

Santa Fe County

# 2016 San Marcos District Community Plan Update

May Draft

Prepared by the San Marcos District Planning Committee

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## EXECUTIVE SUMMARY

The San Marcos Planning District is approximately 44 square miles of land that lies south of the City of Santa Fe and north of the village of Cerrillos. It straddles State Highway 14, which is also known as the Turquoise Trail, a National Scenic Byway. The dominant landforms are the Cerrillos Hills and Turquoise Hill in the southwest of the District. There are important sections of Bureau of Land Management Land and New Mexico State Land within the district boundaries. (Map 1)

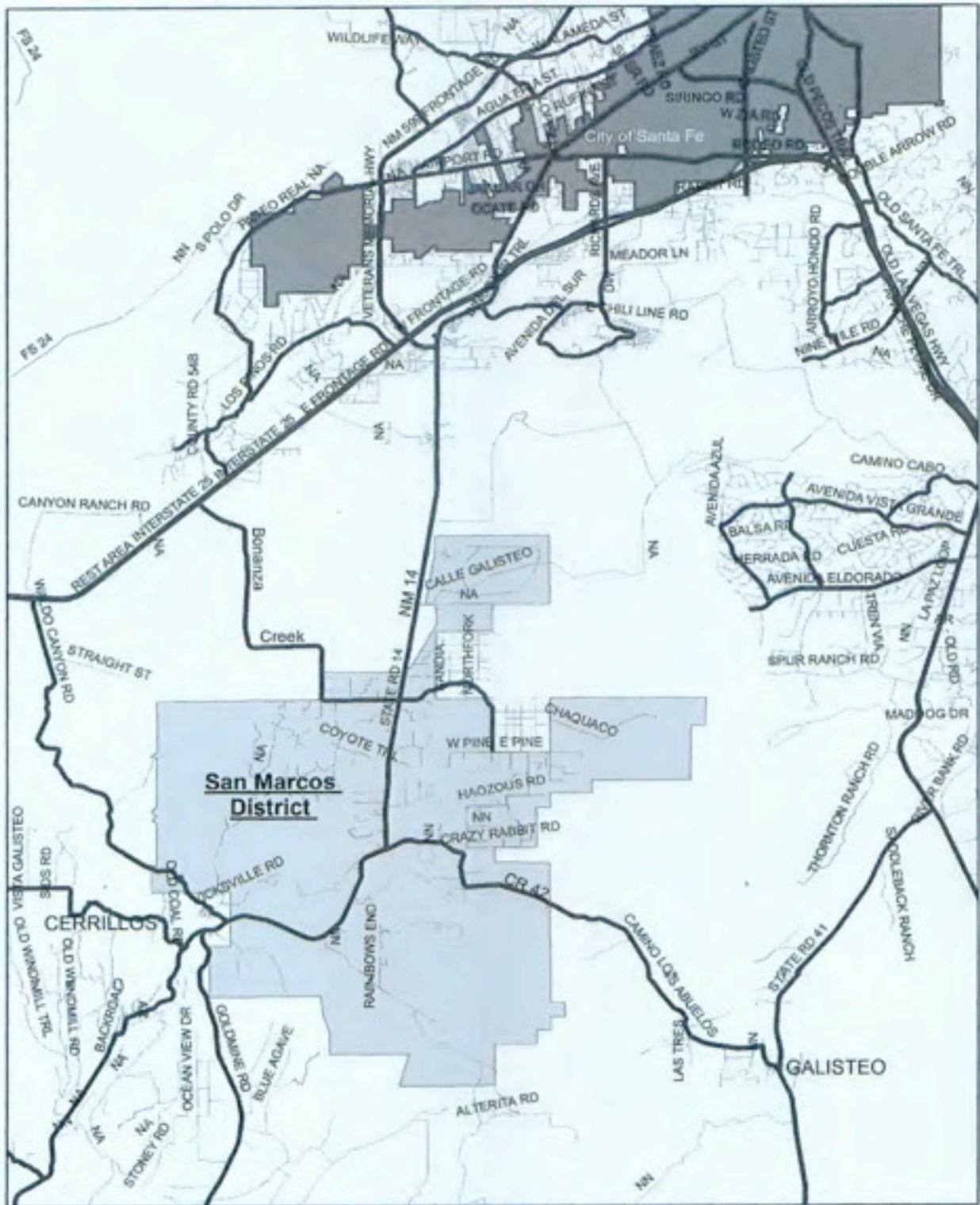
The remaining area in the district is residential/agricultural land ranging in lot sizes from less than an acre to several hundred acres. The settlement pattern is a result of the breakup and sale of several large ranches over time, the largest of these being the Jarrett Ranch. The District is a transition zone between the dense urban settlement pattern to the north and the open ranch land south of Galisteo Creek. The area is drained by Alamo Creek and its tributaries in the north, terminating in the Santa Fe River at La Cienega, and the San Marcos Arroyo and its tributaries further south, terminating in Galisteo Creek.

Generally, the geology is complex and the terrain is broken west of SR 14. East of SR 14 it is generally more even terrain with deeper soils. The depth to the water table and water quality varies significantly throughout the district. Residences in the district are accessed by 4 paved roads: State Road 14, County Road 45 (Bonanza Creek Road), County Road South Fork) and County Road 42.. There are numerous dirt roads throughout the district which are accessed primarily off SR 14 and CR 42., CR -44 and CR-45. 1

All of the residents in the district rely on wells and septic tanks.

Cell phone service is still spotty in 2016, and there are areas within the District that do not have Cable or high speed internet service. The District has one fire station across from the San Marcos Feed Store on SR-14 and one (State Charter) elementary school at Turquoise Trail in the Northern portion of the District.

Household incomes vary greatly in the district and residents generally note that they appreciate the eclectic nature of the community. Due to the way the area developed in the past 30 years, much of the county's more affordable housing is located in the district.



Map 1: San Marcos District Planning Area Boundary Map

## THE PLANNING PROCESSES

Starting in 1999 the San Marcos Association began preparation for the planning process by sending out a community survey to start discussing important issues. In May 2003 the Board of County Commissioners approved the community's request to be a formal Planning Committee. The first Planning Committee meeting was held in March of 2004. In accordance with the 2002-3 Community Planning Ordinance the planning process is a joint process between the community and County and open to all residents, property owners and business owners in the community. This open process allows for a diversity of opinions. A total of 40 committee meetings were held between March 2004 and February 2006. A community wide meeting was held on November 17, 2004 and another took place on February 23, 2006 to review the work of the planning committee and to listen to questions, comments, and concerns from the larger community. Community wide mailings to 865 households in the district occurred at the beginning of the planning process and before each community meeting. The planning committee also manned an information table at the annual Turquoise Trail Fire Station community celebration to further inform the larger community about the activities of the planning committee. In 2015 Santa Fe County started a large planning process that included establishing Planning Committees for 13 separate communities to work on plan updates, to receive feedback on proposed zoning and to create Community Districts in the Sustainable Land Development Code (SLDC). This process was happening parallel to updates the Sustainable Growth Management Plan (SGMP) and adoption of the Official Zoning Map and SLDC. The Community Overlay Districts in the SLDC are land use regulations that have taken into account the individual character of communities. For San Marcos this process led to a 2015 San Marcos District Community Plan update. Along with open meetings with the Planning Committee, two Community wide open house meetings were held at the Turquoise Trail Elementary school. The Community wide meeting had a combination of staff and Planning Committee to walk community members through the various stages of the planning process and to discuss and answer any questions and document any comments about the draft 2015 San Marcos District Community Plan Update, San Marcos Overlay District and proposed Zoning for the San Marcos Community. The 2015 Plan Update was adopted by resolution as part of the SGMP and the San Marcos Community District Overlay was adopted as a part of the SLDC ordinance in December 2015.

The San Marcos District Overlay is one way that the San Marcos District Community Plan is actively being implemented by the County. In the spring of 2016 the San Marcos District Planning Committee continued to update the San Marcos District Community Plan by including **updated** demographics, current and existing issues, revised maps, the removal of outdated language **and general revisions to the plan. These can be found in the 2016 update ( this update)**

## THE VISION FOR THE DISTRICT

"The San Marcos District, on the southern fringe of the City of Santa Fe, retains its rural character by preserving rangeland, open vistas, and views of encircling mountain ranges. Homes and other buildings are spaced and scaled to fit their surroundings. Neighborhoods maintain their individual character. Smart water use, alternative energy and low impact infrastructure are encouraged and supported. Commercial and institutional services are clustered for easy access and to minimize the impact to the rural character of the district. The San Marcos District is diverse and dynamic; a good place to live."

## ISSUES

Prior to the adoption of the San Marcos District Plan in 2006, Over the two years were spent by the committee to outline and discuss all the issues confronting the community and seek solutions to problems that they identified. The subjects that were discussed included:

- Ensuring the Quantity and Quality of Water Resources
- Wastewater and Pollution Management
- Appropriate Residential Densities
- Location and Acreage for Commercial Services
- Demand for and Location of Institutional Land Uses
- Role of Agricultural Land Use
- How to Manage and Conserve Natural and Cultural Resources and Views
- Maintaining Air Quality, Quiet, and Aesthetics
- Protecting Open Space
- How to Expand Public Trails and Byways
- Condition of Roads
- Public Utility and Telecommunications Needs and Expectations
  
- Protecting Open Space
- How to Expand Public Trails and Byways
- Condition of Roads
- Public Utility and Telecommunications Needs and Expectations
- Problems with Code Enforcement

During the 2015-16 Plan Update the Community identified other concerns and issues that exist in the San Marcos District. The concerns included:

- The need for a plan update and the establishment of a new planning committee
- Addressing open space and trails in the planning area.
- Concerns about light industrial or other intense land uses being allowed in the area surrounding the SMD planning area

- Concerns about water uses for development that may impact the SMD planning area.
- Zoning concerns over large adjacent properties to the SMD but not included in the planning area that have potential for intense development
  - Concerns with how mining and drilling regulations could negatively impact San Marcos
  - Lack of water, high density development and the potential for too much commercial development in and around the SMD
  - Loss of scenic views through development in and around the SMD.

### **Planning Committee Actions in 2015 and 2016**

After analyzing the issues, the planning committee formulated a set of actions to achieve the goals that they set in order to realize their vision. Important in these actions are changes to residential zoning density, mixed use zoning, institutional use zones, and setbacks for the Turquoise Trail Scenic Byway and other environmentally sensitive areas. In the 2015/2016 process six land use categories were identified as being in line with the vision and the 2006 Plan for the District. These land use categories come from the 2015 SGMP and are Rural, Rural Fringe, Rural Residential, Commercial Neighborhood, Public Institutional and Federal and State public lands. It was determined by the residents to stay on wells and septic systems and to maintain a rural residential lifestyle (as reflected in the 2006 plan). It was also determined that that current patterns of land use would be in line with the 2006 vision statement. In 2015, Along with deciding on Land Use categories, the Community maintained its desires for development restrictions. These were recommended for inclusion in the San Marcos Community Overlay District in the SLDC.

### **Water and Wastewater Conservation and Protection**

It is suggested that the area required for water harvesting be reduced from 2,500 to 1,500 square feet of the heated area of a structure. Require a wastewater (gray water) reuse system for any subdivision development of five lots or greater. It is suggested that areas with "prohibitive soils" as defined by the county code will be prohibited from conventional liquid waste disposal systems.

### **Affordable Housing:**

The County Affordable Housing Ordinance is in place in this district.

**Rentals and Mortgage Easing:**

A "guesthouse dwelling unit" would be allowed in addition to the principle residence. could not be sold separately from the platted residential parcel on which it is situated

- the parcel could not be subdivided so as to separate the residence from the guesthouse
- could be used as an auxiliary dwelling for family members •could be used as a rental unit.
- Water usage will be regulated by the SLDC (**the size of the ADU is regulated in the SLDC**)

**Cultural and Natural Resource Protection.**

Areas that have been flagged for protection are shown, generally, in Map 4. These include important views, arroyos, Galisteo Creek, wetlands, springs, significant cultural sites, and buffer areas for existing designated open spaces. Development that otherwise would have an effect contrary to the stated goals of the San Marcos District Plan would require development site approval.

**Night Sky and Lighting Control:**

The planning committee recommends language for a light control regulation and abatement beyond the current county code for this district.

**On-Going Planning Committee:**

In several sections of the plan the committee acknowledges the need for an ongoing planning committee to address complex issues in the future. Resource Protection and Trails and Open Space are two examples. While considerable work has been done in regard to these subjects, action steps will take some time to define. Continuing planning and regular updating of the plan are best done by the appointment of a representative and ongoing planning committee at the time the plan is adopted.

## CHAPTER ONE

The San Marcos District is a quiet, rural community of loosely grouped neighborhoods where residential growth has been rapid and largely unplanned in recent years. The district is also a transition zone between the higher density of the Community College District and related areas to the north and much more open ranch lands to the south, east and west. The district has extraordinary landscapes and open vistas, limited water resources, and a sense of enduring quiet privacy. It is currently home to a diverse cross section of individuals and families who want to maintain the district's rural character. Residents have expressed concern about the gradual loss, within the district, of rural character, the depletion and degradation of its water supply and other resources, and the general impact of an increasing population.

The purpose of the planning process is to bring the community together to discuss shared values and concerns so that the community can craft a plan that will guide future growth in the district. The function of the plan is to produce and maintain land use ordinances in order to promote the quiet, rural, community. The ordinance regulations will guide the location and scale of commercial and residential development, public facilities and infrastructure, as well as protect the water supply, open vistas, and other natural resources.

### **A Quiet Rural Residential Lifestyle**

There is an overwhelming desire by the citizens of the San Marcos Planning District to maintain their quiet, rural, residential lifestyle. This was made clear by community surveys and unanimous comments at public planning meetings. It is reflected and defined in the San Marcos District Vision statement. The concept of a quiet rural residential lifestyle emerged from the group discussions leading up to the formulation of the Vision Statement and included comments like:

- Clean, fresh, unpolluted air.
- A safe, long -term water supply from domestic wells.
- Views that include unimpeded sightlines to the distant mountains and prominent features of the landscape.
- Sufficient distance between neighbors to ensure independence without the vulnerability of isolation.
- Subdued lighting that preserves the dark night sky.
- Absence of commercial activities, buildings, business parks, warehouses, mines or manufacturing facilities.
- Small-scale agriculture; moderate farm and companion animal husbandry.
- Low noise levels compatible with the quiet nature of the

surroundings.

The above qualities are what the community wants to preserve and protect. While there is unanimity on most of these points, the planning committee acknowledges that some residents may prefer safety rather than a dark night sky, or conveniently located commercial facilities, and may not want the dust and odors from agriculture or animals housed near by.

**Vision Statement.**

The San Marcos District, on the southern fringe of the city of Santa Fe, retains its rural character by preserving ranchland, open vistas, and views of the encircling mountain ranges. Homes and other buildings are spaced and scaled to fit their surroundings. Neighborhoods maintain their individual character. Smart water use, alternative energy and low impact infrastructure are encouraged and supported.

Commercial and institutional services are clustered for easy access and to minimize impact on the rural character of the district. The San Marcos District is diverse and dynamic; a good place to live.

## CHAPTER 2

### GREATER SAN MARCOS DISTRICT HISTORY

The San Marcos district has a rich history and it was fortunate that the planning committee included historians and others who were enthusiastic about telling the story of the area. Walter Wait created the following narrative from interviews with Helen Boyce, Marie Harding, Jerry West, Archie West, Curt and Polly Schaafsma. It includes contributions from Bill Baxter and Horner Milfred.

#### The Early History of the San Marcos District

People have lived in the San Marcos District for a very long time, and for the first 10,000 years they tread relatively lightly on the land. Several species of large animals disappeared about 10,000 years ago, so the real impact of the presence of the first New Mexicans remains unclear. About 700 years ago, during a particularly rainy period in the Southwest, a great pueblo appeared on the north bank of the largest arroyo in our district. This pueblo, called Com Pueblo (in Keres) or Turquoise Pueblo (in Tewa), is not widely known by its Spanish name, San Marcos. Blessed with reliable springs, land especially suited for growing corn, nearby mineral resources, including lead for decorating pottery and turquoise, San Marcos prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years the fortunes and population of San Marcos varied with cycles of rain and drought, and with the comings and goings of different peoples. Possibly the greatest change happened about 1635 when Spanish Franciscans came to live here, building the Iglesia de San Marcos atop one of the pueblo room blocks. The San Marcosefios were early participants in the Pueblo Revolt of 1680, and when the Spanish departed New Mexico the surviving San Marcosenos moved into Santa Fe, eventually abandoning the pueblo altogether.

Upon his 1692 return to New Mexico, Diego de Vargas found San Marcos in ruins, and the entire Galisteo Basin depopulated. In the next hundred years the only attempt at re-colonizing the basin occurred at Pueblo de los Tanos. This effort failed due to constant strife. The San Marcos Grant was received from the Spanish Crown in 1754, but was used only irregularly by Spanish colonists for grazing. The 1,895 acres that composed the grant was centered on the San Marcos Church. The tract was reserved for the poor of Santa Fe so that they might have a place to graze their cattle. It was confirmed by the United States Congress in 1892 and was patented in 1896. By the early

1800s some outlying ranchos began to edge closer to the old San Marcos pueblo. Among these were the Delgado and Gonzales families from La Cienega, and the Ortiz and Pino families from the new settlement of Galisteo. But it was not until 1879 that the backwater world of San Marcos was turned upside down. In the first six months of 1879 more than a thousand Colorado miners, so called because many

came from Leadville Colorado, descended in a mining "feeding frenzy" upon the Cerrillos Hills.

The Cerrillos mining boom was on. The camps of Carbonateville, Bonanza City, Poverty Hollow, and Hungry Gulch, all of them within today's San Marcos District boundaries, sprang up overnight. Early the next year, when the new railroad arrived, those camps were joined by a new railroad-mining town named Cerrillos Station. As it is with all booms, this one too went bust, and by 1890 all save Carbonateville and Cerrillos were memories. Carbonateville died in 1899 with the closure of its post office. Cerrillos Station, of course, survived as the Village of Cerrillos.

### **From 1890 to the Early 1930's**

After the mining boom in Cerrillos Hills collapsed in the late 1890's, most people who lived in the area between Santa Fe and Cerrillos reverted to a centuries old pattern of ranching and farming. By 1900 only a few of the more than 2000 mining claims were still actively being pursued. Cerrillos had shrunk from its boomtown high of about 2500 people to less than 500 souls.

In 1872, Government surveyors opened up much of the lands within the San Marcos District to homesteaders. The surveyors hand written notes indicate that no one was living in the area east of the mining district. Until about 1932 State Road 10 ran north from Golden up the Tuerto arroyo and between Lone Mountain and Captain Davis Mountain and on the Ortiz Mountains to Dolores. From Dolores the route went down, what we now call, Gold Mine Road to Cerrillos. It continued north from Cerrillos up the Arroyo de las Minas to Carbonateville, continued north (this stretch duplicating a small part of modern CR 45) to Bonanza City, north from Bonanza City between Cerro de la Cruz on the west and Los Cerrillos (the original little hills) on the right, in a long run (now partly under I-25) to the Plaza. The route close to downtown Santa Fe followed what is now Cerrillos Road.

From the late 1890's through the early years of the twentieth century, at least 20 to 30 homestead claims of 160 acres or more were proven in the San Marcos District. For example, John Dody moved west by covered wagon around 1900 and settled on a section of land just northwest of the current site of the Turquoise Trail Elementary School. Just south of there, Dody's niece and her husband Mr. Morrow

built a similar homestead. For a short period of time the Morrrows raised foxes on this property. The Morrow homestead windmill can still be seen west of the school.

Probably one of the earliest homesteaders to the San Marcos District was Thomas Whalan. Born in Ireland in 1842, he immigrated to the US in 1866 and spent the rest of his life pretty much digging holes in the Cerrillos Hills. He named one of his claims the "Maid of Erin", and worked for McNulty at Turquoise Hill as late as 1907. In 1892 he patented 160 acres along the Gallina Creek, just south of the current Bonanza Creek Road, and extending west to "Picture Rock". He built a two-room rock house and dug two wells on the property.

According to Leo Dillenschneider, who owned the homestead fifty years later, Whalan

transported water from these wells to Carbonateville and other mining claims in the Cerrillos Hills. One hundred and twelve years later, Whalan's house still stands. Much enlarged over the years, it is the current residence of Curt and Polly Schaafsma. It is arguably the oldest continually occupied house in the District.

Otto Zeigler patented 160 acres in 1891 adjacent to Whalen and may have bought Whalan's property in the mid 1890's. Charley Keesoff owned the now 320 acre property in the 1930's and probably operated it as a farm. Frank Calvin, a Bishop's Lodge wrangler in the late 1920s and 1930's, homesteaded lands within the vicinity of the Turquoise Trail Fire Department buildings. And in 1926 Joseph Byrne procured the 640 acre homestead that would become the Synergia Ranch. Between 1920 and 1930, many of these holdings were cobbled together to form larger ranches. The Mocho brothers, native Basques, created what would one day be called the Jarrett Ranch. The Dody, Morrow, and Calvin holdings eventually were absorbed by the Jarrett ranch. The Great Depression probably encouraged this consolidation. Frank Calvin went on to "marry well" and purchased the old San Marcos Grant Ranch. This ranch stretched along the San Marcos Arroyo almost up to the current Thornton Ranch. In the south part of the district Henry Trigg, son of a doctor and heir to a long west Texas ranching tradition, started buying ranch land primarily to the west of Cerrillos. For several years Henry lived in a little dugout just below Devils Throne. By the late 1940's he had cobbled together a huge holding. About this time his mother, a Dallas, Texas sophisticate, came to visit him. She disapproved of his crude lifestyle and bought him the old Palace Hotel in Cerrillos. It was there that he raised his family and managed the ranch well into the 1960's. At least one old ranch endured. This was the 3,000 acre Chaquaco Ranch, a sheep ranch that is believed to have had its roots with the Spanish Pino and Ortiz families. The district always seemed to attract its share of romantics, oddballs, and "people of interest". In 1932, for example, John Underwood, heir to the Underwood Typewriter Company, purchased four to five hundred acres just west of the Lone Butte. He was a poet, and his much younger wife, Emily, raised Arabian horses. Thirty years later, their ranch house became the Eaves Ranch headquarters. West of them, 'ol man Byrne" had settled in the 1920's. His wife, an "educated and aristocratic woman" started "Neils Girls", a club for young women, in Santa Fe. Nell still lived at the Byrne Ranch house in 1943. They were the only family in the district that had a telephone at that time. To the south, Tom Perkins, a great cowboy, colorful eccentric, World War I veteran (who was rumored to have killed a man in Utah), lived in a small adobe cabin within the San Marcos Pueblo Ruins. He worked for Henry Trigg.

In the western part of the district, mining for lead and zinc led to a brief resurgence of the mining industry. This was largely fueled by the high metal prices created during World War I. Archie West recalls that Nell Byrne told him that she had lived in the big brick house at the Cash Entry Mine as a girl. By 1930, however, all the mines except the Cash Entry, the Bottom Dollar, the Tom Payne, and the Pennsylvania mine

had been, once  
again, abandoned.

### **The Late 1930's to the mid 1960's**

In 1930 the plans to improve State Road 10 north of Cerrillos were stymied first by the narrow, hard rock Arroyo de las Minas and second, by the fact that Carbonateville and Bonanza City were gone. The State re-routed SR 10 by using part of the old Cerrillos to Galisteo road that paralleled the railroad track. The Arroyo de las Minas route was turned over to the County. The county ceased to maintain the part of Arroyo de las Minas road (now CR 59) north of the CGP bar gate in 1992, but has never formally abandoned that right of way.

The dirt San Marcos road from Santa Fe to Cerrillos (currently State Route 14) was paved in the late 1930's to better accommodate travel between Cerrillos and Santa Fe. Until somewhat recently, Bonanza Creek Road extended west another 2 mile before turning north towards Turquoise Hill. J.P. McNulty's house was located where the road turned west again. He and his family, and sometimes his employees, lived there from 1892 to May of 1919, when McNulty, by then solo, moved permanently to Cerrillos. From 1902 onward the Turquoise Hill property produced very little turquoise, but McNulty continued to care for the mines until his death in 1933.

There was a "two track" leading off to Galisteo, and another leading to the Hazel Cash ranch and San Lazaro Pueblo Ruins (South of the Galisteo Wash). County Road 44 was a ranch road. In 1963, when Helen and Richard Boyce finished building their home on 22 acres just off the recently paved Route 14, there were six families living in the northern portion of the San Marcos District. Helen stated that with the exception of Mrs. Jarrett (who was no doubt busy at the ranch) all of the women who lived in the area attended her wedding shower: Mrs. J.W. Eaves, Mildred West, Genie West, Mrs. L. Dillenschneider, Mrs. B. Van Meter, and Mrs. J. Shafer.

The vast Jarrett Ranch had grown to more than thirty thousand acres, covering all of what is now the Rancho Viejo Partnership lands, the San Marcos Subdivision, and the current Bonanza Creek Ranch. Immediately south of the Jarrett Ranch and east of Route 14 lay the two West ranches. Hal West, his wife Mildred, and their children, owned and ranched a 220 acre portion of the section just off 14. They moved into the Bruce Parker homestead in 1943. The old ranch house (originally built by Parker) can be seen in the trees just north and east of the intersection of State Highway 14 and County Road 44. Archie West, Hal's son, still lives there. Hal's brother Gene and his wife Genie, bought the 3000 acre Chaquaco Ranch (currently the Silverado and South Fork neighborhoods and beyond) from the Gonzales family in 1946. Jack Shaffer, the author of the immortal story, Shane, bought about 100 acres immediately south of the West property. Mr. Witticker, a Santa Fe Lawyer, and his family owned 60 to 80 acres west of Highway 14 and north of the Boyce property. There were at

least four families living on the dirt lane that became Bonanza Creek road. In the early 1940s, two women, Dr. Jones and Fern Buckner, bought the 360 acre homestead that is located directly north of Bonanza Creek road and immediately west of State Route 14. They purchased the land from Gene West who also built them a comfy home on the property.

After World War II, Bill Van Meter, a retired naval Officer, and his wife Alene, purchased the property. The large adobe home that currently houses the glass workshop, just beyond the dip of the Gallina Creek and to the north of the road, was originally the Jones and Buckner house.

Leo Dillenschneider and his family moved into the old stone and adobe Whalen homestead across the road from the Van Meters. The house and lands had gone through various transformations over the years and two adobe additions had been added as early as 1918. It had been, variously, a dairy operation, the home of "Lone Butte Mineral Water", and a farm producing pears, to'matoes and corn in the thirty's and forty's.

In the 1940's the property was known as the Picture Rock Ranch, named for the petroglyphs on top of what is now known as the "lone butte".

In the 1950s the Dillenschneider family owned about 320 acres along the road from Highway 14 to beyond the "lone butte". From this base, Leo worked in town, first for Santa Fe Motors, then for the Board of Education. J.W. Eves and his wife owned the old Underwood ranch that would become both the J.W. Eves Movie Ranch and the Rancho Alegre subdivision. They lived in the sprawling Underwood ranch house.

To the west of Eves was the Byrne Ranch, owned during the 1960's by Chuck Taylor. Up until 1968, Taylor raised quarter horses on the property. The ranch house burned down in the mid 1960s and, Taylor turned to subdividing land. He carved out the Silver Hills subdivision, with lots ranging from 9 to 20 acres, in 1967. The Hughes (formerly Jarrett) Ranch headquarters was located where it is today (although Bonanza Creek Road did not exist past the entrance to the Synergia Ranch until later).

Continuing south on SR-14, past the Boyce's newly constructed adobe home, was the Calvin ranch. This ranch spread both west and east of State Route 14 to the San Marcos Arroyo. The Thornton ranch lay to the East of Calvin ranch. The West Side of State Route 14, currently the vicinity of Wolf Road, was also owned by Calvin.

The Sweet Ranch came next. It lay north and south of the Santa Fe Rail Road tracks and linked up with the Ortiz Grant. Clarence Sweet purchased the place in 1941. To make ends meet, Clarence opened "Sweets Petrified Forest", perhaps the first San Marcos District tourist trap. From a hole in the sandstone, he showed off "gizzard stones" from dinosaurs, petrified bread, Indian artifacts, and large petrified logs. Archie West recalls that he "always had a silly grin on his face". During World War II, Vern Byrne (Nellie Byrne's son), and his wife LaVern bought and were the last to operate the Mina del Tiro, Pennsylvania, and Bottom Dollar mines. The struggling

mining companies pretty much gave up the ghost in the mid 1950s, although there was some attempt by big mining companies to rediscover the area in the mid 1970s. The Pennsylvania Mine closed in 1953, and the Tom Payne mine and the Bottom Dollar mine followed in 1956. The Cash Entry Mine was still in operation in the late 1950s although no one lived in the big brick Victorian house that stood just west of the mine itself after 1953.

No more than ten very rural families lived in the San Marcos District from late 1940 to the early 1960s. The Boyce property had the last electrical pole in the district until about 1965. Up until the time the State Penitentiary was built (1956), the West and Boyce houses would have been the only houses to be seen from State Route 14 until you reached Mary Salazar's house at the Garden of the Gods.

### **Break-up of the smaller ranches: Mid 1960 to mid 1970**

While ranching continued to be the primary land use in the early 1960's, many of the active ranchers depended on leasing grazing rights from other landowners who, in turn, benefited from the tax status of holding agricultural properties. According to Jerry West, small ranches had actually ceased to be profitable in the late 1940s. Ranching on properties under several thousand acres had become economically unviable by the mid 1960s, and most ranchers either had jobs in town or earned cash as artists, writers, or craftsmen. Access for livestock throughout the San Marcos District, however, became more wide open as fences were not maintained. For a while both cattle and horses could start at one end and gallop (or ramble) the full length of the district.

Property subdivision in the 1960s was relatively easy and fairly lively. Mrs. Helen Boyce recalls a fellow who owned a small holding (under 10 acres) near the Goodwin Ranch on the Galisteo Creek. He penciled four lines on a plat drawing, as a four way land split and submitted it to the county. It was quickly approved.

The first and most visible ranch breakup began in the late 1950's with the Calvin ranch. Frank Calvin sold off large and small chunks to whomever had an interest. According to Archie West, it was an orderly affair and covenants were placed on much of the divided property. Helen Boyce recalls a 600 acre portion to the west of the old fire station that was still up for sale in the late 1960s. Helen also recalls that Henry Trigg, who held so much of the property west of the Village of Cerrillos, told her that he would have gladly sold the Boyces as much land as they wanted for \$5.00 an acre.

The original families often carved out properties for sons and daughters and began thinking about how to adapt to a future without ranching. The Eave's Movie Ranch, for example, was built on ranch land in 1955. On May 3, 1945, Roy Glockhoff and two partners formed the Tri Cities Syndicate, which eventually owned over 500 acres around the Cash Entry mine, and mined for a few months.

In the 1960s a super salesman and mining promoter, Ken Meadows, approached Roy and his partners about using the Cash Entry mill site to store ore that he claimed

contained platinum. Platinum has always been the metal of choice for scams as it is so difficult to assay. Ken never told Roy where he got the ore, but Roy thinks it may have been in the Cerrillos Hills.

Many famous people invested thousands of dollars in Meadow's Platinum venture. The New Mexico senator, and former Secretary of Agriculture for President Franklin Delano Roosevelt, Clinton P. Anderson, reportedly invested \$50000. The Bureau of Mines and other geologists said there was no platinum in the Cerrillos Hills, but the promotion continued. Flying down from Denver one afternoon in the 1970s Dan Meadows told Roy Glockhoff that he was going to tell his wife that evening that he was leaving her for his mistress in Denver. Mrs. Meadows shot and killed Dan that night. Mrs. Meadows was not prosecuted and that was the end of Meadow's Cerrillos platinum scam. Jokingly, someone said telling your wife you were leaving her for your mistress when she had a gun was suicide not murder. After Meadows' death, the last mine in the "Silver Hills", an iffy situation in the best of times, was abandoned, and with it, the mining era came to a close. Paving the road made the drive into Santa Fe much easier, and properties adjoining the highway were soon carved out of the smaller ranches. Throughout the 1960s and early seventies, properties were split and re-split into smaller and smaller holdings. Today, however, many of these "smaller" holdings would be considered as small ranches in their own right, as many of the splits represented 40 to 100 or more acre parcels. The current Bonanza Creek Road was built and the old Cerrillos high road was essentially abandoned.

### **1970-1980: Subdivision and the ranches transformed**

By the Mid 1970s the isolated ranch house was mostly a thing of the past. While still very rural in nature, the San Marcos district had probably picked up another fifty or sixty families. Subdivision, in all of its guises, was rampant, although building was not. The giant Jarrett ranch was split in two after the death of Mr. Hughes, with Rancho Viejo Partnership purchasing the eastern half of the ranch. Both halves however, continued to be run as working cattle ranches.

The two West Ranches however, were split up, either piece meal and mostly titled to family (the Hal West ranch) or completely (the Gene West Ranch). The Gene West Ranch (the original Chaquaco sheep Ranch) was sold in 1969 to Select Western Land Company of Deming, New Mexico. Select Western eventually sold the original ranch house in 1973 to Ed and Melanie Ranney, along with 200 acres immediately surrounding the old homestead.

Between 1973 and 1976, Sections 31 and 25, the western end of the old Chaquaco Ranch, were offered for sale, without county approval. Originally, 40 acre parcels were sold, but many of these were subsequently further subdivided. This ill advised development scheme, devoid of planning, adequate roads, and in most cases utilities, dramatically changed the future for that area. What was to become the relatively dense development in the Silverado neighborhood redefined the

northeastern portion of the district. At the same time, the Ranneys, together with six other parties, formed the Chaquaco Land Association. In 1976 the association bought the approximately 1200 remaining acres of the eastern extent of the ranch. In what may have been the first environmentally sensitive development in the area,

the members of the Chaquaco Land Association placed covenants on the land designed to maintain maximum open space in each of the individual holdings. The 1,400 acre "reserve" has not been significantly altered since 1976.

The Rancho Veijo Partnership began actively planning a long term development and partitioning of their approximately 15,000 acre ranch. Most of the holding continued as a 200 to 400 head cattle ranch leased to Mr. Henry McKinley. The partners concentrated their development efforts in the northern sections (outside the San Marcos District).

What was left of the Byrn/effaylor Ranch was sold to Marie Allen (now Hardi'ng)and John Allen in 1969. They created what is now known as the Synergia Ranch, a center for innovation and retreat. In its early days, the ranch hosted, among others, resident and guest artisans who were interested in producing "biotechnic" products, such as furniture, doors, ceramic goods, and textiles. Residents and guests performed at the Ranch's "Theatre of all Possibilities". It became a center of creative thinking and production in the 1970s.

The Eaves Ranch, and parts of the Van Meter property, were subdivided into 10 to 40 acre parcels. Much of what was left of the Calvin and Trigg ranches were divided. Build-out on many of these lots, however, would wait for another ten to twenty years. In terms of commercial services, the San Marcos Feed Store opened in 1983 as a feed store and horse sale barn. The Dillenschneider family built a commercial building on their State Route 14 frontage as an antique and general store. Helen Boyce opened the Turquoise Trail Learning Center as a day care center in 1977 and the "Plants of the Southwest nursery business was started on the "Galisteo road".

Most telephone service, if one could get it, was still party line. The high cost of electrical service to still remote acreage in the district, undoubtedly slowed development.

### **1980-1995: Gradual breakup of the large ranches and the evolution of the rural residential environment**

The years 1979 to 1982 were a benchmark in the development of subdivisions in the San Marcos District, especially in the north. Santa Fe County had released its first county code based on water availability and many landowners feared the

consequences of the limitations implied in the code. Properties that might otherwise have been left intact were instead divided into everything from 2.5 to 10 acre parcels to beat the legal

challenge of the new residential density and lot split rules.

For example, seven parcels of five acres each were carved out of the Dillenscheider ranch and three of these were given to Dillenscheider children. The Witticker property was subdivided into parcels that mimicked the adjoining Rancho Allegre subdivision. Much of the property in the South Fork vicinity was subdivided.

The Ortiz gold mine to the south of the San Marcos District was brought on line and new electrical lines were extended down SR-14 to better serve the mine and the new residences along the route. In 1979 Bonanza Creek road was paved. The Lone Butte Store became a "wild west" saloon and the Turquoise Trail Fire Department opened its first Route 14 sub-station, near San Marcos Arroyo. The San Marcos Neighborhood Association was formed during this period.

Cattle ranching ceased south of Rancho Viejo/Bonanza Creek ranches and north of the San Marcos Arroyo. The central part of the district was transforming into a large rural residential community. By 1984, the new land use code had solidified and subdivision slowed. Property owners often received variances to the code in order to further subdivide their property. The use of a geo-hydrological study to justify smaller than prescribed lot sizes became a standard vehicle for developers and small property owners in the area. However, the more difficult to breach regulations did slow development, especially in the southern part of the district. The availability of water limited actual development in most of the district, and probably forestalled most major residential development schemes.

Houses were built on many lots divided years before, one house at a time.

Construction activities increased exponentially as real estate values in the Santa Fe area skyrocketed in the 1990s. Larger ranchland holdings continued to hold on for another 10 to 20 years before finally crumbling into forty to 160 acre lots. The northern part of the district, which had been so heavily subdivided and occupied in the late sixties, became more densely settled through family lot splits and the availability of relatively cheap property.

County Road 44 was paved to Northfork around 1984. This paving project was in part a result of severe summer rains that made entry into the Silverado subdivision area almost impossible. The developer had subdivided a flood plain. Residents of the area were clearly at risk. The paving project spurred development of previously subdivided properties along the Southfork, and by 1995 this area was built beyond the limits for its carrying capacity that the county code had established for water, and other services as well. The Dillenschneider bar became a convenience store at Lone Butte, and the Turner house across the street became a restaurant. The feed store to the north became the San Marcos Feed store and Restaurant. State Road 14 from Bonanza Creek Road to Santa Fe was widened and rebuilt as a road that could accommodate high speed traffic. That J.W. Eaves Ranch House was tom down and

rebuilt close to the original site and enlarged to become the estate house of Mike Kammerer, the owner of Discovery Channel Networks. The mansion is located just south of the first bend on Bonanza Creek Road, when traveling from SR 14. The Synergia Ranch gradually evolved into a retreat, workshop, and conference center. Its focus continues to be on ecology and art.

The Turquoise Trail Elementary School was built on land donated by the Rancho Viejo Partnership, as was the new county fire station across from the feed store. A new movie set was established on the Bonanza Creek Ranch. By the end of this period, the population of the San Marcos District was approximately 2,100 people.

### **1995- 2005: Creation of the Cerrillos Park and Conservation at the Thornton Ranch**

In 1981 the Albuquerque based Archaeological Conservancy acquired a third of the San Marcos Pueblo site for preservation and protection. In 1998 they acquired the remainder of the site. The 60 acre site is now closed to the public except for Conservancy sponsored tours.

In 2000 Santa Fe County purchased 1,116 acres in the Cerrillos Hills as part of their Open Space and Trails initiative. The purchase was championed by the Cerrillos Hills Park Coalition, a grass roots group that was instrumental in the management and stewardship of the property. On May 24, 2003, the Cerrillos Hills Historic Park was officially opened to the public. The Park is included in the planning boundaries of the San Marcos District. It helps ensure an open space buffer to the southwest for the planning area. Preservation and protection of the Park and the lands immediately adjacent to it were of concern to members of the planning committee.

Another change that has impacted life in the district in recent years is the increasing number of (primarily western) movies that have been filmed in the area. The movie sets on the Bonanza Creek Ranch have provided the setting for increasing numbers of western films and television series in recent years.

In the Early twenty-first century, the Thornton Ranch was placed on the market. Since 2003, Commonweal Conservancy, a nonprofit conservation-based community development organization, has been working with the Thornton family and West Wood Realty, Ltd, to create the 12,800 acre Galisteo Basin Preserve. The 21 square mile property is situated between the San Marcos district and Lamy, to the east. Under Commonweal Conservancy's five-phase development plan, concentrated development will occur only in the northeastern corner of the property, west of US 285. The project design stipulates that the vast majority of the Galisteo Basin Preserve, approximately 12,000 acres, will be protected and restored as publicly accessible open space. More than 25 miles of public and private trails for hiking, biking, and equestrian use are planned for the Preserve. In sum, 93% of the land will be protected under conservation easement.

## 2006-2016 Gradual Improvements

Once the San Marcos District Plan was approved by the Santa Fe County Commission, community activists turned their attention to assisting in the development of the County wide plan and it's associated land use code. The San Marcos District plan was a vital document in molding the SMD's portion of the land use code and the SMD's zoning map.

Perhaps the most important aspect of the 2015 code was the introduction of legal property zoning. Zoning for the San Marcos District was directly influenced by the 2005 San Marcos District Plan.

Few changes occurred in the District over the ten years since the completion of the initial SMD plan. Significant events are as follows:

Extension of the County water system 8 inch pipe to the Turquoise Trail Elementary school.

Road to Galisteo was paved.

weathered a severe drought.

The San Marcos Cafe and Feed store changed hands after a thirty year run.

Henry McKinley, who ranched the Rancho Viejo properties for over thirty years, passed on and the lease passed to the adjoining Bonanza Creek Ranch. This change effectively reunited the old Glen Huges Ranch for the first time since 1980.

The Cerrillos Hills Historic Park passed to State Ownership and a visitor center was built in the Village of Cerrillos.

**Property was purchased for** a senior center planned for the Village of Cerrillos .

The Eaves Movie Ranch continued to serve the Movie making community.

High speed internet service arrived in some portions of the San Marcos District, however, coverage remained spotty.

Cell phone service, while improved over the past ten years, remained poor **in some areas.**

The Commonweal Conservancy development of the Thornton Ranch came to a crawl because of economic conditions. **However, it continued to plan for the future.**

**The Galisteo Preserve is a conservation based community effort designed to permanently protect more than 12,000 acres of the region's most scenic and recreationally significant land. The preserve borders the San Marcos District. since 2009, Commonweal has developed more than 26 miles of publicly accessible biking, cycling, and equestrian trails at the preserve.**

The San Marcos Association ceased publication of it's newsletter because of increased cost. It continued to supply local information via it's web presence. In 2016 the association became a "Registered Organization" under the rules established by the

County Land Use Code.

in 2014The San Marcos District Planning Committee was reestablished by the County Commission and after numerous meetings, assisted in creating the SMD “use table” . This was incorporated into the 2015 Land use Code. in 2015, the committee met to assist in the the creation of the 2016 San Marcos District Community Plan Update”. Subsequently, the Committee **was appointed by the BCC to** become the District’s “Community Organization”.

The “Blue Bus” service was extended down Highway 14 with stops in Cerrillos and Madrid.

In 2006 the “Horse Hospital” operated by Dr. Doug Thal, opened on Bonanza Creek Road .

County Road 44 was paved, as was “South Fork”.

In 2015, A county approved Bed and Breakfast “Rancho Gallina” opened on Bonanza Creek Road.

## CHAPTER THREE

### **Geography of the San Marcos District**

The San Marcos District is an area of approximately 44 square miles (Map 1) that encompasses the land east and west of State Road 14 for about 7 miles from the Rancho San Marcos subdivision to the village of Cerrillos. It is bounded on the east by Rancho Viejo and the Thornton Ranch and on the north by the Bonanza Creek Ranch and, to the west, by the private land that lies between the Cerrillos Hills and the Interstate.

The district is dissected by the San Marcos Arroyo and its tributaries of Arroyo Coyote and Gallina Arroyo in the central part of the District. These arroyos flow generally northeast to southwest; the San Marcos Arroyo terminates into the Galisteo Creek that flows east to west towards the southern boundary of the District. The District lies within both the Santa Fe and Galisteo watersheds.

State Road 14 connects the historic mining villages of Madrid and Cerrillos, passes prehistoric pueblo sites, and traverses outstanding scenery. It is the spine and connector for the neighborhood that compose the San Marcos District. The views from this road are treasured by the residents of the District and appreciated by travelers visiting the area. The northern portion of the District is primarily rolling grassland, transitioning to pinon and juniper woodlands in the south. The Cerrillos Hills, Turquoise Hill are volcanic in origin, and mineral rich. Historically, they have been mined for turquoise, lead, and zinc. More recently, sand and gravel mining occurred in the Cerrillos Hills. The underlying geology for the rest of the District is of tertiary intrusive rock. Of special note is the "garden of the gods" area, northeast of the village of Cerrillos and west of State Road 14. It is characterized by exposed volcanic dikes. The dikes create a striking landscape.

The depth to the water table and the quality of the water varies greatly from location to location in the District. There are springs at points along the San Marcos Arroyo and in the Cerrillos Hills. The Office of the State Engineer, well data indicate that the water table varies between 15 and 500 feet in depth at different well locations in the District. The well that serves the village of Cerrillos has gone dry during recent years of drought. The status of the water system for the village is precarious; it has been necessary for the New Mexico National Guard to truck water into the village during the summer months during drought years.

### **Existing Land Uses**

#### **Public Land in the District**

State Road 14, also known as the Turquoise Trail, is designated a National Scenic Byway. According to federal standards, this means that the route consists of

outstanding features that are considered to be unique, irreplaceable, or distinctly characteristic of an area.

There are three public agencies that own substantial acreage in the district: the New Mexico State Land Office, the Bureau of Land Management, and Santa Fe County (Map 1). These lands are important for grazing and recreation, and because they provide open vistas and add to the rural character of the area. The State Land Office owns approximately 2 square miles within the district: one section of land (1 square ) is located on either side of the South Fork neighborhood .Another section of State Land is located west of the Silver Hills neighborhood.

The Bureau of Land Management owns approximately 6 sections of land (3,840 acres) in the district. Approximately one-half of this acreage is adjacent to County Open Space property at Petroglyph Hill. The other half is located north, and adjacent to, the County Open Space property at the Cerrillos Hills Historic Park. The Taos office of the Bureau of Land Management is currently writing a land use plan for their district, of which these lands are a part.

Santa Fe County owns the Cerrillos Hills Historic Park, a 1,116 acre property just north of the village of Cerrillos. The park is open to the public for non-motorized recreation. In addition, Santa Fe County owns 780 acres immediately east of the district boundary. This property contains an important archaeological site that comes under the protection of the federal Galisteo Basin Archaeological Sites Protection Act. There are two additional sites within the district that fall under the protection of this Act; one is located on BLM land (Burnt Corn Pueblo); the other is owned by The Archaeological Conservancy (San Marcos Pueblo).

### **Private Land in the District**

Properties generally have developed either in medium sized, individually planned subdivisions or as uncontrolled individual lot splits. Essentially, much of the District, is divided into parcels at or below the existing minimum lot size. There are a few parcels in the District which will accommodate further subdivision at a small scale. The overall result is an unplanned and highly diverse collection of very different neighborhoods seeking consistent planning as a District.

### **Eaves Ranch**

Another large ranch in the San Marcos District is Eaves Ranch. Currently this approximately 100 acre ranch is being used as movie ranch for the filming of episodic and feature films. This use has been in existence for multiple years and the community would like to see it continue on, but would also like to limit future movie

ranches from entering the area outside of the Commercial Neighborhood zoned parcels.

Future large scale residential developments in the watershed might look at the example that Commonweal Conservancy is setting for development of the former Thornton Ranch, just east of the San Marcos District. The master plan for the ranch transfers essentially all residential density to one clustered development which can be serviced by a water system. The result of this design is that thousands of acres of ranch land will remain in open space.

### **Neighboring Land: The Thornton Ranch and the Galisteo Basin Preserve**

The San Marcos District lies in two surface watersheds; the area north of the Silverado Neighborhood is part of the Santa Fe River watershed and the land south of Rancho San Marcos is part of the Galisteo Creek watershed. Residential development in the Galisteo Creek watershed is most concentrated in the Eldorado development west of US 285 South, along either side of US 285 South to the Lamy Crest on what was formerly the Simpson Ranch, and in the San Marcos District. Aside from the small traditional communities of Cerrillos, Lamy, Madrid, Canada de Los Alamos, Canoncito, and Galisteo, the land use in the Galisteo Watershed remains in ranching. The spatial distribution of residential development represented in Map 5 emphasizes the need for new developments to consider water and wastewater systems, instead of wells and septic tanks, in order to ensure sustainability. The pattern of existing development also suggests that it would be prudent for new developments to be clustered in order to maximize these systems, minimize the impact to the environment, and maximize the opportunity for preserving open space and vistas.

### **Projected Housing Needs in the District**

The San Marcos area **grew** in the decade from 1990 to 2000. During that period the population of the San Marcos District went from 1,574 to 1,725 people, approximately a 9.6% increase in 10 years. Between 1990 and 2000, the number of dwelling units in the San Marcos District increased from 749 to 925, or a total increase of 176 units.

In 2008 Santa Fe County began work on Growth Management Areas (GMAs). There are four GMAs that split the county into smaller areas to enable planning and population projections for smaller areas. San Marcos District is in the Galisteo GMA along with Los Cerrillos, Madrid, Eldorado, Glorieta, Lamy, Galisteo and Golden. 2010 brought changes to the San Marcos Planning Boundary. Resolution 2010-6 removed the Silverado area from the Planning boundary. This area had the highest density in the San Marcos District.

**Table 1: Population Estimates and Forecasts for 1990-2030**

	1990	2000	2010	2020	2030
				<b>projections</b>	
<b>County</b>	<b>101,373</b>	<b>129,160</b>	<b>144,546</b>	<b>151,910</b>	<b>165,289</b>
<b>City of Santa Fe</b>	<b>63,849</b>	<b>78,428</b>	<b>81,776</b>	<b>85,269</b>	<b>88,911</b>
<b>Unincorporated County</b>	<b>30,937</b>	<b>41,457</b>	<b>52,313</b>	<b>53,815</b>	<b>62,217</b>
<b>Unincorporated County</b>					
<b>by Area: GMAs</b>					
<b>Galiseo</b>	<b>7,826</b>	<b>9,437</b>	<b>10,550</b>	<b>9,455</b>	<b>9,353</b>

Estimates from the University of New Mexico Geospatial Studies (GPS)

Table 1: Population Estimates and Forecasts for 1990-2030 show a loss of population in the Galisteo (GMA) which includes the San Marcos District. The change in estimates from the 2006 is based largely on the GMAs boundaries. Previously estimates for the San Marcos District were lumped together with the CCD which is a fast growing area. Current GMA boundaries separate the San Marcos District from the CCD.

In 2010 there was a boundary change to the San Marcos district. This change in boundary is reflected in the maps of the area and in the table below with a smaller rate in growth. Table 2: San Marcos District Community Planning Area Population and Housing Estimates are based on Census data and Santa Fe County building structure data.

Building structure data comes from the marking of building which is differentiated between residential and accessory structures. The population estimates for 2016 were developed using the trend for growth for population growth and housing unit growth from 2000 to 2010.

**Table 2: SAN MARCOS DISTRICT COMMUNITY PLANNING AREA POPULATION AND HOUSING UNIT ESTIMATES\***

<b>YEAR</b>	<b>HOUSING UNITS</b>	<b>POPULATION</b>
2000	749	1,574
2010	925	1,725
2016	942	1,757

Estimates are based on Year 2000 and 2010 U.S. Census block data, and Santa Fe County building structure data.

\*Note: Population and housing estimates do not include the Silverado community, which was included in the estimates that are contained in the 2006 adopted San Marcos District Community Plan.

Because the residential settlement in the San Marcos District evolved from the break-up and sale of a few large ranches, the resulting settlement pattern was unplanned. From least densely populated to most densely populated these areas are:

- large parcels (generally greater than 40 acres) in the southern portion of the district.

medium density rural residential neighborhoods where lots are generally from 10 to 40 acres in size

From the beginning of the process, it was recognized that certain issues would be difficult to address in meetings when the attendees were constantly changing. First among such issues was the location of Mixed Use Zones. All future commercial activity is planned to be limited to these specific zones. This idea created a great deal of interest among landowners with commercial intentions for their property and in residential neighborhoods not wishing to have commercial activity located adjacent to them.

A subcommittee was formed to present a recommendation to the larger committee in regard to size and location of the mixed use zoning. An analytical model was used to estimate the needs for up to 20 years in the future. The result of the analysis showed that only 4 acres would be needed for commercial space. As the model did not include other elements, such as institutional uses, the 4 acres was considered a minimum and the general size of 5 to 10 acres was used. The existing commercial node is centered at the intersection of SR- 14 and CR 44-45. The various proposals for the location of commercial zoning that the committee presented for consideration all met with a strong negative response from the residential neighborhoods situated nearby. It was clear that there was a great deal of commercial development planned and under way just 3 miles north in the Community College District and along SR 14. A final community wide meeting to discuss the Draft Plan was held on February 23, 2006. There were over 100 people at the meeting and all appeared to show considerable interest in the plan. There was an almost uniform positive response to the plan and many questions of definition and explanation were asked and answered. Other questions were taken in writing and answered individually after the meeting. There were some positive suggestions which were incorporated into the plan.

During the 2015/2016 Planning Update the SGMP was referenced for the new types of land use categories and Sustainable Development to Areas to create a new Future Land Use Map (FLUM) for the area. San Marcos lies partially within SDA-2 which has been identified as an area where development is expected to occur as infill in existing communities or over the next 20 plus years.

By taking the previous land use map and definitions staff and community worked on updating the land use categories from neighborhood, rural and homestead, The new land use categories are defined below.

**Rural.** The purpose of the Rural land use category is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of Rural is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism and equestrian uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas. Parcels in this area are generally greater than 40 acres and are located in the southern portion of the district.

**Rural Fringe.** The purpose of the Rural Fringe land use category is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The Rural Fringe accommodates primarily large lot residential, retreats, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

**Rural Residential.** The purpose of the Rural Residential land use category is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the **area**; **to support existing economic development consistent with the character of the area**; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, and farmers markets.

**Commercial Neighborhood.** The purpose of the Commercial Neighborhood land use category is to allow for low-rise low-intensity convenience retail and personal services, as well as office uses, that are intended to serve and are in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point, or a major entrance to one or more neighborhoods, along a minor or subdivision collector or higher roadway classification, or along a major access road at the entrance to or in a focal point of a neighborhood. In San Marcos these properties are in close proximity to NM 14.

**Public Institutional.** The purpose of the Public Institutional category is to accommodate governmental, educational and non-profit or institutional uses, including public or 'community parks, recreation facilities and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. Development in this area should be multi-use and designed with community input in order to meet community goals and objectives.

**Federal and State public lands.** The SMD planning area includes areas which are under the ownership and jurisdiction of the State and Federal government. These areas are not subject to local government zoning.

## CHAPTER FOUR

### ISSUES SUMMARY

The residents of the San Marcos community and members of the planning committee have identified a set of issues that the Plan will address. These include issues related to the future of water, wastewater, drainage, lot size, land use, including commercial uses, agriculture, noise, views, preservation, open space, trails, infrastructure, community services, and code enforcement.

**WATER:** Since all residents of the San Marcos District depend on private wells and septic systems, the basic issue, though very complex, is how much water is available and how much can we use, given the expected growth of our community.

**WASTEWATER AND POLLUTANTS:** Since wastewater treatment within the San Marcos District is almost exclusively handled through septic tanks and leach fields, of great concern are the issues of both groundwater as well as above ground pollution brought on by the increase in density.

