

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 #28

June 28, 2023

Turquoise Trail Charter School

Summary of Meeting

Purpose of the Meeting:

- Discuss elements of the overlay district needed to complete the update
- Discuss Staff's Use Table changes rationale and process for committee input
- Information about implementation of the County Cannabis Ordinance

Welcome:

Members of the San Marcos Planning Committee met on Wednesday, June 29, 2023, with County Staff at Turquoise Trail Charter School. Approximately 12 Committee members attended. Rosemary Romero, Consultant to the project welcomed the committee members. County staff introduced themselves and community members present introduced themselves also.

Overview of Materials presented:

Nate provided an overview of the planning effort that included approval of the plan by the Board of County Commissioners in 2019. The plan included the community's vision and goals for the process which led to the overlay that is specific to the local communities. 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. He asked the planning team to focus on those areas that disagree or are more restrictive than the County regulations.

Overlay Revisions/Discussion:

- Staff reviewed the type of uses and meaning of zoning districts in the Use Table. Uses include: P = Permitted; A = Accessory; C = Conditional Use; DCI (Development of County wide impact); X = Prohibited Use.

-

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

- Definition of Function and Structure:
 - See Land-Based Classification Standards. [Link.](#)
 - See North American Industry Classification System. [Link.](#)
- Camping example is used because it is more than camping and includes personal use such as Yurts or 'Domes' which are considered a "camping" type of structure by County Development Review.
- Definitions should be clarified ie: scale of large solar vs. personal solar. Definitions can be found in the Appendix for the land-based classification
- For Industrial, manufacturing uses should be taken out since it is not allowed. This directly affects how growing of Cannabis really is industrial and has an impact on a community that wants to protect their ruralness and not be on a high level of manufacturing that is detrimental to the quality of life, impacts the use of private roads and has such things like razer wire that detracts from the community.
- Robert Griego gave a brief history of why the traditional villages needed to be updated after the SLDC was approved.

Cannabis Survey Implementation:

- Supporting agriculture does not align with cannabis growth.
- Cannabis grows in San Marcos' Rural-Residential zoning district are not compatible with the residential character of the area. Agriculture which is edible should not include cannabis.
- Survey indicates link to crime – reality is that production is commercial with fencing infrastructure that is large. This is very different than Agriculture, which is focused on food production.
- 100 plant-grow is considered small but in reality, is very large. A Committee member shared a specific example of new Cannabis microbusiness that has around 100 plant but the scale of the operation is not compatible with the surrounding neighborhood and impacts the neighbor-owned road.
- Several questions were focused on how the state views implementation of cannabis regulation at the local level. It was explained that State law governs retail; enforcement is regulated by the State
- On the question about water use, this is regulated by the ISC (NM Interstate Stream Commission)
- Rural residential should not include residential cannabis growing – survey indicates that people don't want this.
- It is an issue of scale that is not appropriate for the community.
- There should not be any consumption use.
- Roads in the area are private (easement roads) maintained by the property owners (user) of the road and when large water trucks which are used to provide water for

Cannabis growth destroy the road, all users are impacted. Those that are benefiting from such manufacture should also bear the brunt of repairs and not the property owners as a whole.

- Research and Development should have a “C” conditional for all uses.
- Dispensaries should have a “C” in the Commercial Neighborhood zoning district.

Resources:

- San Marcos Planning Process archive webpage: [Click here](#)
- San Marcos Community Planning webpage: [Click here](#)
- Cannabis Regulations Survey informational webpage: [Click here](#)

Next Steps:

1. Planning Committee will review draft Overlay + Use Table providing specific comments to Staff
2. Staff will compile all comments and provided Staff Analysis and Recommendation for every comment.
3. Staff will begin internal consistency review process in July
4. Staff and Planning Committee will coordinate a virtual meeting to ensure we’re on the same page before a community wide meeting.
5. Next, a Public Meeting (Pre-application neighborhood meeting) for the all San Marcos residents to present the amended San Marcos Community District Overlay
6. After the Public Meeting, the amended Overlay must go through the Public Hearing process: Hearing Officer, Planning Commission, and Board of County Commissioners