



# PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE AND SPA  
TAOS SKI VALLEY, NEW MEXICO

**TUESDAY, SEPTEMBER 5, 2012 1:00 P.M.**

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

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

**II. APPROVAL OF THE AGENDA**

Chris Stagg asked to move item New Business A. to before IV. Old Business. Elisabeth Brownell asked to discuss cleaning up of various properties under Miscellaneous.

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

**Motion: Chris Stagg                      Second: Richard Duffy                      Passed: 6-0.**

**III. APPROVAL OF THE MINUTES OF THE AUGUST 6, 2012 MEETING**

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

**Motion: Steve Ruppert                      Second: Chris Stagg                      Passed: 6-0.**

**V. NEW BUSINESS**

**A. Presentation by Jerome de Bontin regarding parcel A-01-part. Discussion, question and answer period**

Don Schieber introduced Jerome de Bontin, saying that Jerome would like to discuss the possibility of a new road alignment for Ernie Blake Road. Jerome said that he was representing himself and his partners in the three lots that they own: the Beausoleil site, the Al's Run site, and the old Thunderbird Hotel site. He wanted to speak to the Planning & Zoning Commission to address his concern that the conceptual plan that was presented in June for six parcels had not been ready for presentation. The application was approved by the Planning & Zoning Commission at the June 11, 2012 meeting. He wanted also to present a complimentary plan that addresses where the new Ernie Blake Road might be aligned.

His primary concerns with the conceptual plan as presented to P&Z in June were these: the lack of a binding commitment for pedestrian access and walkways on Parcel D, (the Thunderbird Chalet site), the planned elevation for Thunderbird Road, the problematic pedestrian and car congestion on Thunderbird Road, the necessity of an adequate snow removal plan, and the planned building heights and massing.

Jerome's alternative plan, which he presented, proposes to make Ernie Blake Road a dead-end road ending by the Powderhorn Condominiums. The portion above that would become a pedestrian area. The alternate road to continue on to Twining Road would go along the Lake Fork Road and then turn and proceed parallel to the Twining Condominiums. These new roads would be located on the Beausoleil property owned by Jerome. There would be a cul-de-sac type of turnaround at the end

of Thunderbird Road. He stated the benefits to this plan to consist of: solving the Ernie Blake Road/ Thunderbird Road/ Lake Fork Road intersection problems, reducing unnecessary car traffic and congestion, solving the Terry Sports condemnation funding and proceedings, enlarging the pedestrian area, enlarging the core village area, facilitating a snow removal plan, enhancing the development of concerned parcels, and reducing the elevation of Parcel D.

Schieber saw some advantages to the alternative plan. Access could be provided on Jerome's property as long as the road were to meet Village standards, and the alternate road would work with the current existing utility easements.

Elisabeth Brownell made some positive comments about increasing pedestrian areas. Jean Mayer was in the audience and expressed his concern about how any new development would interface with the existing hotels and businesses around the Sutton Place area.

#### **IV. OLD BUSINESS**

##### **A. Discussion - Revised Infrastructure Capital Improvements Plan (ICIP)**

The five-year Infrastructure Capital Improvements Plan (ICIP) was revised based on discussion at the last Planning & Zoning meeting and was presented to the Village Council on September 4<sup>th</sup> for their review. The Council decided to move item #12, Construction of the New Wastewater Treatment Plant, to the #1 spot, and the plan was approved with this change. The Commission reviewed some of items pertaining to roads.

##### **B. Discussion - Impact Fee Needs Assessment Report**

Staff is working on a revised needs assessment report to be used to correctly calculate impact fees assessed on new construction. The areas that are being addressed by the planning staff are needs for roads, parks and recreation, and government facilities. The Public Safety Department will be asked to put together numbers for needs for law enforcement, the fire department, and emergency medical services. Discussion covered topics such as how the different areas should be divided up (i.e. Kachina area versus Central Business District versus Core Village Zone.) Other topics included whether purchasing property for realignment of Village roads and for snow storage should be included on a list of needs, as well as paving to alleviate dust problems. Including items such as removal of dead wood or treatment for bud worm would be prohibited on a Village needs assessment list because impact fees cannot pay for projects on private land or on federal land, like Forest Service land.

#### **VI. MISCELLANEOUS**

**A.** Elisabeth Brownell asked about the best way to address property owners who have left seemingly abandoned or unsightly buildings on their property. Brownell will write a letter to the Village with her complaints, and then Mark Frattrick can act on her requests.

#### **VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:** The next meeting will take place on Monday, October 1, 2012 at 1:00 p.m. at the Edelweiss Lodge & Spa Conference Room.

#### **VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Chris Stagg      **Second:** Elisabeth Brownell      **Passed:** 6-0

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Tom Wittman, Chairperson