



PLANNING & ZONING CO DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA
TAOS SKI VALLEY, NEW MEXICO

MONDAY, APRIL 2, 2012 1:00 P.M.

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I. CALL TO ORDER & ROLL CALL

Commissioner Tom Wittman called the meeting to order. A quorum was established with all Commission members present: Elisabeth Brownell, Richard Duffy, Mary Mortimer, Susan Nichols, Steve Ruppert, Chris Stagg, and Tom Wittman. Staff members Mark Fratrack, Don Schieber, Dennis Romero, and Ann Marie Wooldridge were in attendance.

II. APPROVAL OF THE AGENDA

Chris Stagg asked that item V.A. be moved to before IV. Steve Ruppert asked that the dust issue on Twining road be addressed under Miscellaneous.

MOTION: To approve the agenda with the above amendments.

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

III. APPROVAL OF THE MINUTES OF THE FEBRUARY 6, 2012 MEETING

MOTION: To approve the minutes as presented.

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

V. NEW BUSINESS

A. PUBLIC HEARING: Application for Parcel Conceptual Plan Approval for Nine Parcels in the Core Village Zone, by Santander Holdings LLC, Rio Hondo Holdings LLC, Saint Bernard Expansion LLC, Saint Bernard Expansion II LLC, Saint Bernard Expansion III LLC, TSV Inc., and TSV LLC.

Tom Wittman announced that the applicants have asked for a postponement on requesting approval for their parcel conceptual plan. Wittman suggested that rather than addressing the agenda item and having people ask questions, and then tabling the item, it would be preferable to address the application and conduct the public hearing at a later date, when the applicants are ready. No further action was taken.

IV. OLD BUSINESS

A. Discussion and Presentation of Draft Revised Village of Taos Ski Valley Master Plan

Don Schieber explained that this latest revision of the Village Master Plan stems from new plans for the mountain, for the Village core, and for some Forest Service land. He reminded the Commission that a master plan is a guidance document and that the plans do not have to be written in stone. A master plan addresses policies, priorities, goals, and objectives. The draft master plan under review incorporates the idea of creating a "sense of place" in the Village core area by coordinating and concentrating the layout of buildings on several properties while also allowing for open, inviting spaces that create pedestrian flow. The plan involves opening up the base area by Lift #1 to make the ski slopes more visible. New buildings will house commercial

spaces on the bottom and residential spaces on top. To make the river a focal point, it will become more accessible with riverwalks alongside the river, and bridges to cross over the river. There will be a new “main street” feeling near the intersection of Ernie Blake Road and Thunderbird Road, with an open, sunny plaza. The new buildings at the Thunderbird Chalet and the Pizza Shack properties will have underground parking, commercial spaces on the bottom floor, and residential space above.

An important aspect of the revised master plan is providing for a new “sense of arrival” in the Village. Cars would enter on a Village road, taking them straight through to the skier drop-off, instead of having to navigate through a mass of cars being parked in parking lots. According to the plan, Bear parking would become a two-way road bringing the resident or guest to either Twining Road to access the upper Village, or to Thunderbird Road to access the ski area, to park and meander through the shops, or to continue by car up Ernie Blake Road. Ernie Blake Road would be widened and realigned. Placing the skier drop-off at the end of Thunderbird Road would make the walk to the lifts longer, but much easier, because of only a slight incline of three feet between the drop-off and the base of the lift. TSV Inc. is planning to move the beginners’ ski school from near lift #3 to near the new Pioneer lift.

The master plan addresses the possibility of the Village acquiring US Forest Service land currently being used for parking lots. Schieber said that negotiations are underway, even if the outcome is indeterminate. A new aspect of this draft master plan document is the inclusion of a solar map showing potential for solar electric solutions, a map showing the potential for ground-water source geothermal solutions, and a section addressing a sustainability program.

For the core area, the draft master plan includes a snow storage plan, a grading plan, and a master utility plan, and roadway design cross-sections. The plan outlines uniformity of building height within the core Village area, specifically by making the eave-level on buildings the same. The architectural design will not be spelled out, but will be strongly suggested.

Much discussion was held on various aspects of the plan, especially concerning the core Village area. Representatives of the groups planning to make many of these changes explained to the Commissioners that the plans are still in progress and not all aspects have been finalized, especially the roadways. Gordon Briner, on behalf of TSV, Inc., said that the aim is to create a great Village. Jerome de Bontin, owner of several parcels in the Village core area, invited everyone to give their feedback.

Some of the comments were suggestions to implement more conservation measures in our building code, concerns about whether there was still a possibility of creating a “tunnel” effect on Thunderbird Road, concerns from Edelweiss Condominium residents about the possibility of looking out on the ambulance entrance to the new clinic, and voicing concerns about what methods the Village would use to be able to pay for all the new infrastructure.

Commissioner Chairperson Tom Wittman reiterated the invitation to the audience to give the Commission input on this draft master plan. Staff will prepare a red-lined copy of the draft showing all additions, deletions, and changes from the previous version, to be discussed at a future meeting.

V. NEW BUSINESS

B. Impact Fee Needs Assessment Review

Mark Fratrack, Village Administrator, addressed the task that lays ahead for the Village in funding the infrastructure projects required for the growth and development being planned. Staff is working on a market analysis comparison of other mountain towns in order to gauge how the Village can be the most successful financially. Schieber said that building an upgraded wastewater treatment plant needs to be on the list along with other infrastructure needs specific for new development.

Impact fees are assessed on new structures, and the money collected is then used by the Village for capital improvements that would benefit the new development. Impact fees collected are based on the square footage of the new building. The current impact fees imposed by the Village

are based on a Public Facilities Needs Assessment Report last updated in June 2006. The report lists specific needs in the areas of EMS, Fire, roads, law enforcement, open space development, and general government facilities that would need improvements due to new development. A cost is attached to each improvement, and then a corresponding impact fee is calculated for both the Central Business District and the Kachina District. Fratrack explained that the needs assessment report will have to be updated in order for the Village to collect the correct amount of impact fees for future use. A separate fee for the Amizette area may be considered. Besides analyzing the revenue collected from impact fees, staff is looking into the possibility of creating special tax districts which would allow the Village to collect money up-front to build the necessary infrastructure, and then in turn give the subject properties a break on taxes or fees at a later time.

VI. MISCELLANEOUS

A. Steve Ruppert asked about possibilities for reducing the dust created from cars traveling along Twining Road. Staff explained that it is a difficult problem to tackle, as the dust control products that the Public Works department has experimented with don't seem to have long-lasting effects, and they are expensive. The idea of installing speed bumps is not practical because bmps would interfere with winter snow plowing. Staff said that they were aware of the problem and will continue to look into possible remedies.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on April 30, 2012 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room. (Note: this meeting was later postponed to June 11, 2012.)

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Chris Stagg

Second: Richard Duffy

Passed: 7-0

Tom Wittman, Chairperson