



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
TAOS SKI VALLEY, NEW MEXICO

MONDAY, FEBRUARY 1, 2016 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:15 p.m. Roll call was taken and a quorum was established. Commission members present: April Bender, Henry Caldwell, Chris Stagg, and Tom Wittman. Commission members absent: Richard Duffy, Susan Nichols, 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

MOTION: To approve the agenda as written

Motion: April Bender **Second:** Chris Stagg **Passed:** 4-0

III. APPROVAL OF THE MINUTES OF THE JANUARY 4, 2016 MEETING

MOTION: To approve the minutes as presented.

Motion: Henry Caldwell **Second:** Chris Stagg **Passed:** 4-0

IV. NEW BUSINESS

V. OLD BUSINESS

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

Planner Foster had presented a scope of work for the creation of a Kachina Master Plan at the January meeting. He explained that the scope of work has not changed much to date, but certain projects are in the works that will advance the master plan. These items include the fact that the land for the treatment plant is in the process of being transferred to the Village, which will allow the Village to expand the plant. The treatment plant capacity had been an issue in the past when development seemed imminent in the Kachina area. Secondly, funds are being secured to build a Kachina water storage tank; this will allow for the construction of buildings without the need for water pressure booster stations. Thirdly, a 70-acre parcel of land has been bought by one person from the Pattison Trust, and this person has plans to develop the parcel. The fourth item that would assist in the creation of the plan is that TSV Inc. has offered to pay for it.

Foster suggested that hiring a consultant may not be necessary since 70 acres will already be planned. It may be possible to work with existing land owners and their designers to create a plan. Foster will discuss the payment arrangement with TSV Inc., but it may be difficult to mix public and private monies. Also there may be an unfair advantage if one party were to pay for the plan, and others didn't agree with it. Foster thought that executing a request for proposals for a consultant could take at least three months' time to complete. Several Commissioners suggested that hiring an outside person, who is objective, may get new ideas about what the best plan is for the Kachina area. There are unique aspects to Kachina that may require a professional, for example transportation and road issues. The zoning ordinance may need to be changed if unique codes are developed, as occurred for development of the core village zone. There are risks with simply allowing development to occur haphazardly. The owner of the 70 acre parcel may be

presenting a proposal soon to include infrastructure, open space, and sustainable development. More discussion will take place on the development of a Kachina Master Plan.

B. Presentation and Direction to Staff of Draft Amendments to the Village Sign Code

Foster relayed that pursuant to previous meetings where discussion of signs had taken place, he had met with some business owners to try to regulate the abundance of signs that have appeared recently and to make individual arrangements with each business. The zoning code which regulates signs is very strict, and is difficult to uphold. There was discussion of allowing each business to have one sandwich board sign, and one banner. Commissioners recommended making temporary exceptions to permanent laws, instead of perhaps changing the code to make it too lenient. Consultant Willson suggested hiring a sign consultant to bring some consistency into the Village for signage. There will most likely be a good model for Village signs and lighting in the newly developed Sutton Place area.

C. Proposed Schedule for a Community Open House in July, 2016 and Discussion of a Community Survey Related to the Village Master Plan

Foster is planning to host a community open house on July 2-3, 2016 in order to get more feedback on the master plan. He will have created a revised version of all of the elements by that time, which will be reviewed at the June 6, 2016 P&Z meeting, then posted and distributed. Foster is creating a survey to distribute to homeowners and businesses.

VI. MISCELLANEOUS

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, March 7, 2016 at 1:00 p.m. at the Edelweiss Lodge Club Room.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Chris Stagg

Second: Henry Caldwell

Passed: 4-0

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk