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**PLANNING & ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 20, 2007**

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This meeting was called to order at 5:30 p.m. at Council Chambers, Coronado Hall located at 120 Civic Plaza Drive. This is the scheduled regular meeting of the Town of Taos Planning and Zoning Commission.

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1. ROLL CALL

The following were present:

Planning Commission: Jim Thompson, Chairman
Mark Gonzales
James J. Pollard
Michael Silva

Historic Commission: Fred Robbins
Zeke Tapia

Absent Josepha Cruz
Cipriano Medina
Merlinda James
Luis Reyes

Planning Department Staff present:
Rudy Perea, Planner
Renee Barela-Gutierrez, Town Attorney
Melinda Vasquez, Admin. Asst.

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2. PLEDGE OF ALLEGIANCE

Pledge of allegiance was recited.

3. APPROVAL OF AGENDA

No amendments to the agenda as presented.

Commissioner Pollard made motion to approve the agenda as presented.

Commissioner Silva seconded the motion.

Commissioners voted yes verbally on the motion.

Motion carried unanimously.

1 **Rudy Perea read the rules for public hearings.**
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4 **4. PRELIMINARY PUBLIC HEARINGS**

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6 **A. Case No. P&Z 2007-26**
7 **First Presbyterian Church, property owner, UNM-Taos, agent;**
8 **requesting a *Special Use Permit*, to locate a pre-school; the property**
9 **is located at 215 Paseo del Pueblo Norte; within the C-2**
10 **(Commercial) Zone of the Town of Taos.**
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13 **Mr. Bruce Kelly** is sworn in, stating he is representing the First Presbyterian Church,
14 who have been approached by UNM-Taos. UNM-Taos is building a facility at the Klauer
15 Campus to teach students how to care for younger children and to educate them. There is
16 a time gap between when they have to start their program pursuant to the Grant that they
17 have and the final construction of the building. They have asked the church to allow
18 them to use the back part of the building for the start up of their classes and the church as
19 agreed; were informed by the Planning office that a special use permit is necessary.
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21 **Commissioner Pollard** asked Mr. Kelly to describe the facilities they will be using.
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23 **Mr. Kelly** stated that there are two buildings on the site, the front part is the cathedral
24 portion and the back building is an educational building, it was built for educational uses,
25 it has a big open room, two smaller rooms, an office, a library and the program is going
26 to use the two children's rooms and the small office. It has restroom facilities and will
27 make sure they are ADA accessible and there is also a playground. It is an old building
28 built in 1964.
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30 **Commissioner Silva** asked if there is anything in place for emergency exits.
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32 **Mr. Rudy Baca** is sworn in, he is with UNM-Taos, stated that he has already had the
33 fire department to in and to an assessment of the facility, there are needed exit sign and
34 some smoke alarms which are being taken care of now and in a few days will have
35 approval permit from the fire department.
36

37 **Commissioner Pollard** asked how long UNM will use this temporary building.
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39 **Mr. Baca** stated that they intend to use the building for four months, till the new
40 building is built at the Klauer Campus.
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42 **Chairman Thompson** opened the application for public comment.
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44 **Ms. Margaret McTavish** is sworn in, stating she is retired from UNM-Taos and was the
45 Early Childhood Coordinator and also a member of the First Presbyterian Church, so this
46 is her dream come true for fourteen years. The fourteen years she worked at UNM they
47 really needed a model center where they could train students, for day care workers,
48 headstart workers, aides in the public school and now there is a BA program to go all the
49 way through. UNM has been awarded a \$600,000 construction grant from HUD to build
50 a new building at UNM Klauer Campus and another \$90,000 grant from the Daniels
51 Foundation and that Grant will be used for this temporary building. The intent is to have

1 a program that will run with the semesters of the college and will be able to take infants
2 through age 12. But this Daniels Foundation Grant program is for school readiness only
3 which will be four and five year olds. This will be a model center the community will be
4 proud of that will provide proper training. Martha Montoya will be the program director,
5 Taos is fortunate to have her as Director who has gone from AA, BA and Masters,
6 someone who has been educated in Taos. Will continue working for this program to
7 succeed, this is her dream come true.

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9 **Ms. Martha Montoya** is sworn in, stating she does not have much more to add, the
10 program will concentrate on family literacy, to make sure the parents are involved in the
11 program, it is important for the community to get away from the concept of babysitting
12 versus educating children and parents at the same time.

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14 **Commissioner Silva** asked what qualifications are needed to enter the program.

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16 **Ms. Montoya** stated the program will accept children four and five years old who are
17 ready to enter kindergarten in the fall, however, if there are not twenty children will also
18 open the program for three year olds, less that 3 years is too big a gap, the intent is for
19 pre-school age children.

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21 **Chairman Thompson** closed the public hearing and entertained a motion.

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23 **Commissioner Pollard** made motion to schedule the application for final public hearing
24 on January 2.

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26 **Commissioner Gonzales** seconded the motion.

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28 **Commissioners voting yes on the motion: Commissioner Gonzales, Commissioner**
29 **Pollard, Commissioner Silva.**

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31 **Motion carried unanimously.**

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35 **9. MATTERS FROM STAFF/COMMISSIONERS/PUBLIC**

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37 **Commissioner Pollard** informed the Commissioners and public of a meeting/workshop
38 scheduled on January 10, from 2pm to 5pm, to go discuss the Smartcode.

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41 **10. ADJOURNMENT**

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44 **Commissioner Silva** made motion to adjourn.

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46 **Commissioner Gonzales** seconded the motion.

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48 **Motion carried unanimously.**

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50 **Meeting minutes of December 20, 2007 prepared by: _____**
51 **Melinda Vasquez, Planning Assistant**