



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

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

MONDAY, JUNE 1, 2015 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:00 p.m. Roll call was taken and a quorum was established. Commission members present: April Bender, Richard Duffy, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Henry Caldwell and Susan Nichols. Staff members present: Planner Matthew Foster, Administrator Mark Fratrack, Clerk Ann Wooldridge, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Planner Foster asked that item V.B. be moved to follow approval of the minutes.

MOTION: To approve the agenda as amended

Motion: Chris Stagg **Second:** Richard Duffy **Passed:** 5-0

III. APPROVAL OF THE MINUTES OF THE MAY 11, 2015 MEETING

MOTION: To approve the minutes as presented.

Motion: Richard Duffy **Second:** Chris Stagg **Passed:** 5-0

V. OLD BUSINESS

B. Presentation and possible recommendation for approval to the Village Council of the final draft of the Roadway Improvements Element of the Village Master Plan

Mr. Foster presented the list of proposed roadway improvements. It will be necessary to prioritize the list, determine funding mechanisms, address improvements in the Village core roads, and to seek public input. The improvements plan will involve Village roads, although the inventory of road improvements addresses private roads, U.S. Forest Service roads, and road work included in the TIDD plan. The Village plan will coordinate with the TIDD plan roadway improvements, with interim solutions during the next few years of construction. Funding could be available through the NM Department of Transportation and the Regional Transportation Planning Organization. The Village can only work within rights-of-way on either side of any road, so if a road needed to be widened by more than the width of the rights-of-way, land would have to be acquired through purchase or through condemnation. Highway 150 will hopefully get resurfaced after the trenching project is completed.

In an effort to increase public participation, the next meeting will be called a community meeting, with an effort made to spread the word and boost attendance. After that the roadway element of the Village master plan will be presented to the Council for adoption.

V. OLD 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.

Mr. 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 the Village. Towers would not be permitted in designated open spaces, they would have to meet building code requirements, and security fencing would be required. Locations have been identified to build towers for the most improved service: at Bull of the Woods, in the Kachina area near the Phoenix, and at the top of the mountain near the top of lift 4. Also, there is a possibility of placing micro-chips at locations along State Road 150, to improve service down the canyon. 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. The new fiber optic availability will improve the effectiveness of the antennas. The Village may be able to require that a company building an antenna acquire a bond in order for the Village to be assured that when a tower needs to be removed, money would be available for the demolition.

MOTION: To recommend approval to the Council of the proposed Section 19 of the Village Zoning Ordinance No.14-30 regulating the construction of wireless communication towers and antennas.

Motion: April Bender

Second: Jim Woodard

Passed: 5-0

IV. NEW BUSINESS

A. Presentation and possible recommendation for approval to the Village Council of revisions to Section 8.6 of the Village Zoning Ordinance 14-30 pertaining to sign permits

Mr. Foster's presentation included various examples of signs around the Village, discussion what is required to have a sign permit from the Village, what does not require a permit, and what kinds of signs are prohibited. The proposed revisions to Section 8.6 have been developed in part by the new Architecture and Village Design Committee. The purpose of the revision is to clean up the language and make it clear. Perpendicular building-mounted signs would now be allowed.

MOTION: To recommend approval to the Council of the proposed revisions to Section 8.6 of the Village Zoning Ordinance No. 14-30 pertaining to sign permits.

Motion: Jim Woodard

Second: April Bender

Passed: 5-0

B. Presentation of the first draft of the Utilities Element of the Village Master Plan

Mr. Foster has assembled an inventory of the existing conditions for utilities, namely water, sewer, natural gas, electrical and communication. The goal is to have utilities that are reliable and affordable while sustaining public health and natural resources. Policies include having private developers pay for new utilities, maintaining and redeveloping existing utilities first, and exploring renewable energy resources. Objectives are to provide underground natural gas lines and fiber optic upgrades along State Road 150, to conduct a feasibility study of renewable energy production, and to develop franchise agreements.

The utility element will be revisited at the next P&Z meeting. The first four elements will be presented for discussion at the community meeting on July 6, 2015.

VI. MISCELLANEOUS

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, July 6, 2015 at 1:00 p.m. at the Hondo Restaurant of the Snakedance Condominiums.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Chris Stagg

Second: Jim Woodard

Passed: 5-0

The meeting was adjourned at 3:40 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk