



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

SNAKEDANCE CONDOMINIUMS HONDO RESTAURANT
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JULY 11, 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, 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

Commission Chair Wittman asked to move item V.D. to before item V.A.

MOTION: To approve the agenda as amended

Motion: Chris Stagg **Second:** Jim Woodard **Passed:** 5-0

III. APPROVAL OF THE MINUTES OF THE JUNE 6, 2016 MEETING

MOTION: To approve the minutes as presented

Motion: Jim Woodard **Second:** Richard Duffy **Passed:** 5-0

IV. NEW BUSINESS

A. Discussion of possible land exchanges of a .5 acre parcel of Village-owned property located at the top of Bull of the Woods Road and several open space parcels located along the Lake Fork Creek and Kachina Road currently owned by the Pattison Trust and the Kachina Property Owners Association.

Planner Foster made a presentation on several potential land exchanges that have been under discussion. The Village owns a ½ acre on upper Bull-of-the Woods Road that could possibly be exchanged for 5 narrow parcels, totaling 1.3 acres, along Lake Fork Creek. These slender parcels could be used for open space, for buffering, or for trails. The 5 parcels are riparian areas. The second possible exchange would be the gift of a 7-acre parcel from the Pattison Trust to the Village. The land on this parcel is steep; the Village would conduct fuel treatment activities. A summary subdivision would be required. The third exchange would be from the Kachina Property Owners Association to the Village, of 4 parcels totaling 7.14 acres.

These exchanges would require due diligence in the form of collecting plats and surveys, determining value, assessing risks and liabilities in the form of fallen trees, possible landslides, or other, researching deed restrictions, and determining preferred uses. Attorney Romero explained that it can be a cumbersome process. Mr. Talty, with TSV Inc., suggested putting on restrictive covenants, or making the lands conservation easements. Discussion followed. An appraisal may be sought for the ½ acre on Bull-of-the-Woods.

V. OLD BUSINESS

D. Discussion of proposed dedication and/or grant and reservation of easements therefor for public spaces, roads, utilities and related public infrastructure improvements by TSVI and other owner entities to Village for Sutton Place and the new Blake Hotel land areas.

Mr. Talty explained that this topic would be presented to the Council in August. Attorney Romero has met with Mr. Canepa, the attorney for TSV Inc. concerning the dedication. All plaza spaces will be dedicated: any plaza with development underneath, any plaza without any development underneath, and plazas that are open spaces, such as the riverwalk and the riparian area. The dedications will be fee-interest to the Village, along with the utilities underneath. Plaza spaces will have snow-melting devices, with a layer of water-proofing under the wurzbo piping, and everything in that layer will be dedicated to the Village. The water-proofing has been tested, so if it gets punctured, the Village will be liable for the repair. The geothermal wells used for ground-source heat pumps will have their own zone, billed to the Village. The ground-source will use natural gas. Costs for electricity used for Sutton Place will be billed to the Village. The Master Development Agreement that was adopted with formation of the TIDD outlines the framework for billing and other items related to the upkeep of the new Sutton Place amenities.

There has been successful cooperation amongst all of the entities in Sutton Place, according to Mr. Talty. The Snakedance has dedicated the alley-way behind the building, the Hotel St. Bernard has given a turning circle, the Edelweiss has agreed to take down the wall, and the Alpine Village has given up a triangle of land. The Village will have an easement with the Forest Service for the utilities crossing over the Rio Hondo at the Sutton Place crossing. As an aside, Mr. Talty mentioned that Sutton Place was so named by Ernie Blake, who wanted to memorialize one of his favorite musicians from the Thunderbird Lodge jazz festival, Ralph Sutton.

This item will come before the P&Z Commission again in August for possible recommendation of approval by the Council.

A. Consideration to recommend to the Village Council the adoption of Resolution 2017-311 Recognizing Grant of Easement of Right of Way

Planner Foster explained that this resolution presents a solution to the request by Mr. Kammerdiener for an easement across a parcel of Village-owned land, which could possibly be used for a driveway. No approvals are given with adoption of this resolution. A driveway would need to be engineered by an applicant for approval by the Village. Any property owner on Dolchetto Road may seek an easement. Attorney Romero explained that the language needs to be vague so that no one entity appears to benefit from granting of an easement.

MOTION: To recommend to the Village Council the adoption of Resolution No. 2017-311 Recognizing Grant of Easement of Right of Way

Motion: Chris Stagg Second: Jim Woodard Passed: 5-0

B. Discussion and consideration to recommend approval to the Village Council of the design standards and plan for wayfinding signs in the Core Village Zone

Zehren & Associates has drawn up a plan for way-finding signs, showing diagrams of individual sign types, as well as locations for the new signs. P&Z would need to recommend approval by the Council of the signage plan and design standards. No permit would be needed for construction and placement of these signs if they are consistent with the plan. The ownership issues and maintenance responsibilities have yet to be determined. The cost of the signs would be borne by the developer. Some details will need to be figured out, such as what names go on which signs.

MOTION: To recommend approval to the Village Council of the design standards and plan for wayfinding signs in the Core Village Zone

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

C. Discussion of the priorities for the objectives of the Village Comprehensive Plan

Planner Foster conducted two open houses over the July 4th weekend, in order to discuss with citizens the comprehensive plan and its goals and objectives. Around 60 people attended the open houses. Popular topics were the dust and pedestrian safety concerns on Twining Road, natural gas, and bridges over the Lake Fork Creek. Foster asked the attendees to assist in prioritizing the objectives. The top 2 were concerns about wireless and wireless towers, and broadband. 23 objectives require only staff and legal assistance, 3 require GIS implementation, 7 need a study or a plan, 17 require capital improvements, 7 need a consultant's work, 8 are part of

the TIDD plan, and 3 need new equipment or a vehicle. Foster's top priorities include improvements to addressing and street signs, GIS, code amendments, sign code participation, trails master plan, revising impact and system development fees, expanded recycling, a snow management plan, and the application of bionic soils on Twining Road. Foster will send out the list of objectives again for the P&Z Commissioners to prioritize.

VI. MISCELLANEOUS

A. Bionic soils application will be postponed for this year. Magnesium Chloride will be applied to roads this summer.

B. Russell Engineering will present a 60% engineering plan on Ernie Blake Road redesigns at a workshop. Tentative date is August 20, but an announcement will be made. No change on the road will take place for the upcoming winter season.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, August 1, 2016 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Chris Stagg Second: Jim Woodard Passed: 5-0

The meeting ended at 3:05 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk