



**PLANNING & ZONING COMMISSION
DRAFT MEETING MINUTES
MEETING HELD VIA ZOOM
TAOS SKI VALLEY, NEW MEXICO
MONDAY, APRIL 4, 2022 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, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members Richard Duffy and Susan Nichols joined the meeting during item V. A.. Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, Public Works Director Anthony Martinez, Fire Chief Roberto Molina, and Attorney Susan Baker.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda with the amendment of an additional Miscellaneous item on undergrounding electric lines on upper Twining Road

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

III. APPROVAL OF THE MINUTES OF THE February 7, 2022 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 Approve an Off-Site Parking Variance Request for a Proposed New Office Complex and Firehouse on Tract J, just West of #7 Firehouse Road

Director Nicholson presented the staff report, which said that TSV Inc. had recently submitted a development proposal for a two-story Office Building and Fire Station and an additional building for Mogul Medical, all on Firehouse Road. A presentation was made on this project to the Planning & Zoning Commission at its January 10, 2022 meeting.

The proposed project lacks sufficient on-site parking as required by the Village of Taos Ski Valley Planning & Zoning Ordinance 22-30, Section 22 Off-Street Parking and Loading, according to Director Nicholson. An off-site Parking Variance is being requested. The applicant has suggested one possible means to providing adequate parking to serve the new facilities. In Village staff's evaluation of the proposed parking plan, a more robust alternative is recommended to ameliorate the impact to surrounding properties and public safety and to accommodate Village residents and visitors accessing the current Village Administrative Offices more reasonably, said Director Nicholson.

The Ordinance states that the required number of parking spaces shall be one parking space per doctor for clinics, and one parking space per 500 square feet for offices, retail, and service establishments. In addition, the proposed TSVI Office Building site development eliminates any existing parking spaces that presently serve the current Village Administrative Office and Fire Station.

Nine off-site parking spaces for Village Administrative Office functions are requested to be in close proximity to the current location, explained Director Nicholson.

TSVI CEO David Norden said that overall, the goal is to get everyone out of their cars and make the

Village more pedestrian-friendly. He noted that this project looks after the concerns of the neighbors and the Village, with a dedicated post office, and better access to Mogul Medical. Mr. Norden also explained that TSVI staff already parks in the Deer Parking Lot, so that this plan should be adequate.

TSVI Peter Talty said that there are no formal existing leased parking spaces on this property. The benefit to offsite parking is to keep cars away and encourage public transportation. Drainage will be addressed on the site as a main priority.

After clarification, project Architect Doug Patterson explained that there will be 11 parking spaces on site for all of the buildings, and 34 off-site parking spaces. Discussion followed on whether these off-site spaces needed to be designated at all times or whether such a thing could be done on an as-needed basis.

PUBLIC HEARING: Commission Chair Wittman opened the Public Hearing.

Speaking in favor of the development were Architect Doug Patterson, TSVI's Peter Talty, and TSVI's David Norden. Village Public Safety Committee Chair Kathy Bennett spoke in favor saying that this project would benefit the Village's Fire and EMS Departments. Homeowner Francie Parker asked that the parking spaces for the Village Office be supplied and also that spaces be designated in the TSVI parking lot.

The Public Hearing was closed.

MOTION: To Approve an Off-Site Parking Variance Request for a Proposed New Office Complex and Firehouse on Tract J, just West of #7 Firehouse Road

Motion: Commissioner Duffy Second: Commissioner Nichols

AMENDED MOTION: to approve the off-site parking request as amended with designated spaces as outlined, in Deer Parking lot.

Motion: Commissioner Woodard Second: Commissioner Stagg

Discussion followed.

Commission Chair Wittman called for a vote. Passed: 6-1 (Commissioner Caldwell voting nay.)

VI. MISCELLANEOUS

A. Homeowner Bob Thomas asked for assistance from the Village to get the electric lines in upper Twining Road installed underground. Kit Carson Electric has told him that KCEC is waiting for the Village, he said. Administrator Avila noted that placing lines underground had been prioritized as doing Coyote Lane/ Phoenix Switchback first, Amizette next, and then working on upper Twining Road. The pandemic slowed progress, he noted.

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

The next meeting of the Planning & Zoning Commission is scheduled for May 2, 2022 at 1:00 p.m. via Zoom. (Note: this was later cancelled. The next meeting is scheduled for July 11, 2022 at 1:00 p.m. via Zoom.)

VIII. ADJOURNMENT

MOTION: To adjourn

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

The meeting adjourned at 2:15 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk