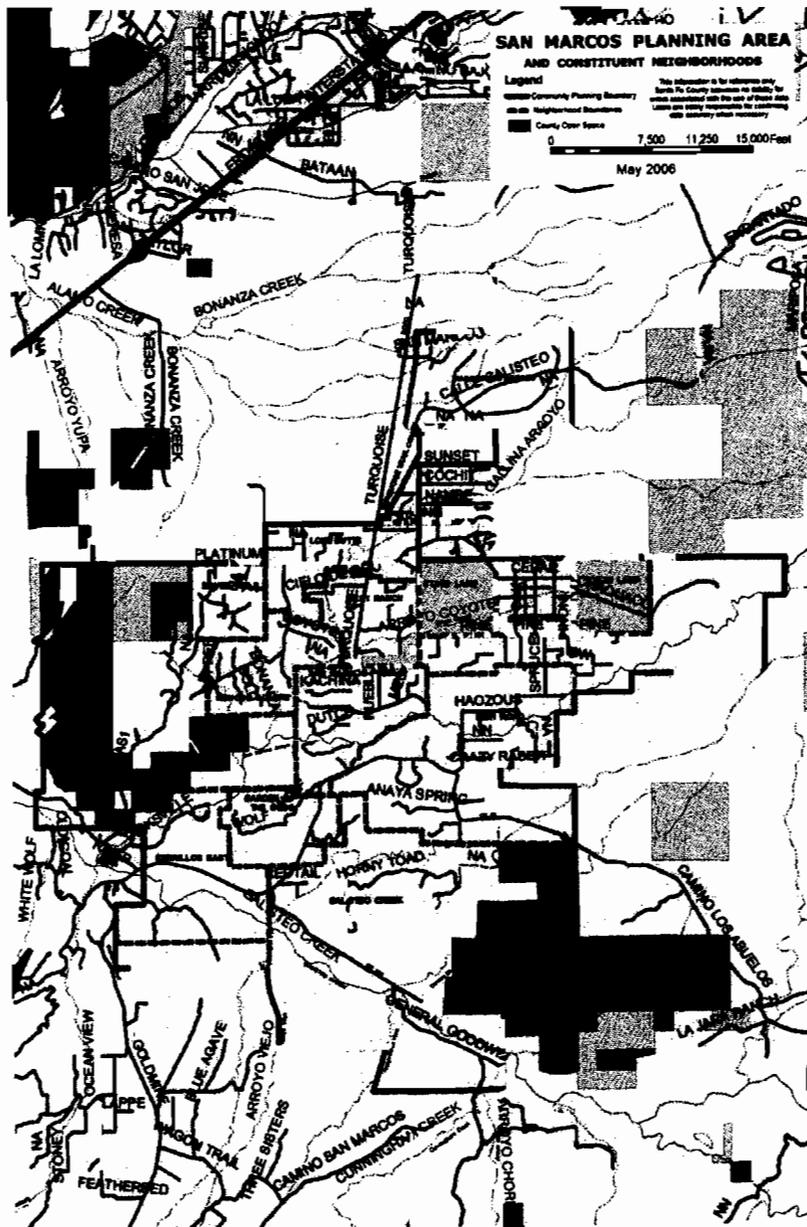
Trails

The planning committee recommends that future trails planning in the San Marcos District follow the trail corridors proposed in the County Open Land and Trails Plan, adopted May 22, 2000. The attached "San Marcos District Open Space and Trails" map illustrates where the primary trail corridors from the adopted county plan overlay on the district map.

The primary trail corridors described in the Open Land and Trails Plan should be revisited with the San Marcos Planning Committee and amended in collaboration with them. For example, the north/south corridor that coincides with the old Kennedy Rail alignment should be moved to the east, outside the District on to State Land in order to preserve the integrity of the Chaquaco land cooperative in the eastern portion of the District. Priority should be given to developing trails that connect existing public open space, and to the proposed trail network in the Galisteo Basin Preserve.

In addition to the proposed trail corridors in the county plan, the San Marcos Planning Committee recommends that a multi-purpose trail be developed off the pavement and in the right-of-way of NM 14. The trail would safely accommodate pedestrians and bicyclists along the historic Turquoise Trail and could function as a major north/south artery in the regional trail network.



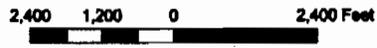


**SAN MARCOS DISTRICT
COMMUNITY PLAN**

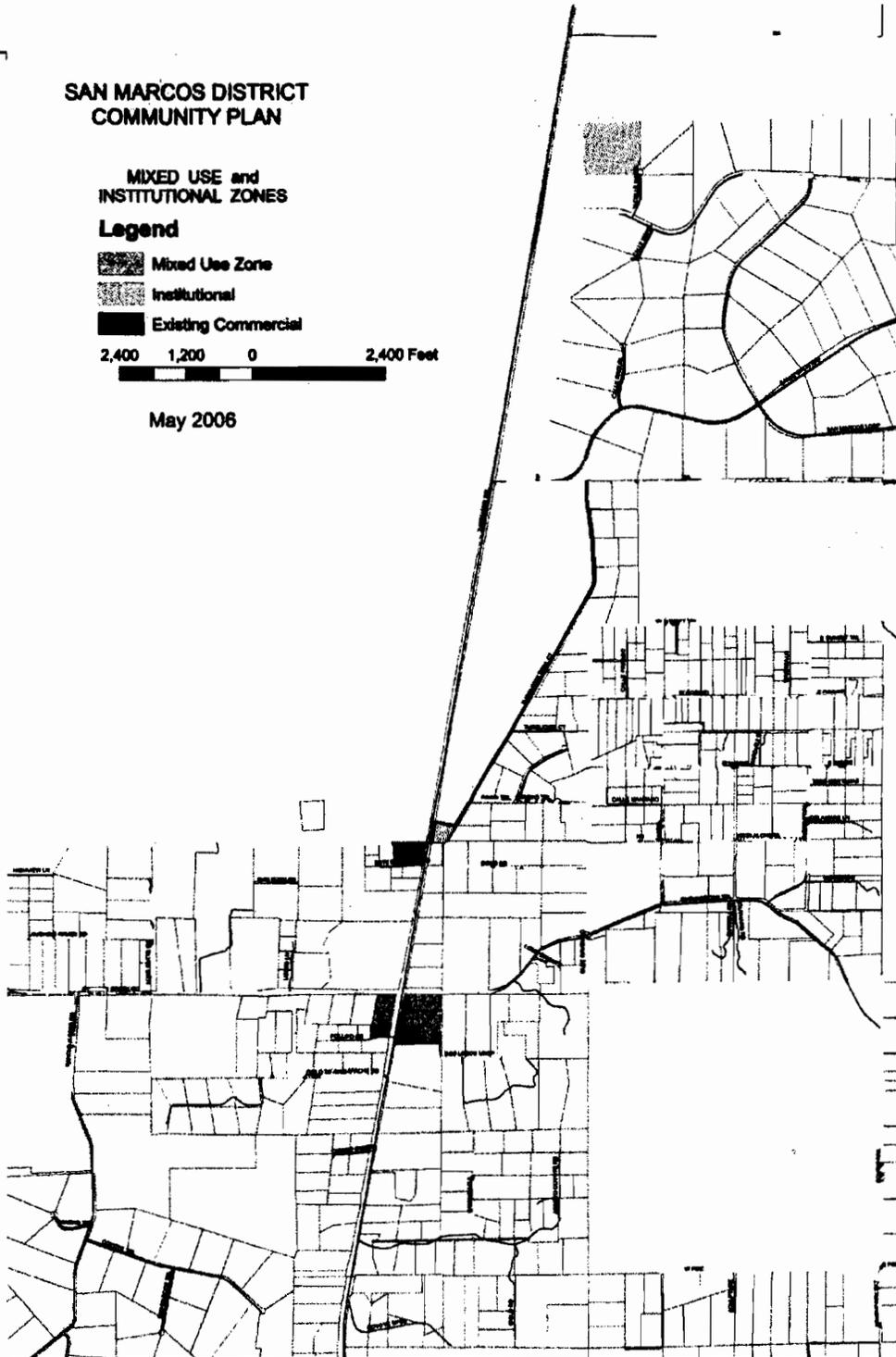
**MIXED USE and
INSTITUTIONAL ZONES**

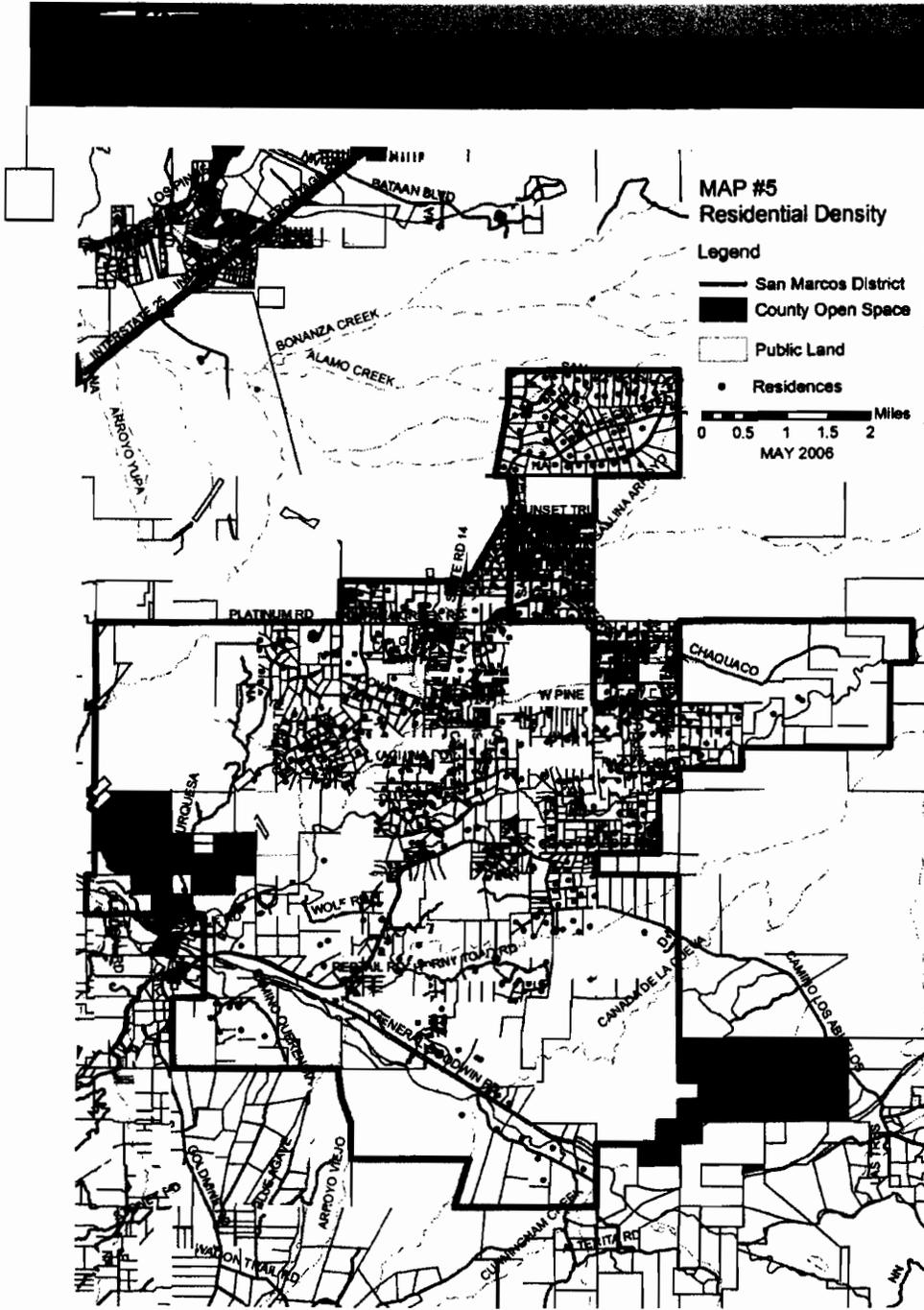
Legend

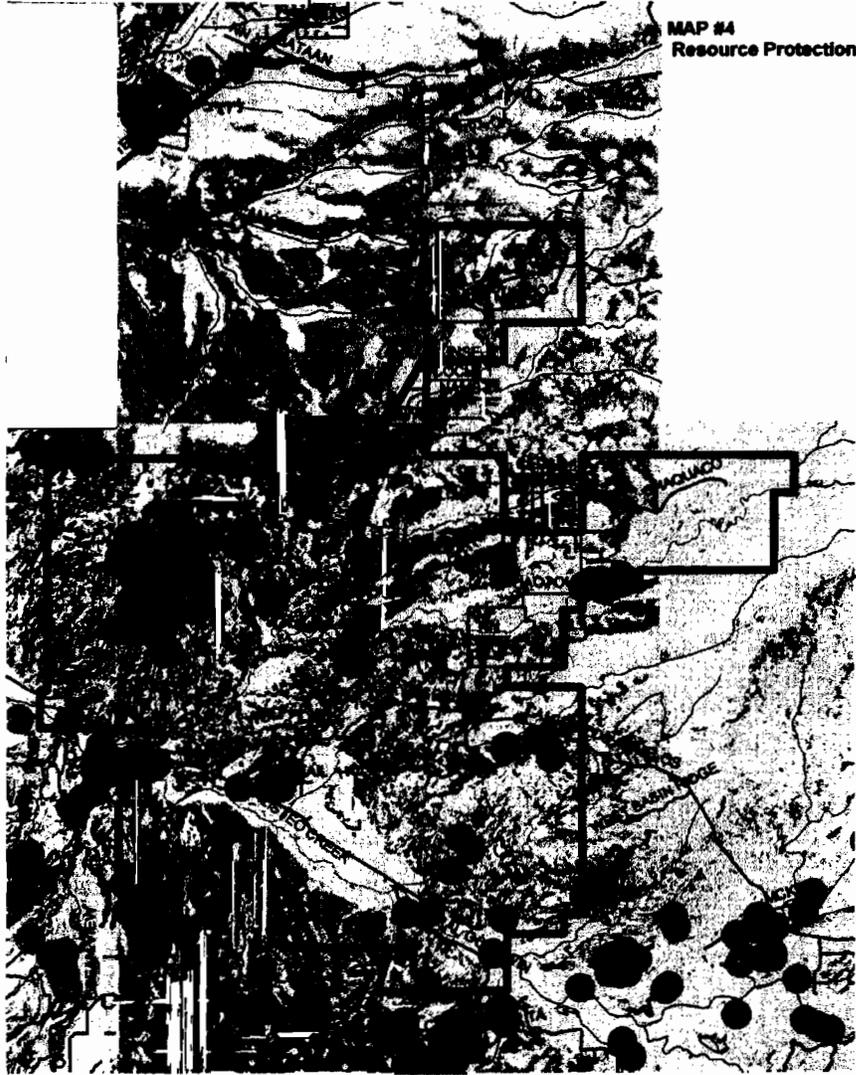
-  Mixed Use Zone
-  Institutional
-  Existing Commercial



