



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, OCTOBER 1, 2012 1:00 P.M.

1

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

3 Commissioner Tom Wittman called the meeting to order. A quorum was established with  
4 Commission members Elisabeth Brownell, Mary Mortimer, Susan Nichols, Chris Stagg, and Tom  
5 Wittman present. Richard Duffy and Steve Ruppert were absent. Staff members Mark Fratrack, Don  
6 Schieber, Ann Wooldridge, and John Miller were in attendance.

7 **II. APPROVAL OF THE AGENDA**

8 Elisabeth Brownell asked to move item VI. Miscellaneous to after item III. Approval of the Minutes.  
9

10 **MOTION:** To approve the agenda with the above amendments.

11 **Motion: Chris Stagg                      Second: Mary Mortimer                      Passed: 5-0.**

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13 **III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 5, 2012 MEETING**

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

15 **Motion: Chris Stagg                      Second: Elisabeth Brownell                      Passed: 5-0.**

16 **VI. MISCELLANEOUS**

17 **A.** Keith Wellman, homeowner, asked to speak to the Commission today about his concerns  
18 regarding the appearance of the Village. The main problems, he said, are the dust created by car  
19 traffic and heavy equipment traveling on Twining Road, the many piles of dirt and rocks left along the  
20 roads from excavation projects, and the size of staging areas for construction projects. He is  
21 distressed by the number of vehicles driving along Twining Road, and the unpleasant noise from  
22 vehicles, heavy equipment, and construction. He suggested charging a day-use fee for heavy  
23 equipment on Village roads in order to help fund road repair. He is concerned about the ambience  
24 of the Village and asked "What kind of Village do we want to have?" He showed pictures on his  
25 laptop of photos recently taken. He pointed out that many Village signs are in disrepair, or are  
26 unsightly. He suggested landscaping around electrical utility boxes to make them less of an eyesore.  
27 Overall, he said that it is all about community pride. Commissioners invited him to voice his concerns  
28 to the Village Council the following day.

29 **B.** Jane Winfield, St. Bernard condominium owner, asked to make a plea to the Commission that  
30 variances not be granted for height limits on any new buildings along Thunderbird Road.

31 **C.** Elisabeth Brownell wanted to say how thankful she is for people noticing the unsightly items  
32 around the Village.

33 **IV. OLD BUSINESS**

34 **A.** Draft - Impact Fee Needs Assessment Report

1 Don Schieber led the review of the draft needs assessment report, which is the document required  
2 in the adoption of development impact fees. According to the zoning ordinance section 22 on impact  
3 fees, the needs assessment determines existing deficiencies and projects new development needs.  
4 In this most recent version, no differentiation would be made for fees assessed in the Kachina area,  
5 the central business district, or the Amizette area. This is due to the fact that improvements in the  
6 Village core area will be to everybody's benefit. The total cost of the projects divided by the current  
7 and estimated future square footage in the Village resulted in a \$4.4514 per square foot fee. In 2006,  
8 impact fees were established at \$2.18 per square foot for the central business district and \$2.28 for  
9 the Kachina district.

10 The report addresses capital needs in the areas of streets, parks, general facilities, law enforcement,  
11 fire fighting, and emergency medical services. For most of the projects listed, impact fees are only  
12 one of the funding sources. John Miller, who has done a lot of research on impact fees and has been  
13 working on the report with Don Schieber, said that impact fees for Taos Ski Valley will always be  
14 structured differently than those for other towns. For example, since the Village does not have a gas  
15 station where tax money would be generated for roads, road projects will always be the major portion  
16 of the Village's needs. Miller encouraged the Commissioners and the public to give their feedback  
17 on any and all parts of the report. Further discussion touched on the projects listed and the  
18 associated costs. Building of a community center is included as this has been deemed an important  
19 aspect of creating a centralized venue for activities.

20 Village staff will provide notice of the next meeting where a public hearing will take place on the  
21 proposed fees.

22 **B. Discussion - Revision of ORD 12-30 Section 22, Development Impact Fees in order to conform**  
23 **with Impact Fee Needs Assessment Report**

24 This subject was addressed under the previous agenda item.

25 **V. NEW BUSINESS**

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27 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will  
28 take place on Monday, November 5, 2012 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference  
29 Room.

30 **VIII. ADJOURNMENT**

31 **MOTION:** To adjourn.

32 **Motion: Chris Stagg                      Second: Mary Mortimer                      Passed: 5-0**

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34 Tom Wittman, Chairperson