



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JULY 7, 2014 1:00 P.M.

1

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

3 Commission Chair Tom Wittman called the meeting to order at 1:04 p.m. Roll call was taken and a
4 quorum was established. Commission members present: Henry Caldwell, Richard Duffy, Susan
5 Nichols, Chris Stagg, and Tom Wittman. Commission members absent: Elisabeth Brownell, and
6 April Bender. 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 Commissioner Stagg suggested moving item V.A. Discussion of E911 Addressing Concerns in the
11 Amizette Subdivision in front of item IV.A, Old Business.

12 **MOTION:** To amend the agenda as suggested.

13 **Motion: Susan Nichols Second: Richard Duffy Passed: 5-0.**

14 **III. APPROVAL OF THE MINUTES OF THE JUNE 9, 2014 MEETING**

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

16 **Motion: Susan Nichols Second: Richard Duffy Passed: 5-0.**

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18 **V. NEW BUSINESS**

19 **A. Discussion of E911 Addressing Concerns in the Amizette Subdivision**

20 Deputy Clerk Wooldridge explained the problematic situation that has developed in the Amizette
21 Subdivision concerning addressing. The problem is that no room was left in between the numbers
22 for any new houses. Given this, the County previously, and now the Village, has started using an
23 additional letter after a number to create new addresses. One of the problems with this system is that
24 in some cases a house with A on it is right next door to the house with the original number, or other
25 times the same numbered house with the additional A on it is a distance away, and also accessed
26 by a different road.

27 A situation arose recently where two different homeowners thought that they had the same house
28 number. Although this is a different problem than the awkward house numbering system, it
29 brought to light the general addressing problems that exist in Amizette. Staff suggested several
30 options: either leave addressing as is (while solving the dispute on the one particular house
31 number), or sort out addresses and leave all addresses as numbers off of State Highway 150, or
32 sort out addresses but use the names of the little roads in Amizette. These are deeded rights-of-
33 way, but the Village has not accepted them and they are not maintained by the Village Public
34 Works Staff because the roads are not up to the standard where Village Public Works could
35 grade them or plow snow on them. An additional issue is that the roads are not actually placed
36 where they are supposed to be according to the plat of Amizette Subdivision.

1 Linda Grace, owner of the house at 1306 State Highway 150, asked to speak to the Commission
2 to present photos and documents showing that she and her husband have used that number on
3 their house for more than 30 years. It was clear that her house had historically used the number,
4 and all agreed that it is not at all a safe practice for two houses to be numbered the same. Staff
5 will contact the other homeowners and inform them of the number that the Village has always
6 used for their house, which is 1300A.

7 After further discussion, the Commission came to a consensus that the Village needs a plan for
8 the roads in Amizette. The issues that need attention are not only the addressing, but the
9 condition of the roads, their placement and potential future maintenance of the roads. Community
10 Development Director Schieber noted that the property owners affected by a road placement
11 change would need to work out a solution amongst themselves. Also, currently, the homeowners
12 must work out their own arrangements for taking care of the roads.

13 The Commission decided that a plan should be made in order to solve some of the issues.
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15 **IV. OLD BUSINESS**

16 **A. Review of draft revisions to date on Village of Taos Ski Valley Master Plan**

17 Staff made changes to the 2012 draft Master Plan based on discussion at the June 9, 2014 P&Z
18 Commission meeting. This next version was presented for review, comment, and discussion.
19 Community Development Director Schieber reported that he had spoken with Peter Talty, of TSV,
20 Inc., concerning their plans for re-development of Thunderbird Road. The Village is installing new
21 infrastructure in Thunderbird Road so that new development can eventually occur on both sides of
22 the road. Concerning Ernie Blake Road, Commissioners suggested stating that this is a high
23 priority road and it must become a two-way road for public health and for public safety. The actual
24 design of the realigned road could be inserted later. Other items in the Master Plan were
25 reviewed. Suggestions included adding some of the firewise plan goals and action items, updating
26 the VTSV municipal zone information, and putting many of the photographs into an addendum at
27 the end of the master plan to make the document less cumbersome. Staff will make more
28 changes based on these discussion and will bring back the plan at a future meeting.

29 **V. NEW BUSINESS**

30 **B. Discussion of potential Street Lighting Plan for the Village**

31 Community Development Director Schieber explained that it would be necessary to install a street
32 light in the Village right-of-way at the new skier drop-off area. This lighting fixture will need to be
33 night-sky compliant and sturdy enough to withstand snow being pushed from around its base.
34 Propane gas is not available in the ski valley for a gas lamp. Schieber will bring some designs to
35 a future meeting in order to gather input from the Commission on potential lighting design. This
36 lighting fixture could be an example of what might be used throughout the Village as street lights
37 are added.

38 **VI. MISCELLANEOUS**

39 **A. Roger Pattison** asked to address the Commission concerning the Pattison Trust's interest in
40 creating a master plan for the large parcel of Pattison Land that is now zoned for
41 farming/recreation. Pattison asked if it would be a conflict of interest for the Pattison Trust to use
42 the same company that TSV Inc. has been using. This company already knows a great deal
43 about the ski valley, so it could be advantageous. Commissioners suggested that making a
44 master plan for the land could be very useful, as there may be uses that have not been previously
45 considered, or uses that would not require water, sewer, or big roads on their mountainous terrain.
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48 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next 49 meeting will take place on Monday, August 4, 2014 at 1:00 p.m. at the Edelweiss Lodge & Spa 50 Conference Room.

1 **VIII. ADJOURNMENT**
2 **MOTION:** To adjourn.
3 **Motion: Chris Stagg Second: Richard Duffy Passed: 5-0.**
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6 Tom Wittman, Chairperson