

## **Citizens Advisory Committee (CAC)**

Notes May 31, 2023 Meeting

### Committee Members in Attendance:

Robert Chavez

Sarah Cobb

Gilbert Benavides, Trustee

Shelleen Smith, P&Z Commissioner

Ann Simon, Village Administrator

### Other Attendees:

Sandra Gaiser, Consultant, by phone

Tim McNaney, Twilight Homes Developer, by phone

### Notes:

- Sandy Gaiser, consultant who facilitated the public meeting on cluster housing, called in to report on what she heard from the community and raise some questions we will need to consider.
  - She saw a need to look at “open space.” Create a definition that more clearly addresses what we are hoping to see. I.e., is it viewable? If not is it still allowable? Is agriculture production ok? Habitat? Should the use be registered with the Village/County?
  - She suggested renaming open space to "Conservation Area."
  - Each conservation area must be specific for its usage.
  - Conservation space should be defined on the subdivision plat.
  - Who maintains it?
  - Who enforces? Municipality or HOA?
  - How much open space was acceptable? While the public in attendance wanted 50%, developers may not be able to make that work. Nation-wide, the range is 35-75%.
  - What constitutes the conservation area? Are roads included? If permeable, they are open. Should they be counted toward the percent?
  - What lot sizes should be considered? 2 acres minimum or 3 acres minimum?
  - How does a conservation subdivision comply with the Master Plan?
  - Should the application process serve to justify the project?
  - How do we deal with water rights? Wells vs. surface irrigation (flood).
  - Should this be mandatory or by choice? A mandatory ordinance may not stand up to legal challenge. Could consider monetary incentive.
  - Casitas by right? This would double the dwelling units but will allow people to age in place, create alternative housing options.
  - What about affordability? Are we steering away from this as a goal?
- Ann Simon agreed to send the definitions of open space currently on the books to the CAC members.
- The group agreed to have Sandy write up two options to consider.

- Tim McNaney phoned in to express his support for cluster housing. He expressed doubt that we would achieve our goals by asking developers to give away 50% of the property without incentive or density bonus. The houses on the remaining land would have to be priced in such a way as to recoup the investment in the land, and the new costs for long-term maintenance.
- The group discussed the difference between Tim's comments and Betty Blea who thought the 50% open space percentage would work for a developer. Some suggested we reduce the percentage.
- Tim agreed to come back and speak to the group in person.

Next meeting: June 14, 2023; 9-10:30am

Village Hall, 6718 Rio Grande Blvd., NW, Los Ranchos, NM 87107