



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JANUARY 8, 2018 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: Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: April Bender and Henry Caldwell. Staff members present: Village Administrator Mark Fratrack, Village Clerk Ann Wooldridge, and Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

Chairman Wittman asked to add discussion of the Kachina Mater Plan under Miscellaneous.

**MOTION:** To approve the agenda as amended

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

## III. APPROVAL OF THE MINUTES OF THE NOVEMBER 6, 2017 MEETING

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

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

## IV. OLD BUSINESS

### A. Discussion of Draft Underground Utility Services Ordinance

This draft Ordinance was presented at the November 6, 2017 P&Z Commission meeting. It was tabled at that time, and no December P&Z meeting was held. A change has been made to allow 180 days to connect to an underground utility, after the utility becomes available at a property line.

**MOTION:** To approve the ordinance with the amendment to allow 12 months to connect after the utility became available underground at the property line

**Motion: Susan Nichols                      Second: Richard Duffy**

Commissioner Stagg asked, as he had at the previous meeting, whether adoption of this ordinance was needed at this time. The question was also asked whether use of the term "utilities" was appropriate since several utilities do not run above ground such as water and sewer, and the electric utility going from above ground to underground and the required connection is governed by a separate ordinance. It might be more appropriate to list the utilities in question, namely internet and telephone. Commissioner Stagg recommended taking a closer look at the ordinance governing electric connections to underground power before considering a similar ordinance for other utilities.

**MOTION:** To postpone indefinitely

**Motion: Chris Stagg                      Second: Susan Nichols                      Passed: 5-0**

## V. NEW BUSINESS

**A. Consideration to Approve Resolution No. 2018-347 A Resolution Concerning Governing Body Meetings and Public Notice Required**

Required annually by the State of New Mexico, this is the open meetings act that governs when and how meetings will be conducted.

**MOTION:** To Approve Resolution No. 2018-347 A Resolution Concerning Governing Body Meetings and Public Notice Required

**Motion: Chris Stagg                      Second: Susan Nichols                      Passed: 5-0**

**B. Consideration of P&Z Commissioner Appointments and Commission Chair Election**

According to Ordinance 1997-15, the Commission shall consist of seven members who shall be appointed by the Mayor with the consent of the Village Council. Terms of the members are staggered in order to maintain the original staggered terms on the Commission. Commissioners Wittman, Nichols, and Woodard have terms expiring in January 2018.

With the assent of Commissioners Wittman, Nichols, and Woodard, the Mayor will appoint them for two-year terms to the P&Z Commission until January 2020 at the January 16, 2018 Village Council meeting. The three Commissioners gave their assent.

Once a year, the Commission needs to elect one of its members as Chairman for a one-year term.

**MOTION:** To Elect Commissioner Tom Wittman as Chairman

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

**C. Discussion of Taos Mesa Brewing Patio Service Area**

A member of the Village Architectural Review Committee approached Administrator Fratrack to say that there were reservations from Committee members concerning the outside seating area at the Taos Mesa Brewing Tap Room. Taos Mesa Brewing applied and received approval for an expansion of the liquor sales area through the New Mexico Alcohol and Gaming Division in July 2017. The Village Administrator signed off on the application in June 2017. It was the Village Staff's understanding that this would be for summer use only and not for during the ski season.

There is concern that the outside area will cause a traffic bottleneck for skier pedestrians, and is not ideal for safety reasons. Commissioner Duffy explained that safety issues on the Thunderbird Road sidewalk had been of great concern to the Architectural Review Committee in recent years because of the appearance of an increasing number of sandwich board signs. Additionally, there had been concerns with the aesthetics of having a jumble of signs and other things clogging up the sidewalk.

One of the owners of Taos Mesa Brewing, Dan Irion, was in attendance and asked to address the Commission. He said that in setting up the outdoors service area, they were just trying to animate the sidewalk and generate business activity. He said that he did not want to create any animosity amongst the neighbors. Irion said that he would proceed with taking down the outdoors serving area. There was some discussion of whether this service area actually created a safety hazard, but Irion said that he would rather that the ski racks remain for customers along Thunderbird Road instead of having his serving area.

**MOTION:** To Recommend Approval by Council for Off-ski season use of an outdoor service area at Taos Mesa Brewing Tap Room

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

It was noted that the owners of Taos Mesa Brewing are voluntarily taking down the service area in a gesture of cooperation with the community and the Village. A citizen commented that it is wonderful to have activity on the street and nice to have the businesses there.

**VI. MISCELLANEOUS**

**A.** Commissioner Wittman explained that the Kachina Master Plan Committee had met. Members include Commissioners Wittman and Duffy, Citizens Roger Pattison and Jeff Kern, Staff members Keen and Fratrack, as well as representatives from the Shopoff Group. Commissioner Wittman had obtained a copy of a 1973 Kachina Village Master Plan which the Pattisons and the Blakes

had commissioned, and the Committee reviewed this document, as well as other iterations that have been created over the years.

The next meeting of the Kachina Master Plan Committee is scheduled for February 5, 2018 at 10:00 a.m. at the Village Office. (Note: this was later changed to 9:00 a.m.)

**B.** St. Moritz Condominium owner Kelly Grosstette expressed concern about the dust on Twining Road. In light of potential expansion of Kachina Village, she said that it is necessary to address a long-term solution for dust control.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, February 5, 2018 at 1:00 p.m. at the Edelweiss Lodge Club Room.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Susan Nichols                      Second: Jim Woodard                      Passed: 5-0**

The meeting ended at 1:50 p.m.

\_\_\_\_\_  
Tom Wittman, Chairperson

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