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**PLANNING & ZONING
COMMISSION:**

Thomas P. Wittman, Chair
Henry Caldwell
Richard Duffy
Yvette Klinkmann
Susan Nichols
J. Christopher Staggs
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, November 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 OCTOBER 4, 2021 P&Z COMMISSION MEETING**
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
 - A. INFORMATIONAL PRESENTATION: UPDATE ON THE PROGRESS TO REDESIGN THE VILLAGE ENTRY ROAD, BISON ROAD.**
 - B. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL ADOPTION OF THE 2021 UPDATE TO THE CAPITAL IMPROVEMENT PLAN.**
- VI. MISCELLANEOUS**
- VII. 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, OCTOBER 4, 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, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Yvette Klinkmann and 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 Woodard **Second:** Commissioner Caldwell **Passed:** 5-0

III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 13, 2021 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

Motion: Commissioner Stagg **Second:** Commissioner Woodard **Passed:** 5-0

IV. OLD BUSINESS

V. NEW BUSINESS

A. PUBLIC HEARING: Consideration to Recommend Ordinance 2022-30, a Rezone request for Bull of the Woods Lots B & C from Special Use Zone to Residential Zone

Director Nicholson explained that the applicant is requesting a zone change from Special Use Zone to Residential Zone to better conform with surrounding properties and align with future development intentions. The applicant has provided a preliminary site plan of the future property development and a brief proposal narrative. This item was continued, with no presentation having occurred, from the September 13 Planning & Zoning Commission meeting. The owner of the two lots, Alec Witten, explained that he would like to eventually build a house on the lots. He is an architect so understands the potential difficulty in building on a steep slope, he said.

Director Nicholson said that the subject properties are located North of Bull of the Woods Road between the Road and the Rio Hondo. These properties are two of three lots in the area presently zoned Special Use (SU). They are the two uppermost properties. Mr. Witten said that he contacted the owner of the third property along the road about changing their zoning too but didn't receive a reply.

Director Nicholson said that the application as presented complies with the pertinent zone change regulations and conditions.

PUBLIC HEARING: The Public Hearing was opened. Speaking in favor was property owner Mr. Witten. No one spoke against.

The Public Hearing was closed.

MOTION: To approve Recommending Ordinance 2022-30, a Rezone request for Bull of the Woods Lots B & C from Special Use Zone to Residential Zone

Motion: Commissioner Duffy Second: Commissioner Woodard

Discussion followed about whether a re-zone was required in order to build a single-family home. There were some concerns about stream contamination during the building process. Mr. Witten said that he plans to hire a local builder who is familiar with mountainous terrain. He plans to install a closed tank septic system. The grade of the slope is close to 2:1, he said. He will provide for snow storage and for his own snow removal.

Commission Chair Wittman called for a vote.

Passed: 5-0

VI. MISCELLANEOUS

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

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

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Duffy Second: Commissioner Woodard Passed: 5-0

The meeting adjourned at 1:30 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk



Planning & Zoning Commission

Thomas P. Wittman, Chair

Henry Caldwell

Richard Duffy

Yvette Klinkmann

Susan Nichols

J. Christopher Stagg

Jim Woodard

Staff Report

Capital Improvement Plan Update

Background

A Capital Improvement Plan (CIP) is generally defined as capital acquisition items with a useful life greater than five years and a cost greater than \$10,000. This includes the critical infrastructure facilities that are needed for an increased service level to support growth and property development. A CIP Update is necessitated by the Village's decision to assess Development Impact Fees and there is a statutory requirement to update periodically.

The Village Administration, with substantial input from Department Directors, developed the CIP as a subset of the annually adopted Infrastructure and Capital Improvement Plan. The Village Council appointed a Capital Improvements Advisory Committee (CIAC) as required by State statute to review and make recommendations on the CIP. The CIAC recently delivered their report to the Village Council, endorsing the attached CIP and recommending it's adoption.

The Planning Commission is asked to review the 2021 Capital Improvement Plan Update and consider if the proposed capital projects respond to the current and projected growth and development within the Village.

Recommendation: Staff advises a motion to **Recommend** to the Village Council adoption of the 2021 Update to the Capital Improvement Plan.

Attachments

- A. 2021 Capital Improvement Plan.

Village of Taos Ski Valley
2021 Capital Improvement Plan Update

Capital Improvement Projects

Public Safety Facilities

Fire Sub-station #2 Expand and Renovate
Fire Rescue Truck
Renovate and Expand Primary Fire Station
Fire Hydrants Additional
Pumper Tender (Fire Dept.)

Transportation Facilities

Porcupine and Zaps Road
Kachina Road
Acquire Snow Storage Area/Land

Parks and Public Spaces

Multi-Purpose Trails (Amizette to Kachina)
Hiker Parking Lot Expansion
Kachina Wetland Park Improvements
Public Restrooms & Recreational Structures

Wastewater Facilities

Wastewater Treatment Plant

Water Facilities

Gunsite Springs
Kachina Water Tank
Kachina Distribution Lines
Surface Water Treatment Plant Gunsite