

Comment #	Page	Subject	Date Received	Comment	Staff Analysis	Proposed Amendment	Planning Committee
9	20	Rural Lifestyle	5/14/2019	Is it really the sentiment of the group that most rural residents value and want to protect land and nature, along with their own peace and privacy? Some people may disagree with the statement that choosing a rural life to "live outside of the strict rules that govern a city."	Not mutually exclusive. Committee discussion?	Committee discussion?	define "strict rules of city"; "enjoy privacy of rural setting"; not necessarily less rules in rural area; positive language, avoid negative contrast with city.
23	43	Arts Overlay	5/9/2019	a couple questions/comments: Why is there a gap in the proposed "Arts Overlay" between the lone butte area and 42? It doesn't make sense to me as it cuts out this distinction for residents along that corridor? I am of course happy to be included but I am thinking about my neighbors. I also don't understand why it is so broad at the bottom stretching well into the Galisteo Basin area? Not sure how this boundary was established? Seems it should relate more to the Hwy 14 and 42 corridors to me. We also think to be consistent, the map key should say Rural Commercial and Arts Overlay.	Overlays based on existing uses. This can be discussed by the committee.	Committee discussion?	should be both and, not either or; SM should be synthesis of art and agriculture; overlays should be over the whole district; maybe distinguish between art and commercial; Maybe no need for overlay, just write in encouragement of small-scale/low-impact art and ag into plan
47	48	Add action 5.2.2	4/24/2019	Rural commercial overlay along Hwy 14 as an action	Committee discussion?	Committee discussion?	commercial overlay along 14 would be fine, but must be defined and differentiated from commercial zoning; how do we communicate to our community that this doesn't mean truck stops?; we need more discussion; should be more concentrated in commercial area;
35		Noise	5/15/2019	guidelines for miced music	Committee discussion?	Committee discussion?	County already has regs for noise; no need for new rule but need for enforcing existing rule, can we ask code enforcement to enforce here?; awareness of how to talk to code enforcement about a complaint;
40		Images/issues	4/24/2019	The setbacks map should be included in the document to illustrate the issue	Agree that the setback map is an illustration but it would not be consistent with the document. The map should be used in the community meetings.	No change to document.	
39	9	Policy Context	4/24/2019	This should answer the question: how does this effect me?	Agreed. Policy organization should give an indication of end result to property owners of plan changes.	Add information to description.	

2	10		4/24/2019	Align the district standards more, amend bullet to address	Revise bullet 5 to be more clear;	Ensure standards in SM District are aligned with values of residents, allow residents reasonable use of their property and maintain freedom.....	
3	11	Setbacks	5/9/2019	We think the issue of "Topography" should be added here as it is ignored by the setbacks and plays a crucial role in developable areas and view shapes.	topography should be addressed.	Add topography to revised key issue list.	
4	11	Key Issues	4/24/2019	Should be categorized and prioritized in key issues and identified and goals, action. Issues identified by community. Tie together.	Key issues should be refined based on the current understanding of issues in the community.	Revise the key issues section.	
5	11	Key Issues	5/15/2019	I am in favor of a 50' min and at least 100' min for commercial zone	Setbacks are different in specific areas of the community. The plan will not address the specific setback size.		
44	11	Key issues	4/24/2019	reference to well monitoring will cause issues with the community. Should be removed	Agreed	Remove reference to well monitoring	
45	11	Key issues	4/24/2019	Lighting is already adequately addressed in a county Ordinance. This can be removed	Agreed	Remove lighting standard in plan	
41	12	Narrative	4/24/2019	should include a narrative of the planning process	There is already a narrative, committee members are welcome to suggest changes or additions	No change	
6	15	Community Context	5/7/2019	This section addresses demographics but not housing. Maybe header could be Demographics and Zoning Categories	Incorrect header.	Remove Demographics and Housing subtitle.	
7	20	Horses	5/13/2019	As a horse owner, I appreciate the focus on equestrian activity throughout the document, however I'm not sure it's as all encompassing for the majority of residents. In answering the question, "What makes this place?", I'm not sure I would put "It is a value to live with horses..." as the first item. In fact, I'm not sure I would call out horses at all. Better perhaps to say, "It is a value to live a rural lifestyle, a love and respect for the land and a desire to live free from the strict rules that govern a city."	Good suggestion.	"It is a value to live a rural lifestyle which include equestion and artistic uses, a love and respect for the land and a desire to live free from the strict rules that govern a city."	

8	20	Reiterate	5/9/2019	I would just like to say/reinforce that on page 20, the last sentence of "What makes this place" states "a desire to live outside the strict rules that govern a city". I believe that sentence really does describe the point of living in a rural area. I could have built a sculpture studio anywhere in the country but I chose this place specifically because of the arts, to establish a property suited to sculpture. I needed the room to grow and work outside and in an inspiring landscape. I couldn't do that in the city and I think for sculptors especially, this rural area lends itself. Besides Alan Houser and myself, other sculptors are finding this area appropriate for what we do, near Santa Fe but not in it. World renowned stone sculptor Jesus Morales had and may still own a studio in the Cerrillos area with plans to expand until his untimely death recently. You need room to make sculpture and display it, there is a reason why this area distinctly suits this profession. My studio is a banner of invitation for others to congregate here and I hope the county can encourage that as a benefit to our already famous arts scene.	Good suggestion.	"It is a value to live a rural lifestyle which include equestion and artistic uses, a love and respect for the land and a desire to live free from the strict rules that govern a city."
10	22	Scenic Corridor and Roads	5/7/2019	This section only addresses scenic corridor and not any other roads. Either add roads text here or include in the Transportation section heading (see below).	Agreed. Staff will modify the sentence	Remove Transportation
11	23	Arts Section	5/9/2019	This section is left unfinished? In previous drafts their was an entire section here dedicated to the "Arts" and I think it was a really important section to include especially in regards to reinforcing the "Arts Overlay" proposal.	Topography should be addressed.	Language from previous draft will be brought forward.
12	27	Ranching and Grazing	5/9/2019	This may be a signage question or comment that belongs somewhere else regarding this description of "Large swaths of of leased land along with a few private properties used for grazing". The map on following page 28 actually shows only 5 grazing areas that I can see and none of them touch Hwy 14. That said, I want to know why 14 has so many cattle crossing signs? We have two on the road of our property and we NEVER see cows anywhere near there?	Ranching and grazing are a signicant part of the area. The map only shows properties with Special Valuation for agricultural purposes.	No change.
43	29	Archaeology	4/24/2019	Issue of insignificant archeological items that could halt reasonable use of property (Ex: potshards are all over the place). These should not effect reasonable use of property.		Add "significant" as a qualifier to section 2.3.2
13	31	Added Language	5/13/2019	Could we add "... such as a soccer field and hard courts for basketball and tennis..."	Yes	"... such as a soccer field and hard courts for basketball and tennis..."
14	36	Delete info	5/13/2019	The comment about the cost of a resident getting a line extension is so vague and anecdotal that it is not useful. I would delete the that sentence completely.	Agreed. Staff will delete the sentence	Delete sentence regarding cost.
15	36	Add info	5/13/2019	You could add: Broadband is available through a variety of services, including La Cañada, a local co-op run by local residents, NM Surf (CNSP), as well as a variety of satellite based providers.	Agreed	Need to work on language to incorporate broadband infrastructue.

16	39	Add info	5/13/2019	The Code of the West is mentioned more than once, but I'm not sure exactly what is meant by this. In looking this up online, I found the following... maybe we could quantify this a bit: (see sheet)	Agreed	Staff will work on language to include in appendix.	
17	39	Land Use Plan	5/7/2019	Why are only 3 "issues" listed for the Land Use Plan? We discussed many more than those three. Here are a few: protect natural and cultural resources; ensure the continuation of a rural character and lifestyle; promote, maintain, and respect the quiet and private setting; protect and support natural views, clean air, and dark skies; address limited residential and commercial development that conforms with the scale of the community; enable the adoption of high-speed internet and adequate phone coverage; protect and preserve existing water and watershed.	Agreed. This section should address key issues and concerns. Some of these concerns addressed in other areas of the plan.	Protection of rural character, lifestyle and support residential and commercial development that conforms with the scale of the community;	
18	39	Land Use Plan	5/7/2019	Throughout this section the emphasis on equestrian is overblown. It is but one of the interests for the district. Greater (or earlier) emphasis should be placed on rural character, protecting viewsheds, quiet character, clean air and water, and dark skies. Other similar issues have been addressed in earlier meetings. Once all that sort of issue is included, then bring in the things like equestrian, art studios, and the like. It seems more logical to address the character of the area first, then bring in special interests.	Agreed. Equestrian uses have been identified because these uses are more restrictive in the SMD than in any other area of the County which has led to issues and concerns.	No change.	
19	39	Setbacks	5/14/2019	Disagree with calling setbacks "unreasonable development standards." Setbacks are designed to protect the rural, low-density character of the district and to give residents the privacy they expect in a rural community.	Agreed. Change language. Setback requirements are more restrictive in SMD than any other area of the County which has led to issues and concerns.	Change unreasonable development standards to onerous or more restrictive development standards.	
20	42	Ag. vs. R.C. & A. Overlays	5/13/2019	The final sentence in each of the two descriptions are identical, so what is the real, specific difference in the two with regard to business use of properties?	These are general descriptions of the overlay zones which are based on SGMP and SLDC. They are similar but different uses.	No change.	
21	43	R.C. & A. Overlay	5/13/2019	The map shows no distinction between the existing 'commercial' development (gas station, restaurants) and all the rest of the proposed R.C. & A. overlay area. Will this imply to code-writers and others that we welcome gas stations etc. anywhere in the proposed overlay area?	No. This is an overlay zones which is not a zoning district. The commercial neighborhood land use and zoning district have distinct boundary and will not change.	No change.	

22	43	Ag. vs. R.C. & A. Overlays	5/13/2019	In earlier meetings, the need to justify proposals was mentioned. What are the justifications for the proposed boundaries of these two overlays? Why, for instance, is the land on the north side of County 44A considered Ag., while the land on the south side of that same road (and which includes the area's largest arroyo as well as Archaeological Conservancy land), considered R.C. & A.?	The proposed overlay zones are based on existing land uses in the area. There is not a significant difference between these areas. The overlay zone could be combined.	No change.	
24	44	Define	5/13/2019	When we use the term "ranching" without qualification, it feels like we would encourage ranching at any scale. Either we need to qualify it with something like "sustainable", or we need to define the scale to reflect the character of the district. I don't think anyone would want 500 head of	Ranching is an existing use in the area.	No change.	
25	44	Goal 1	5/14/2019	Despite its title, this goal appears to address mainly agricultural and not equestrian needs. "Agriculture" appears to refer to ranching and farming. No further mention is made of equestrian needs in any of the strategies and actions under Goal 1. At the meetings, a strong desire was expressed for an equestrian and hiking trail system (presently, riders and hikers are largely limited to roadsides) and equestrian/hiking use of public lands. To reflect that desire, at a minimum, Strategy 1.1 should include an action point that calls for equestrian and hiking trails.	Agreed.	Add strategy to include hiking/biking/equestrian trails.	
26	45	Added language	5/13/2019	I would add the modifier "significant" before "historical/archeological sites".	Agreed	add Significant	
42	45	Setbacks	4/24/2019	in 2.3.1, what about archeological easments and setbacks? What do we mean by "reasonable"?		Add "significant" as a qualifier to section 2.3.1	
27	46	Goal 3	5/7/2019	I am concerned about the language in the strategies and actions in this goal. It sounds like we are supporting and asking for more development and more economic development and we aren't. I can't think of adequate language at the moment, but it should indicate the we support limited development and public infrastructure if and when needed. Any suggestions for such development should be addressed through a formal process with the County and subject to the public review process.	Agreed. Add appropriate modifier to Action 3.5.2.	Add appropriate modifier to Action 3.5.2.	
28	46	Goal 3	5/14/2019	This is an infrastructure goal, so one of the strategies should be to enhance riding and pedestrian/hiking infrastructure. The predominant car culture in the district, and concomitant traffic safety problems, were brought to the planners attention at several meetings.	Agreed. See comment 26	See comment 26	
29	47	Goal 4	4/24/2019	Add action to create and distribute a guide to inform existing and future residents. Add- establish where people can get information about water conservation and light standards. Add- Create easy to understand brochures on various topics.	Agreed.	Add action to create and distribute a guide.	

30	47	Strategy 4.1	5/7/2019	Goal 4. I want to caution that the developemnt of local guide books and such should not include specific locational data on any archaeological sites. San Marcos Pueblo can be discussed generally, but directions should not be provided. It currently has protected federal status through the Galisteo Basin Archaeological Sites Protection Act (2012); and must continue to be protected. The site is fragile and subject to ongoing erosion. This is true of most if not all archaeological sites in the Galisteo BAsin in which the San Marcos District resides. A group loosely affiliated with the BLM has been meeting regarding the protection of the 24 sites listed in the Act and advocating for protection of additional currently unlisted sites for the last 6 years or so. It is also important to stress that these are all sacred sites for the local pueblos who also participate in these meetings. Their ancestors still reside in these locations. I appreciate the public interest, but access to these sites is not open to the public.	Agreed.	No change.	
31	48	Strategy 5.3	5/7/2019	Setbacks: the 25 ft setback goes directly against the goal for maintaining the rural character including quiet, privacy, and open space. I understand that some parcels need the 25 ft setback, but the problems for these parcels should not be the reason to negatively impact all other properties.	No change.	No change.	
32	48	Goal 5	5/14/2019	Strategy 5.3 - Disagree with this recommendation. The setback issue was riased by an isolated case where the residents in question owned adjacent properties. Such cases can be handled thorough variances, and the Plan can flag that such variances (due to ownership or geography reasons) should be granted. But there is no reason to change the setbacks standards for all. We already have significant problems with overcrowded lots and encroachment on neighboring lots.	Standards should not be established with variances in mind.	No change.	
33	48	Goal 5	5/14/2019	The term "temporary structures" is vague - what is meant by that? I would urge planners to be aware that the district suffers from a proliferation of mobile homes/trailers, some of them abandoned and deteriorating. Why would we want to encourage further "temporary" development that brings permanent dilapidated structures? THis contradicts the principle of sustainability and appropriate use of resources. The debris of abandoned structures impacts the land, water and quality of life.	Mobile homes/trailers are not "temporary". MHs are permitted and allowed in the County.	No change.	
34		Lighting	5/15/2019	Stricter rules for lighting, since part of the rural scene includes less electric lighting, therefore, clear guidelinse for shades or covers on lights so that lights do not shine out at other properties. Lights, like noise, carries a long way.	County already has strict ordinance for lighting	No change.	
37		Enforcement	5/15/2019	Clear guidelines for how to report infractions and include suggestions for how to talk to neighbors about making solutions	Could be made into an action with the new resident guide.	Make action in implementation plan to include good neighbor guide.	

38		Commercial	5/1/2019	Allow drive-throughs	Specific issues are not being addressed in this plan, this suggestion would go into the ordinance changes	No change.	
46		Design standards Action 2.3.2	4/24/2019	This could be misinterpreted. Maybe a a qualifyer like 'reasonable' or only apply design standards to commercial	Agreed, the County already has landscaping, signage, parking and screening standards that would be applied to any development.	"Reasonable design standards should be established ensuring that developments are compatible with surroundnig areas."	