



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
TAOS SKI VALLEY, NEW MEXICO

MONDAY, MARCH 30, 2015 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:07 p.m. Roll call was taken and a quorum was established. Commission members present: April Bender, Henry Caldwell, Richard Duffy, Susan Nichols, Tom Wittman, and Jim Woodard. Commission member Chris Stagg entered after agenda item III. Staff members present: Planner Matthew Foster, Clerk Ann Wooldridge, and Village Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Commissioner Duffy asked to add a discussion of Design Standards under Miscellaneous. Foster asked to add discussion of Parcel G also under Miscellaneous.

MOTION: To approve the agenda as amended.

Motion: Susan Nichols **Second:** April Bender **Passed:** 6-0.

III. APPROVAL OF THE MINUTES OF THE MARCH 2, 2015 MEETING

MOTION: To approve the minutes as presented.

Motion: Jim Woodard **Second:** Richard Duffy **Passed:** 6-0.

IV. NEW BUSINESS

V. OLD BUSINESS

A. Discussion of Village Master Plan – Recreation Element

Planner Foster reviewed the concept of a master plan for the Commission; a master plan is not a list of private projects for government subsidy, it is not a chance to appoint committees, and it is not a report to sit on the shelf. It is a plan of action. In the recreation area, the Village could play a role by making an investment in facilities or land that would serve the public. Open space is land to be preserved, while recreation is something that is designed, managed, and is used for active recreation. Foster had made a map inventorying existing facilities. The goal would be to have the Village known as a destination for year-round recreation facilities and activities that serve visitors and the local community. The master plan would describe policies that would enable the Village to achieve the goals and objectives. Certain objectives listed in the plan so far include expanding the trails along the river - upstream and downstream, building a recreation center for indoor recreation, tennis courts, installing a zip line, building volleyball courts, installing an aerial adventure park, designating snow play areas, and building a bicycle lane along the state highway. Adding public artwork in public spaces is another idea to enhancing recreation facilities in the Village.

The next element to be addressed will be land use. Foster will continue to engage the public in this process. Foster asked that the Commissioners give their feedback to him on the recreation element, and to help in setting priorities for the various objectives. Commissioner Stagg recommended that the master plan reflect what the Commission would like to see around the

Village, especially concerning road specifications. Discussion took place on the extent to which a master plan is enforceable, and Attorney Romero explained that there would have to be due process and consideration would always have to be made of possible “deprivation of civil rights” for someone’s land. However, he said public health and safety must always take a priority. A master plan should be used as a guidance tool on whether or not to approve an application for development. It was decided that the Commission could go ahead and recommend approval of the roads element by the Council.

B. Discussion and possible recommendation to the Village Council to approve proposed revisions to Ordinance 04-38 – An Ordinance Adopting Regulations for Water Use within the Village of Taos Ski Valley.

Attorney Romero had clarified more of the language in the ordinance based on the previous month’s discussions. The new language outlines the granting of a domestic well permit and the circumstances surrounding exclusions to the requirement to hook up to the Village’s water system. The Village cannot force a disconnection to a private well unless it can be proven that the well is impaired.

MOTION: To recommend approval by the Council of the proposed revisions to Ordinance 04-38

Motion: Jim Woodard Second: April Bender Passed: 7-0.

VI. MISCELLANEOUS

A. Foster explained that there will be proposed consideration for construction of new cell towers in the Village to improve service. Jeff Johnson of VIAM has made a study of the best spots for useful towers. It is desirable to consolidate towers so that there is not a proliferation of towers in various locations. TSV Inc. may move some of their radio towers to the new locations.

B. Foster reported on some changes that are occurring with the building plans for Parcel G. There will be an amendment to the conditional use permit, with a possible variance for the building height. A swimming pool has been added, and it was recommended that Ray Keen write up specifications for how and when the pool should be filled and discharged of water. After discussion, the Commission decided that a hearing was not necessary, and to have the changes presented by TSV Inc. to the Commission at the next meeting. Foster would then approve, subject to conditions that will be laid out in his staff report.

C. Commissioner Duffy reported that the group interested in architectural standards within the Village is proposing that the language in the zoning ordinance use “shall” instead of “should” when addressing architectural standards. This would make the recommendations enforceable.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, May 4, 2015 at 1:00 p.m. at a location to be determined. (Note: The date was later changed to May 11, 2015 at 1:00 p.m. and the location set at the Snakedance Condominiums.)

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Henry Caldwell Second: Jim Woodard Passed: 7-0.

The meeting was adjourned at 4:15 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk