



**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.

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Tom Wittman, Chairperson

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