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**PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
WEDNESDAY, FEBRUARY 15, 2006**

**Chairman Jim Thompson** called this meeting to order at 5:30 p.m. at the Coronado Council Chambers, located at 120 Civic Plaza Drive. This is the monthly Regular Meeting of the Town of Taos Planning and Zoning Commission.

**1. ROLL CALL**

*The following were present:*

*Commissioners:* Jim Thompson, Chairman  
Patrick Nicholson, Vice-Chairman  
Susan Benedetti  
John Delmargo  
Jim Pollard  
Joseph Quintana

*Historic Preservation:* Sheila Grainger  
Richard Montoya

*Absent:* William Himes

*Planning Department Staff present:*

*Rudy Perea, Planner  
Lou Baker, Planning Director  
Rachel Romero, Permit Technician*

**2. PLEDGE OF ALLEGIANCE**

Pledge of allegiance was recited.

**3. APPROVAL OF AGENDA**

**No amendments noted.**

**Commissioner Nicholson** made a motion to approve the agenda as presented.

**Commissioner Benedetti** seconded the motion.

**Commissioners voted aye verbally.**

**Motion carried unanimously.**

1 **Rudy Perea read the rules for public hearing.**  
2  
3

4 **4. PUBLIC HEARINGS:**  
5

- 6 **A. Case No. P&Z2006-03**  
7 **Dharma Properties Inc., property owners, Living Designs Group,**  
8 **Agent; requesting a *Conditional Use Permit, Zone Change from R-4 to***  
9 ***C-1, and a Planned Unit Development. The property is located at 331***  
10 ***Kit Carson Road, in the R-4 zone.***  
11

12 **Mr. Doug Patterson and Mr. John Szerdi** were sworn in.  
13

14 **Mr. Patterson** explained the request on behalf of El Monte Sagrado the requests are for  
15 zone change from R-4 to C-1 for a 2.6 acre parcel adjacent to the existing El Monte  
16 Sagrado; a conditional use under C-1 for hotel on the property; and an expanded PUD on  
17 the property to creatively group buildings and structures and maximize and preserve open  
18 space.  
19

20 **Mr. Szerdi** thanked everyone for scheduling time for a special meeting; would like to  
21 recommend a presentation explaining the submitted documents in the meeting packet  
22 and describe the colored renderings of the project. The overall proposal is to extend a  
23 PUD that was granted in 2001 to include this new parcel, the buildings will be clustered  
24 and joined together, to extend the character so that the green space is tied in and the  
25 relationship of guests and customers are kept so that they come onto the site and leave  
26 their cars behind them so that they get used to a pedestrian atmosphere and walk into  
27 Town and not create traffic issues.  
28

29 **Mr. Patterson** began explaining the submitted sheets, first, is the vicinity map; next is  
30 the traffic study focus on four intersections Kit Carson and NM68, Witt Road, Anglada  
31 Lane and the project entrance. The next sheet addresses the load on the banquet facility  
32 to be used by the patrons of El Monte, the traffic report on page 5 describes the load of  
33 the banquet facility; page 7 shows no appreciable change in traffic levels of service with  
34 this development. Sheet A-2 is the documentation of the existing uses in the proposed  
35 affected area, the subject property is 2.6 acres, between El Monte and Pueblo de los  
36 Suenos condominiums, it has a residence several sheds and a large area of undeveloped  
37 property. Sheet A-3 is the existing uses on the adjacent property. Sheet A-11 is the zone  
38 change justification. Sheet A-12 is the requested documentation with the existing zoning  
39 with the proposed change. Sheet A-13 is the site plan and development standards. Sheet  
40 A-1.2 is the banquet floor plan. Sheet A-2.1 is the banquet building elevations. Sheet A-  
41 1.1 is the hotel unit plans, clustering of three building masses. Sheet A-.15 is the  
42 proposed utility plan indicating adequate infrastructure. Sheet A-.17 is the fire access  
43 plan indicating fire department review. Sheet C-01 is the grading and drainage plan.  
44 Sheet C 02 is the erosion control plan. Sheet A 10 is the requested documentation of the  
45 supporting elements of Vision 2020, the expansion is simply an infill project in an area  
46 where infrastructure exists. Sheet A-4 are the zone change benefits and adverse affects.  
47 Parking and landscape plan lays out general parking area and dimensions of the parking  
48 area and proposed new landscaping. Sheet A-5 is one of four pages of the parking  
49 analysis requested by staff. Sheet A-8 is the fourth sheet of that parking analysis,  
50 illustrates the interior landscape islands of the parking lot and the landscaped area around  
51 the perimeter, which is four times the amount required.

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**5. ADJOURNMENT**

**Commissioner Delmargo** made motion to adjourn.

**Commissioner Benedetti** seconded the motion.

**Members voted aye verbally.**

**Motion carried unanimously.**

**Meeting minutes of February 15, 2006 prepared by  
Melinda Vasquez, Planning Assistant**