

## Citizens Advisory Committee (CAC)

Notes 05/17/23 Meeting

### Committee Members in Attendance:

Hank Kelly  
Robert Chavez  
Ray Cvetic  
Gilbert Benavides, Trustee  
Shelleen Smith, P&Z Commissioner (via phone)  
Maida Rubin, Planning Director  
Ann Simon, Village Administrator

### Other Attendees:

JT Michelson, P&Z Commissioner

### Notes:

- Tim McNaney not present, skipped this agenda item.
- Several group members requested either a small working group is formed to develop proposed VC Zone text amendments or that the Village pursue a moratorium for residential development in the zone while potential text amendments can be developed. Staff to discuss and report back at the next meeting.
- Public meeting take-aways:
  - Cluster housing regulations may be appropriate Village-wide if done right.
  - Retain some flexibility for property owners in terms of open space, prioritize agricultural and habitat uses. Prioritize important areas of preservation in order to protect Village character.
  - Some overall consensus expressed about a gentle density bonus.
- Brief discussion of casitas as a gentle density bonus option. Group asked what would need to change in order to allow long term rental of casitas as this may be worth pursuing.
- Group discussed potential policy directions moving forward:
  - Open space:
    - Location-appropriate with justification.
    - Agricultural or habitat uses, maintenance plan requirement, open space does not need to be contiguous, definition of open space may need to shift to accommodate ordinance edits.
    - 50% open space requirement exclusive of access easements.
    - Ensure adequate water available to service open space.
  - Flexibility to accommodate unique projects:
    - Provide goals to measure application against. Application form will include space for applicant to justify compliance with goals.
  - Density:
    - Try casitas by right as a gentle densification option.