



San Marcos Planning Committee Meeting #10 Meeting Summary 11.28.18

Introductions and Committee Participation

The San Marcos Planning Committee convened for the tenth meeting on November 28th at the Turquoise Trail Charter School Library. The Committee has been meeting since February 2018 at the Turquoise Trail Charter School. Interested individuals are always welcome to join the committee meetings, which are open to the public. There were six new members at the November meeting, for a total of fourteen participants and three staff.

Planning Process Overview

The group is in Phase 2 of the planning process, working on the Land Use Plan. The work from Phase 1 contributed to the development of the Land Use Plan by taking the analysis write-ups reviewed by the group (i.e. Land Use Analysis and Infrastructure Analysis) along with the visions and issues identified in the early part of 2018 to create what the group envisions for the future. Over the course of the ten meetings, the group has built foundational information about the District that will be compiled into the San Marcos District Plan.

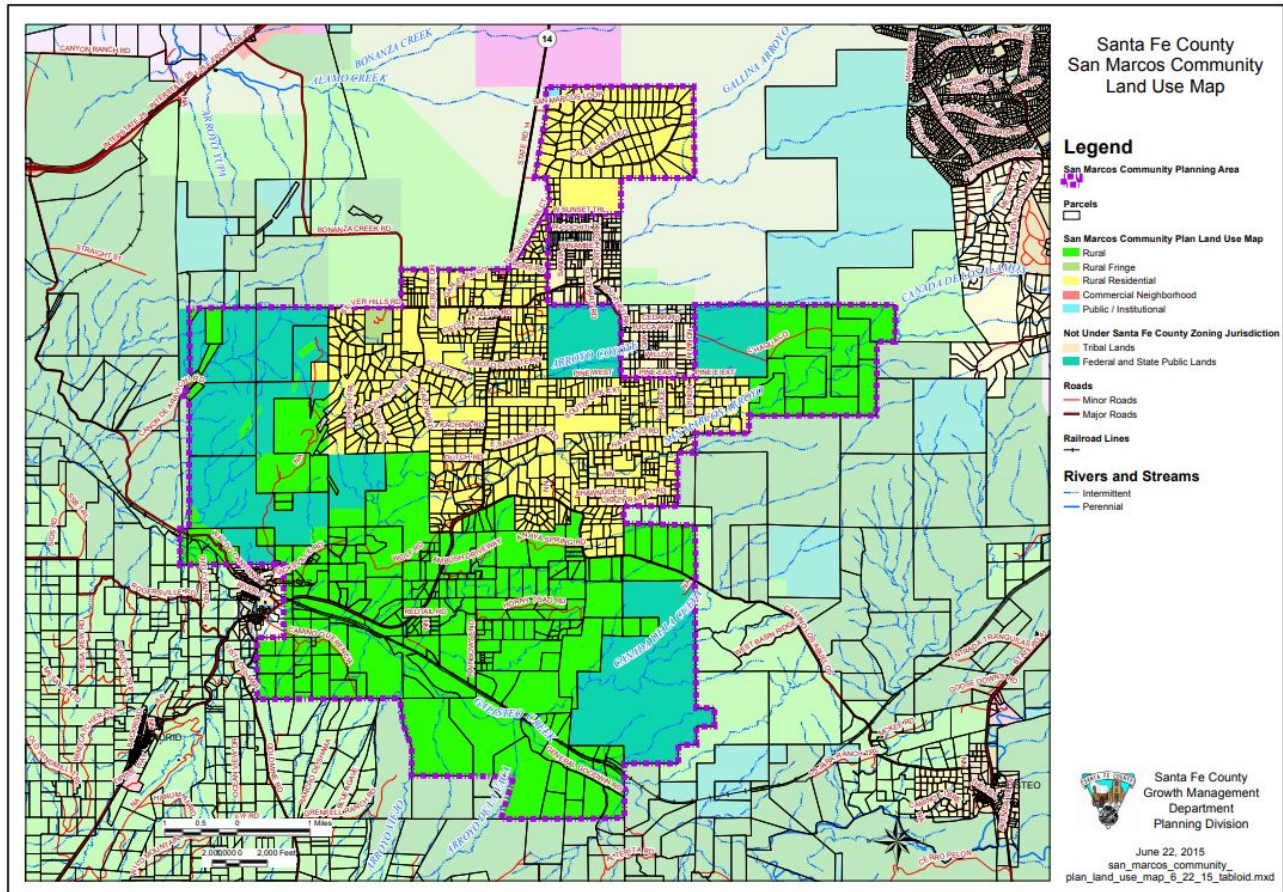
Group Activity: Land Use Element, District Comparison and Proposed Overlay Review

The group started by reviewing the Land Use Element, which outlines the extant land use categories in the District: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood, Public Institutional, and Federal and State public lands. The categories come from the County's Sustainable Growth Management Plan (SGMP) and are consistently used throughout the County. In 2015, the San Marcos Community Plan Update identified a San Marcos Land Use Map that created the base zoning for the San Marcos Community District. The 2015 Update was developed by the San Marcos Planning Committee and aligned the original San Marcos District Plan from 2006 with the County's newly adopted SGMP. Provisions in the existing plan that were inconsistent with the SGMP were superseded through the plan update. The areas were chosen based on the current land use patterns. For example the Rural Residential Zone, the area in yellow, has a density of 1 unit per 10 acres, and provides for development of single-family homes on large lots, preserving the scenic and rural character of the County. Because the lots in this area generally fit this description, the Rural Residential category was chosen.

After reviewing the Land Use Element, the group reviewed and discussed a comparison of dimensional standards from the County's land use categories and the tailored land use categories for the San Marcos District. A document was provided for reference only, meant to spark discussion about differing standards for maximum lot coverage and setbacks in San Marcos District. The group agreed that the setbacks in San Marcos Rural Residential Zone are too large and inhibit private land improvements. The group also discussed the possibility of having flexible setbacks for various building situations.

The final activity of the evening was to review the proposed overlay zones, which were developed through Phases 1 and 2. These proposed overlays would include an agriculture overlay in the entire District for

equestrian and small-scale farming, an arts overlay and a rural-commercial overlay. Overlays are developed to facilitate certain types of activities in designated areas. There was discussion about whether the overlays were intended to “promote” or “allow” uses, or just to remove obstacles. The group also discussed whether the arts and agricultural areas should be separated, or if these uses could be in a combined district-wide area.



At the November 28th meeting, the group decided not to meet in December, as originally planned, and instead to meet twice in January. The December meeting is cancelled. The next Committee meeting will be on Wednesday, January 9th. 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