



# PLANNING & ZONING COMMISSION MEETING MINUTES

EDELWEISS LODGE AND SPA  
TAOS SKI VALLEY, NEW MEXICO

MONDAY, NOVEMBER 4, 2013 1:00 P.M.

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

3 Commission Chair Tom Wittman called the meeting to order. A quorum was established with  
4 Commission members Richard Duffy, Mary Mortimer, Chris Stagg, and Tom Wittman present.  
5 (Mortimer had submitted her provisional resignation at the September meeting, but offered to attend  
6 meetings until new Commissioners could be appointed by the Mayor.) Elisabeth Brownell entered  
7 later, during discussion of item IV. A. Susan Nichols was absent. Staff members Mark Fratrack, Don  
8 Schieber, and Ann Wooldridge were in attendance, as well as attorney Dennis Romero.

9 **II. APPROVAL OF THE AGENDA**

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

11 **Motion:** Mary Mortimer                      **Second:** Richard Duffy                      **Passed:** 4-0.

12 **III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 30, 2013 MEETING**

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

14 **Motion:** Chris Stagg                      **Second:** Mary Mortimer                      **Passed:** 4-0.

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16 **IV. NEW BUSINESS**

17 **A. Discussion - Consideration to Purchase Land for Village Snow Storage**

18 Village regulations allow for snow storage in setbacks and designated snow storage areas, all on  
19 private property. Village rights-of-way cannot accommodate the amount of snow generated by the  
20 Village road crews plowing the roads. As development occurs in the Village, there will be very little  
21 land adjacent to Village roads for snow storage, especially in the Core area. Setbacks will become  
22 problematic as these areas are planned to be utilized for pedestrian paths, streetscapes, and limited  
23 curbside parking. Schieber explained that the Village could take the lead in exploring options for other  
24 areas for snow storage, such as empty plots of land, which could be used by both the Village and by  
25 private entities. Funding options would need to be explored for purchases or leases. Most other ski-  
26 area towns provide a central snow storage area. Schieber said that there a couple of parcels in  
27 Amizette with could be purchased, or there is some land in the Kachina area for possible lease. Land  
28 adjacent to the river is not appropriate because mitigation is required. The new language regarding  
29 snow storage requirements that will become effective with revised Ordinance 2014-30 states that an  
30 owner is responsible for accommodating their own snow, and the snow on their half of the road. If  
31 this is not possible due to lack of open space on the property, it is the owner's responsibility to come  
32 up with an alternate plan for storage. The Commissioners discussed various possible sites, including  
33 an area near the lower parking lot. In the end, the Commission asked Schieber to do further analysis  
34 and bring a plan back to P&Z.

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1 **V. OLD BUSINESS**

2 **A.** Consideration to Recommend Revised Snow Removal Requirements be added to Section 7.4  
3 Snow Safety of Ordinance #13-30.

4 Dennis Romero explained that the new language will impose more responsibilities on property owners  
5 in regards to accommodating the snow on their property and on the adjacent road. This latest draft  
6 language was discussed, with several Commissioners noting that being specific about the  
7 requirements is good. It was decided that another paragraph needed to be added to address people  
8 who are plowing snow who are not specifically contractors, for example a property owner plowing their  
9 own snow who might still be able to harm Village property.

10 **MOTION:** Move to recommend approval by Council of proposed revisions to Section 7.4 Snow Safety  
11 of Ordinance 13-30, with added section 5.b. on homeowners' responsibilities.

12 **Motion: Mary Mortimer                      Second: Richard Duffy                      Passed: 5-0.**

13 **VI. MISCELLANEOUS**

14 **A.** Commissioner Mary Mortimer asked whether a certain property in Amizette was following the  
15 Village code in the placement of buildings. Schieber replied that this property conformed to Village  
16 regulations.

17 **B.** Chairman Wittman presented a certificate of service to Mary Mortimer for appreciation of many  
18 years served on the Commission. The similar certificate for Steve Ruppert will be mailed to him.  
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21 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting  
22 is scheduled for January 6, 2014 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room. (No  
23 meeting is planned for the month of December.)

24 **VIII. ADJOURNMENT**

25 **MOTION:** To adjourn.

26 **Motion: Mary Mortimer                      Second: Richard Duffy                      Passed: 5-0.**

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29 Tom Wittman, Chairperson