

**Citizens Advisory Committee (CAC)**  
Notes September 20, 2023, Meeting

Committee Members in Attendance:

Robert Chavez  
Sarah Cobb  
Ray Cvetic  
Hank Kelly  
George Radnovich, Trustee  
Gilbert Benavides, Trustee  
Ann Simon, Village Administrator

Other Attendees:

Sandra Gaiser, Consultant, by Zoom  
JT Michelson, P&Z Commission Chair  
Kay Beason

Notes:

- Noted that the Sept 6 meeting was cancelled.
- Robert received good feedback on his report (attached); he recommended personally to mandate 20% land conservation.
- Ann still trying to get with Matt Meyers on the legality of a mandatory set-aside.
- Discussion of new density table.
  - Sandy led the group through a revised density table. All agreed this table is just for planning purposes and wouldn't be part of an ordinance.
  - The group discussed eliminating a density bonus at 40% open space as it was seen as too unrealistic. Keep 20% and 35% conservation.
  - Group discussed 20% land conservation = 0 density bonus
  - Ratio no greater than 1.4-1.5%
  - Some members asked that we apply a 1.33 ratio across the board.
  - Group discussed allowing a rentable guest house.
  - Group discussed if the Village could mandate 20% open space in the A-zones; 10% in the R-zones.
  - Sandy countered that this would be a change to the subdivision ordinance and we should get a legal opinion on this.
  - In the R2-3 zones, the group agreed to omit 35% and start with 10%. At 20% we could offer a 1.4% density bonus; at 35% we could offer 2% density bonus.
  - Sandy agreed to revise the table to give one with mandatory land conservation and the other that incentivizes conservation, with examples.

Next Meeting: **Wednesday October 4, 2023, 9:00-10:30 a.m.**

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

## Board of Trustees CAC Presentation

Robert Chavez

9/13/23

CAC's Conservation Pilot Ordinance 284 project started at the beginning of this year. The charge was to review the current ordinance and propose a revised or new ordinance in time before the moratorium expires December 23.

The scope of this project was defined as follows:

Review and recommend changes to the existing Pilot Conservation Ordinance or recommend a new ordinance that addresses the community's density concerns but allows for the conservation of land in future residential developments.

### Key considerations of this project were defined as follows by the CAC:

- CAC overwhelmingly determined the Pilot Conservation Ordinance 284 cannot be used for a 2nd or 3rd "pilot projects" to achieve the density multiplier authorized for the Chavez-Guadalupe Tr. development.
- Define what is open space.
  - Open space should be labeled conservation area. Conservation area usage should be flexible so the developer can be creative in their designs. This would allow the village character to be better maintained in these residential developments. In addition, the new ordinance needs to have specifics that require the conservation area to be maintained by the residents in the development.
- Determine if the ordinance should be a "Pilot" or a standard one.
  - After long discussion over a couple meetings, the committee concluded that the ordinance should stand on its own. Pilot suggests a possible reversal if it does not work and that cannot happen after a residential development is built under the new ordinance.
- Determine if the new conservation ordinance could meet the original goals of Pilot Conservation Ordinance 284 or are there other factors that should be considered.
  - Conservation of open space and "special Features of the property (acequia's, trees, etc.
    - Yes, this was determined to be one of the primary goals. This goal was overwhelmingly confirmed in the public meeting.
    - An additional primary goal the committee added for the new ordinance was to maintain the character of our village as continued residential development occurs.
  - Allow for more affordable housing to occur because of this ordinance.



- If not mandatory, how can we make the bonus attractive enough for a developer without compromising the resident density concerns.
  - This item is currently being worked on.
- Could/should we also be looking at the standard subdivision process in order to integrate more visual open space into those subdivision design perspectives?
  - This was determined to be very important but should be addressed in future zoning review projects.

As you can see, we had a very complex task to complete, and the committee wanted to ensure they recommended a well-thought-out new ordinance. Unfortunately, our project had a major milestone that had to be met to be able to make the December deadline of BOT approval of the new ordinance. That milestone was to have the ordinance draft completed by the 1st part of September and presented to one more open meeting for resident and developer's comments.

We missed that milestone and now must ask you, Mayor Lopez, and Trustees to consider one of two possible options.

- The first is to repeal the current ordinance prior to the December moratorium expiration. This I believe to be the best option. This is because it would not impose a hard deadline to produce the best conservation ordinance and the possible staffing issues below. In addition, the new ordinance will not be anything close to the existing one.
- The second option is simply to extend the moratorium till June 30th, 2024. This is due to Maida and other village staff's availability as well as the fact that we will soon be entering the holiday season.

The committee has pledged to wrap their portion by year end and feels confident that it will! We believe we are very close to a solution!

I stand for questions.