

Citizens Advisory Committee (CAC)

Notes 03/22/23 Meeting

Committee Members in Attendance:

Robert Chavez
Shelleen Smith, P&Z Commissioner
Maida Rubin, Planning Director
Ann Simon, Village Administrator
Sarah Cobb

Other Attendees:

P&Z Commissioner JT Michelson

Notes:

- General discussion of maps:
 - Suggestion to include the setbacks along Rio Grande Blvd in the maps as undevelopable.
 - Suggestion that it would be helpful to have a map of all lots in the Village color coded by acreage.
 - Question was raised about whether conservation subdivisions could occur within established subdivisions if requirements were met, and whether this would be well received by the public/neighbors.
 - Comment made that it is important to remember that properties that are developed could be redeveloped to create conservation subdivisions. Our considerations should consider this possibility.
 - It was noted that properties of 3 acres or more shown as undeveloped does not account for many properties in any zone, however many properties could be redeveloped that would meet this threshold within the South Rio Grande Character Area. Is 3 acres minimum the best threshold for conservation subdivision eligibility?
 - Comment made that it will be important to identify potential incentives to encourage conservation subdivisions. Potential avenues: Village magazine, on website. Letters directly to key property owners or Village-wide mailing deemed too cumbersome.
 - Desire expressed to bring developers into the conversation to get their perspective. This will be the focus of the next meeting if we can coordinate with two or more developers in enough time for scheduling.
 - Comment made that “undeveloped” may not be the most appropriate term for the parcels on the maps currently shown as “undeveloped”, as this may be read as “available”, which is not necessarily the case.
 - Desire expressed to have updated maps as discussed available at the next meeting.
- Discussion of upcoming public meeting on changes to the Pilot Conservation Ordinance:
 - Potential date of April 27 from 5:30 to 7:30.