



## San Marcos Planning Committee Meeting #21 Meeting Summary 7.17.19

### Committee Participation

Twelve members of the Planning Committee and three staff met on Wednesday, July 17<sup>th</sup> at the Turquoise Trail Charter School. The San Marcos Planning Committee formed out of the planning initiative authorized by Resolution 2017-93. The San Marcos Planning Committee has met monthly at the Turquoise Trail Elementary School Library since February 2018. The goal of this Committee is to create a community planning process guided by the Sustainable Growth Management Plan that reflects diverse representation by providing information and receiving public input on the planning process. The group aspires to include a wide geographical representation of property owners, residents, business owners and other stakeholders such as equestrian, agriculture, arts, and small business communities

### Group Activity: Draft Definition for “Neighborhood Scale”

Based on feedback from the Public Presentations and the Committee’s review of the 2019 San Marcos Community District Public Presentation Draft, the last remaining area of concern was the definition of terms used in the document to reflect the small-scale nature of the District. For example, in the Implementation Strategy, Action 3.2.1 states, “Support the development of critical economic infrastructure systems to support small and home-based businesses.” Without clarification of “small scale,” the public and committee felt this could be misinterpreted.

The exercise for the July 17<sup>th</sup> meeting was work on a term and definition that could be used consistently throughout the document. Staff introduced two terms that are defined in the American Planning Association’s [A Planners Dictionary](#),

Cottage Industry: A small, individually-owned business or concern that functions without altering the residential character of the neighborhood, and which does not create any negative impacts on the public health, safety, and general welfare of the adjacent property owners. (APA Planning Dictionary)

Neighborhood Character: Features that make areas of the District attractive living environments. Neighborhood disruptions include activities that detract from safe and peaceful enjoyment of such areas. Special exception standards that require facilities to be in keeping with the neighborhood character must consider generation of noise, dust, and traffic, among other features in excess of that otherwise normal to such neighborhood. (APA Planning Dictionary)

As a group, a third definition was formed that will replace “small-scale” in the 2019 San Marcos Community District Semi Final Draft Plan:

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Neighborhood-Scale: The San Marcos District defines Neighborhood Scale as an area that allows for small-scale and home businesses that don't detract from scenic, rural and private nature of the area. Small-scale and home businesses with low traffic volume, low noise levels, residential character building heights and signage would blend in with neighboring residences and enhance live/work environment. Standards that require small-scale and home businesses to be in keeping with the neighborhood character must address the limitation of noise, dust, traffic, light use at night, and water use, among other issues, in excess of that otherwise normal to a neighborhood and in keeping with the plan objectives.

### **Next Steps**

The Semi Final Draft will not go through an internal consistency review at the County. With the Committee's consent, and after the internal consistency review is complete, the Final Draft will be submitted to the Planning Commission for their review and hopeful recommendation. Following their recommendation, Staff will present the Plan to the Board of County Commissioners for adoption.