



# Village of Taos Ski Valley

## Job Description

<b>Job Title:</b>	Planning & Zoning/Community Development	<b>Job Code:</b>	
<b>Division:</b>	Administration	<b>Effective Date:</b>	04/04
<b>Department:</b>	Planning and Zoning	<b>Last Revised:</b>	03/16

### GENERAL PURPOSE

Performs a variety of administrative duties related to planning, zoning, and community development activities that impact municipal development and resource allocation processes of the Village. Responsible for current/long-term planning, GIS, project management/coordination, liaison with developers, builders, and engineers, review plats, building plans, zoning issues, permits for conformance with the municipal code/plan, and federal/state regulations. Responsible for preparing related reports and correspondence to the Planning and Zoning Commission and Village Council. Primary support staff to the Planning and Zoning Commission.

### SUPERVISION RECEIVED

Works under the general guidance and direction of the Village Administrator.

### SUPERVISION EXERCISED

None. Works with Building & Construction Director on coordinating projects and planning.

### ESSENTIAL FUNCTIONS

**Administrative Functions:** Serves as a member of the executive management team; organizes and oversees departmental administrative functions; prepares and recommends budget and staff requirements of the Community Development Department, coordinates, reviews and reports on current planning applications; assists with the preparation of planning studies, policies and ordinances.

Supervises the processing and review of subdivision projects, commercial and multi-family development applications, site plan review, and similar development project requests for conformity with Village plans, ordinances and policies; coordinates planning projects related to policy development, land use, demographic analysis, housing, transportation, environmental assessments, conducts field inspections on development proposals, land-use issues, surveys, planning studies and other projects.

Prepares complaints for legal action against violators of zoning code and related ordinances; works with Village Administrator and Village Attorney in the prosecution of such violations when necessary.

Provides technical guidance on code issues to the public, Village Council, Village Planning & Zoning Commission; coordinates with various agencies, including, Neighborhood Association(s), New Mexico Non-Profit Organizations, Conservation District, local, state, federal, and tribal and agencies.

Submits staff reports as directed by Village Administrator; attends meetings with Village Council and Village Planning & Zoning Commission when necessary; prepares correspondence, staff reports and inter-office memorandum.

Prepares educational materials for the public; responds to public, official and press inquiries relative to community development planning, zoning, and code enforcement services, activities and issues.

**Planning & Zoning:** Reviews community and land development documents and proposals for adherence to established guidelines, rules and regulations; responds to land use and zoning inquiries, assists customers in maintaining compliance of site development plans with Village codes and ordinances.

Prepares long-range plans for land use and development, including comprehensive plans and site specific or topical master plans; coordinates work of consultants to complete plans, studies, and maps.

Process zoning applications including conditional use permits, special use permits, certificates of compatibility, and variances; performs field development inspections with approved plans; prepares public hearing notices; post signs on sites for public hearings; prepares written staff reports and makes presentations at public meetings.

Apply the sign regulations ordinance, reviews and approves new and existing signs for conformance with applicable codes; maintains current knowledge of land use and environmental law, site planning and development practices; apply Night Sky Ordinance as it pertains to existing and future development.

Maintains and updates the Village data base, including maps, plats, easements, and geographic information systems; gathers data and creates GIS spatial and relational database of various geographic elements; must be able to read, interpret, apply and explain rules, regulations, policies, and procedures; read and interpret maps, blueprints, and legal descriptions for proper zoning classifications, setbacks, and height restrictions.

**Community Development:** Performs professional, administrative and technical duties related to planning, organizing, directing and coordinating Village-wide community development. Assists development agencies in expanding and improving the Village's economic base, including business retention and the building of commercial, industrial and retail sites within the community. Administers the Village's redevelopment programs and initiatives.

Coordinates and monitors, on behalf of the Village, all economic development/redevelopment programs with developers, contractors, property owners and other interested parties.

Oversees and implements the Village's long-term economic development strategic plan; generates and nurtures professional working relationships with private developers, realtors, business leaders, banking and financial leaders, economic development professionals, professional and trade associations, state and local government leaders, the Village of Taos Ski Valley Chamber of Commerce and other community leaders.

**Code Enforcement:** Receives complaints from citizens regarding alleged violations of Village ordinances, codes, and regulations; determines nature of the allegation and apprises callers of possible investigation schedule; monitors community compliance with various ordinances, including nuisances, noise, snow removal, illegal signage, weed infestations, etc.

Advises property owners, builders and contractors as needed to apprise appropriate parties of concerns and potential violations; searches tax records; obtains facts necessary to determine proper course of actions; coordinates and monitors solutions.

Conducts field investigations and property inspections to determine extent of violations; checks for "clear view" on corner lots, verifies business licenses, monitors sign compliance,; prepares various investigative reports; initiates legal proceedings where appropriate and coordinates the same with Village legal staff; may administer preliminary sanctions as allowed by ordinance or code.

Conducts regular review of codes, ordinances and regulations; receives legal interpretations as needed to direct enforcement of compliance; makes recommendations related to practical application of codes and ordinances; assists in adapting, modifying or rewriting codes as needed.

Prepares and provides written and oral reports to Village council, boards, committees, and public interest groups as required to explain code enforcement activities and program needs; gives testimony in a court of law as an expert witness.

Performs related duties as required.

**MINIMUM QUALIFICATIONS**

1. Education and Experience:

A. Graduation from college with a bachelor's degree construction management, land use planning, urban planning, civil engineering, community development, public administration or related field;

AND

B. Eight (8) years of experience in a comprehensive planning or public works program; experience in the administration and management of materials and personnel necessary for the development and maintenance of public works systems;

OR

C. An equivalent combination of education and experience.

2. Knowledge, Skills, and Abilities:

**Thorough knowledge of** principles and practices of comprehensive urban planning, economics, sociology and community organization as applied to urban planning; relationships between various factors affecting urban planning policy, such as economic, political, sociological, legal, etc.; zoning laws and comprehensive plans including their formation, process of adoption and enforcement research and statistical analysis and the evaluation of research data; land use, zoning, federal, state, and local laws. **Basic knowledge of** using hand held GPS surveying equipment and integrating said data into a geographic information system (GIS) data base; basic drafting techniques, blue prints and related specifications.

**Considerable skill** in the art of diplomacy and cooperative problem solving.

**Ability to** conduct necessary planning and development research and compile comprehensive reports; establish and maintain effective working relationships with employees, other agencies and the public. Effectively utilize personal computer, including word processing, spreadsheet, and database (Microsoft Office); motor vehicle; phone; radio; fax and copy machine.

3. Special Qualifications:

Must possess a valid New Mexico Driver's license. Preference given for CZO (Certified Zoning Official) certification and AICP (American Institute of Certified Planners).

4. Work Environment:

Incumbent of the position performs in a typical office setting with appropriate climate controls. Tasks require variety of physical activities, which may require muscular strain, related to walking, standing, stooping, sitting, and reaching. Some outdoor work is required in the inspection of various land use developments, construction sites, or public works facilities. Hand-eye coordination is necessary to operate computers and various pieces of office equipment. Essential functions require talking, hearing and seeing. Must occasionally lift weights of 10-50 pounds. Common eye, hand, finger dexterity exist. Mental application utilizes memory for details, verbal instructions, emotional stability, discriminating thinking and creative problem solving. Periodic travel required in normal course of job performance.

\*\*\*\*\*

**Disclaimer:** The above statements describe the general nature, level, and type of work performed by the incumbent(s) assigned to this classification. They are not intended to be an exhaustive list of all responsibilities, demands, and skills required of personnel so classified. Job descriptions are not intended to and do not imply or create any employment, compensation, or contract rights to any person or persons. Management reserves the right to add, delete, or modify any and/or all provisions of this description at any time as needed without notice. This job description supersedes earlier versions.

I \_\_\_\_\_ have reviewed the above job description. Date: \_\_\_\_\_

Employee