



## San Marcos Planning Committee Meeting #7 Meeting Summary 8.29.18

### Introductions and Committee Participation

The San Marcos Planning Committee convened for the seventh meeting in the San Marcos Community Planning Process, authorized by Resolution 2017-93. The group has 85 members who receive all invitations and updates and about 25 members usually attend. The process is open at all times to new people who want to participate. The August meeting was attended by ten people, plus three Planning Staff.

### Planning Process Overview

Staff reviewed the meeting summary from July, reiterating part of the discussion about overlay districts and how this tool could be used to specify areas with additional uses above those listed in the underlying land use category. This might, for example, entail allowing a few more visitors per day to a gallery in an arts overlay, or allowing some banking uses or a coffee shop within a rural commercial overlay. Attendees noted that discussing this concept a second time helped them to better understand overlays.

### Group Activity: Existing Land Use Overview and Analysis

Staff explained the process by which the 2006 San Marcos Plan and the 2015 San Marcos Update resulted in the current San Marcos Community District Overlay in Chapter 9 of the Sustainable Land Development Code (SLDC). The expedited process of making a 2015 Update for inclusion in the 2016 SLDC merged the pre-SLDC categories of land use with the general categories created for the SLDC. By analyzing the density of housing and general land uses existing in 2015, five categories of zoning were assigned to the District: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood and Public Institutional.

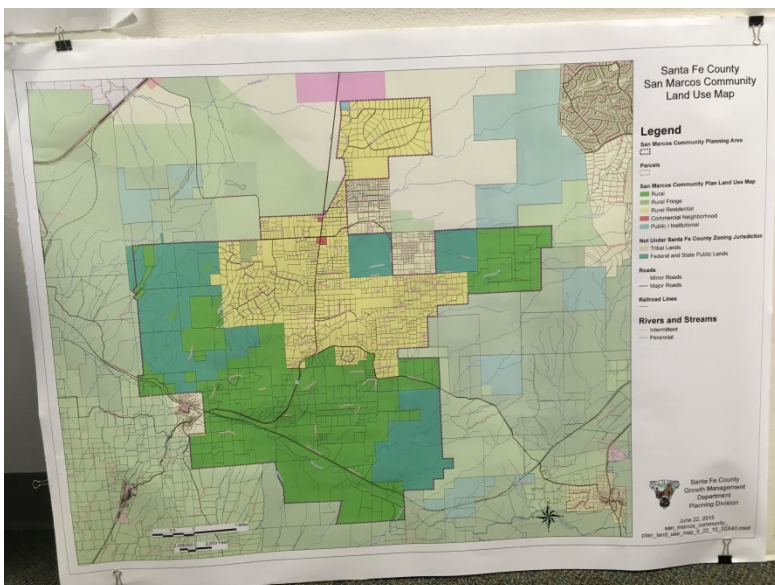


Figure 1: 2015 San Marcos Future Land Use Map with Five Zoning Categories

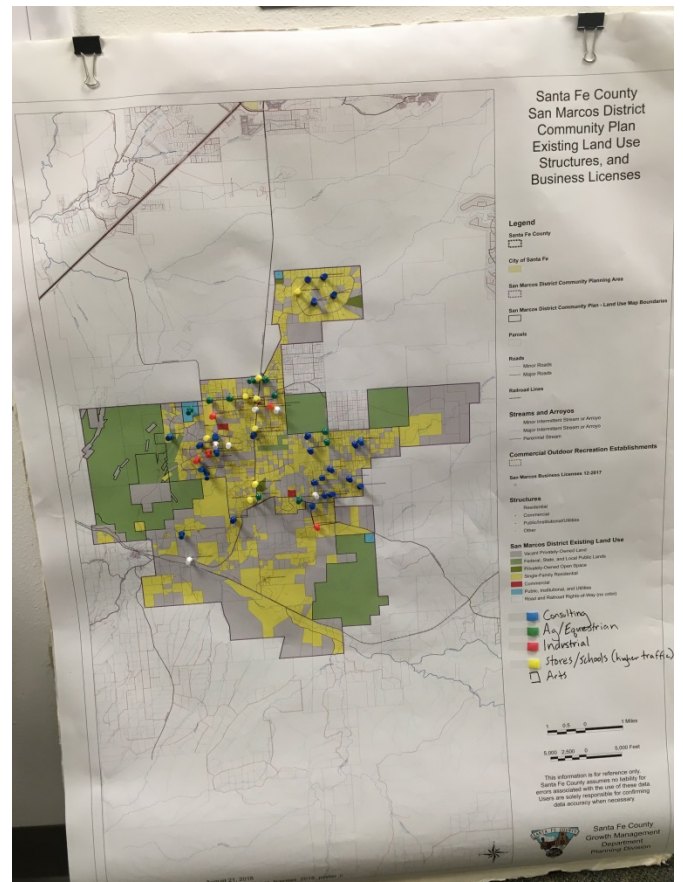


Figure 2: Existing Land Use Structures and Color-Coded Business License Listings

---

During the meeting, the group discussed the descriptions for these categories, as they exist, and then referred to a map of business licenses and existing land uses to compare the code language with existing conditions.

The group identified a few areas where the code and the existing conditions could be better aligned. For example, in the Rural area with one dwelling unit per 40 acres, the existing conditions indicate that there are more home-based businesses and arts establishments/studios than is reflected in the code language. Perhaps adding some more uses into the Rural description of San Marcos would be appropriate.

The next Committee meeting will be on Wednesday, September 26<sup>th</sup>. 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](https://www.santafecountynm.gov/growth_management/community_planning_center/san_marcos)