



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

LOOKING GLASS ROOM, TSV RESORT CENTER
TAOS SKI VALLEY, NEW MEXICO

MONDAY, OCTOBER 3, 2016 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, Henry Caldwell, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Richard Duffy. Staff members present: Administrator Mark Frattrick, Clerk Ann Wooldridge, Chief Building Official Rich Willson, Public Works Director Ray Keen, Building & Construction Director William Jones, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Chairperson Wittman said that the applicant for item IV. B. had asked to have the application withdrawn for conditional use for wireless communications tower on a parcel of Pattison Trust Land.

MOTION: To approve the agenda as amended.

Motion: Chris Stagg

Second: April Bender

Passed: 6-0

III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 12, 2016 MEETING

MOTION: To approve the minutes as presented

Motion: Chris Stagg

Second: Jim Woodard

Passed: 4-0

IV. OLD BUSINESS

A. Consideration to Approve Application for Conditional Use Permit for Long Term and Daily Commercial Parking Lot on Part of Lot 1, Block A (Beausoleil) in the Village of Taos Ski Valley, by St. Bernard Expansion II LLC

MOTION: To remove this item from the table.

Motion: Chris Stagg

Second: Susan Nichols

Passed: 6-0

Administrator Frattrick explained that this parking site is being used not only by the adjacent condominium complexes, but also by some businesses on Thunderbird Road. He said that it is too late in the year to require the installation of landscaping, but that some boulders have been moved on the site. More landscaping and mitigation of drainage will occur in the spring. He recommends granting the conditional use until April, or just after ski season, then negotiating the parking again. David Norden, CEO of TSV Inc. asked if something could be done about how the site looks; for example, could signage be improved, or fencing added, or some seeding done for vegetation. He also asked if there was any way to insure that good faith efforts would occur concerning sorting out Ernie Blake Road improvements. Chief Building Official Willson said that the Ernie Blake Road improvements should be shovel-ready in the spring, and if the property owners on both sides of the road are not willing to work with Village Staff to make the project work, then this will be evident right away. Frattrick said that appraisals will be needed to put a cost on acquiring the necessary land. Russell Engineering is continuing work on the road design. Attorney Romero said that the reservation of rights should cover the Village. Discussion continued.

Chris Stagg called the question. The motion that had been made at the September 12, 2016

meeting was:

MOTION: To Approve Application for Conditional Use Permit for Long Term and Daily Commercial Parking Lot on Part of Lot 1, Block A (Beausoleil) in the Village of Taos Ski Valley, by St. Bernard Expansion II LLC, with conditions to be worked out with Village Attorney Dennis Romero, such as access and landscaping, as well as an annual approval requirement.

Motion: Chris Stagg

Second: Tom Wittman

Passed: 6-0

B. PUBLIC HEARING: Consideration to Approve Application for Conditional Use Permit for Wireless Communications Tower placement on a 1227-acre parcel of Pattison Trust Land in the Village of Taos Ski Valley, by Pattison Trust, LLC

This item had been removed from the agenda because the application was withdrawn.

V. NEW BUSINESS

A. Presentation on an Integrated Approach to Cellular Service in the Village of Taos Ski Valley, by Chaz Rockey, TSVI

Chaz Rockey from TSVI explained that they have engaged a firm to engineer and build three wireless communications towers in 2017. TSVI wants to insure that the best coverage possible is available for the public in Taos Ski Valley. The cellular carriers are the ones who will ultimately decide on which sites are the best to use for towers. TSVI has installed several loops of underground fiber optic around the mountain, and the loops will create redundancy in the event that one leg of a loop goes out. The overhead fiber optic is now available for use, but not the underground fiber optic in the trench up Highway 150. It is still unknown whether Kit Carson will allow other carriers on the fiber optic in the trench. There is a temporary cellular on wheels (COW) installed near the Phoenix Restaurant, but this is being used by AT&T only. Nonetheless, Verizon has upgraded the coverage in Taos Ski Valley to provide 4G service.

B. Consideration to Approve and Recommend to Council Acceptance of Plat for Public Dedication of Lands and Easement Right by TSVI et al. to the Village of Taos Ski Valley, and Bill of Sale for Related Public Improvements thereon such dedicated lands and easements According to the Master Development Agreement (MDA) between VTSV, TSVI, and the TIDD, all components of the Public Infrastructure Project shall be dedicated and conveyed to the Village. TSVI worked with the contiguous property owners so that the appropriate land and easements will be dedicated to the Village, which incorporates the Public Infrastructure Project improvements attached to those properties.

Regarding the process of dedication outlined by MDA, the Village's formal "acceptance" would be subject to the Village's prior inspection and certification of satisfactory completion.

MOTION: To Approve and Recommend to Council Acceptance of Plat for Public Dedication of Lands and Easement Right by TSVI et al. to the Village of Taos Ski Valley, and Bill of Sale for Related Public Improvements thereon such dedicated lands and easements

Motion: Jim Woodard

Second: Chris Stagg

Discussion followed, with project manager Bob Daniel explaining that the public dedication is the first step of getting the new hotel open. There is a minimum one year warranty on all systems installed that are being dedicated to the Village. The warranties don't start until substantial completion. He said that the successful operation of all infrastructure systems installed in Sutton Place and in the plaza is important to successful operations of the mountain this winter, both to TSVI and to the Village.

Commission Chair Wittman called for a vote.

Passed: 6-0

C. Discussion of Issues related to the Dominguez Trust Lot Line Adjustment and Vacation of Village Right-of-Way

In April, 2016, the Village Planning Department approved a lot line adjustment of several Dominguez Trust properties located in Amizette. The lot line adjustment also involved the relocation of portions of Emma and Gusdorf Streets. These streets appear on old plats, but do

not exist on the ground. In order to effectuate the relocation, portions of these platted streets must be vacated and abandoned. By New Mexico law, only the governing body of a municipality has the authority to abandon a street. A resolution will be brought before the Village Council at its October 11, 2016 meeting to ratify the action taken by the Village Planning Department to relocate Emma and Gusdorf Roads. Staff is recommending that any action of this sort come before P&Z and the Village Council for approval in the future.

MOTION: To recommend to Council that they approve the resolution ratifying the abandonment and relocation of Emma and Gusdorf Roads.

Motion: Chris Stagg Second: Jim Woodard Passed: 6-0

Commissioner Stagg recommended that action should be taken to straighten out other segments of roads in Amizette that have this same issue. He also recommended that the E911 addressing issues in Amizette get sorted out as part of the same project.

D. Discussion of Temporary Buildings used for Food Vending

A new small building has been erected adjacent to the TSVI Sprung structure on Thunderbird Road. The plan is for food vending to take place in the building. TSVI made inquiry as to what kind of permit might be required by the Village for such a building and/or operation. Certain conditions are laid out in the building code for this sized building, though the Village does not have any requirements specifically for food vending at this time.

Building and Construction Director Bill Jones will look into drawing up regulations for small buildings used for food vending.

VI. MISCELLANEOUS

A. Administrator Fratrack explained that it can be difficult for staff to obtain all of the necessary items to compile for P&Z and Council meetings in a timely fashion. Efforts will be made to set, and adhere to, deadlines for submittals.

B. Administrator Fratrack announced that a new Planner has been hired who will start on October 31, 2016. Her name is Adrienne Anderson and her experience includes 30 years of employment with the National Park Service.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, November 7, 2016 at 1:00 p.m. at the Looking Glass Room. (This location was later changed to the Taos Mountain Lodge)

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Jim Woodard Second: Henry Caldwell Passed: 6-0

The meeting ended at 2:40 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk