



# SANTA FE COUNTY

## San Marcos Planning Committee Meeting #24 Meeting Summary 2.26.20

### Public Participation

Members of the San Marcos Planning Committee met on Wednesday, February 26th 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 helped develop and supported adoption of the 2019 San Marcos Community District Plan. The Overlay process uses the rationale and vision from the Plan document to propose changes to the San Marcos Community District Overlay in the Sustainable Land Development Code (SLDC). After the group develops a draft changes document, the County will notify the entire San Marcos community of public meetings where the changes will be reviewed for comment. 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: “Conditional” v. “Permitted” and Use Matrix Critiques

The group spent a portion of the meeting revisiting and illuminating the differences between “Conditional” and “Permitted” as these terms relate to the SLDC. Within the County’s Use Matrix, each use is labeled with “P” for Permitted, “A” for Accessory Use, “C” for Conditional Use, “DCI” for Development of Countywide Impact, or “X” for Prohibited. As the group moves into reviewing the San Marcos Use Matrix, understanding the differences between “C” and “P” are especially important in foreseeing how the San Marcos District Plan will be implemented through changes to the code.

As Staff pointed out, it may be more helpful to think about the difference in these two terms as different “processes” or a way of making decisions about what is allowed on a property. One way of understanding the sequencing of steps is by looking at the Table 4-1: Procedural Requirements by Application Type in the SLDC.

**Table 4-1: Procedural Requirements by Application Type**

Application Type	Discretionary review?	Application Requirements			Review/Approval Process				
		Pre-application TAC meeting	Pre-application neighborhood meeting	Studies, reports, assessments	Agency review	Approval by Administrator	Hearing required?		
						Hearing Officer	Planning Commission	BCC	
Development permit: residential	no	no	no	no	as needed	yes	no	no	no
Conditional use permit	yes	yes	as needed	see Table 6-1	as needed	no	yes	yes	no

As can be seen, a Conditional Use Permit requires a Hearing Officer and Planning Commission approval, whereas a Permitted Use does not. That means that an applicant can go through all the required steps and still be denied a building permit. Table 4-1 does not describe the Permitted Use process, which requires documentation showing that all the SLDC

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criteria are met. Some of these checklists can currently be found on the Growth Management/Land Use website: <https://www.santafecountynm.gov/pages.php?pageID=824>. Staff will provide more information about the important differences between “Conditional” and “Permitted.”

Following the “Conditional v. Permitted” discussion, the group started to review the proposed changes to the Use Matrix. Based on the instructions to align the Use Matrix changes with the Vision and Implementation Strategy in the 2019 San Marcos District Plan, the Committee pointed out the disconnect in proposed changes in some of the categories with the Plan. Staff will be revisiting proposed changes before the next meeting and distributing out documents for review so that the Committee can come prepared to discuss the changes.

### **Next Steps**

The Committee will meet next on March 25<sup>th</sup> to review the Use Matrix.