

Citizens Advisory Committee (CAC)

Notes 03/08/23 Meeting

Committee Members in Attendance:

Maida Rubin

Robert Chavez

Hank Kelly

P&Z Commissioner Shelleen Smith

Trustee Gilbert Benavidez

Trustee George Radnovich

Other Attendees:

P&Z Commissioner JT Michelson

Notes:

- It will be beneficial to hold CAC meetings every other week rather than weekly. Staff will alter notice to reflect this change.
- Discussion of potential timeline for proposed text amendments to Ordinance 284: Conservation Development Pilot Projects:
 - March 22nd will be next CAC meeting. Staff will provide data the group had requested, mainly maps, to inform future discussions on the direction of the ordinance recommendations.
 - One or two meetings to digest data and prep for a public meeting to gather more input.
 - Public meeting tentatively between April 20 and the end of the month, weekday, evening, potentially 6 pm, 1.5-2 hours. Staff to introduce and provide background, potential for a guest speaker to provide context on conservation subdivision developments.
 - In May, discuss public input received and start to structure potential ordinance changes.
 - June and July, work on proposed text amendments.
 - There will need to be another public meeting to present potential changes and gather input. Depending on the input received at that time, there may need to be another meeting after another round of edits.
 - Potential review and recommendation by P&Z Commission in October, introduction to Board of Trustees in November, adoption in December.
 - *The existing moratorium will need to be amended to reflect this adoption timeline, to be further solidified as soon as possible.
- Outstanding items:
 - Director Rubin and Mr. Chavez will meet to discuss revisions to a letter to the P&Z Commission and Board of Trustees to provide an update about changes to the CAC meetings based on Commission feedback.
 - Staff to discuss introducing a moratorium on high density residential development in the VC Zone.
 - Staff to discuss potential presentation by CAC member at the April Board of Trustees meeting to provide update.

- Staff to ensure requested data ready for March 22 meeting.
- Other discussion:
 - Mr. Kelly raised concerns about “incentivizing” density in established lower density areas. He stated that context matters and it would be beneficial to differentiate based on traffic load-carrying capability of the area, etc. He requested data on the impacts of different development types to inform density bonus, such as utilities, traffic, Floor Area Ratio, energy use of different development types.
- Public comments:
 - Commissioner Michelson stated that during the Master Plan process, the needs of an aging population were carefully considered, and the Residential Development Goals enabled the development of a pilot project for residential development that would maintain the Village feel with more flexibility to accommodate different housing opportunities. The Pilot ordinance was what came out of this process.