



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

TENDERFOOT KATIE'S, TSV RESORT CENTER,
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JUNE 4, 2018 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:05 p.m. Roll call was taken and a quorum was established. Commission members present: Henry Caldwell, Richard Duffy, Neal King, Susan Nichols, Chris Stagg, and Tom Wittman. Commission members absent: Jim Woodard. Staff members present: Village Administrator Mark Fratrack, Building Official Rich Willson, Village Clerk Ann Wooldridge, Planning Director Patrick Nicholson, Building Inspector Jalmar Bowden, Public Works Director Ray Keen, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda as presented

Motion: Chris Stagg

Second: Neal King

Passed: 6-0

III. APPROVAL OF THE MINUTES OF THE APRIL 2, 2018 P&Z COMMISSION 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 Revised Conditional Use Permit Application for Parcel D, Lots 2 & 3, Block H, O.E. Pattison Subdivision, 6, 8, & 10 Thunderbird Road, by TSV, Inc. TSV, Inc. is requesting approval of a revised Conditional Use Permit to develop a mixed-use development on Parcel D located within the Core Village Zone (CVZ). The proposal consists of a primary mixed-use building with a detached market building anchoring an activity and pedestrian plaza that creates a community open space. From the plaza, pedestrians and skiers will cross a new pedestrian bridge that spans the newly restored Lake Fork Stream.

The proposed mixed-use building design will consist of plaza level retail above lower level parking. Above the retail and parking levels are three levels of 24 residential condominium units. With the new market building, total new commercial space will be approximately 7,600 square feet. The Plaza amenity area will add 18,500 square feet of public space. The market building will include public restroom facilities.

TSV Inc.'s Peter Talty made a presentation about the project. He said that many entities had come together to work on developing the plans: Hart & Howerton, Studio Southwest Architects, SMPC Architects, Red Tail surveying, Russell Engineering, and TSV Inc. Their goal is to improve mountain access, elevate the skier experience, to expand the bed base, and to reinforce and celebrate Taos Ski Valley's unique quality.

Representatives of Hart & Howerton continued the presentation, saying that TSV Inc. is putting an emphasis on creating a pedestrian experience, away from traffic. They are creating new walkways and trails, and a new bridge with ADA access. This development will create spaces for activity with an ice skating rink and an area for a Christmas Village. The density will be much less than in the original 2014 development submission for Parcel D. The revised building on Parcel D will be pulled farther away from the setback on the side of the Alpine Village Suites. There will be seven condominiums per floor on Parcel D, and nine units per floor on Parcel C. The roofs will be made of asphalt shingles to reduce snow sliding,

and the pitches have been reduced to create a more advantageous snow shed plan. The overall design will mirror that of The Blake. Solar studies have been conducted to illustrate the shadows created by the new buildings.

Drew Chandler with Russell Engineering presented the civil engineering plans, noting that there will be a new storm water collection site at the end of Thunderbird Road. It will be a vortex chamber for treatment of the storm water before it is discharged. He has designed the snow storage plan, as well as the ground cut-and-fill plan. The sewer line will run straight out of the building to connect with the line in Ernie Blake Road. Rollover curbs will be used on all of the sidewalks along Thunderbird Road. They are planning on breaking ground on the project in the spring of 2019.

David Norden, TSV Inc. CEO presented an overall view of TSV Inc.'s projects to date. Items completed include the Kachina Peak lift, construction of The Blake hotel, a renovation of the Children's Center, and the installation of the Gondolita lift and new Strawberry Hill/Rueggli chair lift.

Projects that are in progress include the removal of lifts #1 and #5, with a new high-speed quad to be installed to replace lift #1. The Kachina meadow area improvements and renovations of the Phoenix Grill and the Bavarian Lodge are under way. Mr. Norden said that planning is in progress for new projects on Parcel I and Parcel E of the conceptual plan.

The Village's Planner, Patrick Nicholson, presented his staff report on the Parcel D project. The report lists conditions which must be met, including required application for and granting of variances for building height and riparian setbacks. The permit would be valid for three years.

Commission Chair Wittman opened the Public Hearing. Peter Talty spoke in favor of granting the Conditional Use Permit. Carl Pearson with Hart & Howerton spoke in favor, saying that this project keeps the vision of Taos Ski Valley but takes it to the next level. Building Official Willson spoke in favor, saying that the project will create a great public space. Rob Watt of Red Tail Surveying spoke in favor, saying that this project will continue the theme of The Blake, which has already created a wonderful public space. Kihai Mayer said that he was speaking for the Mayer family, in favor of the project. He said that they thought that it introduced good urban planning concepts. A representative of SMPC Architects spoke in favor to say that place-making is important. No one spoke against. Rachel Conn, with Amigos Bravos, said that she is in favor of the in-channel work being done in the river, and is also in favor of the new storm water plans. She was in favor of the plans for snow melt on the new building sites, and she thanked TSV Inc. for reaching out to Amigos Bravos with their plans. She said that she was concerned about the riparian setback and doesn't like the riparian setback "averaging" that was done at The Blake. She hopes that a riparian setback would not be approved for Parcel D. She is concerned with snow removal and said that it is not good to allow snow storage in setbacks. She is also concerned about creating walking paths in riparian setbacks because they might hinder riparian growth. Ms. Conn asked about the capacity of the Village's wastewater treatment plant with the addition of new lodging spaces. Public Works Director Keen answered that the treatment plant will have the capacity for flows from both of these projects.

Commission Chair Wittman closed the public hearing.

MOTION: To Approve the Revised Conditional Use Permit Application for "Parcel D", Lots 2 & 3, Block H, O.E. Pattison Subdivision, 6, 8, & 10 Thunderbird Road, by TSV, Inc.

Motion: Neal King **Second:** Richard Duffy

Discussion followed. Planning Director Nicholson explained that the Conditional Use Permit currently in place, which was renewed in July 2017, will be cancelled if this new Conditional Use Permit is approved. He said that because the revised plans are substantially different than the previous drawings, new variance applications would need to be submitted.

Chairman Wittman called for the vote.

Passed: 6-0

B. PUBLIC HEARING: Consideration to Approve Conditional Use Permit Application for "Parcel C", Part of Lot 1 and Lot 2, Block G, O.E. Pattison Subdivision, 3 Thunderbird Road & 11 Ernie Blake Road, by TSV, Inc.

TSV, Inc. is requesting approval of a Conditional Use Permit to develop a mixed-use development on Parcel C located within the Core Village Zone (CVZ). The proposal consists of a four level mixed-use building with ground floor parking and 2,400 square feet of retail, and three floors of 27 total

condominium units.

Director Nicholson explained that the proposed development meets the intentions of the standards of the CVZ. The CVZ augments its zoning principles with performance standards expressed through supplemental regulations and development requirements, and the applicant has taken great care to meet and at times exceed these standards.

There is no issue with adequate capacity at the treatment plant. Nine conditions have been placed on approval of the Conditional Use Permit.

The Public Hearing was opened. Peter Talty spoke in favor, noting that the density has decreased significantly from when this building was envisioned to be on Parcel D with the other building. Carl Pearson with Hart & Howerton spoke in favor pointing out that no variances will be required for the Parcel C project. Sam Gesumaria, St. Bernard Condominium owner, thanked TSV Inc. for changing the angle of the building on Parcel C, which allows for continued solar gain in the lower levels of the St. Bernard Condominiums. Krizia Shelton, who said that she was speaking for the Mayer family, was in favor of the project. She said that they were appreciative of the solar studies that had been conducted. Building Inspector Bowden recommended that TSV Inc. use an expert for designing and building the ice rink so that it is usable and in good condition for a long time to come. No one spoke against the application.

Commission Chair Wittman closed the public hearing.

MOTION: To Approve the Conditional Use Permit Application for Parcel C, Part of Lot 1 and Lot 2, Block G, O.E. Pattison Subdivision, 3 Thunderbird Road & 11 Ernie Blake Road, by TSV, Inc.

Motion: Richard Duffy Second: Neal King

Discussion followed. Commissioner Caldwell asked about adequate snow storage, and it was explained that there was enough snow storage, especially as the snow would be taken to the retention pond at the end of Sutton Place. Rachel Conn urged that there be no snow storage in any riparian setbacks. Jeanne Gesumaria asked about paving Twining Road. Leanne Brown, St. Bernard Condominium owner, said that they are concerned about the dust situation and about drainage from Twining Road onto the St. Bernard property.

Chairman Wittman called for the vote.

Passed: 6-0

VI. MISCELLANEOUS

A. Commission Chair Wittman reported that the Kachina Master Plan Committee met again and the members are considering completing the master plan in-house. The next meeting is scheduled for July 2, 2018 at 9:00 a.m. at the Snakedance Condominiums Hondo Restaurant.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting of the Planning & Zoning Commission will take place on Monday, July 2, 2018 at 1:00 p.m. at the Snakedance Condominiums Hondo Restaurant.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Susan Nichols Second: Richard Duffy Passed: 6-0

The meeting adjourned at about 2:45 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk