



PLANNING & ZONING COMMISSION  
DRAFT MEETING MINUTES  
MEETING HELD VIA ZOOM  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, SEPTEMBER 14, 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. Commission members present: Henry Caldwell, Yvette Klinkmann, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission Members Absent: Richard Duffy. Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, and Attorney Susan Baker.

II. **APPROVAL OF THE AGENDA**

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

**Motion: Commissioner Stagg      Second: Commissioner Woodard      Passed: 6-0**

III. **APPROVAL OF THE MINUTES OF THE AUGUST 3, 2020 P&Z COMMISSION MEETING**

**MOTION:** To approve the minutes with an amendment to item 4. A.

**Motion: Commissioner Wittman      Second: Commissioner Stagg      Passed: 6-0**

IV. **NEW BUSINESS**

A. **PUBLIC HEARING: CONSIDERATION TO APPROVE A CONDITIONAL USE PERMIT** at 7 Firehouse Road for the Village of TSV Fire & Rescue Department

Planning Director Nicholson explained that the Taos Ski Valley Fire & Rescue Department would like to construct a new temporary building to house its medical rescue ambulance next to Village Fire Station #1. The approximately 800 square foot structure is expected to remain in place until a more permanent and expanded Fire Station(s) can be constructed to house its growing inventory of vehicles and apparatuses.

The subject property is located at 7 Firehouse Road and is zoned Commercial Business.

The application as presented, complies with all pertinent zoning regulations and conditions.

Village zoning regulations require that the Commission not approve any Conditional Use Permit unless satisfactory provision has been made concerning the following, where applicable:

1. Access to property and proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood, avalanche or catastrophe.
2. The economic, noise, glare, or odor effects of the Conditional Use on adjoining properties.
3. General compatibility with adjacent properties and other properties in the Village with regard to height, landscaping, setbacks, lighting, signs, parking, and design standards when adopted by the Village Council.
  
4. Compliance with supplementary regulations as delineated in zone in which the property will be located.

5. All improvements required by the Village Planning Department and/or Village Engineer in the Public Works Plan have been completed or completion plans, designs and costs are approved by an agreement approved by the Village Council.

Director Nicholson said that Staff recommends a motion to Approve the Conditional Use Permit with the condition that there is submission of a letter by the property owner, Mickey Blake, granting permission for the construction of the proposed temporary building. The Village is in the process of acquiring this land from Mr. Blake.

Village adopted planning regulations, primarily contained in Ordinance 17-30, stipulate that a Conditional Use Permit (CUP) is required for any temporary building in the Commercial Business Zone.

There should be adequate room for snow removal between the temporary building and the Firehouse, said Director Nicholson. Village Staff will have to park on Ocean Boulevard, heading down to the treatment plant. The estimated time for the building to be in place is 18 months.

**PUBLIC HEARING:** Speaking in favor were Fire Chief Molina, Mayor Brownell, and Councilor King. No one spoke against.

The Public Hearing was closed.

**MOTION:** To approve a Conditional Use Permit for temporary building at 7 Firehouse Road for the Village of TSV Fire & Rescue Department

**Motion: Commissioner Caldwell      Second: Commissioner Stagg      Passed: 6-0**

**B. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL APPROVAL OF ORDINANCE 2021-30 -**

An Update to the Village of TSV Official Zoning Map Incorporating Previously Approved Changes Director Nicholson presented the updated Zoning Map created by the Village's GIS technician in conjunction with Village Staff. Commissioners commented that it needed more review as there were questions on the zoning of certain properties. Not all structures were shown, but this may not be an important thing for a zoning map, said Director Nicholson. The map can be subject to annual review and changes, but it was deemed important to at least ensure to the greatest extent possible that the map to be adopted was as correct as possible.

**MOTION:** Move to table until further input can be made

**Motion: Commissioner Caldwell      Second: Commissioner Klinkmann      Passed: 6-0**

Director Nicholson asked that Commissioners contact him with specific questions or concerns.

**C. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL APPROVAL OF ORDINANCE 2020-44 -**

Adoption of the Village Wildland Interface Ordinance

Building Official Bowden explained that this proposed ordinance had been brought before the Village Council and was then remanded to P&Z. He presented the background information on how this ordinance could obtain the same goals that were hoped for with the Public Safety Committee's proposed firewise ordinance.

Input received has most often been request for services of a forester, which is outside the parameters of the proposed ordinance, but could be pursued by community members for assistance in satisfying intent of the code, he said. Official Bowden said that individual property owners may secure a forester's services when creating a vegetation management plan or a community organization such as the Firewise Board might apply for a grant in participation with the Village to make those services available Village-wide. He said that an update to the Village Building Codes that were 22 years past their publication date was recently approved.

Building Official Bowden is asking for a similar endorsement, to update Village Ordinance 2007-44, which references a published code that is 17 years past its publication date. If all goes well with the Council as before, he said that a modern Wildland Interface Ordinance could be in force for next construction season.

Commissioner Woodard reported that the Firewise Board had met and supports adoption of this ordinance. Commissioner Stagg asked if this ordinance adequately adopts the necessary building codes. He suggested that the ordinance be in its final version before recommending for Council review.

**MOTION:** Move to table

**Motion: Commissioner Nichols      Second: Commissioner Stagg      Passed: 5-1 (Commissioner Woodard dissenting)**

Several Commissioners said that existing homeowners would like assistance in determining what to do. The ordinance does require fines for non-compliance. They asked if the ordinance would require compliance even without a building permit being sought.

**V. OLD BUSINESS**

**VI. MISCELLANEOUS**

- A. Attorney Baker noted that the Shopoff group was now asking for a November hearing.
- B. Homeowner Kent Kiehl asked about acquiring a small piece of property next to his land. He said that a revised property survey had been completed. Attorney Baker asked that Mr. Kiehl contact her concerning this issue.
- C. Homeowner David Margarone said that he would be bringing a request for a small variance to the P&Z Commission soon

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

The next meeting of the Planning & Zoning Commission is scheduled for October 5, 2020 at 1:00 p.m. via Zoom. (Note: this was later postponed to November 2, 2020 at 1:00 p.m.)

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Commissioner Woodard      Second: Commissioner Klinkmann      Passed: 6-0**

The meeting adjourned at 2:00 p.m.

ATTEST:

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Tom Wittman, Chairperson

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Ann M. Wooldridge, Village Clerk