



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA
TAOS SKI VALLEY, NEW MEXICO

MONDAY, NOVEMBER 5, 2012 1:00 P.M.

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

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

8 **II. APPROVAL OF THE AGENDA**

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

10 **Motion: Susan Nichols Second: Richard Duffy Passed: 4-0.**

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12 **III. APPROVAL OF THE MINUTES OF THE OCTOBER 1, 2012 MEETING**

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

14 **Motion: Susan Nichols Second: Richard Duffy Passed: 4-0.**

15 **IV. OLD BUSINESS**

16 **A. PUBLIC HEARING:** Public Facilities Needs Assessment Report and Proposed new Development
17 Impact Fees

18 Don Schieber presented the final draft of the Needs Assessment Report used to determine impact
19 fees. The report was fine-tuned based on discussions from the previous meeting. Planning numbers
20 were double-checked. This report fulfills the requirement of the New Mexico Development Fees Act
21 for Capital Improvements Plans. Capital improvement needs in the areas of Roads, Parks &
22 Recreation, Government/General Facilities, Law Enforcement, EMS, and Fire Department were
23 determined. The cost of these capital improvements divided by existing and projected new square
24 footage determines the resulting impact fees. Based on the needs in the six areas, the new fee will
25 be \$4.6531 per square foot, effective 90 days after adoption of the ordinance.

26 The previous version of this report identified the Central Business District and the Kachina are as
27 distinct service areas with corresponding impact fees relative to each district. However, further
28 evaluation of the costs to upgrade, improve, expand, or replace the capital improvements in each
29 district are not necessarily that different. Furthermore, it has been determined that development
30 within the Core Village Zone will benefit all areas including Amizette, Kachina, and the residential
31 zones.

32 Discussion touched on whether or not the higher fees would discourage building. Most people
33 thought that they would not, that having a poor utility infrastructure would be the more likely thing to
34 hinder construction. Paving the roads is not included in the list of projects in the needs report, but
35 could be added as a long-term project. Section 22 of Ordinance #12-30 addresses impact fees,
36 giving more detail on impact fee administration. For existing buildings being replaced, credit will be

1 given so long as the prior use was assessed and paid all impact fees in accordance with the zoning
2 ordinance.

3 **PUBLIC HEARING:** The public hearing was opened. No one spoke for the needs assessment report.
4 Speaking against was resident Kerrie Pattison, who was concerned that: 1. Existing development
5 would not be participating in the fee assessment, that 2. Full build out numbers should not be used,
6 as the Village will probably never get fully built out, that 3. Wondering if all of the needs on the list are
7 really necessary, and 4. Whether all of the costs should be distributed equally, or whether some items
8 should be paid just by those affected by the project. The hearing was closed.

9 **MOTION:** To Recommend Approval by the Village Council of the Needs Assessment Report
10 supporting the proposed new Development Impact Fees in the Village of Taos Ski Valley.

11 **Motion: Steve Ruppert Second: Susan Nichols**

12 In the discussion that followed, several people commented that existing residents already pay for
13 existing services, for example through property taxes and utility bills. The Village can work with
14 developers on building items that will give them impact fee credits, in accordance with the zoning
15 ordinance. The proposed impact fees are similar to those in Santa Fe and Albuquerque.

16 **The question was called. Passed: 4-0**

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18 **V. NEW BUSINESS**

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20 **VI. MISCELLANEOUS**

21 **A.** Steve Ruppert asked if paving the roads would only lead to cars traveling at greater speeds, which
22 would create the necessity for speed bumps. Ray Keen, Public Works Director, said that they are
23 continuing to look at dust control products, and methods of mitigating dust on Village roads.

24 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will
25 take place on Monday, December 3, 2012 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference
26 Room. (**Note:** this meeting was later cancelled. The following meeting was scheduled for January 7,
27 2013.)

28 **VIII. ADJOURNMENT**

29 **MOTION:** To adjourn.

30 **Motion: Steve Ruppert Second: Susan Nichols Passed: 4-0**

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32 Chris Stagg, Acting Chairperson