

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

Notes December 12, 2023, Meeting

### Committee Members in Attendance:

Robert Chavez

Ray Cvetic

Hank Kelly

Sarah Cobb

Shelleen Smith, Planning and Zoning Commissioner

Maida Rubin, Planning and Zoning Director

### Other Attendees:

Sandra Gaiser, Consultant, by phone

### Notes:

- Mr. Chavez presented his spreadsheet of dwelling unit density calculations and said he is comfortable with the .5 multiplier number. The group agreed that this is acceptable.
- Ms. Gaiser presented her spreadsheet. Group discussed that her .4 multiplier yields very similar results to Mr. Chavez' .5 multiplier due to the difference in methodology.
- Mr. Kelly said that Ms. Gaiser's .4 multiplier is acceptable and her .5 multiplier is unacceptable. He said Mr. Chavez' calculation methodology yields a smoother density increase as lot sizes increase.
- The group decided to go with Mr. Chavez' methodology with the .5 multiplier.
- Mr. Kelly and Ms. Cobb discussed the challenges of ensuring the maintenance of shared spaces even within an HOA structure, and that neighborhood engagement is a huge issue. Therefore, the enforcement of a maintenance plan is very important for the success of a project with shared open space area. Mr. Kelly mentioned letters of credit and performance bonds as methods to ensure continued maintenance.
- Homework for the group: Group members will send Director Rubin any odds-and-ends items they had mentioned as being critical to carry forward into the ordinance by December 22<sup>nd</sup> for consideration.

Next Meeting: **Wednesday, January 10, 2024, 9:00-10:30 a.m.**

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