



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,
TAOS SKI VALLEY, NEW MEXICO

MONDAY, SEPTEMBER 11, 2017 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, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Henry Caldwell. Staff members present: Village Administrator Mark Fratrack, Building & Construction Director Bill Jones, Village Clerk Ann Wooldridge, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Chairman Wittman asked to add discussion of recent Village Council items, and introduction of a new development director at TSVI by David Norden, under Miscellaneous.

MOTION: To approve the agenda with the above additions.

Motion: Jim Woodard **Second:** Richard Duffy **Passed:** 6-0

III. APPROVAL OF THE MINUTES OF THE JULY 20, 2017 MEETING

MOTION: To approve the minutes as presented

Motion: Chris Stagg **Second:** Richard Duffy **Passed:** 6-0

IV. OLD BUSINESS

V. NEW BUSINESS

A. PUBLIC HEARING: Consideration to Approve Application for Conditional Use Permit Extension 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

Building & Construction Director Jones said that staff recommends approval of the conditional use permit extension, subject to the condition that the applicant direct the surface water flow to be channeled to the drainage intake located in the Northwest corner of the applicant's property. This condition was set forth as a draft proposed condition for the previous conditional use permit approval at the October 3, 2016 P&Z meeting. Director Jones confirmed that the requested drainage is currently in place on the property. The P&Z Commission voted in favor of the permit in 2016, but as an oversight the draft record of decision was not finalized and signed.

Commission Chair Tom Wittman opened the public hearing. Speaking in favor of the application for conditional use was Betty Sperber, an owner at the Powderhorn Condominiums, who said that the parking on this site is very important to the Powderhorn. Randy German, manager at the Twining Condominiums, also spoke in favor because their guests use some of this parking as well. Meg Wilde, another Powderhorn Condominiums owner, said that the parking is beneficial to their owners and guests. No one spoke against. The public hearing was closed.

MOTION: To Approve the Application for Conditional Use Permit Extension 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: Chris Stagg Second: Richard Duffy

Discussion took place on the conditions that should be placed on the conditional use permit that were listed in the 2016 draft. The annual renegotiation of the permit will be put forth in this new permit as a requirement, as well as the requirement for the drainage intake to remain. The third condition, which required improving the visual condition of the property by installing landscaping, did not seem to be an appropriate requirement at this time. It was noted that some snow fences had been cleaned up on the property. The fourth item, to have the applicant negotiate in good faith for the realignment of Ernie Blake Road, has occurred. The reservation of rights will also be included in the new conditional use permit.

Commission Chair Wittman called the vote. Passed: 6-0

B. Discussion and Consideration to Recommend Approval by Council of the 2019-2023 Infrastructure Capital Improvements Plan (ICIP)

Administrator Fratrack presented the list of 2019-2023 ICIP projects. There was also a list showing infrastructure projects that will be funded through the TIDD, and then a list of projects to be completed within a longer time period, past 2023. Discussion took place on various items on the list, namely construction on Erie Blake Road, the need for a Multihog for Public Works, a Gunsight Spring study, and the Block N water line. Commission Chair Wittman reminded the Commission that the main purpose of this list is for submission to the State for possible capital outlay funding, although it is also a useful tool for planning purposes by the Village.

MOTION: To Recommend Approval by Council of the 2019-2023 Infrastructure Capital Improvements Plan (ICIP) as presented

Motion: Jim Woodard Second: Richard Duffy Passed: 6-0

VI. MISCELLANEOUS

A. TSVI President David Norden introduced Peter Johnson, who will be the new development manager for TSVI. Johnson has been in land development for over 30 years, in New York, California, New Mexico, and in small communities. Norden said that currently TSVI is an operational as well as a developmental entity, and the need for a staff person concentrating on TSVI's development projects became apparent. Johnson said that he is looking forward to working with the P&Z Commission.

B. Commission Chair Wittman reported that the Council had accepted the counter-offer from Aegis Land Management for \$252,000 for a land exchange to allow for the realignment of Ernie Blake Road. Drew Chandler of Russell Engineering has been involved with the new road design, as well as with the new Ernie Blake Road river crossing which has recently been constructed. Funding is to be provided by the TIDD for the road realignment.

Commission Chair Wittman also reported that the Council had recently voted on the final amount for the impact fees and system development fees for Parcel G. Some final recalculations were required. Wittman explained that as part of the TIDD formation, a Master Development Agreement (MDA) had been signed, between the Village and TSVI. The MDA states that a credit of between 25% and 100% of these fees would be given to TSVI because of infrastructure built and given to the Village. Another developer would be allowed a similar credit with such an agreement, if public infrastructure were built and then dedicated to the Village.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, October 2, 2017 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant. (Note: this meeting was later cancelled. The next meeting is scheduled for Monday, November 6, 2017 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant.)

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Chris Stagg

Second: Richard Duffy

Passed: 6-0

The meeting ended at 2:00 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk