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## San Marcos Planning Committee Meeting #15

## Meeting Summary 4.17.19

## Reasons for Participating

Fifteen community members and four Planning staff met on Wednesday, April 17th for the 15th San Marcos Planning Committee meeting. For the first time during this process, the meeting started with each person explaining their reason for participating in the San Marcos Planning Committee and describing what they would like to see result from the San Marcos District Plan. Each person clearly demonstrated their passion and commitment to the area and gave the group a sense of why they came together to work on a plan. The group also demonstrated great respect for the diverse backgrounds and life experiences of their fellow members.

## Overview of Timeline

In the March Committee meeting, the group discussed a proposed timeline to bring a draft plan to the public in May, in order to move forward with the County’s plan adoption process during the summer. Because the group had not completed the discussion item presented at the March meeting, the group continued the dialogue about setbacks, but at a higher level. The plan will not include any regulatory language, or specific heights or setbacks. The topic of discussion centered on the rationale for the community’s desired development.

## Group Activity: Discuss Plan Concepts and Rationales

Before splitting into two groups, Planning staff used the projector and an online tool, Pictometry, to display aerial imagery of the San Marcos District. On the screen, the group viewed one of the members’ properties, where a setback in the Rural Residential zone has inhibited them from building a garage in the most logical location on their property. By using the distance tool, the group saw how much of the property is unbuildable due to the current 100 ft. side and rear setbacks, and the 200 ft. highway 14 setback at the entrance to the property. In combination with a map printed for each member of the group showing how many properties are disproportionately impacted by the current setbacks, this exercise helped the group conceptualize the current situation while envisioning the desired future land use.

The two groups in the meeting were asked to address the key elements of the San Marcos District Overlay, the Rural, Rural Residential and Commercial Neighborhood zones, with the following questions in mind: “What is the San Marcos District Plan?” “What would my neighbor say about this?” “What is the justification for San Marcos being more restrictive than the rest of the County?” and “Do these elements accomplish everything we wish to see form the 2019 Plan process?”

The two-hour meeting concluded with a short synopsis from each group. Both groups discussed the intention to create an environment for variety and home businesses while encouraging the rural nature, without making the District overly restrictive to residences and small business owners.

The next Committee meeting will be on Wednesday, April 24th.

