



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
106 SUTTON PLACE
TAOS SKI VALLEY, NEW MEXICO
MONDAY, JULY 1, 2019 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. All Commission members were present: Henry Caldwell, Richard Duffy, Neal King, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Staff members present: Village Administrator John Avila, Planning Director Patrick Nicholson, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, and Attorney Susan Baker.

It was noted that a quorum of the Village Council was present during item IV.A: Mayor Brownell, Councilor Stagg, and Councilor Wittman. Shortly afterwards, Councilor Kern entered.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda as presented

Motion: Commissioner King Second: Commissioner Caldwell Passed: 7-0

III. APPROVAL OF THE MINUTES OF THE APRIL 1, 2019 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

Motion: Commissioner Stagg Second: Commissioner Woodard Passed: 7-0

IV. NEW BUSINESS

A. Discussion and Consideration to Recommend Approval of the 2021-2025 Village of Taos Ski Valley Infrastructure & Capital Improvement Plan (ICIP)

Planning Director Nicholson presented the draft 2021-2025 Infrastructure Capital Improvement Plan (ICIP). The list comprised 15 items for FY0221, 8 items for FY2022, 6 items for FY2023, 4 items for FY2024, and 9 items for FY2025. Director Nicholson said that Staff had worked on the draft jointly, compiling the items and the prioritization in the list. Community input had also been sought, and a survey was sent to property owners asking for input. The Community's prioritization ranked roads/drainage as first priority, water projects as second, and wastewater as third. After that followed public safety, recreation, and Village facilities. The draft ICIP list had already been in roughly this order of prioritization.

Director Nicholson went down the list of projects: the relocation and upgrade of the Kachina area water booster station, the Gunsite Springs engineering, design, and distribution line construction, and Twining Road improvements. The fourth item on the list, Helipad Site Development, might not cost anything if emergency safety funds were sought, he said.

In this year's ICIP, items have been listed in larger groups, such as road improvements, water improvements, and wastewater improvements. Administrator Avila said that the details would be listed in the adopting Resolution and in the submittal to the State through the NM DFA Local Government Division. In addition, it can be advantageous to list broad categories in the event that money becomes available for one thing but not another, then the list can be re-prioritized. Several Commissioners expressed the need for either subsections within the larger categories, or else an internal plan for road, water, and wastewater improvements.

#8 is listed as Expansion and Renovation of Fire Substation #2, in Kachina. There has been renewed interest in this project. At FY2022 #4, Renovation and Expansion of Fire Station #1 was listed. The Village

Hall Complex was listed as first priority for FY2022, at a cost of \$1,950,000. Current ongoing work is directed at getting the apartments rented and having the main house put to use as the Village Police Station, at a much less cost than making a Village Hall and Council Chambers. Commissioners commented that it is important to create a strategy for the Village Hall Complex. Additionally, the question was asked about whether it really made sense to list such a large number of capital projects in any one year, which may be impossible to execute.

Director Nicholson asked for input on changing the list of priorities. It was suggested that a defined water supply improvement plan could be added, which might include a surface water treatment plan. Leak detection is an important part of controlling the water supply, and a substantial leak was recently found between the Phoenix Spring and the Bavarian. Options for serving Block N with water were discussed. It seemed reasonable to fund an engineering plan before listing a construction item.

Hiker Parking Lot bathrooms were listed at third for FY2023. A Hiker Parking Lot re-design could be more important than installing bathrooms, it was commented. TSVI has said that they would help with a Hiker Parking Lot design.

A homeowner asked about distribution of natural gas through existing lines, which was listed at FY2021 #6. Director Nicholson said that the Village was waiting for TSVI to complete trenching on Thunderbird Road and Ernie Blake Road in order to connect the natural gas lines to be charged. TSVI Development Director Peter Johnson replied that the Village had rescinded its approval for Thunderbird Road so TSVI had stopped work for the summer. Much discussion followed. Director Nicholson said that the underground utility lines had been approved but the surface work needed to be changed. Discussions had occurred at P&Z meetings, he said, but no official approval had been made by the Village Council. A new road design could be approved by the P&Z Commission and the Council if a plan were to be presented, he said. In addition, the Village's Building Official had noticed that the subcontractor on the Thunderbird Road project did not have the correct contractor's license. TSVI's Johnson said that the subcontractor's license was the same as it had been for the past 4 years and the Village had never said anything. Mr. Johnson said that a Conditional Use Permit for Parcel D had been brought to the P&Z Commission in 2015 and in 2017. A revised plan for both Parcel D and for Parcel C was brought forth for P&Z Conditional Use approval in 2018, and no conditions for Thunderbird Road had been made. The homeowner asked if the citizens could do anything to assist in getting the road and the natural gas project moving and Administrator Avila said that the invitation had been made by the Village to TSVI to discuss a plan and look at documents. Attorney Baker said that the right-of-way acquisition still was in question. Mr. Johnson responded that the re-alignment plan had been in every presentation made by TSVI to the Village. Commissioner and former Mayor King said that the Village had approached the property owner several times, but that the property owner had not wanted to negotiate. A one-year easement for culvert replacement had been granted, but that replacement had not occurred. Director Nicholson said that a set of plans needed to be provided. Director Johnson asked what the change needed to be. Commissioner Duffy asked TSVI if they would bring in the plans for Thunderbird Road if someone asked politely, and Director Johnson said that he would. The signature by the previous Public Works Director on the plans was only for utility and curb placement, Village representatives have said, which TSVI understood to be adequate as Village approval of the road. TSVI CEO David Norden asked the Village to present a specific request for a plan so that everyone would know what was desired.

Commissioner Stagg said that the Village could do much more work towards details on capital improvements and the corresponding finance plans.

FY2021 item #10 is undergrounding of electric lines. The plan has been to proceed up Twining Road but the Public Safety Committee has expressed interest in having the lines installed underground going down to Amizette.

MOTION: To recommend approval of the 2021-2025 Village of Taos Ski Valley Infrastructure & Capital Improvement Plan (ICIP) by the Village Council with changes which reflect the P&Z discussion

Motion: Commissioner Stagg Second: Commissioner King Passed: 7-0

Discussion continued on the possibility of installing the power lines underground to Amizette. Commissioner Caldwell was in favor of it. Mayor Brownell said that he had spoken with Kit Carson Electric trying to get them to underground the lines to Amizette and then also all the way down to Taos East. It sounded like the overhead lines would stay in place, but not charged, he said. Commissioner Stagg said that this was a good place to begin discussions and hopefully more discussions would follow.

Discussion followed about whether the ICIP plan was ready to recommend to Council for approval. Some Commissioners thought that the Plan should be brought to the P&Z Commission again in August for further review and discussion before being recommended to Council.

Commission Chair Wittman called for a vote. Passed: 5-2 (Commissioners Caldwell and Woodard dissenting)

V. OLD BUSINESS

VI. MISCELLANEOUS

A. Director Nicholson said that Village Council had directed Staff to work with the property owner of the building at 20 Zap's Road to get the property cleaned up by June 30, 2019. Director Nicholson reported that the work had been successful.

B. Director Nicholson reported that the Shopoff group might be ready to present to the P&Z Commission in September or October 2019 for preliminary plat and zoning change approval. This development is expected to be at the \$300 million level.

C. Director Nicholson reported on a meeting with the new owner of the approximate 1270 acres formerly owned by the Pattison Trust. The gentleman, Mr. Robert Corroon, also owns 4 residential lots. Mr. Corroon said that he is interested in keeping the 1270 acres as recreational use for the time being. If he conducts a land use master plan, he was asked to share and present to the Village in order for the plan to receive proper review and approval.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting of the Planning & Zoning Commission will take place on Monday, August 5, 2019 at 1:00 p.m. at the Edelweiss Lodge Club Room. (Note: this was later cancelled. The next meeting will take place on Monday, September 9, 2019 at 1:00 p.m. at the Edelweiss Lodge Club Room.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Caldwell Second: Commissioner Woodard Passed: 7-0

The meeting adjourned at 2:30 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk