



**PLANNING & ZONING COMMISSION  
DRAFT MEETING MINUTES  
MEETING HELD VIA ZOOM  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, APRIL 5, 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. Commission members present: Henry Caldwell, Richard Duffy, Yvette Klinkmann, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Susan Nichols. 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 as presented

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

**III. APPROVAL OF THE MINUTES OF THE MARCH 1, 2020 P&Z COMMISSION MEETING**

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

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

**IV. NEW BUSINESS**

**A. DISCUSSION: New Utility Connection Draft Ordinance by Village Public Works Director, Anthony Martinez**

Director Martinez explained that with the recent adoption of Village Resolution 2021-469, the method of implementing fees has changed. He described the potential new method of imposing fees for water and sewer connections, which would be based on meter size. The fees would only cover the Village's cost, nothing additional. The final version may allow for passing along additional fees if they were to be incurred.

The intent is to separate different fees so that citizens understand what each fee is paying for and to eliminate confusion. The proposal is for a tap fee and updated development impact fees for future infrastructure.

The draft ordinance will be brought back to the P&Z Commission for review again next month.

**B. DISCUSSION: Kachina Parking Situation and Possible Short/Long-Term Solutions Discussion Initiated by Sammy Trujillo, Village Police Chief**

Chief Trujillo explained that access is needed as a public safety requirement even when Hiker Parking is full, and cars are parking along the road. This has become a year-round issue and both short-term and long-term solutions should be discussed and implemented. Chief Trujillo said that the plan should begin with putting in signs. The Public Safety Committee is also concerned with the problem and is discussing possible solutions.

Director Nicholson said that this should also tie into the Kachina Master Plan process. Parks & Recreation Committee Chair Kett said that the Committee has also been concerned with the large influx of cars to Hiker Parking.

Discussion followed on whether or not the Village was obligated to provide parking, trash cans, and bathrooms for what has now become one of the most popular trails in the State. Is providing access and adequate parking a requirement of Village, and does this benefit the Village's citizens? Could there be a private/public partnership to plan and execute a solution? Installation of a gondola was considered one of the best solutions. The question of instituting paid parking arose, which might help to decrease traffic to Hiker Parking. If new rules are to be implemented, then enforcement and consistency of enforcement must occur, it was agreed.

**V. MISCELLANEOUS**

**A. Administrative Permits and Amizette Land Development**

An administrative permit was granted for an additional array to be added to the Phoenix Lodge cell tower.

Director Nicholson added that four owners in Amizette are applying for certificates of compatibility for building new homes.

**B. Capital Improvements Advisory Committee update**

Committee Chair Ben Cook reported that the Committee continued to meet frequently and that the Village Council had adopted the Land Use Assumptions. The Committee has been continuing its work with the Consultant on methodologies of creating commercial versus residential impact fees. They plan to make recommendations soon on development impact fees. The next meeting is planned for April 15, 2021 at 3:30 p.m.

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

The next meeting of the Planning & Zoning Commission is scheduled for May 5, 2021 at 1:00 p.m. via Zoom. Presentation of the new Village Entry Road plan by TSVI will take place at a Special Council Meeting on April 13, 2021 at 2:00 P.M.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Commissioner Woodard

**Second:** Commissioner Caldwell

**Passed:** 6-0

The meeting adjourned at 2:15 p.m.

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Tom Wittman, Chairperson

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