



**PLANNING & ZONING COMMISSION  
DRAFT MEETING MINUTES  
MEETING HELD VIA ZOOM  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, MAY 3, 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, Public Works Director Anthony Martinez, and Attorney Susan Baker.

**II. APPROVAL OF THE AGENDA**

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

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

**III. APPROVAL OF THE MINUTES OF THE APRIL 5, 2021 P&Z COMMISSION MEETING**

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

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

**IV. NEW BUSINESS**

**V. OLD BUSINESS**

**A. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL APPROVAL OF ORDINANCE 2021-70**

Utility Connection Ordinance by Village Public Works Director, Anthony Martinez

**MOTION:** To table this item

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

**V. MISCELLANEOUS**

**A. Northside & TSVI Forest Health Initiatives - Bob Corroon & John Kelly**

Director Nicholson said that two large landowners would be conducting forest thinning this summer.

Bob Corroon, who owns the Northside property formerly owned by the Pattisons, explained that he has obtained the required permit from NM State Forestry and is hoping to complete the project this summer. A forester and thinning crews have been hired. He has set forth four goals for the project and that is to address firewise concerns, protect the Rio Hondo, improve forest health, and improve and maintain wildlife management.

Mr. Corroon further explained that they would be harvesting approximately 188 acres of forest, using chainsaws for lop and pile in parts, and a mastication machine for splintering wood to fall to the ground. Northside will be shut down this summer because of truck traffic and the presence of mastication machines. The wood will be transported to a larger mill in southern Colorado.

TSVI's John Kelly said that TSVI would be initiating similar efforts, utilizing some of the same consultants. Thinning will occur along the Highway 150 corridor, on about 100 acres. Thinning will also take place below Lift #8 continuing down to Firehouse Road. Mastication will also be used in parts, with chain saw use in other sections. TSVI has been planning with the US Forest Service on its land, but thinning will also

occur on TSVI's private land east of Lift #1 and near the VMF. Thinning will begin on the Minnesotas and will include efforts at the Williams Lake Trail Head. He said that they hope to gather some good traction this summer and get these projects done. Wood will be burned on-mountain only after the first snow in October, and they will avoid inversions which create smoke in Amizette.

**B. Capital Improvements Advisory Committee update**

Committee Chair Ben Cook reported that the Committee continued to meet frequently to discuss the fee schedule. They are working to make sure that the fees are equitable, and that new development pays its fair share. Evaluating residential versus commercial buildings has taken some time. The land use assumptions have been re-done and the occupancy projections adjusted. The committee will be providing recommendations soon, and they will also make recommendations regarding the ICIP and the Financial Plan. The next meeting is planned for May 12, 2021 at 3:00 p.m.

**C. Administrative Permit Alpine Suites Deck Expansion**

Director Nicholson described the proposed wooden deck over the creek near the entrance of Thunderbird Road. The 340 square foot deck would be cantilevered over the river. Access would be gained from the Alpine Village cobblestone patio onto the wooden deck, as an amenity for guests. Discussion took place on the footings and proximity to water line.

The Commissioners discussed whether it was appropriate to discuss an administrative variance when other projects have been required to conduct public hearings. If hearings are not held, is the Commission acting in the capacity required.

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

The next meeting of the Planning & Zoning Commission is scheduled for June 7, 2021 at 1:00 p.m. via Zoom. Discussion took place on the possibility of holding hybrid meetings with both in-person and with Zoom attendance.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

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

The meeting adjourned at 1:50 p.m.

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Tom Wittman, Chairperson

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