



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, MARCH 5, 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: Henry Caldwell, Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: April Bender. Staff members present: Village Administrator Mark Fratrick, Village Clerk Ann Wooldridge, Public Works Director Ray Keen, Public Works Administrative Assistant Christina Wilder, and Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

**MOTION:** To approve the agenda with the addition of a discussion of the NM Gas line extension proposal and a discussion of view corridors, under Miscellaneous.

**Motion:** Chris Stagg                      **Second:** Jim Woodard                      **Passed:** 6-0

## III. APPROVAL OF THE MINUTES OF THE FEBRUARY 5, 2018 MEETING

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

**Motion:** Chris Stagg                      **Second:** Susan Nichols                      **Passed:** 6-0

## IV. OLD BUSINESS

## V. NEW BUSINESS

**A.** Discussion and Direction to Staff on the Preferred Method to Process Pattison's Amizette Property Lot Line Consolidation/Adjustments

Mr. Pattison recently purchased two parcels of property in Amizette. At present there is a U.S. Forest Service (USFS) fire lane easement/right-of-way across the properties. With the re-platted Emma Road, the .770 acres of re-platted Block 6, Lot 1 is split down the middle by the purported USFS right-of-way. The right-of-way is a physical and practical barrier to development; for example, stumps left from the aborted Emma Road construction cannot be removed, nor dead tree branches trimmed, nor other landscaping conducted. Mr. Pattison understood this when he purchased the properties and has planned around the right-of-way. His intention is to construct a home on the north side of the right-of-way and utilize the south side for possible retail development, or other allowable commercial use. Mr. Pattison is requesting to have a lot line adjustment formalized to create two separate, new, lots. The USFS said that using the strip as additional building setback, as intended in this instance, is encouraged.

Mr. Pattison explained that the lot line adjustment would make it easier to get utilities to his house, as well as to neighbors' properties. Several property owners have joined together to make application to NM Gas for connections.

**MOTION:** To recommend that this summary subdivision be handled administratively by staff, unless Attorney Romero discovers that a Planning & Zoning Commission hearing is required.

