



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JANUARY 6, 2014 1:00 P.M.

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2 **I. CALL TO ORDER & ROLL CALL**

3 Commission Chair Tom Wittman called the meeting to order at 1:03 p.m. Roll call was taken. A
4 quorum was established with Commission members April Bender, Henry Caldwell, Susan Nichols,
5 Chris Stagg, and Tom Wittman present. Elisabeth Brownell and Richard Duffy were absent. Staff
6 members Mark Fratrack, Don Schieber, Ann Wooldridge, and John Miller were in attendance, as well
7 as attorney Dennis Romero.

8 **II. APPROVAL OF THE AGENDA**

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

10 **Motion: Susan Nichols Second: April Bender Passed: 5-0.**

11 **III. APPROVAL OF THE MINUTES OF THE NOVEMBER 4, 2013 MEETING**

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

13 **Motion: April Bender Second: Chris Stagg Passed: 5-0.**

14

15 **IV. NEW BUSINESS**

16 **A.** Consideration to Approve **Resolution #2014-254** A Resolution Concerning Governing Body
17 Meetings and Public Notice Required

18 Dennis Romero advised the Commission on the importance of maintaining a high level of compliance
19 with the Open Meetings Act.

20 **MOTION:** To approve **Resolution #2014-254** A Resolution Concerning Governing Body Meetings
21 and Public Notice Required

22 **Motion: Susan Nichols Second: Henry Caldwell Passed: 5-0.**

23 **V. OLD BUSINESS**

24 **A.** Discussion - Village Snow Storage, Existing and Proposed

25 Schieber presented a map which diagramed existing storage areas, lots that will no longer be
26 available for storage use, as well as those lots that may be possible options for leasing or purchasing
27 for snow storage in the future. He said that the best spots which don't cost anything are at the
28 switchback on Porcupine Road, or else at the top of the closed portion of Kachina Road. Good lease
29 options include the property at the top end of the Beaver Pond, and some parcels of land along the
30 side of Bull of the Woods Trail. Lease prices would need to be negotiated. A property at the
31 intersection of O.E. Pattison Loop and Twining Road has been extremely useful in the past but it
32 might be costly to lease or purchase a portion of it. Plowing the steep portion of Twining Road has
33 become more difficult over the years due to cation taken about the gravel which is in the snow getting

1 near the river. The new regulations on snow storage require that 20% of each parcel of land be set
2 aside for storage even though this will not be possible in the core area. Hopefully it will be possible
3 to continue to store snow in the parking lot near the Guard Shack. Other than these options, it will
4 be necessary to investigate parcels for purchase. The Needs Assessment report could be revised
5 to designate a portion of impact fees to go towards acquiring or leasing snow storage areas. In the
6 end, Schieber reported that the Village is not in as desperate a position as previously thought. Since
7 developers will need to make snow storage plans for their properties, there is a possibility that the
8 Village could haul snow and charge back the cost to the property owners, creating a mutually
9 beneficial solution.

10 **VI. MISCELLANEOUS**

11 **A.** Mr. Peter Talty addressed the Commission on behalf Mr. Louis Bacon, who is the new owner of
12 Taos Ski Valley, Inc. Talty said that TSV Inc. will be submitting an application for conditional use
13 within the next couple of months for development in the Core Village Zone. Development plans will
14 be in line with the Parcel Conceptual Plan previously submitted, which was approved by the P&Z
15 Commission.

16 **B.** Staff brought up the Village Master Plan and the need for some updates in content and also in the
17 computer program used.

18
19 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting
20 is scheduled for February 3, 2014 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room.
21 (Note: this meeting was later cancelled and re-scheduled to March 3, 2014.)

22 **VIII. ADJOURNMENT**

23 **MOTION:** To adjourn.

24 **Motion: Chris Stagg Second: Susan Nichols Passed: 5-0.**

25 The meeting was adjourned at 2:04 p.m.

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27 Tom Wittman, Chairperson