

Comment #	Page	Subject	Date Received	Comment	Staff Analysis	Proposed Amendment
1	9	Affect Me?	6.30.19	last ¶ - This might be a useful place to mention the San Marcos Association as the Registered Organization representing this area.	Good point. Add reference.	Add reference to San Marcos RO
2	9	Affect Me?	6.27.19	How will the plan impact people who have been doing their business?	Plan does not regulate. Regulations in SLDC will be for new development applications and permits.	None
3	15	District Vision	6.30.19	12 th bullet – Should there be another bullet separating “lifestyle” from “have a thriving”? Otherwise, this bullet as it currently reads is unclear.	Agreed	add another bullet
4	15	District Vision	6.30.19	second to last bullet – Does <u>not</u> naming any other type of animal (sheep, llamas, turkeys, ...) limit potential ownership?	Plan vision is general, we do not need to list every type of animal to communicate vision	no change
5	15	District Vision	7.1.19	Many of the comforts of the city, which we leave behind when we are in the San Marcos district, are available within a 20-mile drive into Santa Fe and other smaller amenities are available in neighboring towns, such as Cerrillos, Madrid, Eldorado and Galisteo. We will preserve our rural sense of place if we encourage folks to go to the city and towns nearby instead of bringing the city and towns to us.	The plan is for the future and vision for SM which includes a thriving community and sustainability. This speaks to private, rural nature of the District.	No change
6	29	Ranching and Grazing	6.19.19	Isn't the horse shelter outside the district? Maybe replace with animal sanctuary or Sacred Heart?	Yes, horse shelter is outside of District	remove reference and change to "animal sancturay"
7	32	Natural and Cultural Resources	6.19.19	"Some assets, like sunsets, grassland wildlife and other scenic qualities, apply to the entire corridor, other assets, like the Cerrillos State Park, the first strip mine in the United States and the San Marcos Pueblo, are unique sites to the San Marcos District."—emphasis added. "... the first strip mine in the US"? Question: What is this reference to? If this is Mt. Chalchihuitl, it is not a strip mine, but a prehistoric Native American open pit turquoise mine, made with stone tools. Mt. Chalchihuitl, included in the New Mexico State Register of Cultural Properties, is the largest and most significant prehistoric turquoise mine in North America, dating from around 1000 AD, with turquoise artifacts found from the site at Chaco Canyon, and in places in Mexico, and is indisputably the most significant historical feature in all of the Cerrillos Hills. The County has been working to acquire Mt. Chal, and San Marcos Planners (& Plan) should encourage this effort as a goal.	The reference is to the Cerrillos Mining District which was added to the New Mexico State Register of Cultural Properties in 1973. Mt. Chal is a significant site which the County has been working toward acquiring.	no change
9	43	Land Use Plan	6.19.19	"context-sensitive standards" explain or define	Agreed. Context-sensitive refers to keeping with the character in the area.	Define in text
10	44	Water	6.21.19	Water was the next concern that I heard from many. It seemed to be the driver of many concerns including swimming pools, casitas. And many questions regarding well meters were brought up.	County Code currently limits the amount of water per dwelling unit and new development is required to install a well. Swimming pools on new lots are prohibited.	no change
11	46	Rural Commercial Overlay	6.21.19	The number one concern seemed to be the Commercial overlay on 14. Almost every single person expressed concern. I did my best to persuade that this did not mean a CVS and/or a Walmart. However, the feedback was that they didn't even want more galleries.	Rural Commercial Overlay was intended to identify a corridor along NM 14 to allow small-scale commercial operations. In effect, it would be more practical to integrate small-scale and home business uses through removal of the rural commercial overlay designation.	Committee review of staff recommendations.
12	46	Proposed San Marcos Overlay Zones	6.25.19	Agriculture Overlay-- minor edit in paragraph 2, half way down - correct spelling of Agriculture Overlay	Will change.	Amend.

13	46	Rural Comercial Overlay	6.25.19	<p>I am concerned that the language in this section is significantly vague and could allow for commercial development like family dollar stores and the like. More likely, however, it could also allow for development that will negatively impact prominent landforms and especially the scenic viewsheds. The nature of this National Scenic Byway is that it has open undeveloped land allowing people to feel and see the rural, open land so typical of this area, and of the "Code of the West, as you describe it. This section's vague language could allow for development that would degrade the area visually and potentially lead to a retraction of the National Scenic Byway status. We definitely do not want that to occur. Definition in Wikepedia: A National Scenic Byway is a road recognized by the United States Department of Transportation for one or more of six "intrinsic qualities": archeological, cultural, historic, natural, recreational, and scenic. [Yeah, this is pretty vague too, isn't it?] I'm not sure what acceptable stricter language would be. But, I think this section has to include much stricter definitions of what development is allowed, how far it can be from NM 14, building size, height, signage, and lighting limits at the very least. This current language leaves us wide open to abuse of the intentions of the committee. I personally am not in agreement with the extension of this commercial overlay all the way down to Cerrillos. But, I know a few want it, though whether it's the majority, I couldn't say. Nonetheless, I would urge you to put stricter language in this small section. I recognize that this document is intentionally more vague than the SLDC and SGMP and strict measurements aren't a part of it. But, there are ways to express the qualities of this Rural Commercial Overlay and still convey that it is limited by many things, including the Scenic Byway status as well as the desire of most of the greater community to keep it rural and undeveloped. Some suggestions: half way down under Rural Commercial Overlay: Add "Limited" before Small-scale commercial development; change "should" to "could", and replace "disrupt" with "impact". These comments aren't sufficient and the language needs to be much stronger. I'm drawing a blank about how it should go though. Sorry.</p>	<p>There are concerns regarding Rural Commercial Overlay. Staff workingto provide alternatives to address both the scenic and intrinsic nature of the area to include the the strong historical connection with arts and commerce of the Turquoise Trail.</p>	<p>Staff will provide options for committee review.</p>
14	46	Rural Comercial Overlay	6.26.19	<p>First I would like to thank you and my neighbors on the planning committee for all the effort you have put into this process. Having read the draft I want to air my opposition to the Rural Commercial Overlay. I feel it would completely ruin the rural feel of the areas through which Highway 14 runs. I also do not agree to a change in the setback requirements from our 100 ft. This is one of the differences from the rest of the county that makes our area special. Thank you for allowing me to state my objections to these 2 provisions. I hope they will be re-examined.</p>	<p>Rural Commercial Overlay-see above. Existing Setback requirements for San Marcos District for NM 14: 100' in Commercial Neighborhood; 200' in Rural Residential. County Highway setback standards in SLDC Section 7.3.3.3 is 100 feet. Plan action is to align with County standards so NM 14 standards proposed to be 100 feet in revised SM Overlay.</p>	<p>Committee review of staff recommendations.</p>
15	46	Rural Comercial Overlay	6.30.19	<p>re Rural Commercial Overlay – From where does this proposal come? Adding this zone would seem to convey a sort of right to landowners in that zone that they, <i>a priori</i>, could expect to have a commercial operation of some sort. Anyone who owns property elsewhere in the District has to go through some sort of process just to begin a commercial operation and I do not see any reason why that should not be the same for landowners who abut Hwy 14. There seems to be no overriding need for a Rural Commercial Overlay.</p>	<p>Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.</p>	<p>Staff will provide options for committee review.</p>
16	46	Rural Comercial Overlay	7.1.19	<p>I don't think we need as much commercial overlay along 14. Again it's less safe for bikes and disrupts the rural feeling of the area. I like small commercial hubs with independent businesses but not the extension along the highway.</p>	<p>Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.</p>	<p>see above</p>

17	47	Rural Comercial Overlay	6.27.19	Rural Commercial Overlay should only extend as far as NM 42, not all the way to Cerrillos. - Commercial Development in general should be limited to businesse compatible with current uses in the District; eg agriculture, equestrian, health care, bed and breakfast, & arts. Not including industrial, automotive, truck sales or services, big box retail, or large scale enterprises. - It is essential to preserve the rural scenic byway character of NM 14 and the District. This includes consideration for increased traffice, noise, lighting, or pollution of any kind.	Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.	see above
18	47	Proposed San Marcos Overlay Zones	6.27.19	Great concern over type of and density of commercial development on 14 South of 42 and Ambush Driveway. A density beyond the existing activity would seriously deteriorate the character of the area. It would also reduce the value of properties and probably raise property taxes without providing any benefit.	Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.	see above
19	47	Proposed San Marcos Overlay Zones	6.27.19	Rural Commercial Overlay is not a good idea. Easy to get out of hand and disrupt the scenic character of HWY 14.	Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.	see above
20	47	Rural Comercial Overlay	7.1.19	I do not approve of extending or expanding the commercial overlay area. This area has a commercial area at the San Marcos Café and feedstore, and at Beer Creek, and the Lone Butte Gas Station. This is enough! We need to keep the view sheds open, to keep the rual character, and to keep the roads safe. Some of Rt. 14 in this area is hilly, curvey, and not a good place for a lot of cars going in and out of businesses. Home businesses and live/work situations, ranches, farming and horse facilities are in keeping with a rural area. Not commercial expansion!	Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.	see above
21	47	Rural Commercial Overlay	6.28.19	If the County wants to "retain the predominantly rural character of the District" then why extend the Zone past CR 42 all the way to Cerrillos? As part of the Turquoise Trail NSB, the unique beauty of the road beyond CR 42 should be preserved. There are many tourists and groups who stop and admire, take photos, and meander through the Garden of the Gods, for example. The views of the South and East are spectacular. It would be a negative intrusion aesthetically as well as a dangerous obstacle in a very winding road. In fact, the entire stretch of the road to Cerrillos is challenging because of the hills, curves, and dips, as well as being narrow.	Concerns regarding Rural Commercial Overlay along NM 14 in SMD. A Rural Commercial Overlay does not change the underlying zoning but does allow additional uses to occur in accordance with the proposed language.	see above
22	47	Rural Commercial Overlay	6.19.19	Change wording from Rural Commercial Overlay to Live Work Overlay. This would clarify the possible uses to a more restrictive one and eliminate opening a big can of worms. Most of us do not want commercial development in San Marcos Area.	Proposed changes to Rural Commercial Overlay to allow live work opportunities may address issues and concerns regarding commercial development along the corridor. Proposedamendments to allow for home occupations could address this issue whcih would need to be addressed in plan.	see above
23	48	Goal 1	7.1.19	I appreciate the focus on preserving natural resources, the ecosystem, watersheds and the environment. This language must remain and be strengthened. We must all use less water.	Water conservation addressed in Goal 1. County restricts water use to .25 AF per dwelling unit and also requires rainwater catchment for new development.	Strengthen language in Goal 1

24	48	Goal 1	7.1.19	Open lands should be encouraged by incentivizing preservation areas for wildlife diversity, wildlife corridors, carbon sequestration, native plant diversity, traditional/spiritual practices and connection to the undeveloped lands. Let's not just use dominant models about growth which were too often tied to more buildings and tax revenue.	Land Use Categories identify the importance for each area. Densities are established in the code for the zoning districts in San Marcos as follows: Rural: 1 DU per 40 acres; Rural Fringe: 1 DU per 20 acres; Rural Residential: 1 DU per 10 acres. Plan should identify density for commercial neighborhood to align with County standards since there is no density associated with CN in San Marcos.	Committee discussion- address that there is no density associated with CN in San Marcos
25	48	Goal 1	7.1.19	Enforce .25 acre feet of water use, neighbors use a lot of water	Enforcement of water use is important and can be identified in plan as action.	Add Action Statement:
26	48	Goal 1	6.19.19	Pools still allowed? Water conservation	Swimming pools on lots created prior to 1996 are allowed in accordance with requirements in SLDC. Restrictions on swimming pools could be addressed through SM Overlay.	Add Action Statement:
27	48	Actions	6.19.19	Can we address noise pollution from planes flying over area to the Santa Fe Airport?	No. FAA regulates air space.	No change
28	48	Rural Commercial Overlay	6.19.19	Concern about too much commercial developpment along HWY 14- Overlay Zone	See above	No change
29	48	Actions	7.1.19	Enforce rules	Enforcement can be identified in plan as action.	Add Action Statement:
30	49	Strategy 1.2	6.19.19	Water conservation is a big topic County-wide and in San Marcos District	Enforcement of water use is important and can be identified in plan as action	Add Action Statement:
31	49	Strategy 1.2	6.19.19	Water-explore various ways to conserve- for horses and other livestock BarBarA- a water dispensing device- no power required, no waste, easy to use, self-service for animals.	Water conservation addressed in Goal 1. OSE regulates agricultural water use on wells.	No change
32	49	Strategy 1.2	6.19.19	Education about water conservation (movie by Doug?)	Excellent idea! Doug?	Add Action Statement:
33	50	Goal 2	6.19.19	Aquaponics- where is the implementation strategy? Santa Fe Community College- microloans, mentoring, student classroom	Agricultural uses identified generally in Land Use Categories and Ag Overlay. Action 2.2.2. supports innovate agricultural technology that promotes sustainable use of natural resources in land based or closed system environments.	no change
34	50	Goal 2	7.1.19	It would be really nice if there were sections just for walking trails, not with horses because people with horses do not respect no trespassing signs. Do not want road apples and flies, not enamored with horses- they take too much water.	Public trails in San Marcos District are in the Cerrillos Hills State Park. Other trails in the area are informal or on private land. Proposed arroyo trail network on private land would be based on voluntary property owners participation.	Committee discussion about separating uses on trails
35	50	Action 2.1.2	7.1.19	How to keep trails off of private properties and sensitive archaeological sites.	Private propety owners have the right to restrict trails from their property. No trails are being proposed on sensitive archaeological sites.	no change
36	51	Goal 3, Strategy 3.1	6.24.19	I think "rural compatible businesses needs further clarification. (E.g., we don't want to allow for Dollar stores or similar commercial enterprises that local in rural areas.)	Agree with comment. Goal and strategy should be more clear regarding scale and intensity.	Revise language for goal 3 and strategy 3.1 ot replace rural compatible to be more specific to type, use and intensity.
37	51	Strategy 3.3, 3.4	6.24.19	These seem to belong in Goal 1.	Agree with comment. Strategy consistent with Goal 1.	Move strategies 3.3 and 3.4 to Goal 1
38	51	second Strategy 3.3	6.24.19	This should be Strategy 3.5	Agree. Will re-number.	Change to renumber strategy

39	51	Action 2.3.4	6.30.19	“Accessory uses that support agricultural businesses” is a very vague phrase. Just about anything could be included under that umbrella (e.g. a ‘small’ feedlot; testing plots for herbicides or pesticides; a well drilling operation with a maintenance yard and equipment storage, etc.). Does including it in this plan without further clarification open up the District to enterprises that may not be suitable?	Good point. Action should be more clear re accessory use scale and intensity.	Revise to state that Accessory uses "to support small scale"
40	51	Goal 3, Strategy 3.1	7.1.19	In general we need to remember the bike riders and plan for more bike trails and safer lanes, so people might comfortably ride a bike on Highway 14. • I am attaching a photo of the Bosque Trail as an inspiration for a trail that could be used by bike riders, horse riders and pedestrians and have it be separate from cars and trucks. I feel bikes should not have to be put always with vehicles. Let's look into the vision of having more trails that link up with the rail trail and could get some families out and about and allow for some commuters to use bikes to go to Santa Fe or catch the train at 599.	Plan identifies conceptual regional trail network as important for the SM area. Need to incorporate a strategy to address.	Add strategy to address regional trail network.
41	51	Strategy 3.2	6.27.19	Any expansion of broadband communications equipment must not be near schools, residences, businesses or developed areas. Current differences of opinion and scientific evidence regarding health and safety concerns necessitates acquiring electronic transmission equipment (cell towers), to be located away from populated areas.	Wireless communications facilities regulated in SLDC based on Federal Telecommunications Act of 1996. Community districts are not allowed to regulate in accordance with SLDC Section 8.11.3 5	no change
42	51	Rural Compatible Businesses	7.1.19	This needs clarificaion. It should nto include car sales- even small scale, only businesses that are truly live/work situations. I also do not believe we need to create a "sustainable local economy" in the San Marcos area. This is primarily a residential area, the business areas are close by in Santa Fe, Madrid and Cerrillos. We want absolutely to avoid the Cerrillos Road type of developmetn. We need a variety of areas and the San Marcos area should remain rural, our souls need open spaces and our tourist, film, bicyclist visitors come for that, and these visitors are crucial for our economy.	Concerns regarding Rural Commercial Overlay along NM 14 in SMD. Staff working to identify options for revisions to this section.	no change
43	51	Boradband 3.2.2	7.1.19	Keep cell towers out of the San Marcos area. The health effects are large and negative to people living near them. And they are very ugly and destroy the natural beauty of the landscape. Emphasize an infrastructure of buried telephone lines for internet rather than wifi towers.	Wireless communications facilities regulated in SLDC based on Federal Telecommunications Act of 1996. Community districts are not allowed to regulate in accordance with SLDC Section 8.11.3 5	no change
44	51	Action 3.2.2.	6.19.19	Tower? Vistas? Health? Broadband?	Wireless communications facilities regulated in SLDC based on Federal Telecommunications Act of 1996. Community districts are not allowed to regulate in accordance with SLDC Section 8.11.3 6	no change
45	51	Goal 3	7.1.19	Emergency preparedness- exit/entrance to properties, especially with fire and elderly people.	Good point. Work on action for Strategy 3.5.	Work on Action for Strategy 3.5
46	51	Goal 3	7.1.19	Senior services- lots of elderly people- senior center- van and food and driving services	Good comment, work on adding this consideration for Action 4.1.2 and Strategy 3.5	Work on Action 4.1.2 and Strategy 3.5 in relation to senior services
47	51	Goal 3	7.1.19	Need internet- fiber optic- because without internet, tourism won't work that well out here. Need internet to do anything, like home biz. We don't need cell towers because the tech in a couple years will be so good that cell towers will not be needed.	Good point, this supports Strategy 3.2. Language in Strategy 3.2 could be strengthened.	Enhance lanuage in Strategy 3.2
48	51	Action 3.1.3	6.19.19	Encouraging alternative energies etc.	This comment supports Action 3.1.3 and Strategy 3.4	No change

49	51	Goal 3	6.18.19	First, CenturyLink will not spend a single dime out here in Rancho Alegre to get their antiquated DSL system running properly. Worse, they have no interest or plans for fiber connection. Our 80-year old neighbor, Nancy Day, has CenturyLink DSL, and it doesn't even work—though she is charged for it monthly. I talked to CenturyLink on her behalf, and the phone support people reported that her copper pair needed to be switched out in order to get it running properly. Unfortunately, I was out of town when the tech crew came out. They just told her that they could not do anything and left. My DSL is actually further away from the DSL hub and works six times faster than her system. No one, but no one at CenturyLink cares. Yesterday, I filed a formal complaint with the PRC over the issue. Microwave links are really nice, but we don't have line of sight, nor most of our neighbors. And when it snows, often times the microwave link is disrupted.	This supports Action 3.2.2- language in Action 3.2.2 could be strengthened.	Strengthen language in Action 3.2.2
50	51	Goal 3	6.18.19	Second, let us not forget good old PNM. They came out ten years ago to Rancho Alegre and decided to recondition the underground cables, not replace them. Well guess what? We have at least one section that has failed four times in the last six months, and they still will not dig it up and replace it. Often times, our power is out for five to eight hours, and without putting food in coolers, it is lost. Whether CenturyLink or PNM, they simply do not want to dig out here in Rancho Alegre to put in any new infrastructure. It is up to the point where it needs to be ORDERED by regulatory agencies to do so.	This comment supports Strategy 3.2. but the strategy could add "power lines" to include electrical outages.	Add "power lines" after "internet" in Strategy 3.2
51	51	Goal 3	6.18.19	I should also mention that despite our fire department having an ISO 5 rating, our homeowners insurance went up 37% this year because Amica has decided that it is inadequate protection without a fire hydrant! We tried quotes from two other insurance companies, and surprise surprise, they all are at the same spot after the California fires.	Important information to know. This comment pertains to Goal 3: Develop and provide adequate public facilities and infrastructure to support a diverse, sustainable local economy. Other comments have suggested putting emergency evacuation and fire plans in place, perhaps those actions could also address safety protocols required by homeowners' insurance policies.	Work on Strategy in Goal 3 to identify emergency protocols needed for homeowners' insurances
52	52	Goal 4	6.24.19	Delete the word "community" in the goal name	Agreed, delete "community"	delete word "community"
53	52	Action 4.1.4	6.24.19	Add realtors.	Agreed, add "realtors"	add "realtors"
54	52	Action 4.2.2	6.24.19	Add "and cultural" after "historic".	Agreed.	Add "and cultural"
55	52	Strategy 4.3	6.24.19	This should be part of Strategy 4.1	Thanks for suggestion. The Strategy 4.3, "Create a thriving arts and	No change
56	52	Strategy 4.4	6.24.19	Redundant. I'm not opposed to redundancy necessarily, but does this really fit with Goal 4? It fits better in Goal 3.	Agreed, combine with Goal 3.	Combine Strategy 4.4 with Strategy 3.4
57	52	Goal 4	6.27.19	Bike trails needed	Agreed, bike trails could be added to either Goal 3 or Goal 4.	Add bike trails to either Goal 3
58	52	Action 4.1.1.	7.1.19	Not necessary. Cut this out.	Creating more identifiable San Marcos elements was a strategy	No change
59	52	Action 4.1.2.	7.1.19	No! Increase use of the building near the Cerrillos Post Office if we want a community building.	Action 4.1.2 states "Work with Santa Fe County to construct or repurpose a building to become a community center." Committee discussed the Cerrillos Community/Senior Center as a facility intended to serve the entire NM 14 corridor but Committee requested the Action to have a community center within the District as well.	No change
60	52	Action 4.2.1	7.1.19	No! We don't need any large energy production facilities. Let owners install theirs with intelligent guidelines	Action 4.2.1 states "Create development standards for the siting and installation of renewable energy production facilities" meaning that the scale and intensity of such facilities could be discussed to align with the rural, small-scale character of the area.	Modify Action to reflect the desire for appropriately-scaled facilities.
61	52	Action 4.1.5	7.1.19	We have the Cerrillos Hills Park. This is a great asset to the area. A lot of what tourists enjoy is visual. The beautiful open space don't tart it up, keep it natural and let it be as it is.	This comment supports Action 4.1.5.	No change

62	53	Strategy 5.2, Action 5.2.1	6.24.19	After "Allow property owners to have reasonable use of their land by reducing setback requirements--" ADD "in cases where setback requirements prohibit development of a parcel."	This is a good idea, however in effect, the change to setbacks will need to be consistent across an entire land use category. Setbacks cannot be applied on an individual basis.	No change
63	53	Action 5.2.2	6.24.19	NM 14 setback standards shall align with Highway setback standards--- " ADD "of 150 ft from road pavement of a federal highway, and 100 ft from a highway, major arterial, and railroad."	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
64	53	Action 5.2.3	6.24.19	Change as follows: "Buffers between Rural Commercial properties and Rural Residential properties shall be a minimum of 100 ft."	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
65	53	Action 5.2.1	6.30.19	Does this Action permit or deny potential setback regulations based upon zoning and/or lot size?	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
66	53	Strategy 5.2	7.1.19	First, we are concerned about the setbacks on Highway 14. We think that since 14 is a scenic byway, it is important to have a setback of at least 100 feet. We realize there has been considerable pushback from a few people with commercial interests of their own who want to be closer to the road to improve their visibility, but we believe the 100 foot setback makes more sense.	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
67	53	Goal 5	7.1.19	When it comes to businesses that are needed in the area, I think we don't need car sales lots but perhaps an area for a farmers' market or an independent coffee shop. But they should be in a hub, not strewn along the highways creating a commercial feel all along the road.	This comment seems to apply to the Rural Commercial Overlay. See above.	No change
68	53	Goal 5	7.1.19	Staying with a large setback is helpful for less building and by extension more water preservation. I like staying with the 50' or 100' setback.	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
69	53	Strategy 5.2	6.27.19	Maintain current setbacks at 100ft, absolutely in rural zone. Maintain current setbacks along HWY 14. Do not decrease them. Reduce setback standards in Rural residential zone to 50 ft.	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
70	53	Strategy 5.3	7.1.19	Keep the low density, quiet and private nature of the San Marcos Area. Yes!	Comment noted.	No change.

71	53	Action 5.2.1	7.1.19	Be careful with this- clarify by adding "to reduce setback requirements" - "only in cases where setback requirements prohibit development of a parcel of land," and where the saize of the lot meets all other requirements of the code. Ie no lot splitting.	Through Committee analysis, the setbacks in the Rural Residential area created a large amount of restriction on properties. This was how Action 5.2.1 was developed. Lot splitting is allowed County-wide if there is enough property to split, given the base density required per dwelling unit. In the Rural Residential land use category, the base density is 1 dwelling unit per 10 acres. Therefore if an individual had 20 acres of land, they could split their parcel into two 10 acre parcels. Setbacks are not applicable in a lot split consideration, only in development review.	No change.
72	53	Action 5.3.4.	6.19.19	includes trailers in temporary structures? What is "reasonable construction"?	If by trailers, this comment refers to mobile or manufactured homes, than no. Manufactured homes are a category of residential structure the Chapter 7, Section 7.14.2 of the SLDC. "Reasonable construction" was meant to address how standards can be applied that do not make unreasonable demands on the property owner. Will investigate how to restate this park of Action 5.3.4	Modify lanugage "resonable construction" in Action 5.3.4
73	53	Strategy 5.2	7.1.19	Commercial neighborhood area setbacks- like old setbacks from 2015	The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
74	53	Action 5.2.2	6.28.19	Setbacks less than 100 feet should not be allowed and should be in compliance with County highway setback standards. 25 feet is way too little. Open space and privacy issues are listed as goals by the County and should apply to setbacks as well. Air quality could be an issue here as well. The rural "feel" of the District would definitely not be enhanced by allowing businesses to crowd toward the road. We live in a very unique part of the County, one that should be preserved as it is, with minimal changes and protected from development. Its character, history and beauty is a distinct part of NM.	The San Marcos District Plan lays the policy foundation for future changes to regulation in the SLDC. The Plan may not contain regulatory language such as specific distances. The comment has been registered for Committee discussion for the review of the SLDC San Marcos District Overlay standards after the 2019 Plan is adopted.	Committee discussion
75	53	Action 5.2.2	6.19.19	HW 14 setbacks? Maintain scenic byway?	This relates to Action 5.2.2 and to Strategy 1.1 Could add language to Action 5.2.2 "to maintain Scenic Byway"	Add "to maintain Scenic Byway" to Action 5.2.2
76	53	Goal 5	6.19.19	How to "incentivize" long term housign options for those who live/work in community. Vs. short-term airbnb etc., alternative co-housing options	Probably the best way to incentivize long-term housing is by allowing more home-businesses so that people can make a decent income from work instead of relying on short-term rentals as an income. Also allowing multi-family dwellings instead of single-family residential units would help in bringing more long-term residents into the area.	Consider adding an action to Strategy 3.1 "Pursue a divers and sustainable local economy to allow small-scale arts and rural-compatible businesses" to address housing
77	57	History	6.30.19	Middle column – center ¶ - line 6 – “Shaffer”, author of <u>Shane</u> , should be “Schaefer”	Thanks, will change	Change name
78	59	History	6.30.19	Middle column – 1970-1980 heading should be in larger font	Will change.	Change header size
79	63	History	6.30.19	Right column – third full ¶ - second line – “fail” should be “fall”	Good eye.	Make spelling change
80	Gene	General	6.19.19	Way too much writing, too academic, too engineering-oriented.	The plan has been edited down to eliminate unnecessary content.	no change
81	Publi	Compliments	6.20.19	Great job on putting the meeting together and running it, Lucy. I got some very nice feedback	Thank you	no change
82	Publi	Compliments	7.1.19	I was very impressed with the presentation and the film. I was also impressed that you had so many people there to help explain issues and answer questions.	Thank you	no change
83				Note: Archeologists have a pretty good idea of the age of Mt. Chal. as noted above (~1000	Thanks for suggestion, will review	Review historical information
84		Compliments	6.19.19	Very well done, love the pictures except the cow in the road waiting to be hit	Thank you	no change
85						