**Citizens Advisory Committee (CAC)**Notes July 12, 2023, MeetingCommittee Members in Attendance:Robert Chavez

Ray Cvetic

Hank Kelly

George Radnovich, Trustee

Gilbert Benavides, Trustee

Maida Rubin, P&Z Director

Ann Simon, Village Administrator

Tawnya Mortensen, Interim Planning and Zoning Director

Other Attendees:

Sarah Cobb, by Zoom

Sandra Gaiser, Consultant, by Zoom

JT Michelson, P&Z Commission Chair

Tim McDonough

Donald Bradley

Kay Beason

Notes:

* Discussion of High Desert Example
  + Staff reviewed allowances currently available in the Subdivision Ordinance that resemble those in High Desert. The Village currently has a FAR that keeps building footprint to 20% of the property. We require 60% permeable surfaces. We have setbacks that provide open space. The difference is that cluster housing is not an option.
  + Group discussed need to allow some fencing for those interested in keeping livestock, horses, dogs.
  + Tinnin Farms allows for shared open space and “borrowed landscape” in the front but fences in the back.
  + Trustee Radnovich worried that no design guidelines would allow more “Ranchettes” or one house per one acre.
  + Ranchettes were discussed as not necessarily a bad thing.
* Discussion of Mandatory v. Non-Mandatory
  + The group discussed how to achieve conservation, whether non-mandatory-- through incentives, such as a density bonus; or mandatory—by requiring anyone who wants to develop 3 acres or more to give up 30% of the land as open space with no bonus.
  + Trustee Benavidez raised concern that mandatory conservation is unpalatable to developers, may not pass the full Board of Trustees, and is unfair to families who want to subdivide and give land to their children.
  + Staff stated that a mandatory conservation requirement is outside the purview of the CAC, which is to modify Ordinance 284.
  + In addition, From the public meeting Village staff heard a concern about density; and a concern that only certain character areas were targeted for this pilot ordinance, which seemed unfair. The public seemed willing to allow a small increase in density but not a lot.
  + Staff reviewed that we have agreed to the following: to include 30% conservation excluding roads; to cap density—but by how much is the question.
  + Staff noted that Ordinance 284 was trying to address issues in the Master Plan, such as an aging population and need for downsizing, a need for housing options/diversity, as well as desire for conservation. The guard rails currently in place are the use of the FAR, the adherence to permeable areas.
  + The issue of affordability was raised as unattainable given the current price of land. Apartments, perhaps 2-story, were discussed as an option for affordable.
  + Sandy’s proposal of two weeks ago (.5% density bonus over the amount allowed per zone) was seen by some as allowing too much density.
  + Sandy suggested changing the ordinance from the lots being the size of the house to smaller lots with a FAR, setbacks, permeable surfaces, etc. to get smaller, perhaps more affordable homes.
  + Straw poll showed many CAC members in favor of making conservation mandatory, Village-wide. Staff felt like this would be litigated and we would not win. Group wants a legal opinion.
  + One potential solution was no bonus at 30% but a density bonus might kick in if a developer conserved 40% (.2%) or 50% (.4%). Staff agreed to look at those numbers.
* Public Comment
  + Kay Beason brought a sketch of her 2+ acre concept with 6 homes.
  + JT Michelson was pleased that cluster housing is being discussed.
  + Tim McDonough warned of unintended consequences when making exceptions to certain groups.
  + Donald Bradley will study this more carefully but concerned about catering to loud voices.

Next Meeting**: Wednesday July 26th, 9:00-10:30 a.m.**

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