



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA  
TAOS SKI VALLEY, NEW MEXICO

**MONDAY, FEBRUARY 6, 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 all  
4 Commission members present: Elisabeth Brownell, Richard Duffy, Mary Mortimer, Susan Nichols,  
5 Steve Ruppert, Chris Stagg, and Tom Wittman. Staff members Mark Fratrack, Don Schieber, Dennis  
6 Romero, and Ann Marie Wooldridge were in attendance.

7 **II. APPROVAL OF THE AGENDA**

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

9 **Motion: Chris Stagg Second: Mary Mortimer Passed: 7-0.**

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11 **III. APPROVAL OF THE MINUTES OF THE DECEMBER 5, 2011 MEETING**

12 **MOTION:** To approve the minutes with an amendment of changing the name of the person who  
13 seconded the motion under item II from Steve Ruppert to Susan Nichols.

14 **Motion: Chris Stagg Second: Susan Nichols Passed: 7-0.**

15 **IV. NEW BUSINESS**

16 **A.** Consideration to Approve Resolution #12-225, A Resolution Concerning Governing Body  
17 Meetings and Public Notice Required

18 Required annually by the State of New Mexico, this is the open meetings act that governs when and  
19 how meetings will be conducted.

20 **MOTION:** To approve adoption of Resolution #2012-225, A Resolution Concerning Governing Body  
21 Meetings and Public Notice.

22 **Motion: Chris Stagg Second: Richard Duffy Passed: 7-0**

23 **B.** Discussion: Zoning Ordinance #12-30, Section 13, Parcel Conceptual Plans

24 Don Schieber explained that with the adoption of changes to Zoning Ordinance 10-30 adding a Core  
25 Village Zone, there are new regulations allowing for approval of a parcel conceptual plan upon  
26 application by a developer. Schieber said that Staff would like to discuss the requirements for such  
27 an approval prior to any pending application by a developer. The regulation applies only to proposed  
28 development in the CVZ, and the parcel conceptual plan could include one or more parcels. By  
29 including such an application, the approval procedure could be a three-step process, beginning with  
30 the conceptual approval, then moving to conditional use approval, and finally to the final building  
31 permit application. A parcel conceptual plan could be compared to a sketch plan, according to  
32 Schieber. Even if it would get approval by the Planning & Zoning Commission, more detail would still  
33 need to be submitted by the developer for approval by P&Z. Nonetheless, this step will be helpful for  
34 developers.

1 Gary Derck presented an example of what could be submitted as a parcel conceptual plan. The  
2 actual submittal will take place at a later meeting. Derck explained that this is a "big picture" view.  
3 This plan addresses nine parcels of land in the CVZ, owned by three different investment groups.  
4 The developers have tried to be as comprehensive as possible in addressing various aspects of  
5 redevelopment, including an enhanced plan for roads and road design, an architectural concept plan,  
6 a plan to maximize river views and enjoyment, and a plan for networked pedestrian pathways. Other  
7 items addressed have been a wet utility plan, a dry utility plan, a snow storage plan, a grading plan,  
8 and a plan for enhanced parking. One important aspect of the concept is a new sense of arrival in  
9 the Village, entering on a Village road which will take the visitor straight through to the skier drop-off,  
10 instead of the visitor having to navigate through a mass of cars being parked in parking lots.  
11 According to the plan, Bear parking will become a two-way road bringing the resident or guest to  
12 Thunderbird Road to access the ski area, or to park and meander through shops, or to continue on  
13 by car up Ernie Blake Road to access the rest of the Village. Ernie Blake Road will be realigned and  
14 widened, and this intersection of Thunderbird Road and Ernie Blake will have a "main street" feeling.  
15 The pedestrian or skier will have various paths for walking through a new commercial area on what  
16 is now the lots where the Pizza Shack, Le Ski Mastery, and Thunderbird Chalet sit. The guest will  
17 proceed to an open, sunny plaza which will become the central gathering place. The plaza will  
18 provide an open view of the bottom of the ski area. The skier drop-off will be at an elevation very  
19 close to the bottom of the ski lift, making the traverse easier on the guest. The plan provides for new  
20 buildings along Thunderbird Road to be close to the sidewalk, providing interaction for the guest with  
21 shops, cafes, and restaurants.

22 After the presentation, discussion was held on the necessity of pursuing options for funding the  
23 infrastructure required for such a plan. Staff will present more information in the future to the  
24 Commission on the research underway on revenue sources that the Village could take advantage of.  
25

#### 26 **C. Discussion: Draft Revised Village of Taos Ski Valley Master Plan**

27 Don Schieber presented a draft revised Village Master Plan for review by the Commission. With the  
28 proposed redevelopment in the Core Village Zone, the existing master plan goals will soon be  
29 realized, creating the opportunity to revise the plan. The conceptual plan for the revitalization of the  
30 Core presents a lot of detail on new utility infrastructure, road improvements, and a new arrival  
31 entrance culminating in a new skier/guest drop-off site at the entrance to Thunderbird Road.

32 Discussion touched on the need for a financial plan to be brought forth as part of the plan revisions.  
33 Dennis Romero reminded the Commissioners that a master plan is a guidance document and that  
34 the plans do not have to be written in stone. A master plan addresses policies, priorities, goals, and  
35 objectives. John Halley commented that there are projects underway that are not included in the  
36 current plan. The Commission decided that public input should be solicited on a revision of the  
37 master plan. Finally, it was decided that the plan revision will take place at a later date, when more  
38 time can be devoted to working on it.

#### 39 **V. OLD BUSINESS**

#### 40 **VI. MISCELLANEOUS**

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42 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will  
43 take place on March 12, 2012 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room. (Note:  
44 this meeting was later postponed to April 2, 2012.)

#### 45 **VIII. ADJOURNMENT**

46 **MOTION:** To adjourn.

47 **Motion: Chris Stagg                      Second: Richard Duffy                      Passed: 7-0**

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49 Tom Wittman, Chairperson