**DRAINAGE:** The District is not meeting its potential for capturing rain runoff from paved surfaces, roads, and structures. It also needs to address the issues of soil erosion, and storm water control.

**LOT SIZE AND HOUSING:** The District needs to address the issues of affordable housing and the impacts of lot size and population growth on our water supply and on our scenic resources. Also at issue is that although maintaining larger lot sizes helps retain our openness and rural character, we run the risk of increasing property values in a way that sacrifices the diverse and eclectic nature of our community.

**COMMERCIAL ACTIVITIES AND SERVICES:** Of primary concern is how "commercial" is defined in a community that strongly opposes strip mall development.

At issue is whether the community should designate commercial areas or should it rely on services available in other locations outside of the District.

**AGRICULTURE:** While livestock production, particularly of cattle and sheep, is no longer economically feasible on a large scale in the District, it is important to recognize that landowners of large tracts or owners of combined smaller tracts who are interested in raising animals can make a significant contribution to the District's

quality of life. At issue is how the District can support agricultural pursuits that do not negatively affect neighboring residents or on the landscape itself.

**AIR QUALITY AND AESTHETICS:** While property owners expect some smells and dust associated with "life in the country", the issue is whether it is possible to define and regulate dust-producing activities or activities that produce air pollutants that become a nuisance to other residents.

**NOISE:** The issue is how to maintain the quiet nature of our community while defining acceptable decibel levels inherent in the expected growth and development of the District.

**VIEWSCAPES:** Of major concern is how to preserve unobstructed views of the mountains and prominent features of our landscape, as well as the protection of our clear night sky from light pollution.

**HISTORIC AND PREHISTORIC SITES:** The District needs to define what constitutes an historic or prehistoric site or structure. At issue is how to protect the valuable places that are such an asset to our community.

**OPEN SPACE AND PARKS:** At issue is the creation of ordinances that would preserve, protect, and maintain existing open space by focusing on: 1) Large Private Open Space; 2) Large Public Open Space; 3) Rural Residences on Private Tracts; 4) Arroyos; and 5) Public Trails and Byways.

**TRANSPORTATION AND CIRCULATION:** The District needs to develop a transportation plan (roads, buses, rails) that would serve the needs of our growing community while preserving the rural feel of our environment.

**PUBLIC UTILITIES:** While our District has no expectation that water or sewage systems will be provided by the County or other regional authority, electrical transmission needs to be accessible to all residents but it also needs to be unobtrusive so that it does not destroy the integrity of our rural lifestyle.

**TELECOMMUNICATIONS:** The issue is how to develop better telephone, cell phone, and internet service, since much of our community's economy is home based, but it should not negatively impact neighborhoods or viewsheds.

COUNTY CODE ENFORCEMENT: The Number One issue is the lack of enforcement of county codes. This has led to uncontrolled high-density areas and lot splitting, construction of road systems not up to code, and general noncompliance to requirements associated with businesses and home businesses.

COMMUNITY SERVICES: The District Plan needs to identify and implement certain basic amenities and services that are vital to our community. This includes but is not limited to Code Enforcement, Maintenance of Infrastructure, Public Safety (inc. fire and police), Open Space Development and Maintenance, and neighborhood facilities such as possible district offices, senior centers, youth centers, day care, recreation facilities, library, etc.

## Chapter 5

### GOALS AND ACTIONS

The District Planning Committee created a Total Impact Matrix and a Land Use Plan as a first step in creating the 2006 San Marcos District Plan. It was felt that with stable and enforceable zoning in place, many of the issues concerning the preservation and maintenance of the rural residential lifestyle could be lessened. This matrix and proposed zoning were incorporated into the 2006 San Marcos Plan and subsequently became part of the SLDC of 2015.

The 2016 plan update shows that after ten years, the original San Marcos Plan was right on the mark and with the approval of the San Marcos Use Table and the San Marcos Zoning Map, will permit the District to preserve its character in the foreseeable future.

The Total Impact Matrix was summarized in Appendix E of the 2006 San Marcos District plan and became the basis for the San Marcos District “Use Table” found in Chapter Nine of the SLDC of 2015. The most important conclusions that came from the work leading up to the 2006 plan was that a rural residential lifestyle could be defined; and that the idea of the meaning of that lifestyle is slightly different from neighborhood to neighborhood. It was felt at the time that zoning could not be based strictly on hydrology as defined in the County 1980 Plan, but rather on a matrix of water availability, existing density, the protection of existing resources, public safety issues including road, drainage, and waste treatment, and protecting the “openness” of the landscape. This concept was adopted in the Santa Fe County Land Use Plan of 2013. The 2015 Use “Table”, revised by the District Planning Committee in 2015, defines the criteria that make up each neighborhood’s collective understanding of rural residential lifestyle.

The San Marcos District Plan update of 2016 assumes that the appropriate and predictable density zoning for the San Marcos District, as approved in the 2016 SLDC will stabilize and assure neighborhood character. Goals of protecting rural lifestyle and viewshed also require dependable and stable density zoning. The limited subsurface water supply is still at risk in 2016, and the County’s new zoning and Use Matrix should be enforced in order for the district to insure a future supply. Enforcement of the San Marcos District Overlay (Chapter 9, SLDC 2015) is critical to limiting future problems with wastewater, drainage, fire and public safety. Infrastructure and the value of tangible and intangible aspects of daily life are also affected by the County and the District’s ability to enforce the District Overlay’s land use table and zoning map.

It is important to note that the goals and actions established by the original San

Marcos District Plan are essentially unchanged after ten years and that the pressures and concerns first voiced in 2003 are still relevant.

### **SCENIC BYWAY OVERLAY ZONE**

To preserve the scenic nature of our major roadway, both for the enjoyment of the residents and to preserve the attraction for visitors whose tourist spending along the Turquoise Trail is important to the district.

To prevent the continuation of strip development which now extends from the City of Santa Fe Route 599 and which is planned to continue to the southern boundary of the Community College District.

To discourage through-traffic (as between 1-40 and 1-25).

To implement as much as appropriate, the Federal Guidelines for National Scenic Byways

### **RECOMMENDED ACTIONS**

Ensure that the San Marcos Overlay use table and zoning requirements are enforced. This can only be accomplished by the establishment of “a District wide advocacy group that both monitors applications for development, and participates in the application process, as defined by the SDLC.

### **WATER RESOURCES AND GROUNDWATER PROTECTION.**

Groundwater protection and the protection of water resources is of critical importance to the San Marcos District. It is extremely important to ensure that the district’s water supply is not polluted by inappropriate or inadequate sewage treatment and/or the inappropriate disposal of toxic substances. It is also important to ensure that residences in the district are in compliance with County Liquid and Solid Waste disposal requirements so that groundwater is protected. It is also extremely important to ensure that zoning requirements and wastewater and water conservation and solid waste sections of the SLDC are complied with. These sections encourages alternative wastewater treatment techniques, and requires the use of catchments and wastewater reuse as an alternative to some groundwater use.

The goals of the plan in regard to water resources in the District remain relatively unchanged from those first formulated in 2003. These are:

Ensure a sustainable water supply for domestic use.

Ensure that population growth and anticipated land-use patterns do not adversely impact water availability in the future.

Ensure that local development does not upset natural recharge patterns for a specific hydrologic zone.

Incorporate existing hydrologic zoning into the District's total impact matrix/Zoning Plan.

Ensure that over-exploitation of groundwater does not continue to occur.

Ensure that the District participates in regional plans that may affect the District's water supply

Ensure that wastewater and other contaminants do not enter the water supply.

Ensure that water monitoring programs are in place and working properly.

Ensure that existing ground water supplies will not be polluted or contaminated in the future.

Ensure that existing contamination sources are identified and dealt with properly.

Encourage the management and/or collection of rainwater and reuse of wastewater.

Ensure that any expansion of a regional water system to the SMD does not alter recommended zoning.

## **RECOMMENDED ACTIONS FOR WATER RESOURCE MANAGEMENT**

The zoning map incorporated into the 2016 SDLC should control additional subdivision on both small lots and medium lots within the District. By controlling lot size to specifically planned rather than to county-wide, general and variable standards, the district expects to eliminate or at least slow unacceptable levels of underground aquifer use. The San Marcos District Overlay has become part of the Santa Fe County Land Use Development Code, and with proper oversight, should form the basis for the District's future water resource management.

To this end the District's advocacy group, once formed, should evaluate the District's water resource management goals against any future proposed development or land use plan.

Any future expansion of the County Water System into the San Marcos District should not affect either the use tables or zoning map for the District, without a concurrent change in this plan and in the SDLC.

The District wide advocacy group in cooperation with the County Planners should develop plans to deal with emergency drought preparedness and for emergency coverage in the case of water exhaustion. It is recommended that subdivisions of three or more dwelling units be required to utilize a waste water reuse system for each unit ,

The District wide advocacy group, with the assistance of the County, should create a "homeowner water conservation plan" booklet. This booklet shall explain in detail;

County and District requirements for water conservation as described in Chapter 7 of the SLDC, methods by which homes can be retrofitted or outfitted with water conservation devices, and benefits to the homeowner that can be derived from water harvesting and water management.

Funding for production and distribution of this booklet should be submitted by the CO to the county as a CGP request.

In conjunction with County Staff, the Community Organization should produce a soils map of the District and flag areas where soils are considered restrictive for septic systems. This map should be amended to the San Marcos Plan and added to the SLDC and should be consulted by the County Planning Commission to assist in determining if submitted plans for new septic systems are appropriate. The study should also consider and map areas in which soils are deemed capable of safely dealing with waste on non-conforming lots of under 2.5 acres.

Limit and/or assure the appropriate placement of development in resource protection areas through zoning.

## **AIR QUALITY**

The goals of the San Marcos District Plan for controlling air quality in the District are:

Ensure that sustained odors produced within the district do not affect the rural residential lifestyle.

Identify sustained odors that may be considered obnoxious within the context of a rural residential neighborhood.

Ensure that dust produced by agricultural, commercial, or animal husbandry, does not become a nuisance to a neighborhood.

provide a forum where residents can lodge complaints concerning air polluting activities.

## **ACTIONS FOR CONTROLLING AIR QUALITY**

Language should be created and added to the San Marcos District Overlay found in the SLDC that prohibits commercial or industrial activity or any undertaking known to create a problem with air quality. Obvious examples are, but are by no means limited to : pig farms, large chicken operations or feedlots, blasting, crushing and hauling resulting in small particulate material, etc. The San Marcos District Overlay “Use Matrix” should serve as a means to regulate known “problem” air quality

activities.

The San Marcos District advocacy group should review all proposed land use plans for compliance with the SLDC and report any permit violations to the Land Use Administrator.

The San Marcos District advocacy group should provide a forum where residents can lodge complaints concerning air polluting activities.

## **QUIET/NOISE LEVELS**

One of the elements of the good life in rural or semi-rural areas is peace and quiet. While it is recognized that some natural growth in noise levels will occur as population density grows, it is desirable to keep such increase in noise levels to a minimum.

The goals for a quiet community are as follows:

To keep the San Marcos District as quiet as is commensurate with planned growth and the ultimate holding capacity of the District.

To keep from the District any development which would cause inordinate noise unless there was benefit to the District from such development that outweighed the negative impact of the noise.

## **ACTIONS FOR ACHIEVING A QUIET COMMUNITY**

The San Marcos District-wide advocacy group , when formed, should review all proposed land use plans for compliance with the SLDC Noise Limits regulations

The San Marcos District-wide advocacy group should provide a forum where residents can lodge complaints regarding noise limits. Complaints would be forwarded to the County Code Enforcement Division.

The San Marcos District-wide advocacy group should serve as a forum where residents can lodge complaints concerning commercial and non-commercial over-flights by both piloted and non-piloted (drone) aircraft.

## **NIGHT SKY**

One of the elements of the good life in rural or semi-rural areas is a lack of light scatter and the appreciation of clear night sky. The SLDC provides regulations that

protect the night sky , however additional regulation may be needed in the specific context of this rural district.

The goals for protecting the night sky are:

To keep the SMD as free from light pollution as is commensurate with planned growth and the ultimate holding capacity of the district.

To avoid development that would cause inordinate light pollution unless there was benefit to the district from such development that outweighed the negative impact of the light.

To insure that the lighting regulations found in the SLDC are complied with.

### **ACTIONS FOR PROTECTING THE NIGHT SKY**

In the San Marcos District Overlay, limit light producing activities in the San Marcos District through use table prohibition and conditions .

The San Marcos District-wide advocacy group should provide a forum where residents can lodge complaints regarding Light Pollution. Complaints would be forwarded to the County Code Enforcement Division.

The San Marcos District-wide advocacy group should serve as a forum where residents can lodge complaints concerning commercial and non-commercial violations of Night sky regulations found in the SLDC

The San Marcos District-wide advocacy group should review all planned development applications or conditional use permit applications for compliance with lighting regulations found in the SLDC

### **AFFORDABLE HOUSING**

While the rural residential lifestyle requires larger lot sizes due to factors discussed in Chapter 3 of this update, land values in the District have been traditionally lower than in areas closer to the City of Santa fe. Because of the number of lots that have been subdivided in the past thirty years, this trend is likely to continue. The San Marcos District, therefore, has been one of the County’s “affordable home owner housing” areas, for a long time. “non-conforming” lots {those lots that are below the size required in the 2015 County Zoning Map) are plentiful and will continue to be developed in the foreseeable future. On the other hand, it has been difficult, if not impossible for residents who cannot afford to own property, to experience the

rural residential lifestyle that the district affords except by renting an existing home or guesthouse. The SLDC contains provisions for adding additional dwelling units to be built and rented allowing:

Prospective homeowner to better afford to purchase property in the District.

Prospective tenants who wish to live in a San Marcos residential neighborhood access to additional housing options.

### **ACTIONS FOR AFFORDABLE HOUSING and Mortgage Easement**

The San Marcos District-wide advocacy group should review all planned development applications or conditional use permit applications for compliance with the County's Affordable Housing Ordinance.

The original 2006 San Marcos District Plan added a specific accessory use for guesthouses to permit these Accessory Dwelling Units to be utilized for dwellings for either family members or as rental units. This provision was carried over into the 2015 Use Table for the San Marcos District overlay. The San Marcos District-wide advocacy group, once created, should defend this option when reviewing proposed development and applications for building permits.

### **RESOURCE PROTECTION**

The goals for resource protection in the District are as follows:

To Identify and preserve those resources which are fragile, irreplaceable, historic, archeological, or which otherwise contribute in a major way to the quality of life in the District.

To insure that features of the natural landscape that constitute "places of the heart" for San Marcos residents are neither defaced or obscured by new development or construction.

To maintain the perception that the natural environment is being maintained and that at least some portion remains un-impacted.

To insure that proposed land development within the San Marcos District respects those aspects of the SLDC that protects Historic, archeological, and natural landscapes.

### **ACTIONS TO PROTECT RESOURCES**

Include in the SMD Overlay assurances that any proposed development in mapped resource areas be located and that proposed land development activities be carried

out so as to not adversely affect the relevant resource.

The San Marcos District -wide advocacy group should continue to research and map additional areas deserving resource protection, for approval by the BCC and inclusion in the map through the planning and ordinance amendment process.

The San Marcos District -wide advocacy group should review all planned development applications or conditional use permit applications for compliance with Section 7.16 (Protection of Historic and archeological Resources), Section 7.15 (open space) of the SDLC.

The San Marcos District-wide advocacy group should review all planned development applications or conditional use permit applications for possible adverse impacts to natural resources considered vital to the character of the District.

## **INTERNAL MANAGEMENT OF THE SAN MARCOS DISTRICT**

In order to insure that growth and development within the San Marcos District (SMD) proceeds in a manner that reflects the SMD plan goals and actions, the SMD should create and maintain an internal organization that (1) oversees future SMD plan updates and related changes to the SLDC and (2) reviews proposed development within the SMD, (3) recommends changes or alterations to proposed development to the County, (4) advises the BCC as to whether or not a proposed development or other land use activity conforms to the intent of the SMD plan and the SLDC.

### **ACTIONS FOR INTERNAL MANAGEMENT OF THE SMD:**

The SMD should create an organization that works with the County's Planning staff and local SMD organizations to insure that the SMD plan remains current and reflects the interests of the SMD neighborhoods.

The SMD should create an organization that serves as a conduit for information regarding proposed development within the boundaries of the SMD to affected neighborhoods and interested parties. The County should disseminate such information to the SMD residents in a timely manner and the SMD organization should act as the community's spokesman in any mediation proceedings.

It is recommended that the SMD organization create by-laws, elect a chair, and meet to discuss the welfare of the SMD at least four times annually.

It is recommended that the proposed SMD Organization prepare an annual "state of

the District' report to be presented to the BCC.

The SMD planning committee should be appointed by the BCC but would serve as a sub-committee to the proposed SMD organization. The SMD organization would select it's own committee members and directors as directed by their by-laws.

## **HOME OCCUPATIONS**

The San Marcos District encourages home Occupations as defined in the SLDC(2015). While promoting such activity the SMD should clearly regulate such business that seeks to "outgrow" their Home occupations status. Home Occupations should be ever mindful that they operate in residential zones

### **ACTIONS FOR HOME OCCUPATIONS:**

It is recommended that The SMD organization maintain an on-line registry of all home occupations that have been permitted by the County and review applications for new home business applications as they are submitted.

It is recommended that the SMD organization use this SMD business registry to promote products and services generated within the SMD.

It is recommended that the SMD organization serve as a focal point for community complaints concerning home occupations code violation and where appropriate, send them forward to the appropriate Land Use Code Administrator.

It is recommended that the SMD organization promote and assist non-conforming and un-permitted Home Occupations located within the SMD to comply with the SLDC (2015) .

## **NON-CONFORMING PROPERTIES**

The SMD contains many legal properties that do not conform to the 2015 SLDC zoning laws and the plan should clearly direct any ordinance derived from the SMD plan to clearly state the rights of property owners to develop or maintain these properties.

### **ACTIONS FOR N ON-CONFORMING PROPERTIES**

It is recommended that within the SMD, that in addition to those definitions found in

the SLDC“ that abandonment” should be defined as follows:

Property that the legitimate owner has not paid property taxes for a period exceeding \_\_\_\_\_ years.

Structures that have are in a state of disrepair whereby they cannot be made operational, or are declared unsafe, a fire hazard, derelict , or a danger to the community can be considered by the **District** to be “abandoned”, Such structures should, therefore, be required to be brought into compliance with current zoning standards as detailed in the SLDC, or should be removed.

## **PROTECTING VIEWSCAPES**

Viewscapes constitute the “magic” of life in the San Marcos District. District Residents often describe the extensive, far reaching views as “breathtaking”, food for the soul” and “inspiring”. But what is a “viewscape”? If they are such an important component of life in the county, how can we identify and protect them?

Often viewscapes involve horizons such as distant mountains, wide valleys, or river and arroyo courses. These horizon views are often matched with closer, more immediate focal points, such as rock formations, tree lines, and the absence of a built environment.

It was consideration of these factors that led to the designation of The Turquoise Trail as a State and National Scenic Byway. Consequently, viewscapes and sightlines have been considered in establishing the Residential Density and Mixed Use Zones found in the San Marcos District Overlay iof the SLDC.

It is the goal of the San Marcos District Plan to:

Identify and preserve viewscapes that provide the best, unobstructed views of the mountains and unimpeded sightlines to prominent features of the landscape.

Limit the impact on viewscapes that define the San Marcos District as a tourist destination (i.e. the National Scenic By-way designation of State Route 14).

Sensitize District Residents to the value of preserving viewscapes by managing theior part of the rural landscape.

## **ACTIONS FOR PROTECTING VIEWSCAPES**

Encourage and coordinate efforts to assure maximum open space and preservation of viewscapes through conservation easements, zoning, land purchase, and other applicable means.

The San Marcos District-wide advocacy group should review all planned development applications or conditional use permit applications for potential viewscapes obstructions and or damage to known viewscapes or prominent features of the San Marcos District Landscape.

Special care should be used when evaluating development permits for construction within the Highway 14 National Scenic By-way overlay zone., and setbacks required by zoning.

see also goals associated with the Scenic Byway Overlay Zone Above.

## **OTHER RURAL RESIDENTIAL LIFESTYLE PROTECTION GOALS**

While protection of the rural residential lifestyle is clearly spelled out in the San Marcos District Plan, many elements of that lifestyle, especially those that depend upon resource protection, have yet to be fully defined and or mapped.

## **ACTIONS TO PROTECT Rural Residential Lifestyle Goals**

The Planning Committee , in coordination with County Planners, should continue with identification and mapping on an on-going basis and add elements and areas to the plan as they are identified. These additions will be brought to the BCC as plan and overlay amendments.

The Planning Committee should strive to Include in the SMD Overlay language that specifically defines use and development limitations for specific Resource Protection areas and “Conditional use” categories’ in the SMD use tables.

## **OPEN SPACE, TRAILS, AND PARKS**

This category is likely to develop into a protections and development effort. For now, the focus will be on implementing elements of the County Open Space and Trails Plan that involve the San Marcos District. Continuing coordination and cooperation with the County Open Space and Trails Office is necessary. Many of the goals listed below are long term and should continue to be worked on by the Planning Committee and the San Marcos-wide advocacy group (once established) in coordination with County Planners. These goals are:

To define and prioritize specific public trail right-of-way in the San Marcos District.

To integrate the District Plan with the existing County Trail Plan.

To define specific access points for public trails.

to develop a public trail management plan for the San Marcos District.

To identify roads that can be designated as San Marcos By-ways (i.e. roads that are public but have little traffic and can therefore be used by hikers, bikers and horses with some degree of safety).

To identify, develop, and execute funding and incentive plans for the procurement, use, and maintenance of trails and trail-heads in the San Marcos District.

To develop and maintain an “adopt a trail” system as both a policing structure (garbage removal) and as a neighborhood watch system.

To create and put in place a standardized trail marker and or “privacy” trail fencing system.

To link the public trail system within the San Marcos District with public open space and parklands both within and outside the district.

To promote the District’s public trail system as a vital part of the overall plan to develop recreational use of the District’s public open spaces and park land.

### **ACTIONS FOR OPEN SPACE, TRAILS AND PARKS**

Work with County Open Space and trails to aggressively pursue land identified for trails and open space. The planning committee will endeavor to identify and organize people to work with County Open Space and Trails to this effect.

The San Marcos District-wide advocacy group should include in the San Marcos District Overlay appropriate language elements of the County Open Space and Trails Plan that pertain to the San Marcos District.

The San Marcos District-wide advocacy group should review all planned development applications or conditional use permit applications for compliance with all sections of the SLDC that require open space and trails as part of a development plan.

The San Marcos District-wide advocacy group should include requests within the CGP for trail and open space development.

### **INFRASTRUCTURE**

The need for public infrastructure changes greatly with time. Just as paved roads became a necessity with the advent of rapid automobile transportation, broadband internet connections and reliable cell phone communication become a necessity for job availability and an informed public in the information age. This is especially true in a district that largely depends upon home business. While growth drives the need for increased infrastructure ( Roads, schools, communication, and energy resources will have an increased demand), the current residents of the District

require these communications services now more than ever. It is a public safety as well as an economic issue. Goals, therefore, for the San Marcos District Plan are as follows:

- to ensure that adequate electrical, telephone (landline and mobile) and internet services are available to every household within the district.
- To protect the district from the creation of new high-voltage transmission lines and towers that would detract from the District's scenic vistas.
- To locate any new overhead transmission lines or electrical substations in areas to minimize public health and safety concerns and locate and design to minimize visual impact.
- To determine if existing public utility rights-of-way could be more effectively used within the District's public trail plan.
- To advocate underground placement of utilities where practical and cost effective.
- To identify specific locations and parameters for telephone cell and/or internet antennas that would provide the best coverage with the least impact on the District's scenic views and neighborhood values.
- To discourage water systems that would permit lot division below the residential land-use zones identified in this plan.
- To provide a public, community space for library, public internet, senior center, youth center, possible after-school program, meeting, and general community use.

## **ACTIONS FOR INFRASTRUCTURE**

Encourage county authorities to work for the health and well being of residents by being involved with the State Public Utilities Commission to represent the needs of Santa Fe County.

Encourage context sensitive solutions and design in all public projects.

Encourage County authorities to assist in the pursuit of improved cellular and internet services for the District.

To cooperate with the County in finding funding for a community center.

It is recommended that the State and County collaborate on the design of a traffic calming roundabout at the interchange of SR 14 and CR 44/45. This roundabout will slow north/south traffic into and out of the Mixed Use area and create a far safer traffic pattern for area residents and drivers. The DOT agrees that this solution is an appropriate approach and has agreed to monitor traffic density and to notify local authorities when levels requiring a stoplight or roundabout are reached. Citizens involved with this plan believe that lives would be saved and property damage avoided were this done as soon as possible.

The San Marcos District-wide advocacy group should be notified by the County and be allowed to review all planned development applications or conditional use permit

applications that involve prospective infrastructure changes within the District.

## **CONDITIONAL USE PERMITS and Permitted Criteria**

The Development Approvals Requiring a Hearing section of the SLDC define the approval criteria and conditions applicable to land use applications. The San Marcos Community District Overlay presents “Use Tables” for the District.

## **GOALS FOR PERMITTING**

It is the Use Tables coupled with the Zoning Map found in the SLDC that control and guide future development within the San Marcos District. Because of this, it is extremely important that the District insures that the overlay chapter of the SLDC is adhered to.

In 2015, the San Marcos District Planning Committee carefully constructed the Use Tables which became the SLDC use table for the San Marcos District. While most of the detailed Uses were classified as either “Permitted”, or “Prohibited”, there were many that the Committee felt required approval only after review and approval of a Conditional Use Permit. Further, it was felt that some requirements be added to specific Permitted uses in the District.

It is the goal of the San Marcos District Plan to utilize the San Marcos Overlay to insure the future of the Rural Residential Lifestyle identified in the 2006 San Marcos District Plan.

## **ACTIONS FOR PERMITTING**

In general all “conditional use” as found in the San Marcos District Overlay should be subject to the requirements found in the SLDC.

The San Marcos District-wide advocacy group (once established) should be notified of any application for a conditional use permit so that it may comment on the application’s conformance to the SLDC.

The 2016 San Marcos District Plan Update ( this update) clarifies and more specifically defines those Special Conditions which the Committee feels should be incorporated into the SLDC. It is recommended that these conditions be reviewed from time to time by the San Marcos Planning Committee, and where appropriate,

recommendations made to the BCC for amendment to both the plan and the overlay.

Suggested Modifications to the SLDC Use Table “Special Conditions” criteria

**PERMITTED USE CRITERIA for “Movie Ranch”**

It is recommended that “Movie Ranches” be changed from “not permitted” to permitted in the Rural Residential areas of the San Marcos District with the following restrictions: Movie Ranches, as defined in the 2015 SLDC, and within the boundaries of the San Marcos District Overlay, SLDC, should not become derelict. should maintain an on-site manager or custodian during periods of dormancy and should follow size and height restrictions to better “fit” in with surrounding rural residential properties..

**CONDITIONAL USE CRITERIA for Non-conforming business uses,**

Business uses that were legally in place prior to the 2015 SLDC but are now considered “non-conforming” in the San Marcos District should not have to re-apply for County Business Registration, Development Permit, or Conditional Use Permits. Prohibited, DCI, or Conditional Use Activities that are listed in the Use Table and were either not in place prior to the 2015 SLDC or had never been permitted as a legal activity under the 1981 code, are non-conforming and non-compliant and should comply with all of the current requirements of the SLDC.

It is recommended that residents conducting non-conforming and non-compliant activities seek Home Occupation Permits as detailed in the SLDC .

It is recommended that business uses that have been conducted in the San Marcos District prior to the 2015 SLDC, but were never compliant, be allowed to apply for a conditional use permit requiring review and approval as dictated by the SLDC for a period of one year after being declared non-conforming and non-compliant. If the permit application is rejected, the business use should cease.

## Chapter 6

### HOLDING CAPACITY

Holding capacity is the number of dwellings that an area can ultimately accommodate while still meeting the requirements of adequate health, safety and desirable life style elements as identified in the 2015 San Marcos District Overlay in the SLDC of 2015.

It is one of the overall elements of good district planning to first, create and maintain a plan, then create zoning, and use tables that dictate what types of land use are permissible, and finally, an overlay that can be incorporated into the County Land Use Code.

Once accomplished, the District can grow naturally toward its maximum desirable capacity without exceeding it.

The holding capacity of the San Marcos District was almost impossible to accurately estimate in 2006 because of the absence of true zoning. With the passing of the SLDC in 2015, the presence of accurate property mapping, and the first true County Zoning Map, a more accurate estimate of “holding Capacity” can be established.

The revised number of housing units in 2016 for the San Marcos District is 942 ( see Chapter 2). Table 2.2 shows that even with the lack of a zoning ordinance, less than twenty new housing units were constructed over the past six years. This averages to only 3.3. new houses per year.

Because of the zoning restrictions within the San Marcos District Overlay, it is highly unlikely that existing properties will be further subdivided in the District. However, there are a great many non-conforming vacant properties that will more than likely be built upon over the course of the next thirty years. Even if we assume that all of the vacant properties will be “built out”, it is highly unlikely that the District will reach 2000 dwellings in the next twenty years, as was postulated in the original San Marco District Plan. If the current rate of building continues, 3.3 houses per year over 30 years equals only 100 new dwellings.

Realistically, the final build out of the District would be less than 1500 units. The current number of people per household is 2.57 (Census 2000). Population of the San Marcos District at build out is estimated at 3,855. This does not take into account the San Marcos District Overlay permitting Accessory Dwelling Structure to serve as family or rental units. If fifty percent of the Build-out dwellings construct Accessory Dwelling Units, then an additional 750 dwellings might be constructed.

This could add as many as 1,927 occupants at “build out”. This would total 5,782 population at total build out. If all households (including Accessory Dwellings as part of a household) are limited to 0.25 acre feet of water per year, the total water use for households in the district would be 375 acre feet at build-out. This is 100 acre feet less than postulated in 2006.

With the BCC’s creation of the San Marcos District Community Organization in 2016, the District can monitor and insist on enforcement of the District Zoning and Use Tables found in the SLDC Overlay and thus achieve it’s holding capacity goals.

## **FINAL STATEMENTS 2016**

The citizens who have been deeply involved in the San Marcos District Plan update are proud of their effort and of the final product. While some elements of the plan will always be under review and subject to change, the Planning Committee feels that the five to ten year needs of the District have been met with this effort.

The creation of the San Marcos District Community Organization should insure that adjustments to the Plan and to the SLDC San Marcos Overlay will continue as the community evolves. It should insure that the District is represented in the greater County Planning efforts yet to come.

The San Marcos District fully intends to monitor events and keep this plan up to date. In many ways the plan is a very ambitious one. Considerable thought has been given to and much clarity produced about the issues and desires of residents. Direction for the creation and maintenance of the District’s SLDC Overlay has been referenced throughout the plan update.

The recommendations for the future of our District are clear. They are reasonably complete for all neighborhoods of our fairly large and very diverse District. There is hope for the future that a more comprehensive regional planning approach may evolve which can include San Marcos District in the planning of the greater Galisteo Basin and the entire area south of the City of Santa Fe. Only through such regional planning can issues concerning future roads, schools, public transport and infrastructure adequately be addressed. Above all, the protection of our rural residential Lifestyle must continue to be secured as we plan for our future.

The San Marcos District Planning Committee wishes to thank the BCC for allowing us to create this plan update. We appreciate the greater control of our communities that this plan update and it’s associated SLDC Overlay will allow to all who live, work, and own land here. We also wish to thank th County Planning Staff and

particularly Amy Rincon.

Difficulties of process, complexities of different neighborhoods and the very different goals and agendas of many of the people involved in the effort have not made the job of creating this Plan Update at all easy. It is difficult to strike a good balance of guidance, compromise, encouragement, leadership and technical support. The Planning Staff has done a very good job in assisting the San Marcos Planning Committee to do this.

The steady pressures of continuing growth will not soon decrease in our part of the County. We hope there will continue to be full Santa Fe County support for the ever more comprehensive and vigorous planning that will be needed to manage this growth in the San Marcos District. S

### **Additional Paragraphs that may need to be inserted**

In the San Marcos District, roof capture should not factor into the amount of water that will be allowed in a lot and that 1/4 acre foot only applies to lots resulting from new subdivision. Currently platted properties, in existence prior to 2015, and applying for permits to build an accessory dwelling unit may use up to 3/4 acre foot of water for domestic uses.

Within the San Marcos District It is important to determine the current build out and maximum build out by neighborhood. The County has rough information in the Total Impact Matrix of the water situation by neighborhood and it is clear that not all neighborhoods will be able to add more wells. While people in the District might try to drill new wells, in some instances there will be problems not just for new owner but established neighbors. This will be less of a problem for organized subdivisions as they will be generally required to be located near the County Water System.

In addition, State Law requires Terrain Management Studies be performed by the SWCD for all Subdivisions of a certain size within the SWCD where the subdivision is planned as a legal Plat. The San Marcos Planning Committee does not desire illegal Plats approved in the San Marcos District and do not wish to see improperly designed systems which may not cope with future heavy precipitation events.

