## 

## San Marcos Planning Committee Meeting #6

## Meeting Summary 7.25.18

## Introductions and Committee Participation

The San Marcos Planning Committee met for the last meeting of Phase 1: Documenting Existing Conditions on July 25th at the Turquoise Trail Elementary School Library. As with every meeting, we began with introductions for new attendees and reviewed our open committee policy and planning process. We seek to create a respectful environment in which everyone’s contributions are valued and heard. There were 19 people who signed in and another four or five people who arrived after the meeting started. Four Planning staff, including our summer intern, helped facilitate the meeting.

## Planning Process Overview

Based on feedback from the Committee, Staff revised the “Roadmap” to include Phases 2B and 3B, which will parallel the planning process. During 2B, the group will compare the Draft Plan with the San Marcos Overlay District. This review will identify how the current San Marcos District aligns with the community’s vision moving forward. What does the San Marcos Plan need to address in order to provide the basis for necessary modifications to the San Marcos District in the Sustainable Land Development Code (SLDC)?

Phase 3B: “SLDC District Overlay Adoption” will parallel Phase 3: “Preparing Plan Adoption.” The group will review the SLDC San Marcos District Overlay changes in accordance with the San Marcos District Plan and take the draft plan to the larger San Marcos community. Next, they will update and publish title and general summary to present proposed changes to the Board of County Commissioners, requesting District Plan adoption and proposing amendments to the SLDC that align with the Plan.

## Group Activity: San Marcos Mission and Overlay Discussion

The group revisited the document, San Marcos Mission, which was originally presented during the March meeting. The group reviewed the language and concepts within the Plan Mission and Vision while staff edited the original word document projected on a screen. Modifications included adding “small-scaled” to the District’s vision for business development and including “natural and cultural” resources to the vision for resource management.

The group then reviewed the concept of Overlay Zones, wherein specific types of special uses can be superimposed over one or more base zoning districts in a defined area. These are effective tools for implementing community and district plans since they tailor regulations to specific properties to meet local goals. For example, in Tesuque’s 2013 Community Plan, the community identified a Rural Commercial Overlay which would allow higher density residential and service-related activities in the Village Core. After the Plan was adopted, Rural Commercial Area B was added to the Tesuque District Overlay in the SLDC where small-scale lodging, retail and entertainment facilities are Conditional uses, instead of Prohibited. This has allowed existing local businesses in the Tesuque Village Core to function in a regulatory environment better suited to their needs.

Participants worked together in two groups at tables with maps of the San Marcos District, discussing areas that might benefit from an Overlay. The concept remained unclear for some members. For others, the idea of promoting equestrian uses seemed better suited to the entire San Marcos District Code rather than to a more localized overlay district. The group agreed that they needed more time to consider potential district overlays. We will revisit this concept and SLDC changes in coming meetings.

The next Committee meeting will be on Wednesday, August 29th. The agenda and documents will be sent out at least a week in advance. All current materials related to the planning process can be found on the website:

<https://www.santafecountynm.gov/growth_management/community_planning_center/san_marcos>