



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

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

MONDAY, OCTOBER 1, 2018 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, Neal King, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission Members absent: Henry Caldwell. Staff members present: Village Administrator Mark Fratrack, Planning Director Patrick Nicholson, Village Clerk Ann Wooldridge, Police Chief Sam Trujillo, Building Inspector Jalmar Bowden, Public Works Director Ray Keen, Public Works Administrative Assistant Christina Wilder, and Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

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

**Motion:** Commissioner Stagg

**Second:** Commissioner King

**Passed:** 6-0

## III. APPROVAL OF THE MINUTES OF THE JULY 27, 2018 P&Z COMMISSION MEETING

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

**Motion:** Commissioner Stagg

**Second:** Commissioner Duffy

**Passed:** 6-0

## IV. NEW BUSINESS

**A. PUBLIC HEARING:** Consideration to Approve an Application for a Conditional Use Permit to Install and Operate a Ropes Course Adventure Tour on Tract L around the Pioneer Glade Ski Run Area in the Village of Taos Ski Valley, by TSV Inc.

TSV, Inc.(TSVI) is requesting approval of a Conditional Use Permit to install and operate a ropes course adventure tour on Tract L near and around the Pioneer Glade Ski Run area. The Taos Adventure Course is intended to supplement recreational options and visitor amenities during the summer and winter seasons. This is a new proposal.

Representatives of TSVI presented the ropes course plan, which will be a family-focused activity for use by people of all ages, and which will be a year-round activity. Named Taos Adventure, the course will include several zip lines and challenge towers, as well as six rope bridges. Each challenge tower would have multiple activities, with "blue" and "green" level of difficulty posted. In the canopy of trees near the Pioneer Glade lift, the ropes course would be 35 feet in the air. TSVI would staff the entrance, as well as the start of each zip line, but the remainder of the course would be self-directed. TSVI is planning for installation of the course in mid-April 2019, in order to open at the end of July or early August 2019. The cost would be around \$40 to \$60. For safety measures, an EMT would be available in winter, and the summer bike patrol safety staff would monitor the course in summer.

No variances are being requested only a conditional use permit for recreational use, which is required in the Core Village Zone.

**PUBLIC HEARING:** Commission Chair Wittman opened the Public Hearing. Speaking in favor of the conditional use request was TSVI's Peter Talty, who said that TSVI was continuing its effort to increase the guest experience, that this was a great activity for kids and at the après-ski time of day, and that TSVI is working towards providing more activities as the bed base increases in the Village. Others speaking in favor were Shopoff representative Mark Rogers, and property owner Kelly Grosstette. Henry Hornberger,

with TSVI, spoke in favor and said that this ropes course would give visitors more reasons to stay and plan a day or more in Taos Ski Valley. TSVI President David Norden said that they had received many requests for diversification and for more activities. He said that in the ski industry, there was a 20-year trend towards providing four-season activities. TSVI has been behind, and so is working to catch up. No one spoke against. The Public Hearing was closed.

**MOTION: To Approve the Application for a Conditional Use Permit to Install and Operate a Ropes Course Adventure Tour on Tract L around the Pioneer Glade Ski Run Area in the Village of Taos Ski Valley, by TSV Inc., with the five conditions outlined by Village Staff**

**Motion: Commissioner King**

**Second: Commissioner Duffy**

Patrons will be made aware that parking is to occur in the main TSVI parking lot, and not on O.E. Pattison Loop or in Pioneer's Glade. Building Inspector Bowden explained that the State has oversight on such a project, as it is a special use and comes under the building code rules for amusement park rides. Applicable inspections are completed by the insurance companies for such activities. A building permit is therefore not required.

**Commission Chair Wittman called for a vote.**

**Passed: 6-0**

**B. INFORMATIONAL PRESENTATION:** Presentation of a Subdivision Sketch Plat for Lots 1 & 2 of Block 2 and Block 4 of the Kachina Village Subdivision in the Village of Taos Ski Valley, by The Resort at Taos Ski Valley, LLC

Brain Rupp with Shopoff Realty Investments presented the plan for a development named The Resort at Taos Ski Valley, to be situated on Lots 1 and 2 of Block 2 in the Kachina Subdivision, and on the formerly proposed Block 4 of the Kachina Subdivision. The parcels total 74.30 acres and have approximately 3,100 feet of frontage along Kachina Road. The project plan includes two boutique luxury and approximately 60 villas with resort access. The hotels will incorporate retail, food and beverage, and pool/spa amenities. The finishes in the buildings will be natural, using dark wood and natural stone. Shopoff is working with the founder of Aman Resorts on the development. Mr. Rupp explained that many high-level professionals, who have worked with Aman, will be associated with the project. They have built two other resorts at 10,000 feet or above.

Mr. Rupp said that the overall goal is to provide a sensitive development that unifies natural resource protection, trail access and recreation, while maintaining 76% of the forested land as permanent open space. Trails will be private and public. He said that Shopoff specializes in planning development on hillsides, and that they are used to master planning and writing codes. Their developments always use the features of the land and retain the distinct and delicate features of the terrain.

The next steps are for Shopoff to present a preliminary plat for approval, then a final plat approval, then to apply for conditional use for the hotel. The presentation today was to get information out about the proposed project, and to get feedback from the community. Homeowner Ben Cook said that it looked like an excellent proposal.

**V. OLD BUSINESS**

**VI. MISCELLANEOUS**

A. Planning Director Nicholson reported that he had administratively approved an Amizette lot line adjustment for Block 6 Lot 1, which had previously been discussed at a P&Z meeting.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting of the Planning & Zoning Commission will take place on Monday, November 5, 2018 at 1:00 p.m. at the Edelweiss Lodge Club Room.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Commissioner Duffy**

**Second: Commissioner Stagg**

**Passed: 6-0**

The meeting adjourned at 3:00 p.m.

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Tom Wittman, Chairperson

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