

Justin Greene
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Camilla Bustamante
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Hank Hughes
Commissioner, District 5

Gregory S. Shaffer
County Manager

San Marcos Planning Committee Meeting #26

April 19, 2023 / San Marcos Cafe

Summary of Meeting

Purpose of the Meeting:

- To revitalize the community planning effort started in 2019
- Discuss elements of the overlay district needed to complete the update
- Information about implementation of the County Cannabis Ordinance

Welcome:

Members of the San Marcos Planning Committee met on Wednesday, April 19th, 2023, with County Staff at the San Marcos Cafe. Approximately 23 Committee members attended. Robert Griego, Planning Manager, Growth Management Department, Santa Fe County welcomed the residents of San Marcos to the meeting and introduced current staff, Nate Crail, Community Planner, and Angela Bordegaray, the newest planner for the County, and consultant Rosemary Romero. Robert noted that the previous effort had been led by Lucy Foma who left the County for another position.

Plan Overview:

Robert provided an overview of the planning effort that included approval of the plan by the Board of County Commissioners in 2019. The plan identified proposed changes to the overlay identified in the plan objectives and goals to include setbacks, lot coverage and home businesses. Robert noted that when proposed regulations are more restrictive than what the county regulations allow, they should have justification in the plan. Discussion also included the Turquoise Trail Scenic Byway. The group asked if a visual or photo could be provided to show the difference. Robert noted that consistency would be important.

Overlay Revisions/Discussion:

- Regulations in the overlay regarding Archaeological setbacks were discussed and it was noted that the process for setbacks are done by buildings and not by parcel and are coordinated with the NM SHPO office. SHPO will give recommended language for mitigation and clearance. Staff can clarify with legal if there are specific issues to be addressed.

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For more information, please contact
Nate Crail, Santa Fe County Community Planner, at: 505-986-2452 or ncrail@santafecountynm.gov

- The regulations regarding Temporary Uses was discussed regarding uses on properties such as dwellings and yurts. Temporary uses defined in SLDC Section 10.9: <https://ecode360.com/39286486>. The discussion centered on the definition included what constitutes a dwelling unit. Robert clarified that homes have foundations and amenities such as running water, wastewater removal etc. Teepees, Yurts, and RVs are not considered homes. If tiny homes are on a foundation they are acceptable. In the Sustainable Land Development Code (SLDC), a “dwelling unit” is defined as the following:
 - “a structure or portion of a structure that is designed, occupied or intended to be occupied, or has been previously used, as living quarters for a family and includes facilities for cooking, sleeping and sanitation; but not including recreational vehicles, travel trailers, hotels, motels, boardinghouses. Dwelling or dwelling unit includes single-family, two-family, and multifamily dwellings; manufactured homes, mobile homes, and tiny houses” ([Appendix A](#)).
- Discussion about water conservation requirements in the overlay and water conservation requirements in the SLDC were discussed to include rainwater harvesting and water catchment cisterns and clarifying the intent of the regulations.
- The overlay draft included clarification that Water treatment systems are permitted for personal use while commercial use is conditional.

San Marcos Overlay Approval Process Discussion:

The process for approval of the San Marcos District Overlay was discussed. One person asked if property owners would be able to vote on the overlay. Robert informed the group that the process included a review of the overlay by the planning committee and that the process would include public hearings to include the Planning Commission and Board of County Commissioners. The SM Overlay is an amendment to the Sustainable Land Development Code which requires an ordinance amendment. The BCC would consider public comment in the public hearing and would vote on the ordinance amendment to amend the SLDC.

Survey Update for Cannabis:

Southwest Planning and Marketing (SWPM) is under contract and doing the survey work and analysis for the county. This includes organizing specific focus groups. SWPM sent out surveys to San Marcos from a mailing list provided by the County Assessor. Courtesy of Cindy, a paper version of the survey and a survey drop box are now available at the San Marcos Café and Feed Store. For folks that had hoped to get a survey and did not, those email addresses were forwarded to SWPM to follow-up on.

Next Meeting:

Date: Wednesday, May 24, 2023

Time: 6:00 – 7:30 p.m.

Topic: Setbacks, Dimensional Standards, and the Use Table

Location: Via WebEx link will be included

Materials & Maps requested for the next meeting include:

- Comparisons by County code and planning standards
- Photo or graphic indicating setbacks for 100 ft vs. 200 ft
- Examples of other County or perhaps state standards for Scenic Byway standards
- Examples of lot types in the San Marcos Community District
- Sustainable Land Development Code (SLDC)

Resources

- San Marcos Community Planning webpage: [Click here](#)
- San Marcos Planning Process archive webpage: [Click here](#)
- Cannabis Regulations Survey informational webpage: [Click here](#)
- Cannabis Regulations Survey link: [Click here](#) (<https://v.ht/SanMarcosSurvey>)
- Doug Speer's Video: [Click here](#)

Note: Committee meetings are always open to the public and anyone interested in participating need not get prior authorization to attend.