May 2006



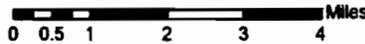
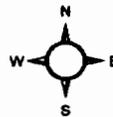




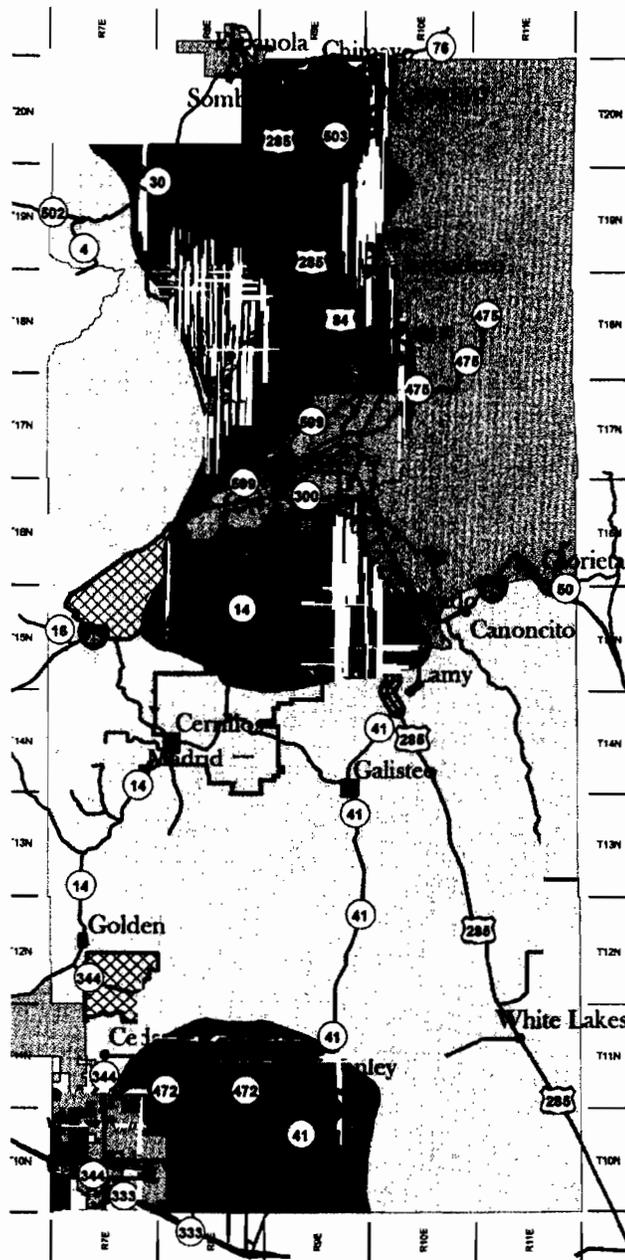
LEGEND

-  Terrain Visible from the Road
-  0 - 15 % Slope
-  15 - 30% Slope

-  Buffer Zone for Cultural Resource
-  Arroyo Buffer Zone



MAY 2006



THE SAN MARCOS DISTRICT In Relation to Santa Fe County Communities and Planning Areas

LEGEND

- San Marcos Planning District
- City of Santa Fe and Edgewood Incorporated Areas
- Urban Area
- Planning Area
- Traditional Community Special Zoning in Place
- See Ordinance for Zoning
- Traditional Community (County Designation / No Ordinance)

HYDROLOGIC ZONES

- Homestead
- Mountain
- Basin Fringe
- Basin



July 2008

