



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA
TAOS SKI VALLEY, NEW MEXICO

MONDAY, JUNE 11, 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, Dennis Romero, and Ann Marie Wooldridge were in attendance.

7 **II. APPROVAL OF THE AGENDA**

8 Elisabeth Brownell asked to make a presentation under Miscellaneous.

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

10 **Motion: Chris Stagg Second: Susan Nichols Passed: 5-0.**

11

12 **III. APPROVAL OF THE MINUTES OF THE APRIL 2, 2012 MEETING**

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

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

15 **IV. OLD BUSINESS**

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

19 A letter from the development group, requesting that the collaborative Conceptual Plan submittal for
20 nine parcels be withdrawn, was included for the Commissioner's review. No action was taken.

21 **B. Discussion of Draft Revised Village of Taos Ski Valley Master Plan**

22 This items was re-scheduled to be discussed at a later date.

23 **C. Impact Fee Needs Assessment Review**

24 Don Schieber explained that Village staff is updating existing capital improvements project lists from
25 the last approved Infrastructure Capital Improvements Plan (ICIP) updated September 2011. The
26 Planning Commission will need to review capital improvements not currently on the list in order to
27 complete the ICIP list which gets submitted to the State of New Mexico annually, this year by
28 September 30th, for possible legislative funding dollars. Proposed road improvements envisioned
29 in the draft revised Village master plan will need to be addressed. The Village also needs to revise
30 the Needs Assessment Review used to calculate the impact fee schedule outlined in the zoning
31 ordinance. Any proposed impacts resulting from proposed redevelopment in the core area will need
32 to be included. The ICIP plan will be discussed at the next P&Z meeting and plans for the Needs
33 Assessment review will be developed within the next six months.

1 **V. NEW BUSINESS**

2 **A. PUBLIC HEARING:** Application for Parcel Conceptual Plan Approval for Six Parcels in the Core
3 Village Zone, by Santander Holdings LLC, Rio Hondo Holdings LLC, TSV Inc., and TSV LLC.

4 Schieber explained that this conceptual plan sumittal is consistent with the new draft revised Village
5 Master Plan being prepared. There is a provision in the latest version of Zoning Ordinance #12-30,
6 adopted earlier this year, to allow for developers to bring forth a conceptual plan for approval by the
7 Planning and Zoning Commission. The conceptual plan review/approval process was created so that
8 multi-parcel, multi-phase projects could be reviewed and approved before the expense of detailed
9 design and engineering, needed for conditional use approval, is incurred. The conceptual plan
10 presented at this meeting had many similarities to the application presented at the April 2, 2012
11 Planning and Zoning meeting. That application was withdrawn in May. This presentation was for a
12 plan encompassing six parcels of the original nine, the southern portion only.

13 Gary Derck of Durango Mountain Resort presented the plan for the two developers proceeding
14 forward at this time. Derck highlighted various aspects of the conceptual plan submittal, including
15 plans for: a new Village entrance road, a new skier drop-off, at the same elevation as the bottom of
16 the ski lift, a riverwalk to allow pedestrians to take advantage of the river views, a skier "beach" to
17 open up the bottom of the lift for enjoyment, a sunny plaza in the base area for skier, pedestrian, and
18 commercial uses, and a variety of paths created through out the Village, improving pedestrian access.
19 The developers plan to adopt their own design guidelines to create a European look and feel for new
20 development and redevelopment on these properties. The plan addresses road alignments and
21 cross-sections, grading, snow storage, and "wet" and "dry" utilities. The plan complies with all
22 sections of the Village code presented in the Zoning Ordinance. The public benefits of implementing
23 this plan, according to the presentation, are: better core Village experiences by improving roads,
24 improving pedestrian paths, and creating spaces for people to gather and socialize, improving public
25 safety due to better access for emergency vehicles, improving and protecting the river corridor and
26 making it a focal point, and improving economic vitality. Another benefit is a comprehensive
27 approach to redevelopment by having the Village, TSV Inc., and private developers in collaboration.
28 Derck explained that the two groups are planning to proceed, to not get stalled, and to turn their vision
29 into reality.

