



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

HONDO RESTAURANT AT THE SNAKEDANCE  
CONDOMINIUMS  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, MAY 11, 2015 1:00 P.M.

## I. CALL TO ORDER & ROLL CALL

Commissioner Chris Stagg called the meeting to order at 1:25 p.m., in Commission Chair Tom Wittman's absence. Roll call was taken and a quorum was established. Commission members present: April Bender, Richard Duffy, Susan Nichols, and Chris Stagg. Commission members absent: Henry Caldwell, Tom Wittman, and Jim Woodard. Staff members present: Planner Matthew Foster, Clerk Ann Wooldridge, and Village Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

**MOTION:** To approve the agenda as presented.

**Motion:** Susan Nichols      **Second:** Richard Duffy      **Passed:** 4-0.

## III. APPROVAL OF THE MINUTES OF THE MARCH 30, 2015 MEETING

**MOTION:** To approve the minutes as presented.

**Motion:** April Bender      **Second:** Richard Duffy      **Passed:** 4-0.

## IV. NEW BUSINESS

**A.** Discussion and possible recommendation for approval to the Village Council to amend the Village Zoning Regulations (Ordinance 14-30) to add a Section 19 to regulate the siting and construction of wireless communication towers and antennas.

Planner Foster presented a draft addition to the zoning ordinance which would regulate the siting and construction of wireless communications towers and antennas, Towers would be a conditional use within all zone districts. One of the goals of this ordinance section would be to regulate the size and height of towers, while minimizing the visual impacts, but with the intention of improving cell service around the mountain and throughout Village. Towers would not be permitted in designated open spaces, they would have to meet building code requirements, and security fencing would be required. Jeff Johnson, a communications specialist with VIAM, said that they have pinpointed the best locations to build towers for the most improved service: at Bull of the Woods, in Kachina, and at the top of the mountain. New technology would allow for several carriers to share a tower, and these towers could be located at the top of buildings, or be freestanding.

(As Commissioner Bender and Commissioner Stagg had been called out of the meeting on an EMS call, Planner Foster proceeded with item V. A.)

## V. OLD BUSINESS

**A.** Presentation of the Land Use Element of the Village Master Plan

Planner Foster presented the next element of the proposed revised Village Master Plan. As with the other elements, he had made an inventory of existing land uses, looked at potential development capacity of undeveloped parcels, and created a map of eventual preferred land use in the Village. The goal of this section would be that land use and development could sustain and

enhance the Village economy and natural resources. The Commissioners will review the draft land use element document and it will be discussed at a future meeting. The next element to be presented will be the utilities element.

(Commissioner Bender and Commissioner Stagg re-joined the meeting during item V. A. )

**IV. A. MOTION:** To defer discussion of the cell tower draft document until next meeting.

**Motion: April Bender                      Second: Susan Nichols                      Passed: 4-0.**

**B. PUBLIC HEARING:** Presentation and possible approval of the Conditional Use Permit from TSV, Inc. for a temporary commercial building located on the southern portion of Lot 2, Block G of the O. E. Pattison Subdivision, also known as the "Old T-Bird Site."

Foster spoke about the application for conditional use that had been submitted to the planning office concerning a temporary commercial building. He said that Staff recommends approval of the application with the conditions that the building be removed in four years, that all utilities be located underground, that "No Parking" signs be placed along Thunderbird Road in front of the building, that loading and temporary parking areas be identified, and that the mechanical equipment be shielded from public view.

Bob Taylor, construction manager for the project, gave more detail about the Sprung structure that will be installed at the site. The 10,500 square foot temporary building will contain the TSV Inc. Ski and Boot store, the Rental Shop, Andean Software, and lockers. There will not be water or sewer to the building, as the TSV restrooms are across the street. TSV Inc. has leased the property from the owner. A sidewalk will be built in front of the building.

**PUBLIC HEARING:** The Public Hearing was opened. Speaking in favor of the project were resident Wayne Nichols, TSV Inc. President Gordon Briner, and resident Carl Fesler. All expressed a similar view that this project was a good temporary solution to accommodate these services while renovations are taking place. Mr. Fesler expressed some concern about the increased pedestrian traffic along Thunderbird Road. No one spoke against. The Public Hearing was closed.

Discussion took place on the project. Questions about whether the trees along the edge of the property would be saved, and what the snow removal plan was going to be were asked of Mr. Taylor. He said that it may not be possible to leave the trees due to construction of the building, and that there would be six feet of asphalt around the building for bobcats to remove the snow.

**MOTION:** To recommend approval of the Conditional Use Permit from TSV, Inc. for a temporary commercial building located on the southern portion of Lot 2, Block G of the O. E. Pattison Subdivision, also known as the "Old T-Bird Site."

**Motion: Richard Duffy                      Second: Susan Nichols                      Passed: 4-0.**

**V. OLD BUSINESS**

**B. Consideration and possible approval of Resolution 15-285 - Approving the Roadway Improvements Element of the Village Master Plan.**

Foster presented a second draft of the roadway improvement element. He is seeking input on setting priorities for the improvements; some will become shorter-term goals while others will be longer term goals. Foster did not recommend consideration of the resolution at this meeting. A final draft will be considered at a future meeting.

**C. Presentation of Amendment #2 to the Parcel G Conditional Use Permit**

At the previous P&Z meeting, the Commissioners requested that a new presentation be made by TSV Inc. on the changes that have occurred in the plans for Parcel G. Foster explained that the Parcel Conceptual Plan, which included plans for Parcel G, had been approved by P&Z in June 2012. The Conditional Use permit was approved by P&Z in March 2014. Subsequent to that, an amendment was approved in January 2015. There have a few more changes in the plans,

including adding a pool and hot tubs, as well as adding an additional unit. Concerns include impacts to open space and the pedestrian trail, and the drainage of the water from the pool.

Peter Talty and a representative from their architectural firm of Zehren and Associates presented on behalf of TSV Inc. Mr. Talty explained that their renovation strategies include enhancing the mountain experience, improving the guest experience in the core Village, increasing the bed base, revamping the marketing program, and creating public-private partnerships. He relayed the challenges of working with all of the various entities in accomplishing this work, including the U.S. Forest Service, the NM Department of transportation, and other various utilities. They are interested in building hotel rooms, as opposed to condominiums, in order to increase the level of activity in the base area. This proposed building will be LEED certified at the basic level. The new hotel will be about the same height as the adjacent Edelweiss Lodge, with step-backs along the building sides. Mr. Talty showed rendering of the plans and the décor of the hotel and explained that they tried to integrate European style with a Southwestern touch, using natural materials, warm colors, and a lot of detail. There will be a small meeting room and handicapped parking spaces. The building will contain 50 regular parking spaces, with the remainder of the parking located in the new building on Parcel D. This will be a single-phased project. The outside of the building will be stucco and stone veneer with some areas covered in a wood-like material. The roof will have shingles, with some lower sections in metal. He said that they are hoping to establish a platform for other activity to occur in and around the base area and hopes that this project will create a workable Village core. The Commission thanked them for the presentation.

**VI. MISCELLANEOUS**

**A.** Discussion of possible revisions to the Village sign regulations and enforcement of sign regulations during the construction season.

There will be draft revisions of the section of the zoning ordinance pertaining to signs and sign permits presented at the next P&Z meeting. Foster said that there will be leniency from the codes during the current construction because of the need to make sure visitors can figure out how to get to where they are going.

**B.** Mr. Carl Fesler asked to speak to the Commission regarding the Sierra del Sol Homeowners' Association's concern about the new culvert that will be installed across the river near their office. He explained that the new culvert will have a big impact on access around the building and to the ski lifts. He would like to ask about possible revisions to TSV Inc.'s plans, and Commissioner Staggs said the he and Mr. Briner would work with the Homeowners' Association on a solution.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, June 1, 2015 at 1:00 p.m. at the Hondo Restaurant of the Snakedance Condominiums.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Susan Nichols      Second: Richard Duffy      Passed: 4-0.**

The meeting was adjourned at 3:25 p.m.

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Tom Wittman, Chairperson

ATTEST: \_\_\_\_\_  
Ann M. Wooldridge, Village Clerk