



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JUNE 9, 2014 1:00 P.M.

1

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

3 Commission Chair Tom Wittman called the meeting to order at 1:02 p.m. Roll call was taken and a
4 quorum was established. Commission members present: April Bender, Henry Caldwell, Richard
5 Duffy, Susan Nichols, Chris Stagg, and Tom Wittman. Commission members absent: Elisabeth
6 Brownell. Staff members present: Village Administrator Mark Fratrack, Community Development
7 Director Don Schieber, Deputy Clerk Ann Wooldridge, and Planner John Miller, as well as attorney
8 Dennis Romero.

9 **II. APPROVAL OF THE AGENDA**

10 **MOTION:** To approve the agenda as presented

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

12 **III. APPROVAL OF THE MINUTES OF THE MAY 5, 2014 MEETING**

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

14 **Motion: Chris Stagg Second: Henry Caldwell Passed: 6-0.**

15

16 **IV. NEW BUSINESS**

17 **A. Discussion of Revised Village of Taos Ski Valley Master Plan - 2012 Draft.**

18 The draft 2012 Village of Taos Ski Valley Master Plan was presented on-screen for the Commission to
19 discuss. The items which had been added to the 2010 approved Master Plan were highlighted in yellow for
20 reviewing. Discussion touched on various items in the master plan that may be unattainable, such as Lake
21 Fork Lane becoming a two-way street, or the creation of solar thermal or solar electricity in the Village. Some
22 other items in the plan may need to be removed, if it looks as though the requirements will not be followed,
23 such as stating that development in the Kachina area must contain 40% of ground-level space for commercial
24 or retail spaces. Director Schieber explained that what is known as Lake Fork Lane is actually just an
25 easement used by the Lake Fork Condominiums, the Twining Condominiums, the Sierra del Sol, and the
26 Village. Ernie Blake Road needs to be redesigned and realigned in order for it to become a useable, two-way
27 road. A different plan was proposed by the Beausoleil developers, but that proved to be unworkable. Schieber
28 will create a plan for Ernie Blake Road.

29 The original Master Plan was created in 2006 by planners that the Village contracted with to produce the
30 document, and the plan was updated by Village Staff in 2010. In 2012, a draft revision was done, but was
31 never adopted. Staff would like to make the plan a guidance document with a vision moving forward. The
32 plan is a working document and can be revisited and changed at any time. There were various suggestions
33 on how best to get community input again, whether it be by holding a public charrette/gathering to receive
34 suggestions, or perhaps by sending out copies of a draft master plan and asking for feedback. Commissioner
35 Stagg said that the company that has been doing work on the redesign of the base area for TSV, Inc., Design
36 Workshop, could help to re-do some of the maps in the document. It will be necessary to state that all
37 development will be limited by the infrastructure available. More specifics on the roads will be required in

1 order to include diagrams and cross-sections in the master plan. Also, Staff will need to check to see if all
2 of the items in the Parcel Conceptual Plan are still pertinent, because many of those plans and pictures were
3 added in 2012. Staff will bring a draft revised plan to the next meeting.

4

5 **V. OLD BUSINESS**

6 **VI. MISCELLANEOUS**

7

8 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting
9 will take place on Monday for June 9, 2014 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference
10 Room.

11 **VIII. ADJOURNMENT**

12 **MOTION:** To adjourn.

13 **Motion: Susan Nichols Second: April Bender Passed: 6-0.**

14

15 _____

16 Tom Wittman, Chairperson