



# PLANNING & ZONING COMMISSION MEETING MINUTES

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

MONDAY, SEPTEMBER 14, 2015 1:00 P.M.

## I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:05 p.m. Roll call was taken and a quorum was established. Commission members present: Henry Caldwell, Richard Duffy, Susan Nichols, and Tom Wittman. Commission members absent: April Bender, Chris Stagg, and Jim Woodard. Staff members present: Planner Matthew Foster, Administrator Mark Fratrack, Community Development Director Don Schieber, Clerk Ann Wooldridge.

## II. APPROVAL OF THE AGENDA

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

**Motion:** Susan Nichols      **Second:** Henry Caldwell      **Passed:** 4-0

## III. APPROVAL OF THE MINUTES OF THE JULY 6, 2015 MEETING

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

**Motion:** Richard Duffy      **Second:** Henry Caldwell      **Passed:** 4-0

## IV. NEW BUSINESS

## V. OLD BUSINESS

### A. Presentation and Discussion of the Draft Utilities Element of the Village Master

Planner Foster presented a plan which included an inventory of existing utilities, the ordinances which govern running these utilities, a history of planning for Village utilities, and plans for the future. Village utilities include: water, wastewater, electric, renewable energy, communications, and future natural gas. The draft plan sets goals and objectives for utilities in the Village; the goal would be for utilities to be reliable and affordable, while sustaining public health and natural resources. Goals and policies should reflect the overall values of the community. Recommended policies include recommendations such as: developers should pay for new development; infill should be encouraged, repair of existing services should occur prior to building new services, alternative energy should be encouraged, and all energy sources should be conserved. The plan outlines objectives such as; building a Kachina area water tank, upgrading the wastewater treatment plant, acquiring the treatment plant site to increase options for building the new plant, burying electric lines, introducing natural gas to the Village, building wireless communications towers, and auditing energy efficiency of existing village facilities.

Planner Foster encourages citizens to give him feedback on this draft plan for utilities. The next element to be discussed will be the community services element. There are several earlier studies and earlier master plans that have been adopted by the Village, and the relevant information for these plans is being included in this draft of the next Village master plan.

## VI. MISCELLANEOUS

**A. Discussion of revised Block 4 of the Kachina Subdivision**

Planner Foster reported that the Pattison Trust has expressed interest in executing a summary subdivision for 70 acres that are roughly the area that would have been the former Block 4. The Mr. Foster signed a letter requiring that any future owner would have to go through the subdivision process, while not guaranteeing development or building potential. The letter was registered with the plat at the County assessor.

**B. Discussion of parking Standards in the Kachina Area**

It appears that more enforcement is required for parking in the Kachina area. Summer visitor parking has increased tremendously, and winter parking between the Bavarian and lift 4 will no longer be available. Public Safety, Public works, and Community Development need to work together on a plan to handle the ever-increasing number of cars in Kachina parking areas.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, October 5, 2015 at 1:00 p.m. at the Hondo Restaurant of the Snakedance Condominiums. (Note: this date was later changed to October 19, 2015.)

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Henry Caldwell                      Second: Richard Duffy                      Passed: 4-0**

The meeting was adjourned at 3:30 p.m.

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Tom Wittman, Chairperson

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