



## **SANTA FE COUNTY**

### **San Marcos Planning Committee Meeting #23 Meeting Summary 1.22.20**

#### **Public Participation**

Thirteen members of the San Marcos Planning Committee met on Wednesday, January 22<sup>nd</sup> 2020 with County Staff to continue discussing changes to the San Marcos District Overlay based on the 2019 San Marcos Community District Plan. The group has met since February 2018 to develop a Plan that reflects the vision of the community. The committee meetings are always open to the public and anyone interested in participating need not get prior authorization to attend. All materials from the Plan development and adoption process can be found on the website:

[https://www.santafecountynm.gov/growth\\_management/community\\_planning\\_center/san\\_marcos](https://www.santafecountynm.gov/growth_management/community_planning_center/san_marcos)

#### **Group Activity: Nuisance Ordinance, Good Neighbor Guide, Rural Setbacks Discussion and Use Matrix Proposed Changes**

Following up on the November 2019 meeting, the group again discussed the recourse for commercial businesses that violate the nuisance ordinance. Are noise restrictions included in a business license? Can the San Marcos Overlay District regulate noise? What buffering may be able to address impacts on the community? These questions were discussed and will be investigated by staff.

The group discussed the action item in the 2019 San Marcos District Plan to create a good neighbor guide. Suggestions included:

- Look at existing brochures/other associations' materials
- Include in the brochure tips for how to enforce rules
- Simple brochure, information on details of plan (lighting, landscaping, etc.) to inform realtors/builders/new neighbors, links to code of the west and more detailed info, video
- Subcommittee to work on guide?
- Galisteo as an example of community using plan as guide and community driven work
- Ask the San Marcos Association to take on the task of developing these materials- website <http://www.sanmarcosassociation.org/contactus/> to contact San Marcos Assoc. Menu on the upper right.  
Meeting tomorrow night (1/23/20) at 6 at Beer Creak

The main discussion item for the group focused on the issue of setbacks in the Rural zone. Questions from members of the committee included:

- Why must property owners get a retroactive permit to build anything with a permit?
- How can exceptions be made to these requirements?
- Can there be proportional setbacks instead of absolute setbacks (i.e. 1% of property length instead of 100 ft)?
- Why are Rural setbacks set to 100 ft? Why not the County standard of 25 ft? This poses a major burden on small lots

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- What can still be built in this area? Can we see a buildout analysis?
  - What other ways can we create rural character? quiet, dark skies, buffering, signs
  - How do we enforce the rules? People aren't following the Code

After much discussion on the pros and cons of Rural setbacks, in addition to considering the multiple ways setbacks affect property owners, the group decided to move forward by making a recommendation at the community-wide meetings to revert back to a 25 ft. setback in Rural zoning. This proposal will be presented by the Committee and we will gauge the public feedback to understand if this change is supported.

### **Next Steps**

Staff distributed a comparison of current the San Marcos Overlay Use Matrix with the current overall Use Matrix in the SLDC, along with proposed changes based on the 2019 San Marcos Community District Plan. Staff asked members to review this document on their own and send comments via email in advance of the next meeting for discussion as a whole. The Committee will meet next on February 26<sup>th</sup> to review the Use Matrix items that the Committee brings forward for discussion.