



SANTA FE COUNTY

San Marcos Planning Committee Meeting #22 Meeting Summary 11.20.19 Amended 1.22.20

Public Participation

The San Marcos Planning Committee convened on Wednesday, November 20th 2019 to begin the San Marcos Community District Overlay drafting process. Fifteen community members and three staff worked together for an hour and a half at the Turquoise Trail Charter School. Between the July and November Committee meetings, the group had been receiving regular updates about the Plan adoption process. The 2019 San Marcos Community District Plan was adopted by the Board of County Commissioners on Tuesday, October 29th. Throughout the planning process, new members have always been welcome to attend meetings and one new participant joined the group on November 20th.

Group Activity: Review Draft Changes to San Marcos Overlay based on adopted Plan

After introductory statements, the group reviewed the July Planning Committee meeting, the Planning Commission Presentation and the Board of County Commissioners Presentation and vote. Now that the Plan Adoption Process has been completed, the group will be working on the San Marcos Overlay.

Staff prepared draft changes to the existing San Marcos District Overlay in the Sustainable Land Development Code. The first edition of changes were based on the 2019 San Marcos Plan's Section III: Land Use Plan and Implementation Strategy beginning on page 42. Proposed changes include:

- Adding an arts and agriculture focus, as well as a definition of "Neighborhood Scale" to the Purpose and Intent of the Overlay;
- Defining highway setbacks for Commercial Neighborhood as "from the edge of pavement" or "from highway centerline";
- **County Nuisance Ordinance, business licenses and noise-related conflict between neighbors**
- Changing Rural Residential setbacks from the highway to 100 ft.;
- Discussion of limiting new swimming pools;
- Changing water harvesting standards to either County's standard or no water harvesting standard;
- Removing lot coverage standards for all districts;
- Adding an asterisk under each district that allows Administrator to approve different setback requirements where site conditions constrain development of a parcel;
- Adding setbacks or screening requirements for Commercial Neighborhood properties that border residential properties;
- Changing Home Occupation "Medium Impact" permit type.

Next Steps

The Committee will meet next on January 22nd to review a second round of draft revisions to the Overlay. In the meantime, please consider what elements the Committee would like to include in a "Good Neighbor" brochure/guide.