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**Special Meeting  
Taos Town Council  
Town Council Chambers  
120 Civic Plaza Drive  
Taos, New Mexico  
March 5, 2009  
1:30 p.m.**

**MINUTES**

**1. CALL TO ORDER: The Special Meeting of the Taos Town Council was called to order by the Honorable Mayor Darren M. Cordova at 1:35 p.m.**

**2. ROLL CALL: Ms. Renee Lucero, Town Clerk, called roll and a quorum was present.**

**Those present were:**

Mayor	Darren M. Cordova
Mayor Pro Tem	Rudy C. Abeyta
Councilmember	A. Eugene Sanchez
Councilmember	Amy J. Quintana
Councilmember	Michael A. Silva

**Also present were:**

Town Manager	Daniel Miera
Assistant Town Manager	Abigail Adame
Town Attorney	Allen Ferguson
Town Clerk	Renee Lucero

**3. PLEDGE OF ALLEGIANCE: Councilmember Quintana led the audience in the pledge of allegiance.**

**4. APPROVAL OF AGENDA: Mayor Pro Tem Abeyta made a motion to approve the Agenda as presented. Councilmember Quintana seconded the motion. The motion carried unanimously.**

**5. Mayor Cordova suspended the rules to allow for a briefing from Matthew Spriggs, Community & Economic Development Director regarding the Hacienda Inn.**

Mr. Spriggs stated staff is currently in the process of searching the Hacienda Inn and is noting all potential violations because the property had not been in compliance. He believes a portion of the building is considered to be condemned and he will have more information for the public this evening after 6:00 p.m.

1 Mayor Cordova commended staff for their hard work. While the Town staff is firm  
2 with these types of issues, they are also fair and want to work with business owners.  
3

4 Mr. Spriggs stated this was a team effort and several departments were involved. He  
5 urged business owners that if they have concerns about their buildings to please  
6 contact Community & Economic Development for a complimentary inspection.  
7

## 8 **6. MATTERS FROM STAFF**

9 **Matthew Foster, Long-Range Planner**

### 10 ***WORK SESSION WITH TOWN COUNCIL REGARDING:***

- 11 **A.** Consideration and adoption of Town of Taos Ordinance 09-01. An ordinance of  
12 the Town of Taos adding the Traditional Neighborhood Development (TND)  
13 District zoning classification to the Land Use Development Code.
- 14 **B.** Consideration of Town of Taos Ordinance 09-02. An ordinance of the Town of  
15 Taos amending the Town of Taos Official Zoning Map, adding the Traditional  
16 Neighborhood Development District.
- 17 **C.** Consideration and approval of Resolution 09 - 13 adopting the Rules of Procedure  
18 of the Consolidated Review Committee (CRC) and Appointing Members to the  
19 CRC.  
20

21 Matt Foster, Long-Range Planner, stated that all three items coincide with each other;  
22 therefore, all items can be reviewed together.  
23

24 Mayor Pro Tem Abeyta reviewed the Planning & Zoning Conditions for the Chamisa  
25 Verde Ordinance.  
26

27 There was a discussion on the number of members proposed to be on the CRC  
28 Committee. Mr. Spriggs explained the CRC Committee is an advisory committee and  
29 does not need a quorum to have a meeting.  
30

31 Councilmember Sanchez asked if every building must have frontage. Mr. Spriggs  
32 stated yes, but not every building must have a portal.  
33

34 Councilmember Sanchez stated if the Town down-zones the properties from R-14 to  
35 T3, the value of the properties could be expected to decline. He asked why the  
36 citizens would want their zoning changed. Mr. Spriggs stated he is confident the  
37 citizens will want this zone change because either way, their property values will be  
38 affected.  
39

40 Mayor Pro Tem Abeyta asked what percentage of citizens supported this zone change  
41 at the Planning & Zoning Commission Meeting. Mr. Foster stated there were people  
42 who were in support of the ordinances and some who were against them. He feels the  
43 people who were against them did not fully understand them.  
44

1 Mayor Pro Tem Abeyta stated the Town is prototyping this type of development to  
2 evaluate how it works. He thinks this is an excellent plan and the mixed use  
3 neighborhoods are a good concept.

4  
5 Councilmember Quintana asked about the parking issues. Mr. Foster stated each  
6 dwelling unit has its own parking requirements.

7  
8 Mr. Silva asked what types of lighting will be allowed. Mr. Foster stated all lighting  
9 will be Dark Sky compliant.

10  
11 Mayor Cordova stated the primary reason these items are being presented to the  
12 Council is because Chamisa Verde did not lend itself to the kind of density the Town  
13 wanted to achieve. He asked if the developer would be able to request this type of  
14 zoning somewhere else in addition to this location. Mr. Foster stated the ordinance is  
15 very specific to the Chamisa Verde neighborhood.

16  
17 Councilmember Cordova stated the Town is going to need to make this opportunity  
18 available to other developers, especially with the high cost of property and homes.  
19 Mr. Spriggs stated the plan is to apply for CDBG Planning Grants to develop a  
20 comprehensive plan.

21  
22 David Diccico came forward and stated the great thing that the TND allows is the  
23 quality of the community changes dramatically and will be a self-sustaining  
24 community.

25  
26 Mayor Pro Tem Abeyta asked if the TND could double the density of the Land Use  
27 Development Code. Mr. Diccico replied he did not think so because the TND  
28 changes the quality of the land use and the community.

29  
30 Mr. Miera asked if increased density makes housing more affordable. Mr. Spriggs  
31 stated yes.

32  
33 Mayor Cordova asked if there were any questions from citizens.

34  
35 Anne McNaughton stated she lives in the Las Haciendas Subdivision and she  
36 purchased her home the zoning was R-2. However, she recently learned the zoning is  
37 now R-14. She expressed her concern about the traffic and stated people are terrified  
38 of a high-density neighborhood.

39  
40 Michael Sayre stated he lives on Beimer Road and is concerned about the zone  
41 change as well and the traffic it would bring to the neighborhood.

42  
43 Mr. Spriggs stated there will be public input and the community will be invited to  
44 attend the public hearing.

45

1 Mayor Pro Tem Abeyta indicated that Ordinance 09-02 states the change is within the  
2 Chamisa Verde Subdivision. Mr. Spriggs replied the condition states this applies  
3 only to Chamisa Verde Subdivision at this time.

4  
5 Judith Tamm, Taos Housing Corporation, stated staff has worked very hard on these  
6 items and approval will create affordable housing opportunities for low to moderate  
7 income citizens.

8  
9 Cynthia Avidson, of Habitat for Humanity, stated there are Habitat for Humanity  
10 homes to be closed on and a waiting list of people who want to get into homes. She  
11 asked if there will be no developments in 2-5 years in the Chamisa Verde Subdivision  
12 due to issues with the Attorney General’s office. Mayor Cordova stated the Attorney  
13 General’s office has agreed to work with the Town on past issues and the Town’s  
14 priority is to continue with housing as soon as possible.

15  
16 Mr. Miera asked how the current affordable housing development would be affected.  
17 Mr. Spriggs stated this should not affect the current development.

18  
19 Mayor Cordova stated the Town pledges to cooperate with all the Attorney General’s  
20 issues and reminded the citizens that affordable housing is one of the Council’s top  
21 priorities.

22  
23 The above items (Ordinances 09-01 & 09-02, and Resolution 09-13) will be placed on  
24 the Regular Town Council Meeting agenda on March 10, 2009.

25  
26 **7. ADJOURNMENT:** A motion was made by **Councilmember Sanchez** and  
27 seconded by **Councilmember Silva** to adjourn the meeting. The motion carried  
28 unanimously and the meeting adjourned at **3:24 p.m.**

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31 **APPROVED:**

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35 **Darren M. Cordova, Mayor**

36  
37 **ATTEST:**

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39 \_\_\_\_\_  
40 **Renee Lucero, Town Clerk**

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43  
44 *PLEASE NOTE: The Town of Taos records most Town Council Meetings via audio,*  
45 *however, only Regular Town Council Meetings and some Special Town Council Meetings,*  
*with controversial issues, are video recorded. Copies are available upon request at the*  
*Town Clerk’s Office located at 400 Camino de la Placita (575-751-2005) at a fee of \$5.00*  
*for audio recordings and \$25.00 for video recordings.*