

Citizens Advisory Committee (CAC)

Notes 04/19/23 Meeting

Committee Members in Attendance:

Hank Kelly
Robert Chavez
Ray Cvetic
Sarah Cobb
Gilbert Benavides, Trustee
George Radnovich, Trustee
Maida Rubin, Planning Director
Ann Simon, Village Administrator
Shelleen Smith, P&Z Commissioner – Joined via phone

Other Attendees:

JT Michelson, P&Z Commissioner

Notes:

- Group briefly discussed membership. No changes are proposed at this time.
- Report-back from Robert Chavez and George Radnovich's meetings with developers Jay Rembe and Betty Blea.
 - Jay Rembe notes:
 - He sees smaller DUs as the future of residential development
 - Cluster type development allows for feeling of community and shared spaces
 - Consider bonus density if developer adds quality improvements like more landscaping and shared spaces
 - Betty Blea notes:
 - Conservation development with 50 open space and current zoning density would work!
 - Conservation development would fit the hot spot in residential development. This is homes in the 1800 to 3500 sq ft.
 - Rio Grande corridor for conservation development would need to be thought through carefully due to the setback currently in place
 - The open space has to be protected by strong HOAs and covenants to insure proper upkeep.
 - Densities in ordinance should be simple like DU numbers rather than FARs.
 - Look at height restrictions to keep the character of the village.
- Report-back from Sarah Cobb, Robert Chavez, Ann Simon, Maida Rubin's meetings with Syre Gerhart and Cecilia Rosacker. Discussed Village of Corrales' model of an appointed commission facilitating conservation easement applications and transactions between property owners and the land trust who would hold the deed to the easement in perpetuity. Corrales passed a bond to serve as the match for federal (USDA) money to cover the costs of these transactions.
- Other business:

- The public meeting to get public input on conservation subdivisions will be May 4th, 2023, at Village Hall, from 5:30-7:30.
- Prior to the next meeting, Maida will draft questions to guide public discussion, an agenda for the public meeting, and a proposed work timeline to potentially adopt proposed ordinance changes in December 2023. Both will be reviewed by the group.
- Maida will also create a visual representation of an example with 50% conservation, same dwelling unit count as zoning, but with 750 square foot casitas on each residential lot.