

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

Notes June 14, 2023 Meeting

### Committee Members in Attendance:

Robert Chavez

Ray Cvetic

Gilbert Benavides, Trustee

Shelleen Smith, P&Z Commissioner

Ann Simon, Village Administrator

Maida Rubin, P&Z Director

### Other Attendees:

Tim McNaney, Developer, Twilight Homes

Betty Blea, Developer, Homes by Marie - By phone

JT Michelson, P&Z Commissioner

### Notes:

- Staff summarized current ordinance and primary goals as identified by the Committee (Maintain Village character, conservation as a primary goal)
- Discussion of regulation feasibility with Betty Blea and Tim McNaney
- Some observations from Betty Blea:
  - It is harder to borrow money if the land to house ratio is disproportionate. 25% open space is easier in this regard.
  - It is necessary to have decent comps to keep resale value up.
  - The Village's usage of Floor Area Ratio (FAR) is somewhat different from how value is established: heated square footage is the only number used to establish this.
- Some observations from Tim McNaney:
  - 3 dwelling units/acre is necessary for a project to pencil plus additional FAR. 2-3 dus/ac could work. Mid 3Ks is considered affordable but that is not common in the Village. 50% open space will not work without a density bonus.
  - FAR requirements are very limiting with open space conservation. Need to allow second story and additional square footage.
  - Recommend 20-30% open space.
  - If there is no density bonus and an open space conservation is required, there is no incentive to pursue this option.
  - Establishing comps is challenging with development types considered new/atypical
  - 2,200-3,000 square foot home with a three-car garage in a gated development is very marketable. \$220K is the price per lot that would keep the property under \$1 million for a house.
  - 280 foot setback [along Rio Grande] is visual not usable open space. There needs to be some incentive to offset making the open space nicer.
  - A project has to be economically feasible or else it is not a true option.

- Consider PIDs, TIDs, IRBs as economic incentives.
- Brief discussion that it may be appropriate to have different regulations by character areas.

Next meeting: June 28, 2023; 9-10:30am

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