30 Discussion was held on the presentation. In answer to questions, Derck said that vehicular traffic
31 would remain up through Sutton Place to access Hotel St. Bernard, Snakedance, and the Edelweiss
32 Condominiums. The overall amount of parking will remain the same, with parking underneath all new
33 buildings and parallel parking along Thunderbird Road and Sutton Place allowed at certain times. A
34 special tax district may be created to fund necessary infrastructure.

35 **PUBLIC HEARING:** The public hearing was opened. Speaking against was Charlie Raskovich who
36 said that St. Bernard Condominium owners would be against any large building of over fifty feet that
37 might block the view or the sun from their building. Speaking for approval was Gordon Briner, COO
38 of TSV Inc., who said that this plan will upgrade the off-mountain experience for visitors, to match the
39 high quality of the on-mountain experience. Wayne Nichols, homeowner, spoke for approval saying
40 that the plan respects the core area as it exists and holds true to the core values that have been
41 important to the ski valley. Peter Talty, representing Santander Holdings and Rio Hondo Holdings,
42 spoke in favor saying that this plan came about over time as they began to take a wholistic approach
43 to enhancing the Village. Roger Mariani, manager of the Snakedance Condominiums, spoke in favor
44 saying that the plan will enhance the Village's amenities while working with existing businesses. Kent
45 Forte, manager of the Edelweiss Lodge, spoke in favor of the proposed development as long as the
46 snow covered pathway by the Edelweiss remains intact and does not become an ambulance access
47 to Mogul Medical, which has been shown in some drawings. The other point of concern for the
48 Edelweiss is to not have views or sunlight blocked to their patio and south-facing condominiums. The
49 public hearing was closed.

50 **MOTION:** Move to approve the Application for Parcel Conceptual Plan Approval for Six Parcels in the
51 Core Village Zone, by Santander Holdings LLC, Rio Hondo Holdings LLC, TSV Inc., and TSV LLC.
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53 **Motion: Mary Mortimer Second: Elisabeth Brownell**

54 Elisabeth Brownell expressed her opinion that while she thinks it is a good idea to improve and
55 develop the core of the Village, she is concerned about Taos Ski Valley becoming a "mega-condo
56 dominated ski resort." She would like to see the unique, "quaint" feel of the Village conserved, and
57 she would like for the developers to consider input from the longtime residents. She is concerned that

1 views and sunlight will be blocked along Thunderbird Road, and she would like to see greater
2 setbacks along the pedestrian walkways there, as well as buildings that are terraced back instead of
3 having straight walls. She asked if there were a guarantee that construction would get completed on
4 buildings, to not leave something half-built. She is worried that developers will build condos that will
5 remain empty, and asked what other things they are planning to do to attract visitors to the area
6 besides building condominiums, for example having bars, entertainment, places to dance. She would
7 like to see developers work together to coordinate planning and to create an architectural alpine style,
8 avoiding the "hodge-podge" designs, according to her, of the present buildings. She asked if a
9 marketing study had been completed.

10 In response, Derck explained that there are no guarantees but said that they plan to build in phases
11 to protect the financial stability of the project. The developers are trying to improve the Village to
12 match the improvements being made on the mountain. He said that they have done some preliminary
13 market studies. They are available to meet with existing residents/businesses to hear specific items
14 of concern.

15 Brownell asked if the conceptual plan could be changed , and Dennis Romero answered that some
16 of the details could be changed but not the big vision. The idea of a conceptual plan is for it to be a
17 set of guidelines, and a map for the future.

18 **The question was called. Passed: 4-0 (Chris Stagg abstained from voting.)**

19
20 **VI. MISCELLANEOUS**

21 **A.** Elisabeth Brownell showed a presentation of photos that she had taken recently around the Village
22 The photos showed many older buildings, some in disrepair, and showed some lots that have
23 incomplete buildings. Stagg commented that these photos highlighted the need for a revitalization plan
24 for the Village core area.

25
26 **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will
27 take place on July 2, 2012 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room. (Note: this
28 meeting was later postponed to August 6, 2012.)

29 **VIII. ADJOURNMENT**

30 **MOTION:** To adjourn.

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

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33 Tom Wittman, Chairperson