

Citizens Advisory Committee (CAC)

Notes June 28, 2023 Meeting

Committee Members in Attendance:

Sarah Cobb

Robert Chavez

Ray Cvetic

Hank Kelly

Shelleen Smith, P&Z Commissioner

George Radnovich, Trustee

Gilbert Benavides, Trustee

Maida Rubin, P&Z Director

Ann Simon, Village Administrator

Other Attendees:

Sandra Gaiser, Consultant, by phone

Donald Bradley

Kay Beason

Notes:

- Discussion of Tim McNaney and Betty Blea's responses to development questions.
 - Ms. Blea had expressed concern about reduced Floor Area Ratio (FAR) and the setbacks being too restrictive. She recommended 30% conservation area and recommended no to ranchette style development on Rio Grande Blvd, keeping the same dwelling unit allowances as in the underlying zones with no bonus along Rio Grande. She stated that more density may be appropriate elsewhere. During the previous discussion she had thought the group meant FAR, not units.
 - Mr. McNaney recommended 3 dwelling units per acre and a 20% conservation area.
- Robert Chavez and Ray Cvetic had created analysis with cost in mind that included a 50% conservation area. The finding was that this would yield very expensive land and the group discussed economic feasibility.
- Observations from group members:
 - Gated development does not feel 'open' but it is to address safety.
 - The 280 foot setback along much of Rio Grande equates to approximately 30% of lot coverage.
 - The 280 foot setback requirement does not allow flexibility of location. It may be more appropriate next to acequias for example. It also does not allow for shared maintenance of conserved area as the regulation is currently written. 50% would help allow for front and back protection.
 - Walls change the feel of developments. If the "walls" were planted areas instead it would feel different.
 - Proposal floated to tailor conservation development regulations to different character areas.

- Staff expressed concerns with the time frame for specific tailoring due to the moratorium expiration.
- Poll taken of group members about current feelings on density and conservation percentage:
 - 30% open space with no density bonus/40% with some bonus/ 50% somewhat more density bonus. 1.2 to 1.4 density bonus recommendation based on gross acres.
 - Support for that recommendation. Statement that we do need to think about the needs of the next generation in terms of resource management and smaller units.
 - Still listening to recommendations, not sure at this time.
 - Support for the first recommendation but slightly more than 30% conservation. Maybe 30% with a setback requirement.
 - 30% conservation area with a sliding bonus.
 - 30% conservation area is too low, maybe 35 at least but needs to be enough to protect acequia in addition to the 280 foot Rio Grande setback requirement. No density bonus.
 - 30% with no bonus, more density (1.2 max) for more conservation.
- Before the next meeting, staff will run some numbers to help visualize these factors.
- Input from other attendees:
 - Mr. Bradley: There needs to be input from people in each character area to avoid problems later. Using the word “bonus” is a dangerous buzz word. Recommended discussing in terms of Village atmosphere.
 - Ms. Beason: There is a waiting list of older folks who want 1,200-2,400 square foot homes on less than an acre in the Village. Desire expressed to provide something different to cater to this demographic. Creative design is not a hardship warranting a variance, so flexibility written into the ordinance is important.

Next meeting: July 12, 2023, 9-10:30am

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