



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
TAOS SKI VALLEY, NEW MEXICO

MONDAY, MARCH 7, 2016 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:10 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, Building Code Consultant Rich Willson, Clerk Ann Wooldridge, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Commissioner Stagg asked to have Gordon Briner speak after Pater Talty, under item IV. A.

MOTION: To approve the agenda as amended

Motion: Susan Nichols **Second:** Jim Woodard

Passed: 7-0

III. APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2016 MEETING

Clarification was made on the first paragraph under item V. A., to change the wording from "one person" to "one entity", which is The Resort at Taos Ski Valley

MOTION: To approve the minutes as amended.

Motion: Jim Woodard

Second: Henry Caldwell

Passed: 7-0

IV. NEW BUSINESS

A. Presentation by Peter Talty Regarding Signage and Lighting

Peter Talty with TSV Inc. made a presentation to the Commission about the progress to date on renovations, and on projects to be undertaken this summer. The completion of The Blake hotel will allow for Sutton Place to be paved and finished. As part of this process, TSV Inc. will be selecting pedestrian and street lighting and will be making suggestions on way-finding signs and directional signage, following the requirements set forth in the zoning ordinance. Their intent is to unify the Core Village Zone signage and lighting standards, to provide clear direction for future development in this regard, and to establish a means to evaluate future proposals with consistency and using objective criteria. Some of the designs that may be selected will require changing the current codes. TSV Inc. is working with the easement holders on Sutton Place, such as the Snakedance Condos, the Hotel St Bernard, the Edelweiss Lodge, and Alpine Village Suites, to make a road that can be dedicated to the Village. At that point, the Village would begin plowing the road. The designs of the sidewalk, as well as the lighting and signage designs, are in the conceptual stage.

Talty also reported that nine miles of the up-canyon trench were completed in 2015. The trench, containing four electric lines, two fiber-optic lines, and a natural-gas line, will continue on the same side of the highway, until connecting at the bottom to the existing lines on the south side of the highway

Gordon Briner said that TSV Inc. has applied to the US Forest Service to rebuild the Sutton Place crossing. They hope to replace the culvert in mid-April, because high river flow will commence in

May. Just one box culvert will be used, down from the previously planned three culverts, due to updated information received on flood studies. The culvert at the Burroughs river crossing will not be replaced until 2017. A sedimentation pond will be created at the bottom of Sutton Place. Briner reported that snow will be removed from the beginner hill just after ski season closing in order to create a road across to Sutton Place, as was done in 2015. Summer vehicle traffic will be allowed on the top level of the parking lot only, since the A and B levels will be used for construction staging.

V. OLD BUSINESS

A. Presentation and Direction to Staff of Draft amendments to the Village Sign Code

Planner Foster presented a draft of the sign permit section revision of the zoning ordinance. The regulation of temporary signs has been relaxed this year. The draft changes will hopefully accommodate a moderate number of temporary signs. One business owner commented that owners do not want to spend a lot of money on signage while in a temporary location, and this has created the abundant use of sandwich boards. Sandwich board placement has created some unsafe situations this winter. Consideration may be given to creating different regulations for temporary structures than for permanent structures. The new draft code will address multi-tenant signs, as well as a requirement that a business with a sign must have a business registration through the Village. Foster would like to get comments from the Commission, as well as from the community, and bring a revised draft back to the Commission in April.

B. Presentation and Discussion of a Kachina Master Plan Scope of Work

Planner Foster presented four options for proceeding with developing and financing a Kachina Master Plan:

- Option 1 - Do not engage a consultant to prepare a Master Plan. The Village staff and P&Z Commission would use the existing criteria of the 2010 Master Plan, and the forthcoming Comprehensive Plan, as the guide for evaluating future development and allow the development standards in the existing zoning ordinance to regulate new development.
- Option 2 – Accept the offer from TSV, Inc. to help pay for the consultant contract and allow TSV, Inc. to select the consultant. The Village would pay for a part of the consultant contract. The Village's procurement policy would apply.
- Option 3 - Accept the offer from TSV, Inc. to help pay for the consultant contract and ask other property owners to help pay for the full cost of the consultant contract.
- Option 4 – The Village could pay for the entire consultant contract. This option could avoid potential conflicts among property owners and the consultant, particularly regarding the locations of commercial developments and the allocation of infrastructure costs and access to public amenities.

Foster offered a possible option 5, which would have the Village Staff doing the work, with collaboration from Kachina property owners.

The creation of the Core Village Zone arose from a collaboration of private and public entities; this may be desirable for the Kachina area. Regardless of any potential conflicts among property owners and consultants, Foster said that the goals of the Master Plan are to identify the highest and best uses of the land, promote the sustainability of natural resources, provide a variety of public amenities, encourage a year-round economy, and identify the infrastructure and utility improvements that would be necessary to support the development scenarios that are in the best interest of the entire community.

Commission Chair Wittman asked the Commissioners to informally vote on their preference of options, which resulted in option 1 – 0 votes, option 2 – 0 votes, option 3 – 5 votes, and option 4 – 2 votes. Funds for hiring a consultant will be put in the next fiscal year budget; however TSV Inc. and property owners could fund the first part of the work for the master plan, with the Village paying for the final plans for the highest and best use. Village Staff will organize the process.

C. Discussion of Next Steps for the Ernie Blake Road Design

Commission Chair Wittman relayed that almost two years ago the Commission voted on option number one of a presentation made by Director Schieber of choices to address the awkward intersection of Ernie Blake Road and Twining Road. The Council voted to put this preferred design in to the new master plan, but no action was taken. This option would create a perpendicular access and would lower the grade of Ernie Blake Road at the top, but would require 6850 square feet of land to be acquired as well as dirt to be obtained to support the road. Commission Chair Wittman will work with Administrator Fratrack on proceeding with negotiations with landowners.

VI. MISCELLANEOUS

A. Commission Chair Wittman said that he had recently been complimented on the conduct of the P&Z meetings.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, April 4, 2016 at 2:00 p.m. at the Edelweiss Lodge Club Room.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Henry Caldwell Second: Richard Duffy Passed: 7-0

The meeting ended at 3:30 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk