



**PLANNING & ZONING COMMISSION
DRAFT MEETING MINUTES
MEETING HELD VIA ZOOM
TAOS SKI VALLEY, NEW MEXICO
MONDAY, MARCH 1, 2021 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, Yvette Klinkmann, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Susan Nichols. Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, and Attorney Susan Baker.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda by moving item IV. B. to follow item III., and to move V.B. to follow item IV.B.

Motion: Commissioner Woodard Second: Commissioner Duffy Passed: 6-0

III. APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2020 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

Motion: Commissioner Caldwell Second: Commissioner Duffy Passed: 6-0

IV. NEW BUSINESS

B. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL APPROVAL OF RESOLUTION 2021-469 - Adoption of Updated Land Use Assumptions

Director Nicholson explained that the Mayor and Council had appointed members to the Capital Infrastructure Advisory Committee. The process for updating the development impact fees is laid out by NM Statute. The Committee has been working on Land Use Assumptions, which will be approved by the Village Council. Committee Chairperson Ben Cook explained that growth projections had been taken into account, though these are all best guesses. Mr. Cook said that changes to these Land Use Assumptions could be made at any time if new information became available.

MOTION: To approve recommending to Council approval of Resolution 2021-469 Adoption of Updated Land Use Assumptions

Motion: Commissioner Duffy Second: Commissioner Klinkmann

Discussion followed. It was explained that in previous years, before a CIAC had been formed, Village Staff and the P&Z Commission worked out the land use assumptions and development impact fees. Director Nicholson said that the Village's Infrastructure Capital Improvement Plan relates to this planning by consideration of short-term and long-term Village capital improvements required.

Commission Chair Wittman called for a vote. Passed: 6-0

V. MISCELLANEOUS

B. Capital Improvements Advisory Committee update

Director Nicholson reported that the CIAC was conducting regular meetings. These are open meetings and are conducted via Zoom, with information to join the meeting available on the Village web site. He expressed his thanks to the Committee members for their hard work. Committee Chair Cook expressed

appreciation for the consultants who are steering the Committee, as well as to the members for their work.

IV. NEW BUSINESS

A. DISCUSSION: Summary to date of the Twining Road Improvement Project by Scott Eddings of Huitt Zollars, Village Project Engineer.

Director Nicholson updated the Commission on progress of the work being conducted by Huitt Zollars. The area being considered for improvement is the section of Twining Road from the parking lot to the Beaver Pond. Three community meetings have been held so far. The available budget allowed for 30% completion of an engineered study of the road. Mr. Eddings reported on findings so far. The improvement plan will include installation of a new water main in the road as well as moving dry utilities to an increased depth. The plan for a 30-foot right-of-way has been questioned by some property owners along the road as being unobtainable. Costs for different road surface options were presented. The possibility of sidewalks was discussed, with questions surrounding who would be required to maintain the sidewalks and who might carry the liability if the sidewalk became icy and dangerous. Director Nicholson explained that the owner of the property behind the sidewalk was required to maintain the sidewalk, by Village Ordinance. Currently, the Village Public Works Department is clearing the sidewalk on Ernie Blake Road, but that is temporary until the Ernie Blake Road improvements have been completed. Commissioners urged thorough consideration of all issues before getting too far along in the planning process.

C. DISCUSSION: Kachina Area Master Plan information package of the Kachina Area property owners by Mr. Peter Talty, TSVI

TSVI Peter Talty announced an open house for the public to attend on March 6, 2021 at 4:00 p.m. for an overview of the Kachina Master Plan to date. He said that growth possibilities in the Kachina area were occurring and that it made sense to conduct a Master Plan in advance of any new development.

Kachina area property owners formed an informal committee in the summer of 2020 and secured the services of Design Workshop to guide their process. Mr. Talty, as well as members of Design Workshop, reported on the various aspects of their work, including looking at existing conditions, character, distinction of the area, and challenges presented with the high alpine environment. Development potential and density reduction were studied. Mr. Talty reported that the consensus formed was for a plan of low density, low scale, environmentally sensitive development envisioned for the Kachina area. He relayed that the plan was well-principled and was reasonable enough to be easily implemented.

V. MISCELLANEOUS

A. Certificates of Compatibility issued

Director Nicholson reported that Certificates of Compatibility had been administratively approved for the deck at Alpine Village Suites, and for an expansion of dormitory facilities at the former Columbine Inn. An expanded NMED permit will be required in conjunction with the building permit, when issued.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:

The next meeting of the Planning & Zoning Commission is scheduled for April 5, 2021 at 1:00 p.m. via Zoom.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Woodard Second: Commissioner Duffy Passed: 6-0
The meeting adjourned at 3:00 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk