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**PLANNING & ZONING
COMMISSION:**

Thomas P. Wittman, Chair
Henry Caldwell
Richard Duffy
Yvette Klinkmann
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, March 1, 2021 1:00 P.M.

Via Zoom TeleConference

See www.vtsv.org for information to attend the meeting
TAOS SKI VALLEY, NEW MEXICO

AGENDA

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2021 P&Z COMMISSION MEETING**
- IV. NEW BUSINESS**
 - A. DISCUSSION:** Summary to date of the Twining Road Improvement Project by Scott Eddings of Huitt Zollars, Village Project Engineer.
 - B. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL APPROVAL OF RESOLUTION 2021-469 - Adoption of Updated Land Use Assumptions.**
 - C. DISCUSSION:** Kachina Area Master Plan information package of the Kachina Area property owners by Mr. Peter Talty, TSVI.
- V. MISCELLANEOUS**
 - A.** Certificates of Compatibility issued
 - B.** Capital Improvements Advisory Committee update
- VI. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING**
- VIII. ADJOURNMENT**



**PLANNING & ZONING COMMISSION
DRAFT MEETING MINUTES
MEETING HELD VIA ZOOM
TAOS SKI VALLEY, NEW MEXICO
MONDAY, FEBRUARY 1, 2021 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, Yvette Klinkmann, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. 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 Duffy Passed: 7-0

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

MOTION: To approve the minutes as presented

Motion: Commissioner Nichols Second: Commissioner Woodard Passed: 7-0

IV. OLD BUSINESS

A. Consideration to Approve formally ending the Continuance granted on November 4, 2019 and deny a Preliminary Plat application from the Resort at Taos Ski Valley, LLC to subdivide approximately 74 acres of land located along Kachina Road within the Kachina Village Subdivision of the Village of Taos Ski Valley

MOTION: To Approve formally ending the Continuance granted on November 4, 2019 and deny a Preliminary Plat application from the Resort at Taos Ski Valley, LLC to subdivide approximately 74 acres of land located along Kachina Road within the Kachina Village Subdivision of the Village of Taos Ski Valley

Motion: Commissioner Stagg Second: Commissioner Nichols

Director Nicholson explained that a new owner would need a new application, even for the same, or a similar, proposed development. There are no legally vested development rights with acquisition of the property. To be legally correct, it is necessary to remove the application, as it was "continued" at the November 2019 P&Z meeting.

Commission Chair Wittman called for a vote. Passed: 7-0

B. Consideration to Approve formally ending the Continuance granted on November 4, 2019 and deny all Zone Change Requests from the Resort at Taos Ski Valley, LLC., located in the Kachina Village Subdivision within the Village of Taos Ski Valley

MOTION: To Approve formally ending the Continuance granted on November 4, 2019 and deny all Zone Change Requests from the Resort at Taos Ski Valley, LLC., located in the Kachina Village Subdivision within the Village of Taos Ski Valley

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

V. NEW BUSINESS

A. DISCUSSION: To recommend formation to the Village Council of an ad hoc Working Group to address access to the Kachina Basin, identify associated issues, and present viable solutions

Part-time resident Ben Cook introduced himself. He is Chairman of the Capital Infrastructure Advisory Committee, but he said he is not representing that group today. He is very concerned about the increased traffic to the Kachina area and the overloaded Hiker Parking lot. He said that he is worried about the idea of paving the entire road. The option of making the Kachina high road safe would cost between \$25-50 million, with installation of a bridge and an avalanche tunnel, he said. Mr. Cook suggested considering some options, such as public transportation like a shuttle or a gondola.

TSVI's Peter Talty suggested that the Kachina Master Plan Working Group should consider the traffic situation in its planning efforts, instead of another committee. The Working Group hired Design Workshop, he said, and they have been working for six months on a plan. He said that an open house will take place in a month to share the plan. Mr. Talty said that the plan has already been shared with Mayor Brownell, Administrator Avila, P&Z Chair Wittman, and Director Nicholson. He pointed out the importance of conducting a water study for the Kachina area.

Decision was made to reconsider the request in a few months time.

B. Consideration to Approve Resolution 2021-466 Concerning Governing Body Meetings and Notice Required

MOTION: To Approve Resolution 2021-466 Concerning Governing Body Meetings and Notice Required

Motion: Commissioner Woodard **Second:** Commissioner Duffy **Passed:** 7-0

VI. MISCELLANEOUS

A. The update to the Village of TSV Official Zoning Map is on hold for now. Adoption will most likely occur along with a Comprehensive Plan update.

B. The CIAC will meet on February 10, 2021 at 3:00 p.m. via Zoom. The group is working on land use, demographics, and growth estimates up to 2030. Thanks were given to the consultants working with the CIAC.

C. Administrative approval has been given to two pending food truck locations.

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

The next meeting of the Planning & Zoning Commission is scheduled for March 1, 2021 at 1:00 p.m. via Zoom.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Duffy **Second:** Commissioner Woodard **Passed:** 7-0

The meeting adjourned at 2:15 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk

**VILLAGE OF TAOS SKI VALLEY
RESOLUTION NO. 2021-469**

**A RESOLUTION OF THE VILLAGE OF TAOS SKI VALLEY ADOPTING
THE 2021 DEVELOPMENT IMPACT FEES LAND USE ASSUMPTIONS
AS NECESSARY TO UPDATE THE VILLAGE'S PREVIOUS LAND USE
ASSUMPTIONS AND DEVELOPMENT IMPACT FEES, AS REQUIRED
BY THE STATE OF NEW MEXICO'S DEVELOPMENT FEES ACT, NMSA
1978, SECTIONS 5-8-1 THROUGH 5-8-43.**

WHEREAS, the State of New Mexico enacted the Development Fees Act (the Act), NMSA 1978, Sections 5-8-1 to -43 to enable local governments to adopt development impact fees; and

WHEREAS, the Act requires a periodic update of the development impact fees Land Use Assumptions and Capital Improvements Plan at least every five (5) years; and

WHEREAS, the Village of Taos Ski Valley (the Village) is authorized to adopt development impact fees in accordance with the Act, and to amend and revise existing development impact fees in order to address new development and related impacts on capital improvements and facilities expansions; and

WHEREAS, the Village's Land Use Assumptions are a required prerequisite for adoption of revised development impact fees and related ordinances under the Act;

WHEREAS, the Land Use Assumptions will serve as the basis for projecting the demand for capital improvements or facility expansions that will be needed to serve anticipated future growth in the Village during this period; and

WHEREAS, an understanding of probable population, job growth, and projected land uses, as described in the Land Use Assumptions will help the Village to accurately develop a revised Capital Improvements Plan, under which amended development impact fees may be imposed, as set forth in the Act; and

WHEREAS, the Capital Improvement Advisory Committee (CIAC) has reviewed the Land Use Assumptions at public meetings on December 10, 2020, January 20, 2021, and February 10, 2021 and has recommended their approval; and

WHEREAS, the Village has met all public notice and hearing requirements for adoption of the Land Use Assumptions, as set forth in the Act.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL AND GOVERNING BODY OF THE VILLAGE OF TAOS SKI VALLEY AS FOLLOWS:

THE VILLAGE OF TAOS SKI VALLEY HEREBY ADOPTS THE 2021 DEVELOPMENT IMPACT FEES LAND USE ASSUMPTIONS, attached hereto as Exhibit A, to amend and replace any previously adopted Land Use Assumptions and as a basis for adoption of revised development impact fees.

PASSED, APPROVED, and ADOPTED this ____ day of March, 2021.

Christof Brownell, Mayor

**Attest: Ann Marie Wooldridge,
Village Clerk**

Village of Taos Ski Valley Development Impact Fee Update – Land Use Assumptions

Table 1: Land Use Assumptions

	2019	2030	Increase
<u>Residents</u> ¹	95	111	16
<u>Dwelling Units</u> ²			
Single Family	215	255	40
Multifamily	169	279	110
Total	384	534	150
<u>Employment</u> ³			
Commercial	563	851	288
Office	24	36	12
Total	587	887	300
<u>Nonresidential Building Square Feet (1,000s)</u> ⁴	151	228	77
<u>Hotel Rooms</u>	235	410	175
<u>Overnight Visitors</u> ⁵	323	551	228

¹ Existing residents from American Community Survey data. Increase in residents based on increase in single family dwelling units, multiplied by dwelling unit density assumptions in Table 2.2. Assumes that multifamily units are primarily lodging/accommodations and do not house permanent residents.

² Base year dwelling unit estimate from ACS data. Increase assumes 4 single family dwelling units per year and 11 multifamily units per year from 2020 to 2030.

³ Estimate of 608 total workers less 21 local government workers based on data from OnTheMap.ces.census.gov. Increase in employment assumes 30 permanent FTE added per year through 2030.

⁴ Existing building square footage identified by the Village's GIS analysis. Excludes hotels and accommodations. Increase in building square footage assumed to remain constant relative to employment.

⁵ Assumes an occupancy rate of 40% and two visitors per unit. Applies to hotel rooms and multifamily units.

Sources: American Community Survey Table B25033; U.S. Census Bureau LEHD Origin-Destination Employment Statistics (2002-2015) accessed at <https://onthemap.ces.census.gov>; Willdan Financial Services.

Table 2: Occupant Density Assumptions

Residential

Single Family	0.40	Residents per dwelling unit
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Nonresidential

Commercial	2.34	Employees per 1,000 square feet
Office	2.97	Employees per 1,000 square feet
Hotel	0.41	Employees per Room

Visitor Accommodations¹

Multifamily (Condominium)	0.80	Visitors per dwelling unit
Hotel	0.80	Visitors per dwelling unit

¹ Assumes two visitors per unit, and a 40% annual occupancy rate.

Sources: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 10th Edition; Willdan Financial Services.