



Planning & Zoning Commission

Thomas P. Wittman, Chair
April Bender
Henry Caldwell
Richard Duffy
Susan Nichols
J. Christopher Stagg
Jim Woodard

Regular Meeting

January 5, 2015

AGENDA

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE NOVEMBER 3, 2014 MEETING

IV. NEW BUSINESS

- a. PUBLIC HEARING - Consideration of an application for Conditional Use Permit and Certificate of Compatibility for a MIXED-USE development at Parcel D (Lots 2 & 3, Block H of the O.E. Pattison subdivision) located within the Core Village Zone, consisting of two separate buildings, a shared parking garage, 55 condominium units, 16,400 square feet of retail, restaurant, and other commercial uses, a "Retail Street", a "Streamwalk" along the Lake Fork Stream, and an application for variances to the build-to line, building set-back, stream set-back, building height, and driveway width.
- b. Discussion and possible action regarding a Memorandum of Understanding and Agreement for Land Exchange, lot line adjustments and for development of Parcel "D" in the Core Village Zone between the Village of Taos Ski Valley and Taos Ski Valley, Inc., Santander Holdings, LLC and Twining Development, LLC.
- c. Discussion regarding the AMENDMENTS to the Conditional Use Permit for Parcel G.

V. OLD BUSINESS

- a. Update and discussion of Proposed Revision to Ordinance 04-38 – An Ordinance Adopting Regulations for Water Use within the Village of Taos Ski Valley.

VI. MISCELLANEOUS

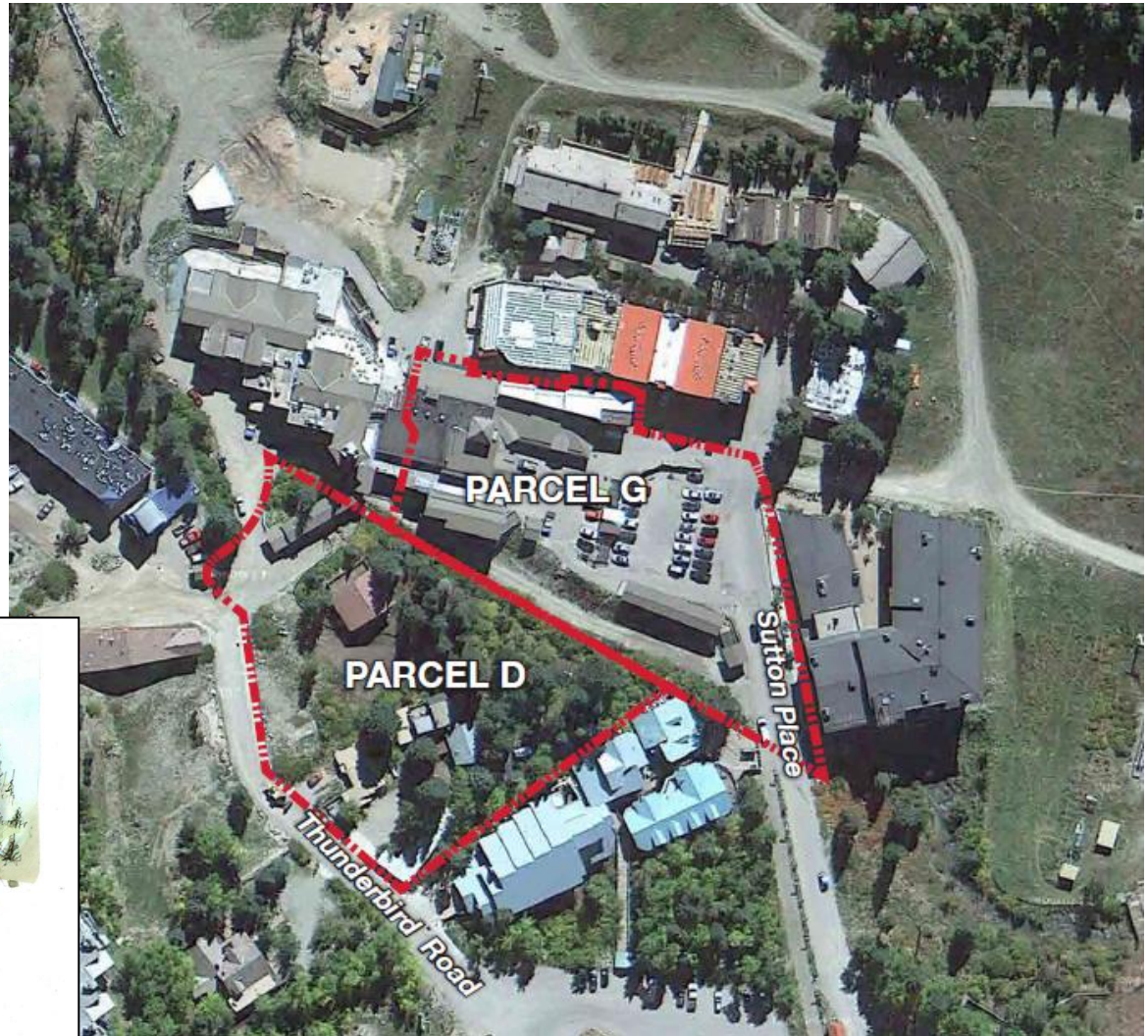
VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING

VIII. ADJOURNMENT

Public Hearing

Conditional Use Permit for Parcel D of the Core Village Zone

- Conditional Use Permit for Mixed-Use Development on Parcel G
- Conditions
- Variances



Development Program

- 54 condo units
- 16,400 square feet of commercial uses
- 77 parking spaces in parking structure
- Steam Walk & Stream Park
- Retail Street & Pedestrian Bridge
- Thunderbird & Ernie Blake Road Improvements



Parking / Stream Level

- garage
- 77 spaces
- 4 ADA spaces
- three condo units
- stream walk
- stream park
- stream walk and park to be dedicated to the Village



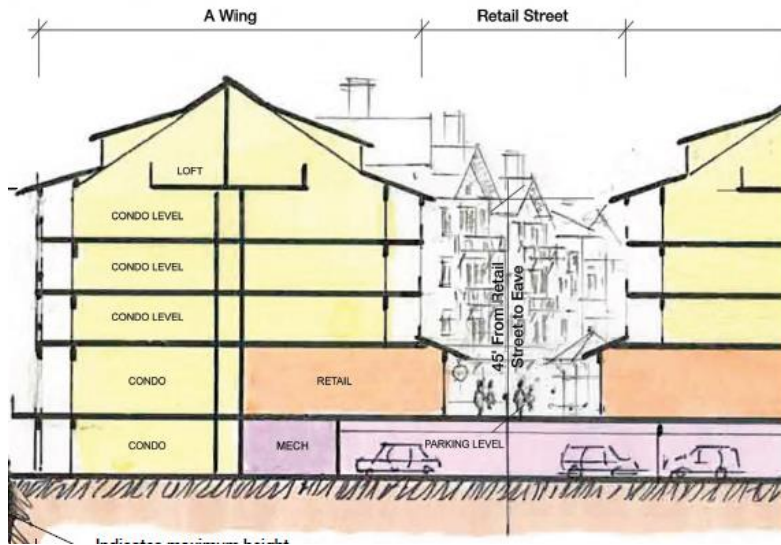
Retail Level

- retail street
- pedestrian bridge
- 16,400 square feet of commercial uses
- 6 condo units
- Thunderbird Road & Ernie Blake Improvements

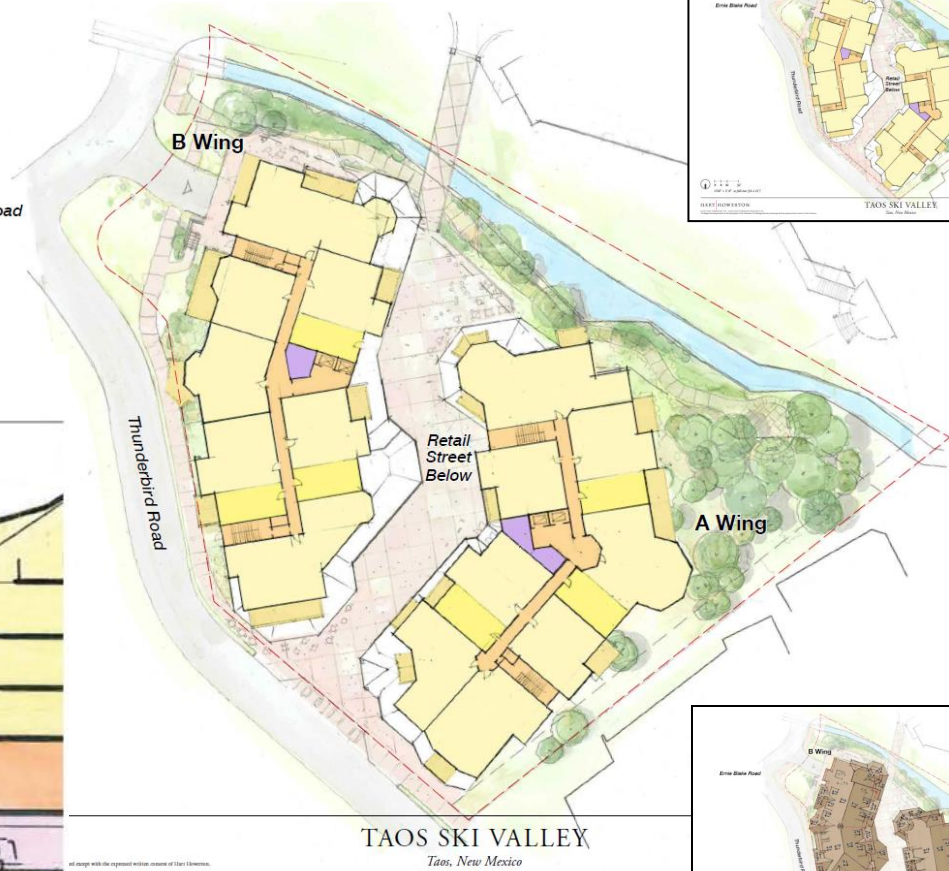


Condo Levels

- 30 units
- lock-outs
- loft units at top level



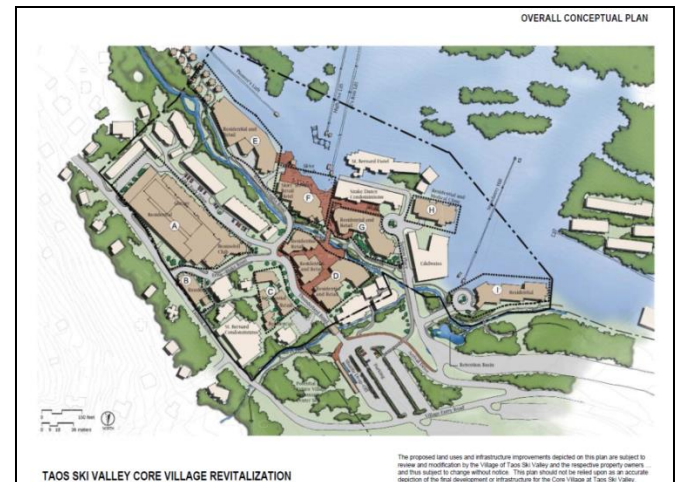
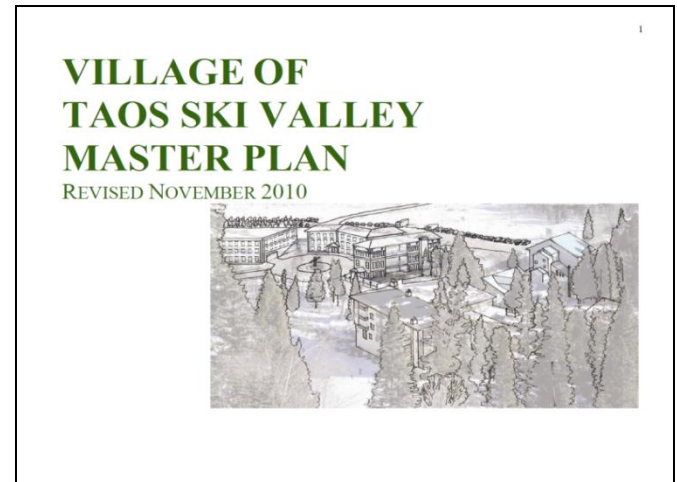
Ernie Blake Road



Analysis

- 2010 Master Plan
- Parcel Conceptual Plan
- Core Village Zone - Intent

	Master Plan	Application
buildings	3	2
open space	3,594 sq.ft.	11,.072 sq.ft.
Thunderbird Road	12 foot sidewalk 8 +/- temp. parking spaces	8 foot 2 temp. spaces
plaza location	parcel D	parcel G
density	105 units 30,000 sq.ft	54 units 16,400 sq.ft.

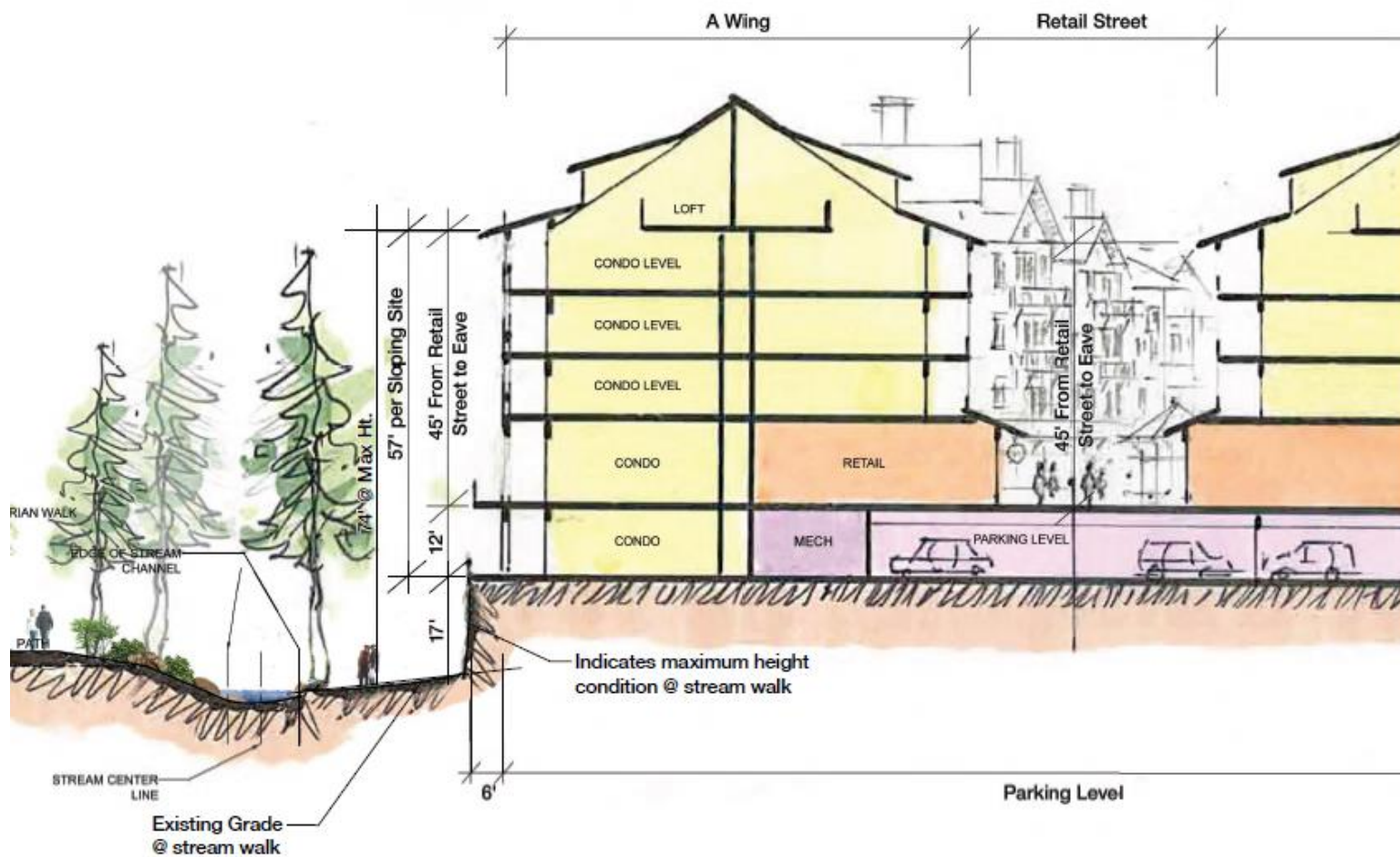


Development Standards

- uses
- architecture
- set-backs
- building height
- parking
- open space
- infrastructure & utilities
- **snow storage**

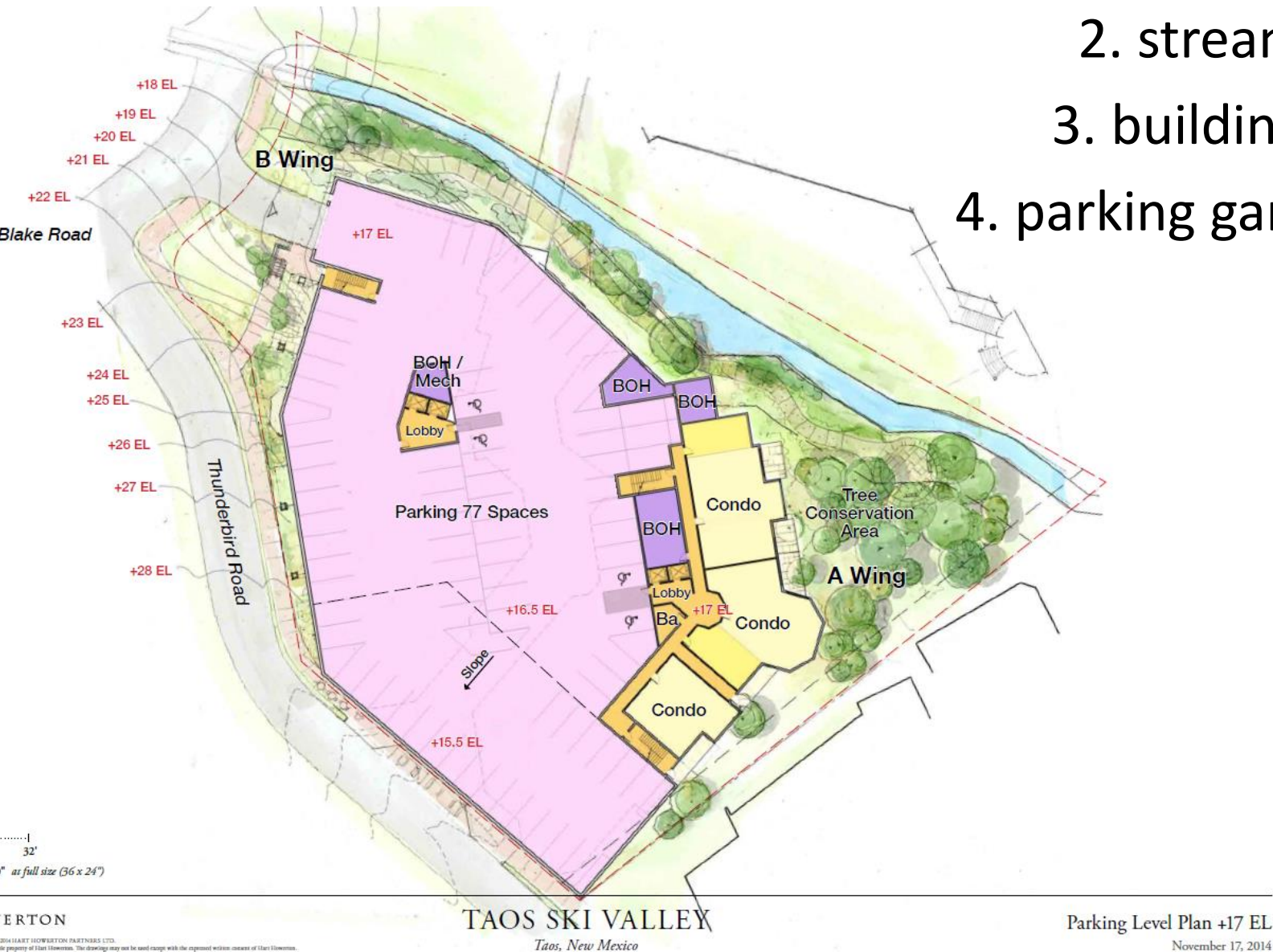


1. building height



Variances

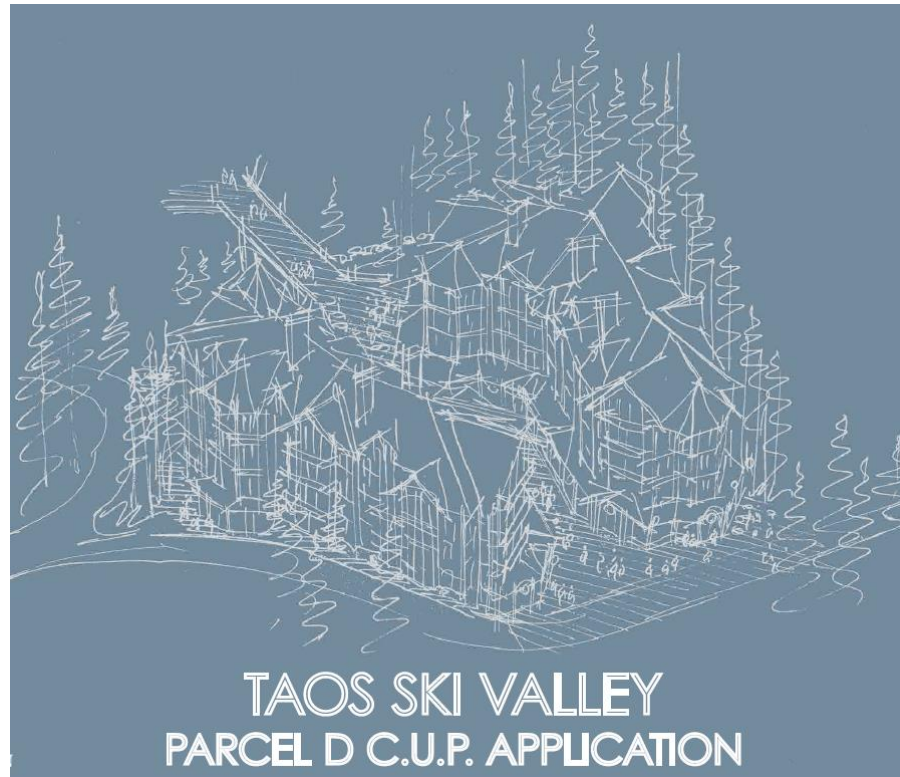
- 2. stream set-back
- 3. building set-back
- 4. parking garage width



Conditions

1. The Certificate of Compatibility will expire within two years of the date of approval or until the submittal of a building permit application.
2. Applicant will submit all documents identified on the Certificate of Compatibility checklist before or at the time of submitting for a building permit showing compliance with all applicable development standards.
3. The Village must issue a Building Permit and all applicable permits prior to commencing any construction or demolition.
4. The Village must issue a Lighting Permit, Sign Permit, Fence Permit, or Tree Cutting Permit prior to commencing any applicable improvements.
5. **Unless otherwise determined by the TIDD, all Development Impact Fees must be received by the Village of Taos Ski Valley prior to commencing any improvements.**
6. Any substantial changes to the application must be approved by the Planning and Zoning Commission; all other changes must be approved administratively by the Planning Officer and as required by the Zoning Regulations.
7. **Final intersection design at Thunderbird Road and Ernie Blake Road must become functional relative to existing ownership and easements.**
8. **Final grading at the stream setback encroachment must accommodate a pedestrian trail of at least four feet in width. Nothing in the development will prohibit the connection of the Stream Walk trail to neighboring properties.**
9. **The height of tower structures must not exceed 60 feet unless the Planning Officer approves any additional building height as a minimal variance or otherwise permitted by the Zoning Regulations.**
10. Install a heated duct and drainage system on each building rooftop to avoid snow melt and rainfall on the sidewalks, gas meters, electrical service panels or in any way create a life safety hazard to vehicles or pedestrians.
11. Exteriors of each building will be built of non-combustible materials.
12. The building permit application identifies the location(s) of mechanical equipment showing adequate screening from public view.
13. The building permit application identifies the location(s) of garbage storage containers and considerations of snow accumulation in planning for access and removal of garbage receptacles. All garbage storage shall be in containers preventing bear access to the stored garbage.
14. The building permit application will identify the size(s) and location(s) of satellite dishes, if installed, and are to be the minimum size possible.
15. The building permit application will identify the size(s) and location(s) of propane tanks. All tanks are to be shielded from public view.
16. The building permit application will include a revised parking plan to identify the circulation patterns, size of parking spaces as not less than 9' by 20' and the locations and sizes of each ADA parking space to comply with applicable design standards for ADA parking spaces.
17. The loading areas are designated and posted with restricted hours for loading and unloading prior to issuing a Certificate of Occupancy for Parcel D.
18. **Approval by the Village Council to exchange Tract A in fee simple to Taos Ski Valley, Inc. (Santander Holdings) and for Taos Ski Valley Inc. to exchange Tract B in fee simple to the Village of Taos Ski Valley. Road alignments must be functional relative to property ownership and easements.**
19. Snow storage area must be landscaped with ground cover and shrubs that can survive when the area is used for snow storage.
20. All utilities are located underground when relocated from the portion of Tract A to Tract B. Applicant and Village of Taos Ski Valley execute a Development Agreement for the improvements of all infrastructure and utility improvements.
21. The building permit application includes a landscaping plan and erosion control plan consistent with the standards of the zoning ordinance.

Recommendations



APPROVAL OF APPLICATION WITH CONDITIONS
APPROVAL OF VARIANCES

Village Snow Storage Plan

GOAL

Adopt a comprehensive and equitable snow storage plan for all property owners.

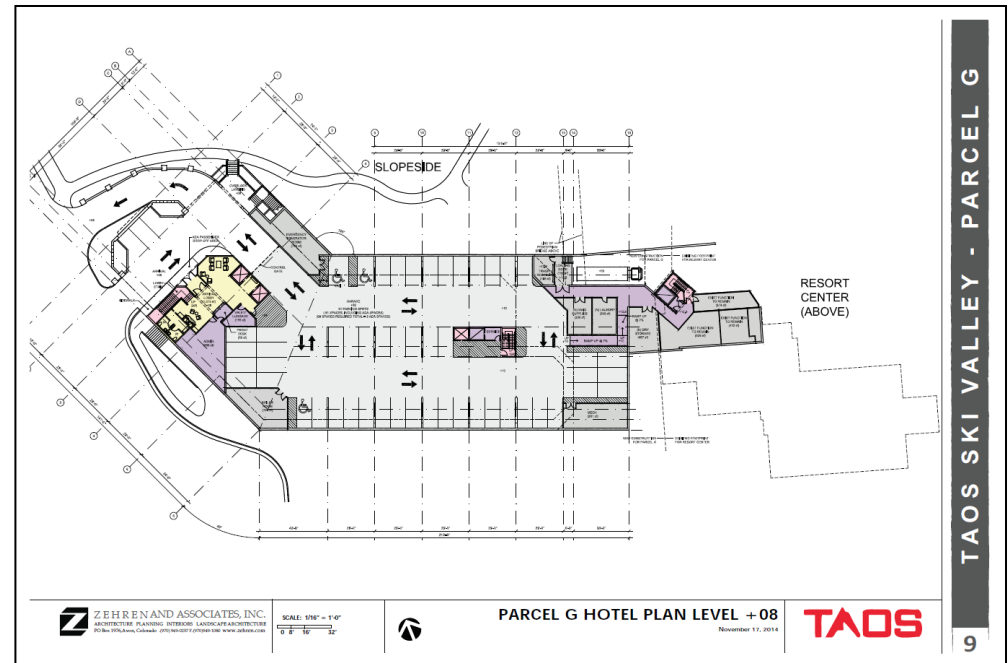
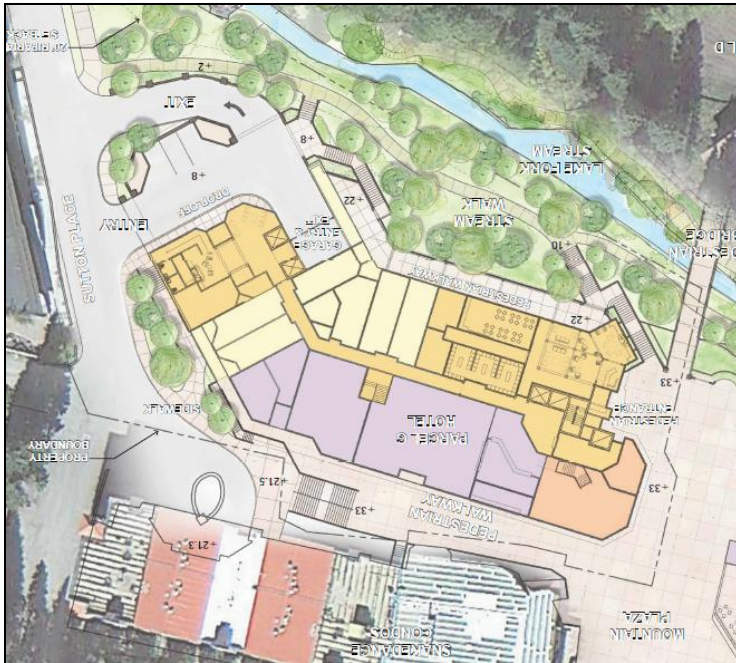
OBJECTIVES

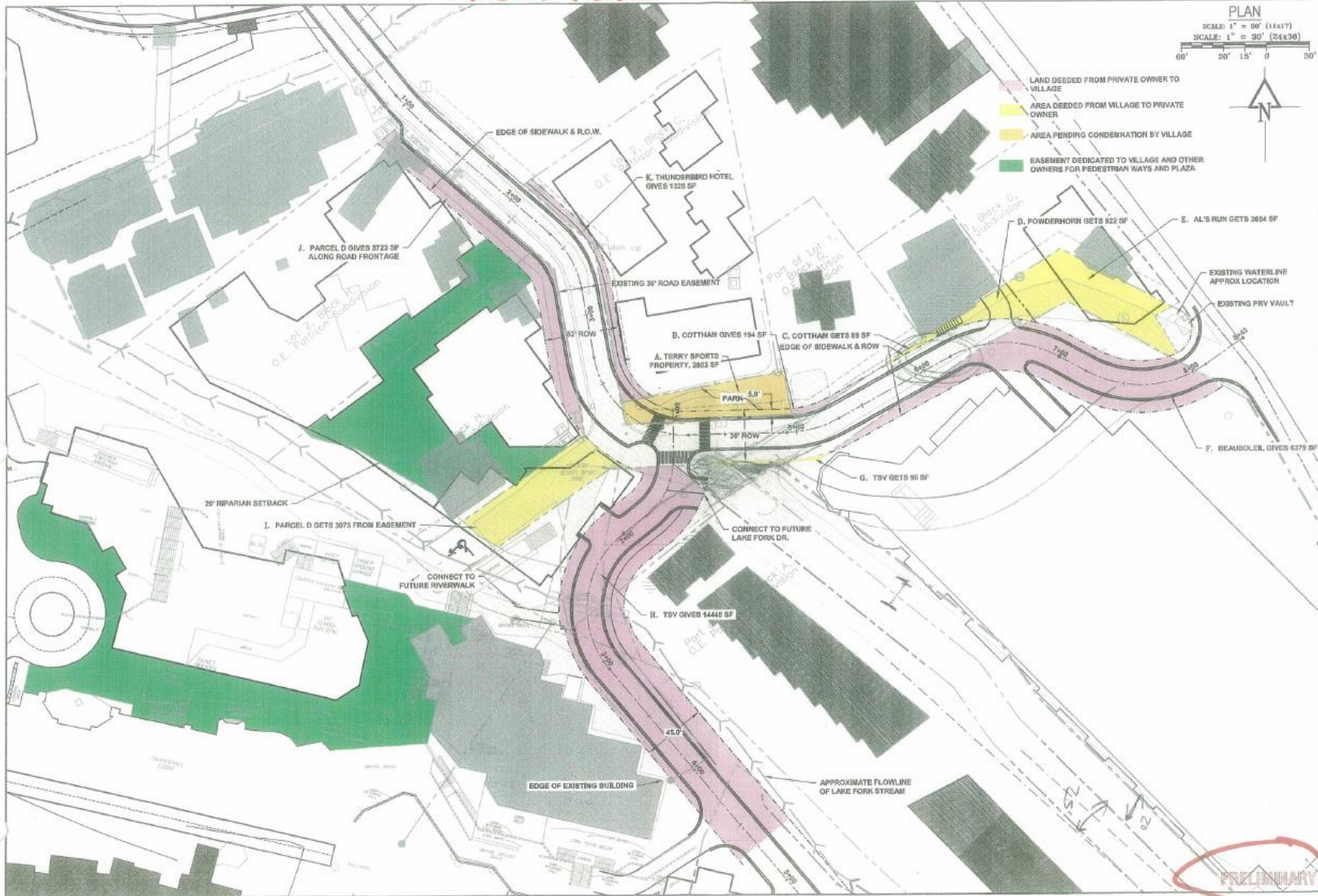
- Include property owners in the planning process.
- Identify developed properties that do not have adequate space for snow storage.
- Provide information to the public regarding the current requirements for snow storage.
- Identify all possible alternatives for snow management, including a location for storage and snow melting, land purchase(s), and potential financial assessments.
- Minimize conflicts with vehicles and pedestrians.
- Provide maps indicating current and proposed snow storage areas.
- Adopt the plan by Village Council with P&Z recommendations.



Parcel G Amendment

- application for amendment and variance
 - change in use from condo to hotel + 7 condo
 - driveway exit
 - sidewalk improvement at Sutton Place
 - expanded building footprint
 - shared parking
 - loading dock wall (minimal variance)





TAOS SKI VALLEY BASE REDEVELOPMENT
 ENTRY DRIVE AND ARRIVAL CONCEPT
 ROW TRANSFER EXHIBIT

Russell Planning & Engineering, Inc.
 804 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4552

Drawn: GA
 Drafted: GA
 Checked: DS
 Date of Submittal: 01/13/2012

EX-3

CALL 800-455-7262
 BEFORE YOU DIG
 NEW MEXICO
 ONE CALL