



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

COLUMBINE INN CONFERENCE CENTER
TAOS SKI VALLEY, NEW MEXICO

MONDAY, SEPTEMBER 12, 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: Richard Duffy, Susan Nichols, Chris Stagg, and Tom Wittman. Commission members absent: April Bender, Henry Caldwell, and Jim Woodard. Staff members present: Administrator Mark Fratrack, Clerk Ann Wooldridge, Chief Building Official Rich Willson, Building & Construction Director William Jones, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

Chairperson Wittman asked to add an item concerning a revision to the minutes of the July 11, 2016 P&Z Meeting Minutes under Miscellaneous.

MOTION: To approve the amended agenda.

Motion: Chris Stagg

Second: Richard Duffy

Passed: 4-0

III. APPROVAL OF THE MINUTES OF THE AUGUST 1, 2016 MEETING

MOTION: To approve the minutes as presented

Motion: Richard Duffy

Second: Susan Nichols

Passed: 4-0

IV. OLD BUSINESS

V. NEW BUSINESS

A. Presentation on Blake Hotel Update and Public Improvement Dedication Process, by Chaz Rockey, TSVI

Bob Daniel, Project Manager for TSV Inc., commended the Village Staff to the Council and to the P&Z Commission, most particularly Chief Building Official Rich Willson. Daniel said that Willson's expertise as Chief Building Official has been instrumental in making their project succeed. The utility work is being completed by the "bat cave" behind the Resort Center. The Sutton Place crossing is complete, as well as the work by Alpine Village near the port-cochere to The Blake. In addition, the stairs by the Snakedance are finished as well as work between the Resort Center and The Blake. Mr. Daniel estimates that 220 workers have been on-site each day. The mechanical systems are in place and running. They will be pushing to get work done until the very end, he said. The stream improvements for this year are complete.

In early November, the furniture, fixtures, and equipment will be installed. TSVI has planned for a "soft opening" for the hotel when ready. Commissioner Stagg was planning to meet with Kit Carson Electric and Century Link to ask whether the fiber optic would be installed and activated in Sutton Place. The hotels and condominiums are interested in connecting before Sutton Place paving occurs in early October.

Chaz Rockey and TSVI are working with Village Staff on revising and updating the master development agreement, as well as other documents related to the public dedication, such as the dedication plats, the improvements map, the bills of sale, and the maintenance agreement. There has been good cooperation between the private entities in Sutton Place to provide for public use of Sutton Place and related plaza spaces.

B. Presentation of Proposed Natural Gas Distribution Plan, by Chaz Rockey, TSVI

The Highway 150 underground utility trench has been completed, and the natural gas lines have been pressurized. Several Core Village buildings are being connected to the natural gas lines. The revenue credits provided by New Mexico Gas Company can be used for the benefit of the entire Village. NM Gas has presented a plan to extend distribution lines throughout the Village in four phases: the Core Village, the Phoenix Switchback area, the Kachina area, and Amizette. Installation costs are estimated to be \$2.5 million, using revenue credits from the Sutton Place hotels and condominiums of \$300,000. Other revenue and lot credits from NM gas total \$600,000. In addition, NM Gas' new parent company, Emera, is providing an economic stimulation program that will provide a 50% additional credit on the remaining amount of \$1.9 million, leaving \$950,000 for the net outlay to obtain Village-wide natural gas distribution.

Chaz Rockey explained that TSVI would contribute to the \$950,000, subject to approval of a Public Infrastructure District (PID). He said that TSVI is examining projected figures for a PID, which could capture approximately \$6.5 million. He said that the TIDD was not able to pay for the entire cost of the Highway 150 trench, and that consideration of a PID had always been discussed in order to pay for natural gas installation. Planning would begin immediately for installation to start in 2017, as long as road re-alignments were finalized as soon as possible.

C. PUBLIC HEARING: Consideration to Approve Application for Conditional Use Permit for Long Term and Daily Commercial Parking Lot on Part of Lot 1, Block A (Beausoleil) in the Village of Taos Ski Valley, by St. Bernard Expansion II LLC

Chief Building Official Willson explained that there are three issues needing to be considered for this application, namely: 1. A need for additional parking, 2. Pedestrian and vehicular congestion on Thunderbird Road and 3. Surface water flow across the site in question. Willson said that the Village had installed a culvert from the lowest drop inlet, but that it was never connected to the storm drain. If the application were approved, the Village would require a plan to mitigate the water flow. The water comes from flows down the mountain, as well as from springs and from water coming across Twining Road. The cost to mitigate this should be minimal. Although discussion took place on the matter, it was decided that this application would not influence a decision on any re-alignment of Ernie Blake Road.

PUBLIC HEARING: Randy German, Twining Condominiums Manager, spoke in favor saying that the parking on this site is very useful for them, especially on busy weekends. Kent Forte, Edelweiss Lodge & Spa and Powderhorn Condominiums Manager, also spoke in favor, saying that they used at least 20 of the 40 long-term parking spaces. He said that he was sure that the Lake Fork Condominiums also used the lot for parking. Forte said that the traffic to this area was not additional traffic, but that the cars would already be traveling to the Powderhorn, Twining, or Lake Fork Condominiums anyways. Matt McCole from the Sierra del Sol spoke in favor of the permit for the same reasons.

Speaking against were Bob Daniel with TSVI, saying that granting the permit would not bind the property owner to anything in actuality. He said that a conditional use permit should be permanent thing, such as a structure. According to Daniel, the application doesn't address circulation access issues around the property. He suggested that the permit should require dedication of easements, and compared the permanency of this conditional use permit with those given for Parcel G and for Parcel D. Resident John Kammerdiener spoke against the application, saying that drainage is a problem anywhere in the Village. David Norden, TSVI CEO, spoke against the application, because of the aesthetics of the parking, and said that this should require re-grading, new signage, and landscaping. The Public Hearing was closed.

MOTION: To Approve Application for Conditional Use Permit for Long Term and Daily Commercial Parking Lot on Part of Lot 1, Block A (Beausoleil) in the Village of Taos Ski Valley, by St. Bernard Expansion II LLC, with conditions to be worked out with Village Attorney Dennis Romero, such as access and landscaping, as well as an annual approval requirement.

Motion: Chris Stagg

MOTION: To Table this item

Motion: Chris Stagg

Second: Richard Duffy

Passed: 4-0

D. PUBLIC HEARING: Consideration to Approve Application for Conditional Use Permit for Wireless Communications Tower placement on a 1227-acre parcel of Pattison Trust Land in the Village of Taos Ski Valley, by Pattison Trust, LLC

Chief Building Official Willson explained that the application package was complete, according to the requirements in zoning ordinance section 19. The tower will not exceed the 75' height requirement and will have a tree-like appearance. The proposed tower location is near the preferred tower location shown on the Village Wireless Communications Master Plan and would have good potential for coverage. The existing access road is very steep and has not been maintained. Construction of the tower would be difficult; power and fiber optic would need to be extended to the tower. The Pattison Trust does not yet have clients committed to using the tower.

Roger Pattison spoke to the Commission explaining that the coverage at this site would be excellent. He said that the road is alright year-round, and that there are lots of antenna sites that have difficult access.

MOTION: To Table this item

Motion: Chris Stagg

Second: Susan Nichols

Passed: 4-0

VI. MISCELLANEOUS

A. Chairman Wittman said that Jean Mayer, owner of the Hotel St. Bernard, had asked for a clarification in the July 11, 2016 P&Z Commission minutes, item V.D. Mr. Mayer asked that the sentence: "The Snakedance has dedicated the alley-way behind the building, the Hotel St. Bernard has given a turning circle," be corrected to say "The Snakedance has dedicated the alley-way behind the building, the Hotel St. Bernard has allowed for a turning circle, but it should be noted that this land remains the property of the Hotel St. Bernard and that this is a temporary easement, subject to further to discussion,....."

MOTION: To make note of the clarification in the July 11, 2016 P&Z Commission meeting minutes

Motion: Chris Stagg

Second: Susan Nichols

Passed: 4-0

B. Administrator Fratrack introduced the new Building & Construction Director, William Jones, who began work at the Village on September 7, 2016.

C. Roger Pattison suggested that the Pattison Trust and the Village of Taos Ski Valley each hire their own appraisers in order to proceed with the potential land swap and land dedication that has been recently discussed, between the Pattison Trust and the Village. Chairman Wittman replied that this would need Council approval.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, October 3 2016 at 1:00 p.m. at a location to be determined. (The next meeting was held at the Looking Glass Room at the TSV Resort Center.)

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Susan Nichols

Second: Richard Duffy

Passed: 4-0

The meeting ended at 3:10 p.m.

Tom Wittman, Chairperson

ATTEST:

Ann M. Wooldridge, Village Clerk