



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, DECEMBER 7, 2015 1:00 P.M.

## I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:02 p.m. Roll call was taken and a quorum was established. All Commission members were present: April Bender, Henry Caldwell, Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Staff members present: Planner Matthew Foster, Administrator Mark Fratrack, Community Development Director Don Schieber, Clerk Ann Wooldridge, and Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

Commissioners Duffy and Wittman each asked to speak under Miscellaneous.

**MOTION:** To approve the agenda with the above addition

**Motion:** Chris Stagg      **Second:** Jim Woodard      **Passed:** 7-0

## III. APPROVAL OF THE MINUTES OF THE OCTOBER 19, 2015 MEETING

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

**Motion:** Chris Stagg      **Second:** Richard Duffy      **Passed:** 7-0

## IV. NEW BUSINESS

### A. Discussion of the Kachina Village Master Plan

Peter Talty, representing TSV Inc. had asked to address the Commission on the subject of developing a master plan for the Kachina area. He expressed his concern about commercial development occurring in Kachina without a master plan in place. He recommended that the Village develop and implement a plan in the same manner that was done for the Village core area.

Commissioner Wittman relayed that there had been some Kachina Village community planning forums in 2005 but no consensus had been reached and the meetings were discontinued. He recommended that the Village invest in a plan for the Kachina area along with other interested parties, with perhaps the Planning & Zoning Commission taking the lead. Community Development Director Schieber said that in the Village core area, the planning ideas had been adopted in to the zoning ordinance, which meant that regulations were in place to enforce the concepts of the plan. Without such regulations, it isn't possible to allow or deny a proposed development based solely on a master plan. Planner Foster will develop a scope of work and this item will be discussed again at the January P&Z meeting.

## V. OLD BUSINESS

### A. Presentation and discussion of the draft Hazard Mitigation Element of the Village Master Plan.

Planner Foster presented the draft. As with the other elements of the revised master plan, he included an inventory of existing conditions, a summary of how previous plans had addressed this subject, and set out a goal, policies, and objectives. The proposed goal is that the Village become adapted to natural hazards and prepared to mitigate the potential impacts. There are several proposed policies that address fire, flood and erosion, avalanches, and landslides. The objectives

include adoption of a community wildfire protection plan, update of the Village web page to provide maps and risk assessments, implementation of forest treatments, update of the zoning regulations, adoption of the 2012 Wildland-Urban Interface Code, and the creation of guidelines whereby newly developed lots are firewise while retaining a maximum amount of natural foliage and trees.

This element will be presented, along with all of the other elements, at a community open house later in December to allow citizens to give their feedback and input.

**B. Presentation and discussion of the draft Economic Development Element of the Village Master Plan**

The existing conditions of this element address the regional economy as well as the local economy. The proposed goal of the plan is for the Village economy to develop as a source of employment and income for the region through a diversity of year-round business activity and employment opportunities. Policies to support the goal include the Village supporting economic development by providing reliable infrastructure and public services, preserving and protecting the natural beauty and environment because of its inherent value and because of its economic value, facilitating land development, encouraging entrepreneurial activity, and promoting cooperation between regional government agencies, community organizations, and private sector investors. The objectives include developing an entertainment venue, investing in workforce housing, updating the Village ordinance to facilitate special events, requiring the redevelopment of blighted properties, expanding broadband throughout the Village, and updating the zoning regulations to facilitate land development as well as live/work developments.

**C. Presentation and discussion of the draft Community Design Element of the Village Master Plan**

This element addresses the total experience of public spaces, outdoor lighting, public art, landscaping, signage, and open spaces that add character to the entire community. The existing conditions were described as having evolved in a very spontaneous fashion over several decades, resulting in an eclectic organization of circulation systems and buildings. The goal of the plan is for the Village to be designed and developed to enhance the natural beauty and to create a community design tradition that defines its unique sense of place. Policies include the Village encouraging distinct community design standards, promoting public art, encouraging public spaces and urban design elements, and encouraging developers to meet the highest standards of community design. The objectives are to work on a comprehensive signage plan, to codify community design requirements, to implement a public art program, to enforce the sign and lighting codes, and to develop Amizette in to a “gateway” area to welcome visitors to the Village.

Planner Foster will hold open houses on January 2<sup>nd</sup> and 3<sup>rd</sup> at the Edelweiss Lodge for discussion of all eight elements of the draft of the master plan..

**VI. MISCELLANEOUS**

**A.** Commissioner Duffy asked to have Staff explore the possibility of requiring a developer to put up a bond or show proof of financing before a project begins. Attorney Romero will look into it.

**B.** Commissioner Duffy inquired what could be done to urge TSV Inc. to allow perpendicular signs now that these signs are allowed in the zoning ordinance. Planner Foster will see if anything can be done.

**C.** Commissioner Wittman announced that the Village may be looking in to the purchase of a piece of real property.

**D.** There are issues with pedestrian flow on Thunderbird Road and the Village is interested in building another sidewalk on side of the road with the new Sprung structure. Another issue is that the placement of the road actually encroaches onto the Alpine Village Suites property, and will need to be relocated to fit the Village right-of-way.

**E.** The commission discussed the possibility of imposing a moratorium on new development in the Kachina area and asked the Village attorney to present the legal process at the next meeting. Village ordinance could be modified to reflect a more site-specific Kachina master plan, when it occurs.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, January 4, 2015 at 1:00 p.m. at the Edelweiss Lodge Club Room.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Jim Woodard      Second: Richard Duffy      Passed: 7-0**

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

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Tom Wittman, Chairperson

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