

VILLAGE OF TAOS SKI VALLEY PLANNING & ZONING COMMISSION
AGENDA ITEM

DATE: April 2, 2012

ITEM: Discussion and Presentation of Draft Revised Village of Taos Ski Valley Master Plan

PRESENTED BY: Staff

STATUS OF AGENDA ITEM: Old Business

CAN THIS ITEM BE RESCHEDULED: Not Recommended

BACKGROUND: Proposed redevelopment within the Core Village Zone (CVZ) has created an opportunity to revise the Village's Master Plan. Particularly, due to the amount of detail presented to Staff as it relates to utility infrastructure and road improvements, and because of the revitalization of the Core due to the number of existing developments that are targeted for demolition and redevelopment. The goals set forth in the original Master Plan document are close to being realized with the efforts put forth by three distinct development groups. In conjunction with the TSV Mountain Master Plan currently under review by the USFS, the Revised Village Master Plan incorporates an entirely new arrival entrance with a dedicated roadway culminating at a new skier/guest drop off site at the entrance to Thunderbird Road. The enhancement of the character of the CVZ is a thoughtful adaptation of best-practice town-center design and planning principles being utilized throughout ski towns in the west.

RECOMMENDATION: Discussion only

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ITEM: 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, Per Village Ordinance #12-30, Section13 (Parcel Conceptual Plan).

PRESENTED BY: Staff/Development Group as above

STATUS OF AGENDA ITEM: New Business

CAN THIS ITEM BE RESCHEDULED: Not Recommended

BACKGROUND: The Village Planning and Zoning Commission recently passed an amendment to the Zoning Ordinance allowing for approval of a Parcel Conceptual Plan. The proposed plan is a comprehensive integrated approach (Master Plan) for nine parcels within the Core Village Zone that allows an assemblage of parcels to be revitalized and redeveloped with respect to one another. This will allow for improved road access and pedestrian patterns that will connect Village residents and guests, not only to the base area, but to all existing and proposed commercial and retail spaces within the Core. A snow storage plan is included to support the conceptual plan which employs a shared approach, as opposed to individual parcel approval, for required snow storage. This enhances road way and pedestrian circulation throughout the Core. The Village cannot give up more right of way than is transferred based upon realignment of existing roadways and snow storage areas owned by the Village. As shown, the lower portion of Ernie Blake Road may become part of a development plan and as such must be replaced for snow storage prior to redevelopment. Conceptually, the existing Terry Sports building is scheduled to be torn down as part of this plan and it will partially replace a portion of any lost snow storage if Ernie Blake Road gets realigned. As required by ordinance, each individual parcel will have to apply for a conditional use permit with the Village prior to development of any parcel within the conceptual plan.

RECOMMENDATION: Staff recommends approval of the Parcel Conceptual Plan as long as there is no net loss of snow storage capacity within the Core. Realistically, Village staff will need to remove snow from areas shown on the plan on a regular basis as it is impractical to physically store a season's worth of snow in such a highly congested area. The Village will also need to assess existing parcels that do not have the capacity to store snow on-site, as existing vacant lots will no longer be available for snow storage by them, and thus the snow will need to be removed by the Village. These existing property owners can employ private snow removal contractors in lieu of assessment by the Village as long as an approved off-site storage plan can be developed by said property owners.

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ITEM: Impact Fee Needs Assessment Review

PRESENTED BY: Staff

STATUS OF AGENDA ITEM: New Business

CAN THIS ITEM BE RESCHEDULED: Not Recommended

BACKGROUND:

As part of the future Village Core revitalization and other proposed development, VTSV staff is reassessing the funding obligations to support the immediate needed infrastructure and future infrastructure requirements. Also, funding reserve requirements, which are severely depleted at this time, must be built up, secured and maintained for long term maintenance and CIP requirements, i.e. matching funds for grants, etc. Staff will conduct a market analysis of other resort/ski towns to compare how VTSV impact, development, and other fees line up with those other areas.

Attached is the latest Public Facility Needs Assessment Report, which was last revised in 2006.

RECOMMENDATION: Discussion only