



PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES

EDELWEISS LODGE CLUB ROOM,
TAOS SKI VALLEY, NEW MEXICO

MONDAY, FEBRUARY 5, 2018 1:00 P.M.

I. CALL TO ORDER & ROLL CALL

Commission Chair Tom Wittman called the meeting to order at 1:00 p.m. Roll call was taken and a quorum was established. All Commission members were present: April Bender, Henry Caldwell, Richard Duffy, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Staff members present: Village Administrator Mark Fratrack, Village Clerk Ann Wooldridge, Public Works Director Ray Keen, Public Works Administrative Assistant Christina Wilder, and Attorney Dennis Romero.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda as presented

Motion: Chris Stagg **Second:** Jim Woodard **Passed:** 7-0

III. APPROVAL OF THE MINUTES OF THE JANUARY 8, 2018 MEETING

MOTION: To approve the minutes as presented

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

IV. OLD BUSINESS

V. NEW BUSINESS

A. Consideration to Approve Reconfiguration of St. Bernard Expansion II & III, LLC Parcels as Part of Ernie Blake Road Re-Alignment

Attorney Romero explained that the Village has a draft agreement in place for acquiring property in order to re-align Ernie Blake Road. The parcels will be reconfigured in accordance with New Mexico subdivision laws and the Village's subdivision ordinance. No new parcel will be created, just consolidation of smaller pieces. The realignment of Ernie Blake Road is a TIDD-funded project, and TSVI intends to begin work on the road this spring, once the easements have been acquired.

MOTION: To approve and recommend Council approval of the Reconfiguration of St. Bernard Expansion II & III, LLC Parcels as Part of Ernie Blake Road Re-Alignment

Motion: Jim Woodard **Second:** Richard Duffy

Councilor Brownell was in attendance at the P&Z Commission meeting, and it was noted that a quorum of the Village Council was present.

The grade of the newly realigned road will be 12%, in accordance with Village requirements. There will be a sidewalk on the side of the Powderhorn Condominiums. A sidewalk may be built on the opposite side of the road, when development occurs on that site.

Chairman Wittman called for the vote. **Passed:** 7-0

B. Discussion of Sidewalk Requirements on Thunderbird Road and Recommendation to Village Council

Various Village Planning Documents discuss improvements needed for Thunderbird Road.

The recently adopted 2017 Comprehensive Plan addresses Thunderbird Road improvements as such:

Thunderbird Road - The Planning & Zoning Commission approved the roadway improvements to Thunderbird Road as a part of the Conditional Use Permit for the Parcel D Development. There will be a minimum of a five-foot sidewalk on both sides; however, the Village will continue negotiations with adjacent property owners to acquire the necessary rights-of-way for adequate sidewalks.

In discussions with one of the property owners along Thunderbird Road, concerns have been raised on whether there should be construction of a sidewalk on the northeast side of the road which borders their property. The sidewalk, as part of the Thunderbird Road improvements, is a TIDD qualifying project. Recent engineered drawings made by Russell Engineering for TSVI show a 6-foot sidewalk on the side of the Thunderbird Chalet.

Elisabeth and Christof Brownell were in attendance. Christof Brownell asked why they had not been notified of the intention to re-align the road and install a sidewalk, which would require the acquisition by the Village of approximately 600 square feet of the Brownell Chalet property. The Village staff said that they intended to begin discussions with the Brownells to negotiate a method to acquire approximately 4 feet along the edge of the property. The new roadway would be about two feet higher, so would alleviate the dip coming out of the Brownell Chalet property. None of the Chalet parking spaces would be affected. The road currently encroaches on the Alpine Village suites property.

Elisabeth Brownell noted that the Brownell Chalet was one of the few lodging establishments that was able to provide its guests with parking without having to rely on the TSVI parking lots. The fence running along the edge of the property may need to be moved slightly in certain places, but according to the drawings this would not alter the graveled parking lot.

Several Commissioners noted that a sidewalk appeared to be a good addition for the public, whether the sidewalk were to be built next summer or later. A sidewalk would assist with pedestrian traffic in staying out of the road from the skier drop-off.

MOTION: To recommend to the Village Council to require a sidewalk on both sides of Thunderbird Road, which would be included as part of the TIDD Thunderbird Road improvements.

Motion: Jim Woodard Second: April Bender Passed: 6-1 (Commissioner Duffy dissenting.)

Administrator Fratrack said that this item would be taken to the Village Council at its next meeting. The council may decide to form a negotiating team to begin discussions with the Brownells.

VI. MISCELLANEOUS

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING: The next meeting will take place on Monday, March 5, 2018 at 1:00 p.m. at the Edelweiss Lodge Club Room.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Jim Woodard Second: Richard Duffy Passed: 7-0

The meeting adjourned at 1:50 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk