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## Tesuque Planning Committee Meeting

## Meeting Summary 8.22.19

## Public Participation

Santa Fe County Planning Staff facilitated the fourth Tesuque Planning Committee Meeting on August 22nd with eight members of the community. Meetings are always open to the public and participants are encouraged to invite neighbors and other stakeholders. The Tesuque planning process was initiated to address three areas of the 2013 Tesuque Community Plan: land use categories that don’t align with existing zoning categories, references to outdated sources, and regulatory language.

## Phase 3 of Proposed Changes

In the June and July meetings, Staff brought proposed changes for the first two sections of the Plan. The August meeting focused on the third and final section to address with the group: pages 23 through 50, which cover Fencing, Home Occupations, and Housing Types. The proposed changes include:

* Adjusting the fencing to allow higher walls, closer to property lines in the commercial area for privacy
* Balancing safety/security, scenic nature, privacy, noise, light, dust, property rights, replacement needs, and flexibility so that property owners don’t feel compromised
* Removing patron visit standards for home occupations

The group discussed the origin of the fencing standards described in the 2013 Plan and the conflicts that these standards have presented. Some members of the group explained that the Bishops Lodge corridor has historically been open and scenic. In recent years, high walls close to the road have blocked off the communal, rural nature of Tesuque, in addition to causing dangerous conditions for drivers and cyclists who have decreased visibility around curves. Other members of the group described the need for dust control, noise reduction, security and privacy, especially close to the Tesuque Village Market. Some people explained that their walls were built prior to their ownership of the property and they would wish to be able to rebuilt/repair their walls to the same standard if their walls were damaged by cars.

In the Housing Types section, staff pointed to a statement on p. 6 of the Plan that reads, “Major Recommendation: Allowing secondary dwelling units as a conditional use to support multigenerational households and aging in place.” When the group reviews consistency between the Tesuque Plan and the Sustainable Land Development Code, it should be noted that the Tesuque Overlay in the Code restricts multi-family and multigenerational housing types, an inconsistency between the Plan and the Code.

Planning materials can be found at the website: https://www.santafecountynm.gov/growth\_management/community\_planning\_center/tesuque