



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, APRIL 2, 2018 2:00 P.M.

## I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 2:00 p.m. Roll call was taken and a quorum was established. Commission members present: Henry Caldwell, Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: April Bender. Staff members present: Village Administrator Mark Fratrack, Building Inspector Rich Willson, Village Clerk Ann Wooldridge, Public Works Administrative Assistant Christina Wilder, and Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

**MOTION:** To approve the agenda with the amendments to remove item Miscellaneous A. since Mr. Johnson withdrew his request to address the Commission, and with the addition of Commission appointments under Miscellaneous.

**Motion:** Chris Stagg

**Second:** Richard Duffy

**Passed:** 6-0

## III. APPROVAL OF THE MINUTES OF THE MARCH 5, 2018 MEETING

**MOTION:** To approve the minutes as presented

**Motion:** Chris Stagg

**Second:** Richard Duffy

**Passed:** 6-0

## IV. OLD BUSINESS

## V. NEW BUSINESS

**A. PUBLIC HEARING:** Consideration to Approve an Application for Variance to the Front and Rear-yard Setbacks on Lot 12, Block L of the O.E. Pattison Subdivision, 131 Twining Road, by Needbased Architects

Building Inspector Willson said that Staff had met with the architect, Jonah Stanford with Needbased Architects, three times at the home site. The site has difficult topography; the elevation drops away from the road by approximately 8 feet along most of the road frontage. Also, the road encroaches on the property for about 60% of the lot frontage. The rear yard abuts the 20 foot riparian setback for the Lake Fork section of the Rio Hondo. The proposed house would have no encroachment on the riparian setback.

The house will be accessed on the west end of the property with a driveway leading to a garage on the lower level of the building. The house will be two stories; the first lower than road grade and the second at the road elevation. There will be adequate snow storage areas. The purpose of the variance is to allow the construction of a road grade access for guest parking. The building is rotated on the site, which minimizes the impact of the setback encroachments.

The applicant is requesting a variance of 4 feet to the 25 foot front yard setback for a corner of the building, a variance of 11 feet to the 20 foot rear yard setback for a corner of building, and a variance of 14 feet to the 20 foot rear yard setback for a portion of the deck.

Inspector Willson noted that many of the newer houses along upper Twining Road have requested variances for setbacks. He said that Staff recommends approval of granting the variances.

Mr. Stanford presented more details of the proposed construction. The house will connect to the Village's water and sewer system. There will be parking on the upper level as well as a garage on the lower level. A pull-out for passing cars will be left on the side of the road. No dirt will be exported but a small amount will be brought in.

**PUBLIC HEARING:** The public hearing was opened. Architect Jonah Stanford spoke in favor of the project, saying that they have tried to be very environmentally sensitive in their planning and design of the house. Neighbor Mike Houx spoke in favor of granting the variance. No one spoke against. The public hearing was closed.

**MOTION:** To Approve an Application for Variance to the Front and Rear-yard Setbacks on Lot 12, Block L of the O.E. Pattison Subdivision, 131 Twining Road, by Needbased Architects

**Motion:** Chris Stagg                      **Second:** Susan Nichols

Discussion followed. Mr. Stanford said that if the building were to be turned on the site to be situated within the setbacks, the parking spaces would have to be eliminated. Also, snow storage space would be reduced.

**Chairman Wittman called for the vote.**

**Passed: 6-0**

## **VI. MISCELLANEOUS**

**A.** Al Johnson regarding the Taos Mountain Lodge Variance

Although this item had been withdrawn from the agenda, Chairman Wittman noted that it was not common practice for the P&Z Commission to address a variance for a second time, at a later meeting. The variance in question was one that was granted to the Village by the P&Z Commission in July 2017 for reduction of the side yard setback at the Taos Mountain Lodge. One of the neighbors said that they never received notice of the public hearing and had asked to speak to the Commission.

**B.** Commission Chair Wittman said that Commissioner Bender had resigned. Chairman Wittman has spoken with Mayor Brownell about appointing Neal King as Commissioner at one of the next Council meetings.

**C.** Chairman Wittman said that further discussion of view corridors will take place when a new Planner has been hired by the Village. Additionally, the Planner would be taking the lead on the development of the Kachina Master Plan.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, May 14, 2018 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant.

## **VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Chris Stagg                      **Second:** Richard Duffy                      **Passed: 6-0**

The meeting adjourned at 2:50 p.m.

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Tom Wittman, Chairperson

ATTEST: \_\_\_\_\_  
Ann M. Wooldridge, Village Clerk