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**PLANNING & ZONING
COMMISSION:**

Thomas P. Wittman, Chair
Henry Caldwell
Richard Duffy
Neal King
Susan Nichols
J. Christopher Stagg
Jim Woodard

VILLAGE ADMINISTRATOR:
John Avila

**DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT:**
Patrick Nicholson

VILLAGE CLERK:
Ann Marie Wooldridge

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

MONDAY, SEPTEMBER 9, 2019 1:00 P.M.
EDELWEISS LODGE, CLUB ROOM
106 SUTTON PLACE
TAOS SKI VALLEY, NEW MEXICO

AGENDA

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF THE AGENDA

**III. APPROVAL OF THE MINUTES OF THE JULY 1, 2019 REGULAR P&Z
COMMISSION MEETING**

IV. NEW BUSINESS

A. DISCUSSION and DECISION ON ENGINEERING

RECOMMENDATION TO VILLAGE COUNCIL: Thunderbird Road
Engineering and Design Plans Remanded by the Village Council for
Additional Review and Consideration

B. PRESENTATION: Proposed Traffic Control Signage Plan for the
Village Core

V. OLD BUSINESS

VI. MISCELLANEOUS

- Notice of Violation(s)
- ICIP 2021-25 Update

**VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT
MEETING**

VIII. ADJOURNMENT



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
106 SUTTON PLACE
TAOS SKI VALLEY, NEW MEXICO
MONDAY, JULY 1, 2019 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. All Commission members were present: Henry Caldwell, Richard Duffy, Neal King, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Staff members present: Village Administrator John Avila, Planning Director Patrick Nicholson, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, and Attorney Susan Baker.

It was noted that a quorum of the Village Council was present during item IV.A: Mayor Brownell, Councilor Stagg, and Councilor Wittman. Shortly afterwards, Councilor Kern entered.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda as presented

Motion: Commissioner King

Second: Commissioner Caldwell

Passed: 7-0

III. APPROVAL OF THE MINUTES OF THE APRIL 1, 2019 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

Motion: Commissioner Stagg

Second: Commissioner Woodard

Passed: 7-0

IV. NEW BUSINESS

A. Discussion and Consideration to Recommend Approval of the 2021-2025 Village of Taos Ski Valley Infrastructure & Capital Improvement Plan (ICIP)

Planning Director Nicholson presented the draft 2021-2025 Infrastructure Capital Improvement Plan (ICIP). The list comprised 15 items for FY0221, 8 items for FY2022, 6 items for FY2023, 4 items for FY2024, and 9 items for FY2025. Director Nicholson said that Staff had worked on the draft jointly, compiling the items and the prioritization in the list. Community input had also been sought, and a survey was sent to property owners asking for input. The Community's prioritization ranked roads/drainage as first priority, water projects as second, and wastewater as third. After that followed public safety, recreation, and Village facilities. The draft ICIP list had already been in roughly this order of prioritization.

Director Nicholson went down the list of projects: the relocation and upgrade of the Kachina area water booster station, the Gunsite Springs engineering, design, and distribution line construction, and Twining Road improvements. The fourth item on the list, Helipad Site Development, might not cost anything if emergency safety funds were sought, he said.

In this year's ICIP, items have been listed in larger groups, such as road improvements, water improvements, and wastewater improvements. Administrator Avila said that the details would be listed in the adopting Resolution and in the submittal to the State through the NM DFA Local Government Division. In addition, it can be advantageous to list broad categories in the event that money becomes available for one thing but not another, then the list can be re-prioritized. Several Commissioners expressed the need for either subsections within the larger categories, or else an internal plan for road, water, and wastewater improvements.

#8 is listed as Expansion and Renovation of Fire Substation #2, in Kachina. There has been renewed interest in this project. At FY2022 #4, Renovation and Expansion of Fire Station #1 was listed. The Village

Hall Complex was listed as first priority for FY2022, at a cost of \$1,950,000. Current ongoing work is directed at getting the apartments rented and having the main house put to use as the Village Police Station, at a much less cost than making a Village Hall and Council Chambers. Commissioners commented that it is important to create a strategy for the Village Hall Complex. Additionally, the question was asked about whether it really made sense to list such a large number of capital projects in any one year, which may be impossible to execute.

Director Nicholson asked for input on changing the list of priorities. It was suggested that a defined water supply improvement plan could be added, which might include a surface water treatment plan. Leak detection is an important part of controlling the water supply, and a substantial leak was recently found between the Phoenix Spring and the Bavarian. Options for serving Block N with water were discussed. It seemed reasonable to fund an engineering plan before listing a construction item.

Hiker Parking Lot bathrooms were listed at third for FY2023. A Hiker Parking Lot re-design could be more important than installing bathrooms, it was commented. TSVI has said that they would help with a Hiker Parking Lot design.

A homeowner asked about distribution of natural gas through existing lines, which was listed at FY2021 #6. Director Nicholson said that the Village was waiting for TSVI to complete trenching on Thunderbird Road and Ernie Blake Road in order to connect the natural gas lines to be charged. TSVI Development Director Peter Johnson replied that the Village had rescinded its approval for Thunderbird Road so TSVI had stopped work for the summer. Much discussion followed. Director Nicholson said that the underground utility lines had been approved but the surface work needed to be changed. Discussions had occurred at P&Z meetings, he said, but no official approval had been made by the Village Council. A new road design could be approved by the P&Z Commission and the Council if a plan were to be presented, he said. In addition, the Village's Building Official had noticed that the subcontractor on the Thunderbird Road project did not have the correct contractor's license. TSVI's Johnson said that the subcontractor's license was the same as it had been for the past 4 years and the Village had never said anything. Mr. Johnson said that a Conditional Use Permit for Parcel D had been brought to the P&Z Commission in 2015 and in 2017. A revised plan for both Parcel D and for Parcel C was brought forth for P&Z Conditional Use approval in 2018, and no conditions for Thunderbird Road had been made. The homeowner asked if the citizens could do anything to assist in getting the road and the natural gas project moving and Administrator Avila said that the invitation had been made by the Village to TSVI to discuss a plan and look at documents. Attorney Baker said that the right-of-way acquisition still was in question. Mr. Johnson responded that the re-alignment plan had been in every presentation made by TSVI to the Village. Commissioner and former Mayor King said that the Village had approached the property owner several times, but that the property owner had not wanted to negotiate. A one-year easement for culvert replacement had been granted, but that replacement had not occurred. Director Nicholson said that a set of plans needed to be provided. Director Johnson asked what the change needed to be. Commissioner Duffy asked TSVI if they would bring in the plans for Thunderbird Road if someone asked politely, and Director Johnson said that he would. The signature by the previous Public Works Director on the plans was only for utility and curb placement, Village representatives have said, which TSVI understood to be adequate as Village approval of the road. TSVI CEO David Norden asked the Village to present a specific request for a plan so that everyone would know what was desired.

Commissioner Stagg said that the Village could do much more work towards details on capital improvements and the corresponding finance plans.

FY2021 item #10 is undergrounding of electric lines. The plan has been to proceed up Twining Road but the Public Safety Committee has expressed interest in having the lines installed underground going down to Amizette.

MOTION: To recommend approval of the 2021-2025 Village of Taos Ski Valley Infrastructure & Capital Improvement Plan (ICIP) by the Village Council with changes which reflect the P&Z discussion

Motion: Commissioner Stagg

Second: Commissioner King

Passed: 7-0

Discussion continued on the possibility of installing the power lines underground to Amizette. Commissioner Caldwell was in favor of it. Mayor Brownell said that he had spoken with Kit Carson Electric trying to get them to underground the lines to Amizette and then also all the way down to Taos East. It sounded like the overhead lines would stay in place, but not charged, he said. Commissioner Stagg said that this was a good place to begin discussions and hopefully more discussions would follow.

Discussion followed about whether the ICIP plan was ready to recommend to Council for approval. Some Commissioners thought that the Plan should be brought to the P&Z Commission again in August for further review and discussion before being recommended to Council.

Commission Chair Wittman called for a vote. Passed: 5-2 (Commissioners Caldwell and Woodard dissenting)

V. OLD BUSINESS

VI. MISCELLANEOUS

A. Director Nicholson said that Village Council had directed Staff to work with the property owner of the building at 20 Zap's Road to get the property cleaned up by June 30, 2019. Director Nicholson reported that the work had been successful.

B. Director Nicholson reported that the Shopoff group might be ready to present to the P&Z Commission in September or October 2019 for preliminary plat and zoning change approval. This development is expected to be at the \$300 million level.

C. Director Nicholson reported on a meeting with the new owner of the approximate 1270 acres formerly owned by the Pattison Trust. The gentleman, Mr. Robert Corroon, also owns 4 residential lots. Mr. Corroon said that he is interested in keeping the 1270 acres as recreational use for the time being. If he conducts a land use master plan, he was asked to share and present to the Village in order for the plan to receive proper review and approval.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting of the Planning & Zoning Commission will take place on Monday, August 5, 2019 at 1:00 p.m. at the Edelweiss Lodge Club Room. (Note: this was later cancelled. The next meeting will take place on Monday, September 9, 2019 at 1:00 p.m. at the Edelweiss Lodge Club Room.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Caldwell

Second: Commissioner Woodard

Passed: 7-0

The meeting adjourned at 2:30 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk



Planning & Zoning Commission

Thomas P. Wittman, Chair

Henry Caldwell

Richard Duffy

Neal King

Susan Nichols

J. Christopher Stagg

Jim Woodard

Staff Report:

Thunderbird Road Engineering & Design Review Village Core

1. Case Summary

Date of Discussion: September 9, 2019

Presented By: Patrick Nicholson, Planning & Community
Development Director
Anthony Martinez, Public Works Director

Project Description: Village Council remanded to the Planning & Zoning Commission for analysis and review the engineering and design plans for Thunderbird Road.

Prior Action and/or Approvals:

1. January 5, 2015 - P&Z Commission approval of Parcel D Conditional Use Permit (CUP). Discussion and approval on potential improvements to Thunderbird Road occurred. *Approved alignment sheets – Exhibit A.*
2. January 4, 2016 - the P&Z Commission considered various design scenarios for Tbird Rd., such as changing the road functionality to one-way, or pedestrian-only or limited to local access only. The Commission did not determine or vote upon a preferred realignment, but instead, decided to forward the possible realignment and change in functionality of the roadway to the Village Council (VC) – *Exhibit F.* VC did not act upon the request.
3. July 3, 2017 - time extension granted to the 2015 CUP.
4. February 5, 2018 - P&Z discussion on sidewalk requirements and the need for roadway improvements to enhance traffic circulation, pedestrian flow, public safety, convenience, and welfare. A motion to recommend VC require sidewalks on both sides Tbird Road only approved - *Exhibit G.*

5. February 13, 2018 - VC approves motion directing staff to work with adjacent property owners to obtain ROW for sidewalk installation – *Exhibit H*.
6. April 6, 2018 - Village PW Director signed acknowledgement that the presented Tbird construction documents conform to Village road standards. The PW Director's signature did not indicate approval nor acceptance of the CD set on behalf of the Village – *Exhibit B*.
7. June 4, 2018 - new CUP obtained for Parcel D and C. Tbird road improvements were not included in applicant submittals nor discussed by the Commission. This action vacated the former CUP for Parcel D granted in January of 2015 – *Exhibit I*.
8. April 2019 - lacking any record of formal approval of the 2018 reconstruction plans of Thunderbird Road, the Village Administration directed the TIDD developer to provide the current final engineer design set to the Village Development Review Team and obtain approval to proceed from the P&Z Commission – *Exhibit J*.

2. Current Status

Thunderbird Road is being re-developed as a publicly financed TIDD project. Village responsibilities, including approvals and project oversight, are guided by the Amended and Restated Master Development Agreement from May 31, 2017. The Thunderbird Road Improvement project is separate from the adjacent private Parcel D & C Mixed Use re-development project.

Conceptual level plans for the re-development of Thunderbird Road were approved by the Planning & Zoning Commission in January 2015. Since that time, no plans, engineering drawings, or construction documents have been approved by a Village appointed or elected body.

During the spring of 2018, TSVI, the TIDD Developer, presented the Village Public Works Director with a set of plans for the Road, but they appear to deviate from the original plans that were presented to, and generally approved by, the Planning Commission in January 2015. The plans approved by the P&Z Commission in January of 2015 are three pages. The 2018 plans presented to the PW Director are thirty (30) pages long. Furthermore, the PW Director's signature did not constitute approval or acceptance of the CD set on behalf of the Village. This responsibility is beyond the Director's Authority. The stamp simply acknowledged conformance to Village road construction standards. Only the Village Council is empowered to accept public infrastructure.

The 2018 plan set show elevation and grade changes, which now direct drainage toward and onto adjacent private properties. There are horizontal changes as well, which shift the road center line to the east, further altering the design presented in 2015. The sidewalk width and alignment have been revised and narrowed. This deviates itself from the twelve foot sidewalks proposed in the 2012 TSV Conceptual Plan for the Village Core.

The 2018 deviations are important for multiple reasons, but also because it involves an increase in the amount of private property to be acquired for construction of the public right-of-way, as well as the location of storm water drainage facilities as part of a private front yard. TSVI has taken the position that the Village is exclusively responsible for acquiring the right-of-way, and for the expense of acquisition of any private property needed for the Road, including eminent domain proceedings. If the Village is forced into condemnation, these lengthy legal proceedings could significantly delay construction of the Road.

Additional concerns by staff with the 2018 plans include an inherent conflict between pedestrians and vehicle traffic, further aggravated by the relocated skier drop-off area. The plans do not provide any design solutions nor incorporate innovative urban design principles to address this public safety problem. There is no confirmation of whether the road design complies with the American with Disabilities Act (ADA). Fire Safety requires more information on the location of fire lanes, the adequacy of emergency vehicle access, and sufficiency of emergency vehicle turn around access. The Village Police Chief and Certified Building Official have enclosed letters expressing their concerns with the 2018 plans - *Exhibit C, D, & E*.

Although Village staff has invited TSVI to numerous meetings to discuss clarification of the current Thunderbird Road engineering and design plans since the beginning of the year, TSVI has refused such meetings. Village staff has also most recently attempted to verify elevations on the submitted plans via a professional surveyor contracted by the Village, but TSVI, the private developer of this publicly financed infrastructure, has pointedly refused to provide necessary drawings and other documents or cooperate in any way. This limits the Village's ability to evaluate and properly review public infrastructure, potentially compromising the public's safety and well-being

Unfortunately, the lack of cooperation and collaboration in this regard has delayed the installation of critical public infrastructure that the Village relied upon, including a natural gas line to be located beneath the Road. This delay is injurious to the public's health, safety, and welfare. Most recently, TSVI has refused the Village's repeated requests to submit a final set of engineered drawings to the Village for this Commission's meeting on September 9, 2019.

3. Recommendation

Staff recommends a motion to direct the developer to work with the Village Development Review Team to resolve various design issues and thereafter present to the Planning Commission a revised design plan and engineered construction documents for its consideration and recommendation to the Village Council.

4. Exhibits

- A. December 22, 2014 Parcel D CUP application (pgs. 30-36).
- B. March 30, 2018 Thunderbird Road Construction Documents
- C. Village Police Chief Public Safety Concerns letter.
- D. Village Building Official Staff Report Addendum – Sidewalk Safety & Accessible Parking
- E. Site drawings referenced by the Village Building Official
- F. January 4, 2016 P&Z Agenda
- G. February 5, 2018 P&Z Minutes
- H. February 13, 2018 Village Council Agenda
- I. June 4, 2018 P&Z Minutes
- J. April 29, 2019 Village letter to TSVI

Patrick Nicholson

Subject: FW: Public Safety Concerns

From: Sammy Trujillo
Sent: Wednesday, September 4, 2019 5:23 PM
To: Patrick Nicholson
Cc: John Avila
Subject: Public Safety Concerns

Mr. Nicholson;

I would like to express my concerns regarding Public Safety on the Proposed Thunderbird Road. One of my major concerns is the interaction of vehicles and Pedestrians on the thunderbird road.

- 1st the drop off location of the Shuttles hasn't been before the entry of Thunderbird causing the skiers to disembark after the Thunderbird entry point having Skiers cross over onto the west sidewalk making it difficult to control skiers from staying on the sidewalk and not onto the roadway.
- 2nd the drop off location area on Thunderbird after the building are in place will cause a Bottle Neck at the walkway entrance to the resort. My observation on this are based on the engineering plans that were presented to the Village.
- Handicap Parking on a level accessible area such as the Flat area at the Twining Campground area would be Ideal.
- Enforceable traffic and Safety signage on Thunderbird, Ernie Blake and offshoot roads and driveways would be a must.

Sam Trujillo
Chief VTSV Police

Staff Report Addendum for Planning and Zoning Commission September 9, 2019

Prepared by Jalmar Bowden, Building Official

Accessible parking for mercantile and assembly portions of Blake Residences. Reference AS101R.2

Accessible parking spaces are regulated by International Code Council (A117.1-2009) and New Mexico state codes. The route from these spaces is also closely regulated by these codes so that users may travel safely from parking to destination. The building documents provided represent Thunderbird Road redesign as existing (completed). There was no way for me to review this route prior to this construction season since Thunderbird Road redesign was not performed and no location was specified for spaces.

The maximum slope from parking spaces to Resort Services and other retail facilities is 1" in 20". That may be a challenging standard for this location. " Even standard maximums for handicapped access (generally 5% or less) and ramps (8 per cent or less) may be excessive if surfaces are icy.¹"

This prompted my notification comment to contractor owner and design team on the architectural site sheet provided in your packet.

¹Design for Mountain Communities, A Landscape and Architectural Guide. Sherry Dorward, 1990

Staff Report Addendum for Planning and Zoning Commission September 9, 2019

Prepared by Jalmar Bowden, Building Official

**Sidewalk design and dimensions referencing current submitted design for Blake Residences.
Reference C101**

Sidewalk dimensions are difficult to review with existing conditions and separate design submissions. The 2018 Thunderbird Road refers both to 6 foot and 11 foot sidewalks. This 2018 plan does not dimension sidewalks at the current building location.

Sidewalks. Accumulating piles of snow consume space meant for walking. To compensate, sidewalks should be wider... To protect pedestrians from cars and to keep walkways free of snow plowed from the streets, the walks should be set back from the streets.¹ The current design has no separation between sidewalk and street other than the rollover curb

In the winter, many people in pedestrian areas are carrying or moving on skis. Therefore in order to size these spaces adequately, designers need to consider how much space a person with skis requires to maneuver safely.²

This recommended space is 30 - 32 inches laterally an 11 foot sidewalk that is 4 people abreast with some room to spare. A 9 foot sidewalk provides 3 people abreast with some room to spare. This does not include areas for snow accumulation or other building entrances or architectural elements.

¹ Design for Mountain Communities, A Landscape and Architectural Guide. Sherry Dorward, 1990 p.356

² Design for Mountain Communities, A Landscape and Architectural Guide. Sherry Dorward, 1990 p.359



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**PLANNING & ZONING
COMMISSION:**

Thomas P. Wittman, Chair
April Bender
Henry Caldwell
Richard Duffy
Susan Nichols
J. Christopher Stagg
Jim Woodard

VILLAGE ADMINISTRATOR:

Mark G. Fratrack

VILLAGE CLERK:

Ann Marie Wooldridge

**PLANNING & ZONING COMMISSION
MEETING AGENDA**

MONDAY, JANUARY 4, 2016 1:00 P.M.

EDELWEISS LODGE CLUB ROOM

TAOS SKI VALLEY, NEW MEXICO

AGENDA

- I. CALL TO ORDER & ROLL CALL
- II. APPROVAL OF THE AGENDA
- III. APPROVAL OF THE MINUTES OF THE DECEMBER 7, 2015 MEETING
- IV. NEW BUSINESS
 - a. PUBLIC HEARING - John Halley, representing Kachina Village LLC, is requesting approval of a Conditional Use Permit to develop 1.259 acres as a mixed-use development on Lot 6, Block 3 of the Kachina Subdivision located within the Commercial / Business Zone, consisting of five (5) single-family residences, three (3) townhouse units, a 1,900 square foot garage and second story greenhouse.
 - b. Presentation and Discussion of a Kachina Master Plan Scope of Work
 - c. Presentation and Direction to Staff of the Thunderbird Road Design & Sidewalk Alternatives
 - d. Presentation and Discussion of Legal Process for Declaring a Moratorium on New Development in the Kachina Area
 - e. Presentation and Direction from the Commission Regarding Enforcement of the Village Sign Code for Temporary Signs
- V. OLD BUSINESS
- VI. MISCELLANEOUS
- VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING
- VIII. ADJOURNMENT



PLANNING & ZONING COMMISSION MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,
TAOS SKI VALLEY, NEW MEXICO

MONDAY, FEBRUARY 5, 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. All Commission members were present: April Bender, Henry Caldwell, Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Staff members present: Village Administrator Mark Fratrack, Village Clerk Ann Wooldridge, 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: Chris Stagg

Second: Jim Woodard

Passed: 7-0

III. APPROVAL OF THE MINUTES OF THE JANUARY 8, 2018 MEETING

MOTION: To approve the minutes as presented

Motion: Chris Stagg

Second: Richard Duffy

Passed: 7-0

IV. OLD BUSINESS

V. NEW BUSINESS

A. Consideration to Approve Reconfiguration of St. Bernard Expansion II & III, LLC Parcels as Part of Ernie Blake Road Re-Alignment

Attorney Romero explained that the Village has a draft agreement in place for acquiring property in order to re-align Ernie Blake Road. The parcels will be reconfigured in accordance with New Mexico subdivision laws and the Village's subdivision ordinance. No new parcel will be created, just consolidation of smaller pieces. The realignment of Ernie Blake Road is a TIDD-funded project, and TSVI intends to begin work on the road this spring, once the easements have been acquired.

MOTION: To approve and recommend Council approval of the Reconfiguration of St. Bernard Expansion II & III, LLC Parcels as Part of Ernie Blake Road Re-Alignment

Motion: Jim Woodard

Second: Richard Duffy

Councilor Brownell was in attendance at the P&Z Commission meeting, and it was noted that a quorum of the Village Council was present.

The grade of the newly realigned road will be 12%, in accordance with Village requirements. There will be a sidewalk on the side of the Powderhorn Condominiums. A sidewalk may be built on the opposite side of the road, when development occurs on that site.

Chairman Wittman called for the vote.

Passed: 7-0

B. Discussion of Sidewalk Requirements on Thunderbird Road and Recommendation to Village Council

Various Village Planning Documents discuss improvements needed for Thunderbird Road. The recently adopted 2017 Comprehensive Plan addresses Thunderbird Road improvements as such:

Thunderbird Road - The Planning & Zoning Commission approved the roadway improvements to Thunderbird Road as a part of the Conditional Use Permit for the Parcel D Development. There will be a minimum of a five-foot sidewalk on both sides; however, the Village will continue negotiations with adjacent property owners to acquire the necessary rights-of-way for adequate sidewalks.

In discussions with one of the property owners along Thunderbird Road, concerns have been raised on whether there should be construction of a sidewalk on the northeast side of the road which borders their property. The sidewalk, as part of the Thunderbird Road improvements, is a TIDD qualifying project. Recent engineered drawings made by Russell Engineering for TSVI show a 6-foot sidewalk on the side of the Thunderbird Chalet.

Elisabeth and Christof Brownell were in attendance. Christof Brownell asked why they had not been notified of the intention to re-align the road and install a sidewalk, which would require the acquisition by the Village of approximately 600 square feet of the Brownell Chalet property. The Village staff said that they intended to begin discussions with the Brownells to negotiate a method to acquire approximately 4 feet along the edge of the property. The new roadway would be about two feet higher, so would alleviate the dip coming out of the Brownell Chalet property. None of the Chalet parking spaces would be affected. The road currently encroaches on the Alpine Village suites property.

Elisabeth Brownell noted that the Brownell Chalet was one of the few lodging establishments that was able to provide its guests with parking without having to rely on the TSVI parking lots. The fence running along the edge of the property may need to be moved slightly in certain places, but according to the drawings this would not alter the graveled parking lot.

Several Commissioners noted that a sidewalk appeared to be a good addition for the public, whether the sidewalk were to be built next summer or later. A sidewalk would assist with pedestrian traffic in staying out of the road from the skier drop-off.

MOTION: To recommend to the Village Council to require a sidewalk on both sides of Thunderbird Road, which would be included as part of the TIDD Thunderbird Road improvements.

Motion: Jim Woodard
Duffy dissenting.)

Second: April Bender

Passed: 6-1 (Commissioner

Administrator Fratrack said that this item would be taken to the Village Council at its next meeting. The council may decide to form a negotiating team to begin discussions with the Brownells.

VI. MISCELLANEOUS

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

VIII. ADJOURNMENT

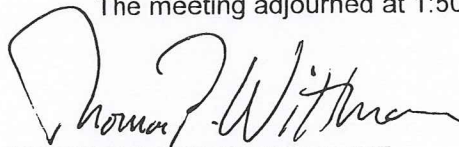
MOTION: To adjourn.

Motion: Jim Woodard

Second: Richard Duffy

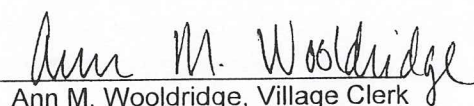
Passed: 7-0

The meeting adjourned at 1:50 p.m.



Tom Wittman, Chairperson

ATTEST:


Ann M. Wooldridge, Village Clerk



VILLAGE COUNCIL REGULAR MEETING AGENDA
EDELWEISS LODGE CLUB ROOM
TAOS SKI VALLEY, NEW MEXICO
TUESDAY, FEBRUARY 13, 2018 2:00 P.M.

1. CALL TO ORDER AND NOTICE OF MEETING
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF THE MINUTES OF THE JANUARY 16, 2018 VILLAGE COUNCIL REGULAR MEETING
5. CITIZEN'S FORUM – Limit to 5 minutes per person (please sign in)
6. FINANCIAL REPORTS
7. COMMITTEE REPORTS
 - A. Planning & Zoning Commission
 - B. Public Safety Committee
 - C. Firewise Community Board
 - D. Parks & Recreation Committee
 - E. Lodger's Tax Advisory Board
8. REGIONAL REPORTS
9. MAYOR'S REPORT
 - A. Appointment of Police Officer Trujillo to Police Chief
10. STAFF REPORTS
11. OLD BUSINESS
12. NEW BUSINESS
 - A. Review and approval of Final Village Audit for Fiscal Year 2017
 - B. Consideration to Approve Refinancing the Clean Water State Revolving Fund (CWSRF) Loans
 - C. Consideration to Approve Reconfiguration of St. Bernard Expansion II & III, LLC Parcels as Part of the Ernie Blake Road Re-Alignment
 - D. Discussion of Sidewalk Requirements on Thunderbird Road
 - E. Discussion and Possible Approval of a Council Resolution to Increase Safety within the Village Limits
 - F. Consideration to Authorize a Utility Billing Credit for Excess Water Usage over a Three Month Period for the Stray Dog Cantina
13. MISCELLANEOUS
14. CLOSED SESSION
 - A. Discussion of the Purchase, Acquisition, or Disposal of Real Property
This matter may be discussed in closed session under Open Meetings Act exemption 10-15-1(H)
(8)
 - B. Discussion of Possible Litigation
This matter may be discussed in closed session under Open Meetings Act exemption 10-15-1(H)
(7)

-- Providing infrastructure & services to a World Class Ski Resort Community --



PLANNING & ZONING COMMISSION 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,