



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

MEETING HELD VIA ZOOM
TAOS SKI VALLEY, NEW MEXICO
MONDAY, MAY 4, 2020 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, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Neal King had resigned from the Commission in April. Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, Public Works Director Anthony Martinez, and Attorney Susan Baker.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda

Motion: Commissioner Duffy

Second: Commissioner Woodard

Passed: 6-0

III. APPROVAL OF THE MINUTES OF THE March 2, 2020 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

Motion: Commissioner Stagg

Second: Commissioner King

Passed: 6-0

IV. NEW BUSINESS

A. PUBLIC HEARING: Consideration to Approve Application for Variance of North Side and Front Setbacks for the expansion and remodel of a private residence at 9 Dolcetto Lane

Planning Director Nicholson explained that the applicant, Kent Kiehl, seeks to modify an existing storage shed (~10x10 feet) into a proper one car garage (~14x22 feet) on the north side of 9 Dolcetto Lane. To accommodate the garage, Mr. Kiehl requests permission to build within the front and north side setbacks of the subject property. The front of the garage will face Dolcetto Lane; the northern corner of the garage would approach the northern boundary property line (adjacent property owned by the Village of Taos Ski Valley). The P&Z commission has already approved a prior variance application in 2016 for an addition planned this year on the south side of the lot. The conversion of the storage shed to a one car garage would allow the owner to minimize concerns related to parking during winter months. The Variance requested would change the north side setback from twenty feet to zero and the front setback from nine feet (previously changed from 25) to five feet. Director Nicholson said that Staff recommends approval of the Variance request.

PUBLIC HEARING: The public hearing was opened by Commission Chair Wittman. Speaking in favor was Mr. Kent Kiehl. No one spoke against. The public hearing was closed.

MOTION: To approve Application for Variance of North Side and Front Setbacks for the expansion and remodel of a private residence at 9 Dolcetto Lane

Motion: Commissioner Woodard

Second: Commissioner Stagg

Passed: 6-0

B. DISCUSSION: Discussion of Creating a Draft Ordinance 2020-44 Adoption of the Wildland Interface Ordinance

Building Official Bowden presented the idea of updating the Village's previously adopted Wildland Urban Interface Ordinance. He said that as an alternative to writing the Village's own Firewise Ordinance an option would be to proceed by updating the 2015 International Wildland Urban Interface Code. During this update the Village, as a community and through public process, could modify that code to best serve the community members and the Village's unique wildlands. Building Official Bowden presented proposed protocols to be implemented under the new ordinance. The Commissioners commented that the approach needed to be collaborative and that the ordinance would need to be administered rather than enforced. As

undergrounding the electric lines is a component of making the Village firewise, the Village should be helpful and make it easy for homeowners to connect to underground lines.

V. OLD BUSINESS

VI. MISCELLANEOUS

A. Planning Director Nicholson said that a new P&Z Commissioner would be sought for the vacant spot.

B. The Source Water Protection Plan will be brought to P&Z on June 1, 2020 for adoption and as an Amendment to the Village's Comprehensive Plan

C. The Resort at TSV, aka Shopoff, Public Hearing for the Preliminary Plan and Rezone will be heard at the July 13, 2020 P&Z meeting.

D. A question about activity at the Village Complex was answered by Building Official Bowden, saying that some unneeded material was being removed from the main building.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:

The next meeting of the Planning & Zoning Commission is scheduled for June 1, 2020.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Stagg Second: Commissioner Duffy Passed: 7-0

The meeting adjourned at approximately 2:00 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk