



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

SNAKEDANCE CONDOMINIUMS HONDO RESTAURANT
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JUNE 6, 2016 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, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Richard Duffy and Susan Nichols. April Bender entered during item IV.b. Staff members present: Planner Matthew Foster, Administrator Mark Fratrack, Clerk Ann Wooldridge, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Commission Chair Wittman asked to move item IV.b. to before item IV.a.

MOTION: To approve the agenda as amended

Motion: Jim Woodard

Second: Chris Stagg

Passed: 4-0

III. APPROVAL OF THE MINUTES OF THE MAY 2, 2016 MEETING

MOTION: To approve the minutes as presented

Motion: Chris Stagg

Second: Jim Woodard

Passed: 4-0

IV. NEW BUSINESS

B. Dedications from the TIDD and TSV in the core area

Peter Talty from TSV Inc. updated the Council about several items, namely the Highway 150 trenching project and Sutton Place improvements. The trenching project is in its final stages, with some of the most difficult work being completed now near the bottom of the canyon where there had been existing buried lines. The project has been successful and over the next month the trench and gas lines will be extended up Firehouse Road to the Kinderkafig, and also up to point TD16 at the bottom of Sutton Place. Mr. Talty and Councilor Stagg will meet with the NM Department of Transportation next week to discuss possible re-paving of Highway 150.

TSV Inc. has been working with the Village on the design of the Sutton Place sidewalks and curbs. The Edelweiss Lodge has volunteered to remove the low wall in front of the Edelweiss in order to create more interactive engagement with Sutton Place. The access behind the Snakedance is still being designed. The culvert has been replaced, designed for a 100-year flood level. Attorneys Canepa and Romero will jointly advance the specifics of dedication of Sutton Place to the Village. The riverwalk will run alongside the stream by The Blake, and for now will terminate where the new bridge across to Parcel D will be built.

A. PUBLIC HEARING: Application for a Conditional Use Permit for Modular Construction in the Residential Zone located at Lot 1, Block L of the O.E. Pattison Subdivision

Planner Foster explained that any modular construction requires a conditional use permit according to the zoning ordinance. This application meets all of the requirements for a permit. Snow load design and snow shed from the roof have been okayed by Building Inspector Willson. This lot is surrounded by open space; it is adjacent to the Beaver Pond, the Kachina Property Owners open space, and the TSV Inc. permit area.

PUBLIC HEARING: Commission Chair Wittman opened the public hearing. Speaking in favor of granting the permit were Steve Ruppert, who said that this is a good project with a nice design, and Roger Pattison who said that modular construction is appropriate for use in Taos Ski Valley as it allows for completion of construction in one building season. The final product will look nice, and that is more important than the construction method. Jed McGee, the potential contractor, spoke in favor for the same reasons as Roger Pattison. He also said that this system of construction has proved to be successful in other locations; it reduces the environmental impact, and is considered a green building method. No one spoke against the permit. The public hearing was closed.

MOTION: To approve the application for a conditional use permit for modular construction in the residential zone located at Lot 1, Block L of the O.E. Pattison Subdivision

Motion: Chris Stagg

Second: Jim Woodard

Passed: 5-0

The modular pieces will arrive on-site with a crew to assemble the parts, while the foundation and the utilities will be completed by Mr. McGee, as well as the finish work.

V. OLD BUSINESS

A. Consideration to recommend to the Village Council an access easement from the Village of Taos Ski Valley to Mr. Kammerdiener on Lot 4, Block F of the O.E. Pattison subdivision

The property across which Mr. Kammerdiener is requesting an access easement has steep slopes, unstable soils, drainage problems, and landslides. There is concern about the possible slope of a potential driveway. Development potential of the property is impossible, according to Planner Foster. Mr. Kammerdiener is requesting "legal access to his land". Roger Pattison told the Council that the main purpose for the Pattison Trust to have dedicated this piece of property to the Village was to grant access for Mr. Kammerdiener to his property. Attorney Romero explained that it is not possible to do an implied easement over Village property, which would assume that it was meant to happen at the time. The law says that the Village cannot give away something of value. Could there be an argument that this easement could be an exchange for the utility easement that Mr. Kammerdiener granted to the Village a few years ago? Commissioner Stagg suggested approving an easement, but making it necessary for Village approval of any right of way. Mr. Kammerdiener would survey and engineer the easement, have it meet Village standards, for Village approval. The extent of use and the form would require Village approval. This item will be brought back to P&Z at the next meeting.

B. Discussion and direction to staff regarding design standards for way-finding signs in the Core Village Zone

Planner Foster explained that the P&Z Commission and the Council will need to adopt a signage plan for way-finding signs. The developer will be presenting signs during the design and dedication process, and these signs will need to be accepted by the Village if consistent with the plan. No permit will be needed for the way-finding signs; the ownership and maintenance, as well as the exterior lighting maintenance responsibility have yet to be determined. There will be vehicular signs, and pedestrian signs on a smaller scale. Zehren & Associates has created a design that is similar to existing directional signs, but that also complements the planned street light poles. These signs will upgrade the arrival to Taos Ski Valley, and give a sense of arrival, so they will need to be well-lit and clear. The existing signs work okay, but these will be improved upon to allow guests to know where they are, where they're going, and how to get there. All of these will be paid for and built by the developer, and re-payment would occur through the TIDD. Any new development would be required to follow the same design, or the Village would require that the sign be taken down. It has not yet been determined who will be responsible for deciding upon the entities listed on the signs, or who will update the listings. More detail will be presented at the next P&Z meeting.

C. Discussion and direction to staff regarding the draft Sign Code amendments

Planner Foster reviewed the draft amendments again, outlining the regulations for permanent on-premises signs, of which two will be permitted per business, not to exceed 30 square feet maximum. Only one may be freestanding, and a perpendicular sign could be 8 square feet at maximum size. Off-premises signs would only be allowed as a conditional use, and with the

permission of the property owner. Off-premises temporary signs would be allowed if removed after one day. One temporary sign, such as a banner, sandwich board, or flag, would be allowed twice per calendar year, not to exceed a period of 180 consecutive days. A business directory would be allowed on each building, not to exceed 6 square feet in size. Neon signs may be allowed, as long as they are turned off at 9:00 or 10:00 p.m. Once set in place, these rules will be required to be followed, under the authority of the Planning Officer.

MOTION: To recommend approval by Council of the draft sign permit regulations.

Motion: Jim Woodard

Second: Henry Caldwell

Passed: 5-0

D. Discussion of the priorities for the objectives of the Village Comprehensive Plan

Planner Foster asked the Commissioners for their feedback on prioritizing all of the various objectives listed in the comprehensive plan. Considerations include whether an item is already funded or not, whether it is required for health and safety reasons, what kind of financial investment is required, what kind of regulatory process is required, and whether the item is consistent with other plans. Although the comprehensive plan spans a 20 year time frame, the prioritized list of objectives would span 5 years.

E. Consideration to Approve Resolution No. 2016-309 Endorsing the Community Wildfire Protection Plan and Encouraging the Village Council to Adopt the Community Wildfire Protection Plan

Planner Foster explained that this plan shows how the Village will protect itself in case of fire. If the plan meets the requirements of the Healthy Forests Restoration Act, then it makes the Village eligible for grants. The plan outlines goals, objectives, and an implementation plan. This is the second draft, and some minor changes may still be made before the final plan is completed.

MOTION: To recommend approval of Resolution No. 2016-309 Endorsing the Community Wildfire Protection Plan and Encouraging the Village Council to Adopt the Community Wildfire Protection Plan

Motion: Jim Woodard

Second: Henry Caldwell

Passed: 5-0

F. Discussion and recommendation to Village Council on Ernie Blake Road design

Commission Chair Wittman summarized the recommendation made by the P&Z Commission in 2014 when Community Development Director Schieber had presented three options for redesigning Ernie Blake Road. The Commission had voted 6-0 in favor of implementing option #1, which showed the road intersecting with Twining Road at a right angle to create easier traffic flow. The Council approved of this recommendation, asking to have option #1 put into the master plan. In 2015, the Council adopted by resolution the roadway improvement plan which included this option as the plan for the Ernie Blake Road redesign. Jerome de Bontin had written a letter to the Village asking for reconsideration of this option. He asked the Commission to consider option #2, which illustrates a road being created going down Lake Fork Road than turning to go up to Twining Road next to the Twining Condominium parking lot. With this option, there could be a possibility of Ernie Blake Road becoming a cul-de-sac, or perhaps of eliminating vehicular traffic. Mr. de Bontin said that there are large elevation changes with option #1 and that there may be accessibility and safety issues. Much discussion followed. Mike Russell of Russell Engineering spoke about the different options, as his company had drawn up the preliminary engineering drawings in 2014. Mr. Russell said that option #2 would create a long distance to travel in order to get in and out of the Village core area. Also, it would require some land dedication on the part of the Sierra del Sol Condominiums, which might be difficult to work out. Several people representing the Powderhorn Condominiums expressed their concern that Ernie Blake Road is very steep and dangerous and needs improvements. There is \$1.65 million in the TIDD budget for Ernie Blake Road improvements, but it may cost more than that. It appears that all of the options for the road improvement have drawbacks. There are still many unknowns, and a possible one-way situation might need to be considered in addition to the other options.

MOTION: To make no change to the 2014 recommendation of implementing option #1 for redesigning Ernie Blake Road.

Motion: Chris Stagg

Second: Jim Woodard

Passed: 5-0

VI. MISCELLANEOUS

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, July 11, 2016 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Henry Caldwell

Second: Jim Woodard

Passed: 5-0

The meeting ended at 4:45 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk