



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,
TAOS SKI VALLEY, NEW MEXICO

MONDAY, DECEMBER 5, 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: Henry Caldwell, Susan Nichols, Chris Stagg, and Tom Wittman. Commission members absent: April Bender, Richard Duffy, and Jim Woodard. Staff members present: Administrator Mark Fratrack, Clerk Ann Wooldridge, Planner Adrienne Anderson, Building & Construction Director William Jones, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Chairperson Wittman asked to move item V.A. to before item IV, and add under Miscellaneous a vote on a Commission Chair, and discussion of the sign code.

MOTION: To approve the agenda as amended.

Motion: Henry Caldwell

Second: Chris Stagg

Passed: 4-0

III. APPROVAL OF THE MINUTES OF THE NOVEMBER 7, 2016 MEETING

MOTION: To approve the minutes as presented

Motion: Chris Stagg

Second: Henry Caldwell

Passed: 4-0

V. NEW BUSINESS

A. PUBLIC HEARING: Consideration to Approve Application for Variance for Front and Side-yard Setback on Lot 6, Block F of the O.E. Pattison Subdivision, 9 Dolcetto Road, by Kent Kiehl

The residence located at 9 Dolcetto Road is a weekend cabin utilized by the Kiehl family. Formerly the Doerschuck cabin, it is small in size and difficult to renovate. A sizable addition is being planned for the property. This parcel of land, although large, is divided by Frasier Creek, which flows bilaterally from the adjacent Lot 5, Vorenberg property. Public Works staff visited the site and the adjacent Dolcetto Lane and determined the addition would not impact grading or snow removal operations. Staff recommends approval of the front setback variance along Dolcetto Lane from 25' to 9' and the side setback variance along Lot 1 Taos Ski Valley property from 20' to 14'.

Owner Kent Kiehl and the architect for the project, David Henry, explained that the new structure will go back into the slope. The original house was built prior to the Village incorporation in 1996, before Village setback codes were in place. The original house was around 850 square feet in size, and this addition will be about 850 square feet.

PUBLIC HEARING: Commission Chair Wittman opened the public hearing. No one spoke against. Speaking in favor of granting the variance was Kent Kiehl, who explained that he would like a nice family house. With the new addition, they will have three bedrooms and three bathrooms, whereas the current house has one bedroom and one bathroom. Architect David Henry also spoke in favor, saying that this house is on the only building site for a house on the property, and the only place for an addition. No height variance is required.

The public hearing was closed.

MOTION: To approve the Application for Variance for Front and Side-yard Setback on Lot 6, Block F of the O.E. Pattison Subdivision, 9 Dolcetto Road, by Kent Kiehl

Motion: Chris Stagg Second: Henry Caldwell

Mr. Henry said that the lot is just .66 acres in size, and there is a two-car garage planned, which will help with parking for the house. An extra parking space is also provided for, which could be used for snow storage, if necessary. Water abatement measures will be taken when the work is done.

The vote was called: Passed: 4-0

IV. OLD BUSINESS

A. Discussion of Completion of the Village of Taos Ski Valley Comprehensive Plan

Planner Anderson explained that she intends to finish the plan in the first quarter of 2017. She has reviewed the previous and existing plans and will make some amendments. The issues have been very similar in plans over the years, but the solutions have gotten more sophisticated over time, she thought. Planner Foster did a very good job in preparing the plan. Anderson will provide a revised version of the plan to P&Z sometime in January and they will have time to review and get their comments back to her. When the revisions have been completed, the P&Z Commission will recommend approval of the plan to the Council for adoption.

B. Recommendation for Village Participation in the Design and Construction of the JR Memorial Trail segment

TSV Inc. is the permit holder for special use on the U.S. Forest Service (USFS) land. They will seek approval from the USFS first, for an improved crossing at Strawberry Hill, and then they will work with the Village and the Parks & Recreation Committee on improving the lower part of the JR Trail. Peter Talty, with TSV Inc., explained that they plan to finish some projects in 2017, such as the Strawberry Hill crossing and the Burroughs crossing.

VI. MISCELLANEOUS

A. Commissioners drew numbers to choose their one or two-year terms, effective January 1, 2017. Commissioners Wittman, Nichols, and Woodard will start one-year terms, and Commissioners Caldwell, Stagg, Bender, and Duffy will begin two-year terms. At the December 13, 2016 Council meeting, the Commissioners will be re-appointed to their terms in office with terms as stated above.

In addition, the Commissioners need to elect a Chairperson.

MOTION: To nominate Commissioner Tom Wittman as Chairperson of the Planning & Zoning Commission.

Motion: Susan Nichols Second: Chris Stagg Passed: 4-0

B. Commissioner Stagg asked about how and when the enforcement of the new sign code will take place. Director Jones said that he will be assessing compliance issues and will be contacting business owners soon.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, January 9, 2017 at 1:00 p.m. at the Edelweiss Lodge Club Room. (This meeting was later cancelled.)

VIII. ADJOURNMENT

MOTION: To adjourn.

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

The meeting ended at 2:10 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk