



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

COLUMBINE INN & CONFERENCE ROOM
TAOS SKI VALLEY, NEW MEXICO

MONDAY, MARCH 3, 2014 1:00 P.M.

1

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

3 Commission Chair Tom Wittman called the meeting to order at 1:05 p.m. A quorum was established
4 with all Commission members present: April Bender, Elisabeth Brownell, Henry Caldwell, Richard
5 Duffy, Susan Nichols, Chris Stagg, and Tom Wittman. Staff members Mark Fratrack, Don Schieber,
6 Rich Willson, Ann Wooldridge, and John Miller were in attendance, as well as attorney Dennis
7 Romero.

8 **II. APPROVAL OF THE AGENDA**

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

10 **Motion: Susan Nichols Second: Elisabeth Brownell Passed: 7-0.**

11 **III. APPROVAL OF THE MINUTES OF THE JANUARY 6, 2014 MEETING**

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

13 **Motion: Chris Stagg Second: Richard Duffy Passed: 7-0.**

14

15 **IV. NEW BUSINESS**

16 **A.** Application for Conditional Use Permit by Taos Ski Valley, Inc for Mixed Commercial Use in the
17 Core Village Zone on part of Tract E in the Village of Taos Ski Valley (Parcel G of the Conceptual
18 Plan).

19 Community Development Director Don Schieber said that Staff has reviewed the application for
20 conditional use, with accompanying documents, and the proposed project is consistent with the
21 approved Core Area Conceptual Plan and with the Village Master Plan. The building is largely a
22 replacement of existing mixed use in and around the "Pagoda" area, with a gross floor area of
23 128,100 square feet. The plans call for the following: 7,450 square feet for ski retail and ski rental
24 shop, 8,900 square feet for a lift ticket office and ski school sales, 3,100 square feet for storage and
25 service areas, and 66,150 square feet for 40 residential units which will have 18 additional possible
26 "lock-off" rental units. There will be 59 underground parking spaces. The project will promote a
27 sustainable mixture of commercial, residential, and recreational land uses by incorporating pedestrian
28 plazas and open spaces, while also creating a base Village environment that will be positive for
29 residents, visitors, and businesses. He noted that all building projects in the Village Core area are
30 required to make application for conditional use to the Village Planning & Zoning Commission. Staff
31 has been working with TSV Inc. to insure that all conditions of the Village Certificate of Compatibility
32 requirements will be met.

33 Gordon Briner, General Manager of Taos Ski Valley (TSV), Inc., presented Peter Talty, who is taking
34 the lead in the redevelopment plans for TSV Inc. Talty introduced the professionals who have come
35 together to create and execute this project, including Bob Daniel, project coordinator for TSV Inc., and
36 representatives of Zehren and Associates, designers and architects, Russell Engineering civil
37 engineers, Jaynes Corporation general contractors, and Red Tail Surveying, professional land

1 surveyors. The plans were presented with drawings not only of the new building, but also of plans
2 to create a new drop-off site for skiers on Thunderbird Road, and to create a new Lake Fork Creek
3 pedestrian area. The advantage to changing the skier drop-off is due to the increased ease of
4 accessing the resort center on flat ground as opposed to ascending a steep grade. With this project,
5 Talty said, three main areas are being improved: the slopeside area and ski frontage, the Core
6 Village zone, and the stream-side experience. The building itself will have four levels, with one
7 underground level for the parking garage. The exterior will be stucco with stone accents, understated
8 colors, accents of doors, windows, soffits, and balconies with railings. The height of the large roof
9 is within the height requirement in the Core area, according to the Village Zoning Ordinance.
10 Vehicular traffic will be allowed on Sutton Place road in order to access the Hotel St. Bernard, the
11 Snakedance, and the Edelweiss, as well as being the primary entrance to the new development.

12 Talty explained that as a result of new ownership of the ski resort, significant improvements are being
13 planned for Taos Ski Valley starting in 2014 and carrying into the future. Their approach is to make
14 improvements over time with these three overarching goals in mind: to create new on-mountain and
15 slope-side improvements to elevate the ski experience, to improve skier services at the base area
16 and enhance the guest experience in the Core Village zone, and to increase the quantity and quality
17 of accommodations in the Core, to add value, energy, and activity to the Village and the resort. All of
18 the details have not been decided upon at this time. He concluded by saying that although this is a
19 difficult first step to make because of the disruption in the Core area, they believe that it is necessary
20 in order to set the stage for future development, to enhance the guest experience, and to reinforce
21 the Taos Ski Valley brand.

22 In response to Commissioners questions, Talty answered that the Thunderbird Chalet site will
23 become a staging area for the new construction; the Thunderbird Chalet and buildings on the next
24 lot will be taken down. A new bridge from the Chalet site will be built to cross over the river to the
25 resort center. Work in the "Pagoda" area will mostly involve infrastructure work on the public and
26 private utilities, depending on whose they are. Most of the work, however, will be done by TSV's
27 contractors. Briner said that he is working with the summer groups that come here to study, to
28 make sure that they will not be too disrupted by the construction.

29 In questions concerning the ability of the Treatment Plant to accept the wastewater from the new
30 project, Schieber said that the plant can handle the expected 15,000- 18,000 gallon per day increase.
31 The high flows are running now at about 110,000 gallons, and the latest improvements upgraded the
32 plant capacity to about 140,000 gallons per day. Village Staff is looking at proposals from engineers,
33 and once a company is chosen, their preliminary engineering report for the new plant will stress the
34 importance of acquiring the Treatment Plant land through the Townsite Act. Staff has been working
35 on this for four years. Schieber said that Village has enough water rights for any increase in water
36 use, and if more water is required it is just a technical issue of capturing more of the excess water
37 at the spring.

38 Opening up questioning to the public, Harvey Bell, Edelweiss Condominium owner asked about
39 whether studies had been completed on view changes from the Edelweiss Lodge and Condominiums,
40 on a 100-year flood study of the river, on the reliability of existing electric power, and on the potential
41 of access to natural gas and solar power in the ski valley. Talty answered that the engineers and
42 architects are working on completing the studies. In other questioning, he explained that TSV Inc.
43 is very interested in accommodating existing businesses, both during the construction and afterwards
44 when the buildings are complete.

45 Chairman Wittman explained that a public hearing would be held according to certain rules; all
46 speakers to state their name and be sworn in.

47 **PUBLIC HEARING:** Speaking in favor of the project were property and business owners Steve Ortiz,
48 Rich Willson, Susie Geilendfelt, Keith Dowell, Tim Galvin, Wayne Nichols, Kay Bell, Andrea Heckman,
49 Bob Remiger, Carl Fesler, Claudia Pavel, Whitney Upchurch, Jim Fish, Kent Forte, and Roger
50 Mariani. No one spoke against. The Public Hearing was closed.

51 **MOTION:** To approve the Application for Conditional Use Permit by Taos Ski Valley, Inc for Mixed
52 Commercial Use in the Core Village Zone on part of Tract E in the Village of Taos Ski Valley (Parcel
53 G of the Conceptual Plan)

54 **Motion: Richard Duffy**
55 **Chris Stagg**

Second: Henry Caldwell

Passed: 6-0, 1 abstention by

1 **V. OLD BUSINESS**

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3 **VI. MISCELLANEOUS**

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5 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting
6 is scheduled for March 31, 2014 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room.

7 **VIII. ADJOURNMENT**

8 **MOTION:** To adjourn.

9 **Motion:** April Bender

Second: Susan Nichols

Passed: 7-0.

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11 Tom Wittman, Chairperson