



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, MARCH 2, 2015 1:00 P.M.

## I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:05p.m. Roll call was taken and a quorum was established. Commission members present: April Bender, Henry Caldwell, Richard Duffy, Susan Nichols, Tom Wittman, and Jim Woodard. Commission members absent: Chris Stagg. Staff members present: Village Administrator Mark Fratrack, Community Development Director Don Schieber, Planner Matthew Foster, Clerk Ann Wooldridge, and Village Attorney Dennis Romero.

## II. APPROVAL OF THE AGENDA

Commissioner Duffy asked to add a discussion of Design Standards under Miscellaneous.

**MOTION:** To approve the agenda as amended.

**Motion:** Susan Nichols      **Second:** Richard Duffy      **Passed:** 6-0.

## III. APPROVAL OF THE MINUTES OF THE FEBRUARY 2, 2015 MEETING

Administrator Fratrack was not in attendance at the February 2, 2015 meeting, so the minutes should reflect that.

**MOTION:** To approve the minutes with the above amendment

**Motion:** Jim Woodard      **Second:** Susan Nichols      **Passed:** 6-0.

## IV. NEW BUSINESS

## V. OLD BUSINESS

### A. Discussion of Village Master Plan – Roadway Improvements Element

Planner Foster presented the first area of focus for the new Village master plan, which is the roadway improvements element. Foster incorporated elements from the past five Infrastructure Capital Improvements Plans, as well as previous Village Master Plans and the Larkin traffic study in compiling this report. In all the areas to be studied, he suggested that it is best to assess where we are, where we are going, and how to get there. The first step of assessing existing conditions includes making an inventory of roads, including the existing road grade, which was part of Foster's presentation. In order to determine the direction in which to proceed, it is best to make goals which reflect the values of the community and which will guide the decisions to be made. He suggested that goals consider safety, convenience, and cost-effectiveness. These goals should accommodate all users. Goals will be accomplished by following policies. The objectives should be specific, measurable, and attainable statements.

Foster included a proposed roadway improvements plan in his presentation. Timeframes need to be added as well as the entity responsible for completing the improvements. The Village will need to coordinate with private land owners on the plan. Foster will add the new entry road to the proposed road list, and further discussion needs to take place on Kachina Road, as well as on the roads in Amizette. He said that improving signage will be an objective, but that the specifics will

not be put in the master plan. Pedestrian and bike trails will be addressed separately in a recreation section. The other elements of the master plan to be addressed in subsequent meetings are: land use, natural resources, Village design, utilities, economic development, hazard mitigation, and recreation. Commissioners will give their feedback to Foster, and staff will start to seek input from the community.

**B. Discussion of Proposed Revision to Ordinance 04-38 – An Ordinance Adopting Regulations for Water Use Within the Village of Taos Ski Valley**

Attorney Romero had clarified more of the language in the ordinance based on last month's discussions. The ordinance will be finalized at the next meeting and will be recommended for approval by the Council.

**VI. MISCELLANEOUS**

**A.** Foster explained that he had approved a certificate of compatibility for the Alpine Village Suites remodel. Commission Chair Wittman expressed concern about the parking garage at the Alpine Village Suites being turned in to retail space because parking was still a requirement in the zoning ordinance.

**B.** Foster reported that a minimal variance for Parcel G had been administratively approved by staff, as was allowed in the zoning ordinance. This variance was for a new retaining wall. Foster said that there may be other changes being made to the plans. If the changes become substantial, a new hearing for an amended conditional use permit will need to take place. The Commission expressed concern about the plans for the development changing little by little without further P&Z review, and approval of the new plan in its entirety.

**C.** Commissioner Duffy reported that the group interested in architectural standards within the Village had met some more. They are looking at the language in the design standards section of the zoning ordinance, and have found cases where the zoning standards do not require a builder to do certain things. Where the language says "should", it would be hard to enforce the standards. Attorney Romero cautioned about making the standards too stringent, where the rule could be construed as a taking of private property.

**VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, March 30, 2015 at 1:00 p.m. at the Edelweiss Lodge Club Room.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Jim Woodard

**Second:** Richard Duffy

**Passed:** 6-0.

The meeting was adjourned at 3:35 p.m.

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Tom Wittman, Chairperson

ATTEST:

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Ann M. Wooldridge, Village Clerk