**Citizens Advisory Committee (CAC)**Notes Aug 9, 2023, MeetingCommittee Members in Attendance:Robert Chavez

Sarah Cobb

Shelleen Smith

Ray Cvetic

Hank Kelly

George Radnovich, Trustee

Gilbert Benavides, Trustee

Ann Simon, Village Administrator

Other Attendees:

Sandra Gaiser, Consultant, by Zoom

JT Michelson, P&Z Commission Chair

Tim McDonough

Donald Bradley

Kay Beason

Notes:

* Discussion of Sandy’s Density Table
	+ Sandy proposed a revised density table that provided additional dwelling units based on amount of land set aside for Conservation. In a nutshell, the table offered this:

A1-3-aces 35%= +2

 40%= +3

 45%= +4

R2 30%= +2

 35%= +3

 40%= +4

 45%= +5

* + Group discussed mandatory vs. non-mandatory with the group being split.
	+ Some felt that one house/one-acre still needs to be an option. The group called for the perspective of developers, bankers, and an attorney’s opinion of whether a mandatory conservation subdivision is doable.
	+ While group thought the A1-A3 zone densities were modest, there was still concern that developers could game the system by subdividing and getting more density. Also, the density in the R-1-3 zones was too high.
	+ Most thought keeping the FAR as a measure ok.
	+ Some expressed interest in an overlay zone with design guidance. Others skeptical of design criteria as it is subjective.
	+ Follow up:
		- Ann to get a legal opinion on mandatory v. non-mandatory
		- George to get developers opinion
		- Robert to get bankers opinion
		- Sandy to revise table

Next Meeting**: Wednesday August 23rd , 9:00-10:30 a.m.**

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