



**PLANNING & ZONING COMMISSION
DRAFT MEETING MINUTES
MEETING HELD VIA ZOOM
TAOS SKI VALLEY, NEW MEXICO
MONDAY, NOVEMBER 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. Commission members present: Henry Caldwell, Yvette Klinkmann, Susan Nichols who entered during item V.A., Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Richard Duffy. 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 Stagg **Second:** Commissioner Woodard **Passed:** 5-0

III. APPROVAL OF THE MINUTES OF THE OCTOBER 4, 2021 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

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

IV. OLD BUSINESS

V. NEW BUSINESS

A. Informational Presentation: Update on Progress to Redesign Village Entry Road/Bison Road

TSVI's David Norden made a presentation about plans to redesign and rebuild a new entry road into the Village. As he noted, the current entry appears to welcome people to the parking lots, instead of to the Village. He said that TSVI would fund the project, which is already approved by the U.S. Forest Service (USFS). The parking lots are on USFS property, as would be the new road. A new Village Entry Road is on the list of TIDD-eligible projects.

Russell Engineering's Drew Chandler explained that the road would be at the existing grade of the parking lots until approaching Bison and Bear, when the road would rise to access the upper level and a turnaround area. Overall, the road will be at 7 ½% grade or less. The road will be two lanes with a bike lane and improved drainage on the upper side. A green belt will be built around the road as well as pedestrian areas. Access to Twining Road, Thunderbird Road, Sutton Place and then Firehouse Road would still be available. The turnaround area would be one way clockwise with skier drop-off and handicapped parking.

The parking lots will be controlled by TSVI more closely. Overall, a reduction in parking will occur with the installation of the new road, and the hope is to make more use of the RTD Blue Bus, the Staff shuttle, and High Occupancy Vehicle parking.

B. Consideration to Recommend to Council Adoption of the 2021 Update to the Capital Improvement Plan

Director Nicholson presented the Capital Improvement Plan which is the list of items that support the imposition of Development Impact Fees.

MOTION: To Recommend to Council Adoption of the 2021 Update to the Capital Improvement Plan

Motion: Commissioner Woodard Second: Commissioner Klinkmann

Discussion followed as to the appropriateness of many items on the list, especially such items as the recently updated wastewater treatment plant. It was argued that some portion of this, and other projects, were built or would be built to accommodate new development.

The impact of new development on the municipality, and how this should be accommodated, was discussed. TSVI's Chaz Rockey said that they have already paid \$32 million for infrastructure and that this ought to be considered.

Attorney Baker explained that there could be an objective list of necessary capital improvement projects but that the Council could be subjective in assessing impact fees. Also, each development could be considered separately for its impact on the municipality. The Master Development Agreement provides for credits for TSVI's developments.

Concerns remained about whether the projects presented should be included in this list, such as a new Firehouse, which TSVI has already planned to participate in building, said Peter Talty. Also, it was pointed out that some of the projects may have, or could, receive capital outlay funding and that this should be noted. Also, there could be some projects that should be on there and are not, such as repairing water lines. Are the projects needed by new development, or are they simply needed for the existing municipality?

Director Nicholson said that the list was not frivolous, that that it had been put together by the CIAC and discussed by Council. It is a different process than the annual ICIP which gets submitted to the State of New Mexico.

Mr. Rockey said that it would be the most helpful if some representatives from TSVI, the Village Staff, and some P&Z Commissioners could get together to study and discuss the list.

Administrator Avila explained that in order for the Village to be in compliance with State Statutes to impose impact fees, a list needed to be adopted.

Commissioner Woodard called the question. Passed: 4-2 (Commissioners Caldwell and Stagg voting nay)

VI. MISCELLANEOUS

A. Director Nicholson reported that he had administratively approved a permit for a food cart on the Hotel St. Bernard Deck for a period of six months.

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

The next meeting of the Planning & Zoning Commission is scheduled for December 6, 2021 at 1:00 p.m. via Zoom. (Note: this meeting was later cancelled. The next meeting of the Planning & Zoning Commission is scheduled for January 10, 2022 at 1:00 p.m. via Zoom.)

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Woodard Second: Commissioner Stagg Passed: 6-0

The meeting adjourned at 2:50 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk