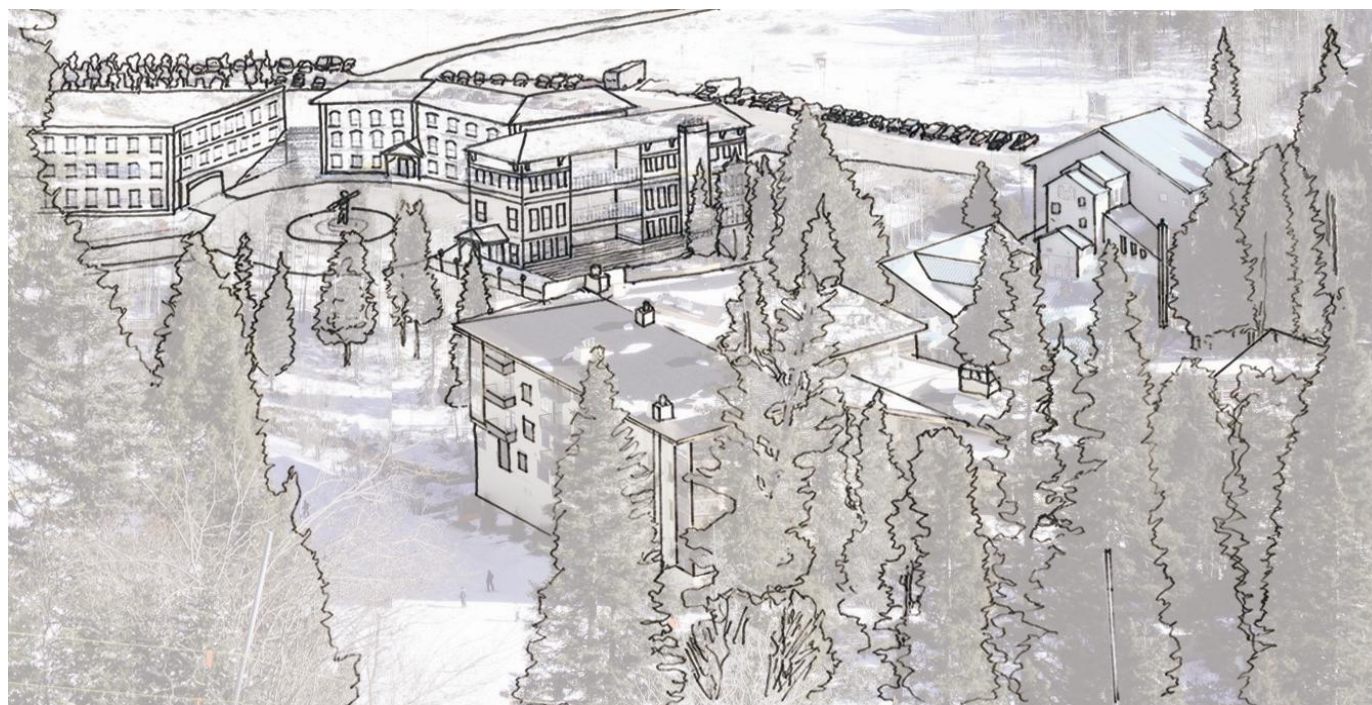


VILLAGE OF TAOS SKI VALLEY MASTER PLAN

REVISED NOVEMBER 2010



ACKNOWLEDGEMENTS

VILLAGE OF TAOS SKI VALLEY COUNCIL

Neal King, Mayor
Barb Wiard, Mayor pro-tem
Kathy Bennett
Chris Stagg
Tom Wittman

VILLAGE OF TAOS SKI VALLEY PLANNING & ZONING COMMISSION

Tom Wittman, Chairman
Elisabeth Brownell
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Mary Mortimer
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Chris Stagg

STAFF

Bruce A. Kelly, Village Administrator
Don Schieber, Community Development Director
Ann Marie Wooldridge, Deputy Village Clerk

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VILLAGE OF TAOS SKI VALLEY
PLANNING AND ZONING COMMISSION


RESOLUTION 11-198

A RESOLUTION ADOPTING A MASTER PLAN
FOR THE VILLAGE OF TAOS SKI VALLEY.

WHEREAS, §3-19-9 NMSA 1978 states that the Planning Commission of the Village shall adopt a master plan for the physical development of the Village; and
WHEREAS, the Village has held numerous public meetings and sought input from the citizens of the Village and from guests staying in the Village; and
WHEREAS, Village staff and the Planning Commission has held meetings discussing and editing the Village Master Plan; and
WHEREAS, the attached Village Master Plan is the product of that process,

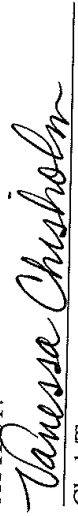
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF TAOS SKI VALLEY, that attached Master Plan of the Village of Taos Ski Valley is hereby adopted.

PASSED, ADOPTED AND APPROVED this 27TH day of November, 2010.



Tom Wittman, Chair

ATTEST:



Clerk/Treasurer

Vote: FOR: 4 AGAINST: 0



EXECUTIVE SUMMARY

The original Master Plan was developed during a community-wide charrette held from February 16 through 22, 2006 at the Village of Taos Ski Valley. The Master Plan was developed in response to increasing development pressure in the Kachina and Village Core areas of the Village.

This Plan designates six development districts in the Village, each with their own land use and design standards.

These districts are:

- 1) Village Core;
- 2) Kachina Center;
- 3) Amizette;
- 4) Commercial Recreation;
- 5) Neighborhood; and
- 6) Farming/Recreation .

With the adoption of this plan, the land uses and design standards identified in this plan will be used to guide and evaluate proposals for new development and redevelopment within the Village.

In addition to the development districts, the plan outlines Village-wide goals, strategies and actions for implementing the Master Plan. With the adoption of this plan, the goals, strategies and actions contained within it will also serve as a guideline for additional Village actions as well as provide a framework for use by the Village Council and the Village Planning and Zoning Commission to evaluate plans and proposals for new development.

This plan shows that new development may be limited until such time that a new wastewater treatment plant is constructed, or changes to the plant capacity, are approved. The purpose of this policy, besides protecting the health and quality of the river environment, is to ensure the ongoing health and welfare of all Village residents and ensure that clean water and adequate wastewater service will be provided on an ongoing basis.

INTRODUCTION

VISION

“The vision of the Village of Taos Ski Valley is to create a year-round economy based upon resort- related commerce by improving infrastructure, preserving our environment, and improving amenities for ourselves and our visitors.”

PLAN PURPOSE

This Master Plan is an expression of the long-term community guidelines regarding the future development and physical form of the community. It contains maps, goals, development guidelines, and policies that are used to coordinate and implement land use decisions with other decisions about infrastructure, parks, recreation and open space, Village services, housing supply and affordability, and public resources such as air and water.

The purpose of this plan is to provide guidance to the Village of Taos Ski Valley with regards to future development, mobility, infrastructure, open space and recreation development and redevelopment within the Village. This Plan also meets the requirements of the State of New Mexico, Section 3-19-9 NMSA, 1978.

HOW TO USE THIS PLAN

Village decision-makers and staff, residents, and others working with the Village may use this Plan to describe a common understanding of the expectations of the community. Residents can use the Plan to learn about their Community, how it plans to enhance the high quality of life that residents and businesses enjoy, the unique visitor experience, and the Village’s long-term plans for growth and development.

The Village staff, the Village Council, the Planning and Zoning Commission and other decision-making or advisory entities within the Village can use the Plan as a guide to coordinate infrastructure, land use and other decisions. Those working with the Village can use the General Plan to help them understand the types of and intensity of development that is appropriate to the Village and the plans for future development.



BACKGROUND AND CONTEXT

HISTORY OF VILLAGE

The Village of Taos Ski Valley's early beginnings are based in mining. In the late 1600's, the Spanish mined the area until they were unable to extract any more ore. With new mining methods in the early 1900's the area was re-opened to mining. As early as 1905 the Rio Hondo district was advertised for mining of timber and ore (gold and copper) by the American Consolidated Mines Company, Fraser Mountain and San Cristobal Company. Mining continued to be the primary activity in the Village until 1906. Due to weather limitations, mining decreased and ended in 1919.

Shortly after World War II, Orville E. Pattison purchased land east of the Lake Fork reach of the Hondo River. The Pattison family still owns a large area of the Village of Taos Ski Valley. In the mid-1950s Ernie Blake arrived in the valley and developed the ski business, which created a demand for home sites and lodging. The Pattisons recognized this demand and began subdividing portions of their property into residential and commercial lots for sale. In the 1960's, they began to develop the lower village, by selling and leasing lots for homes in the core commercial area. In the early 1970's this group purchased water rights downstream and transferred them for consumption in the Ski Valley and worked with the Ski Valley Corporation (TSV) to develop Kachina Village. The Pattisons have continued to be involved in the development of the Village through the present day.

The development of what is now Taos Ski Valley Resort was initiated by Ernie Blake in 1955. The first lift was installed in 1956, and in 1957 the first run was opened in the location of what is now Snakedance. In fall of 1957 a Poma ("platter") lift went up Al's Run and ended where Tower 8 of Lift One is now. Today, TSV is one of the premiere ski resorts in America, and remains one of the few family-owned and operated ski resorts in North America.

CONTEXT AND SETTING

The Village of Taos Ski Valley is within the Carson National Forest. The Wheeler Peak Wilderness Area borders much of the Village on the south. Wheeler Peak, located within the Wilderness Area, is the highest peak in New Mexico (elevation 13,161') and is located approximately 1 ½ miles south of the Village boundary. Other nearby natural, statewide attractions include Williams, Horseshoe and Lost Lakes. The Williams Lake Trail is the most popular trail in the State. North and west of the Village is the Columbine Hondo Wilderness Study area. Recreation opportunities in the Forest include fishing, hunting, camping, and hiking. Winter activities include snowshoeing, snowmobiling, skiing, and snowboarding at the Taos Ski Valley which has operated on Forest Service land under a special use permit since 1955.

The steepness of the Valley and the narrow developable area provide a close interface with the natural environment. The Valley's diverse terrain from riparian habitat to alpine tundra includes over 250 different plant species. This diversity of plant life greatly contributes to the beauty and uniqueness of the area.

Taos Pueblo land is located less than two miles south of the Village, adjoining the Wheeler Peak Wilderness area boundary. The Pueblo was represented throughout the original planning process. It is concerned that as the Village grows, and recreational use in the Wheeler Peak Wilderness increases, it will continue to experience a growth in trespassing and other unwanted impacts on Pueblo land and that the water quality of the Rio Hondo will suffer.

Taos Ski Valley offers over 1,195 skiable acres in Carson National Forest with an average annual snowfall of 305". There are 110 trails with 24% beginner, 25% intermediate and 51% expert terrain. Taos Ski Valley has 12 lifts with a 2,612' lift served vertical drop or 3,244' vertical drop with the Kachina Peak hike.



Map of Taos Ski Valley and surrounding area.

Over the last 19 years skier numbers have been:

2009-10	256,879
2008-09	241,115
2007-08	219,002
2006-07	208,187
2005-06	158,000
2004-05	237,000
2003-04	224,000
2002-03	249,000
2001-02	201,000
2000-01	235,000
1999-00	163,000
1998-99	264,000
1997-98	285,000
1996-97	271,000
1995-96	213,000
1994-95	364,000
1993-94	355,000
1992-93	309,000
1991-92	307,000



The Town of Taos is located approximately 19 miles southwest of the Village of Taos Ski Valley, along State Route 64. Taos includes the Taos Airport, Arroyo Seco, Valdez and the Taos Pueblo, which are all located between Taos Ski Valley and the Town of Taos. These small communities and the Town of Taos are experiencing growth and increases in traffic.

LAND USE, INFRASTRUCTURE AND DEVELOPMENT

Before incorporation, the Village area was governed by Taos County regulations regarding subdivisions (based on New Mexico State law) and building permits were issued by the County. At the time of incorporation, the major activity in the Village area affected by Taos County regulations was the issuance of building permits. The most recent subdivision approved by the County within the Village was in 1972.

Upon incorporation, the Village adopted a Subdivision Ordinance, an Interim Comprehensive Plan and an Interim Zoning Ordinance. A final Comprehensive Plan along with Zoning and Subdivision Ordinances were adopted by the Village. The Zoning Ordinance has been modified to include sign and lighting regulations. Finally, the Planning and Zoning Commission adopted this revision to the Comprehensive Plan in November 2010.

In 1971, a Comprehensive Plan for the Twining - Amizette area, prepared by The Architects, Taos, was presented to the Taos County Commission. Although this plan was not adopted by the County, the research and the participation by members of the community helped formalize the beginnings of a unified approach to the future development of the area, and served as an important basis for the work done by the Planning and Zoning Commission in the preparation of this final comprehensive plan.

Historically, the Village has approved land use plans based on its zoning ordinance, on an incremental basis, and established density and intensity with each development approval. This approach was appropriate to the Village when development was not tied to common infrastructure and the extent of development had minimal impact on natural and community resources such as fire and emergency services. As the number of transient and residential units has increased, the Village is increasingly challenged with meeting the demands of providing quality infrastructure and services to the citizens of VTSV and its visitors as well as ensuring that new development preserves and does not degrade the quality of the built and natural environment.

Currently, the Village encompasses 2.36 square miles. The base elevation of the Village is 9,207 feet. The Kachina area is located at approximately 10,200 feet. Over the past decade approximately two new single family residences a year have been constructed. As of 2010, Taos Ski Valley included 135 residences, 214 condominiums, 55 suites and 91 hotel rooms. The Village's full time population totals 57 residents. When all transient units are fully occupied, the Village's full- and part- time population is approximately 2,000 residents. Public Safety, water and sanitation service is provided by the Village. Fire and Emergency Services are staffed by volunteers and provided by the Village.

The Village is composed of three main areas. The original area was the Amizette subdivision, developed in the narrow canyon along both sides of S.R. 150 and the Rio Hondo. Currently, this area is predominantly residential and hotel uses. The Village Core area houses the ski resort base operations, ticket sales, ski school, retail uses and the bulk of the resort hotels – including the Edelweiss, Snakedance, Sierra Del Sol, Alpine Village, and St. Bernard. The Kachina Area is located at the base of the Kachina lift and includes the Blue Jay Ridge lots. This area is at 10,200 feet and includes the Kachina Wetlands. Current development includes the Bavarian Restaurant and Lodge, the Wheeler Peak Condominiums and six Bavarian Condos. The potential for development in this area, established initially by the Bavarian and later by the sell out of the Wheeler Peak Condominiums, has resulted in significant requests for retail and commercial development in the Kachina area. The Village, given its current wastewater treatment capacity, may not be able to accommodate a majority of new requests. It is also concerned about traffic flows along Twining Road that would occur as a result of development in this area. The difference between available wastewater capacity and development requests in the Kachina Area, traffic concerns along Twining Road, as well as development requests in the Village core, were some of the key reasons the Village initiated the Master Plan process.

The Village had a vehicular and pedestrian circulation study conducted by a private consultant.



Taos Ski Valley is connected by trails and pathways.

RECREATION

The Village of Taos Ski Valley offers extensive recreational activities. Active recreational facilities within the community include the Williams Lake and Wheeler Peak Trails. The U.S. Forest Service operates the Twining Campground, which includes campsites with tables, grills and toilets. Trailheads for the Bull of the Woods Trail, Long Canyon Trail, Goose Lake Trail, and Gold Hill Trail are also located within the Village.

The Ski Valley Corporation permits hiking along the Rubezahl Return Trail during the off-season. This trail provides a connection between the Village Core and the Kachina Area. Other hiking/pedestrian trails within the Village include the J.R. Memorial Trail. This trail is envisioned as a central spine of the Village pedestrian network. The existing TSV Rubezahl Return Trail and Williams Lake Trail provide a continuous pedestrian connection that extends the full length of the Village. The Village envisions that pedestrians and hikers would be able to access the trail from numerous points and connect to parks, trailheads, and resort destinations throughout the Village.



Trail to Williams Lake.

PLANNING CONSIDERATIONS

Throughout the planning process in 2006, residents and stakeholders were asked to identify the areas that they felt should be addressed in the Master Plan. These comments are listed below and are generally grouped into eight general areas. These comments represent a diversity of views, not all of which were carried forward into the Master Plan.

PLACE-MAKING

- Maintain the Village character.
- Increase number of year round residents by creating a four-season resort-community.
- Creating a central location in the Village for orientation information and way- finding.
- Expand recreation opportunities by developing facilities for summer activities such as camping and hiking.
- Promote the natural and other amenities that are in the Village.
- Develop an area for snowboarding.
- Recreation development on private land.
- Preserve green space within development areas.
- Mixed-use development.
- Develop Hondo/Bull-of-the-Woods areas.

SERVICES

- Increase sewer service areas and sewer capacity.
- All homes in the Village should be on Village sewer.
- Enhance emergency services.
- Get natural gas service for the Village.
- Provide Fiber optic service for the Village.

CIRCULATION

- Require easements to construct the public trails plan.
 - Develop a pedestrian circulation plan.
 - Provide appropriate street lights.
 - Consider people moving options such as an electric shuttle, cog railroad, gondola or funicular.
 - Expand the Taos airport.
 - Examine the potential for a bypass to Kachina Road.
-

REGULATORY

- Simplify the permitting process and development process.
- Allow the transfer of development rights-
- Consider land swaps with Forest Service.
- Revise ordinances.

ENVIRONMENTAL

- Manage growth in the Village.
- Limit development in the Village.
- Limit density in the Village.
- Protect the environment.
- Attract younger residents to the Village.
- Consider wildlife corridors within development areas.
- Require development to pay its fair share for infrastructure and services.
- Develop a storm water runoff management plan.
- Development on steep slopes above Kachina could compromise safety of lower development.

SAFETY

- Healthy forest (urban interface)
-

PLAN CONCEPTS

Some comments from the public during the Charette were provided on planning concepts presented during the Charrette for the Big Horn and Kachina Area. The Kachina Area Plan included mixed use developments from two to three stories high north and south of the wetlands. The northern development was focused around the existing Bavarian, opened onto the Kachnia lift and included a skating area. The southern development was more residentially oriented, and included a ground level retail plaza. A walking path, on the west side of the wetland area, connected the two areas. The main access to most of this development would have used existing roadways. The Big Horn plan included approximately 900 single family residential units in several developments. Most, if not all of this development would occur over 10,200 feet and required new roads for access.

KACHINA PLAN

- Prefer to see less density in Kachina (III)
- Density (15du/acre) too high
- Kachina area is a delicate environment - preserve

BIG HORN PLAN

- Public input indicated proposed Big Horn densities are unrealistic
- Big Horn and Bull of the Woods are extremely sensitive areas to develop (as is most of the Village)
- South facing snowboarding ill-conceived

GENERAL COMMENTS

- Village needs architectural guidelines
- Village needs development guidelines
- Clustered development good idea
- Need a balance of housing options
- Provide landscape guidance

“The emphasis should be to create a year-round economy based upon resort-related commerce by improving the infrastructure, preserving the environment, and improving the infrastructure, preserving our environment and improving amenities for residents and visitors.”

By November 2010, we have already addressed many of these issues and some of them may not be relevant.

GOALS AND ACTION PLAN

1. MASTER PLAN GOALS

New development shall ensure that adequate public facilities are available to serve its needs and that public facilities for community and open spaces exist.

1.1 MASTER PLAN ACTION

Developer must ensure that adequate public facilities exist to serve proposed development. “Adequate public facilities” shall include but are not limited to water, sewer and road capacity as well as fire protection and EMS services.

1.2 MASTER PLAN GOAL

Growth should pay its own way; i.e. the costs for new public infrastructure, installed to specifically serve a new development, should be paid by development. Additionally, all costs to the Village to review new development proposals including but not limited to engineering, legal review and administrative costs should be borne by developer...Other public facilities should be developed in partnership with the Village.

1.2 MASTER PLAN ACTION

New development must provide financial commitments for public infrastructure prior to recording a final plat. Additionally, development fees should be adopted to more accurately calculate actual costs to Village to review new development proposals.

2. COMMERCIAL DEVELOPMENT

2.1 COMMERCIAL DEVELOPMENT GOAL

Preserve, promote and protect the economic vitality of the community by encouraging a year-round resort community that also supports winter sports activities.

2.1 COMMERCIAL DEVELOPMENT ACTION

In cooperation with local landowners, carefully plan the Central Business District redevelopment and include the following elements:

1. Adequate infrastructure that is mostly underground.
2. Streetscapes (sidewalks, lights, street trees, etc.).
3. Pedestrian friendly design that includes open space.
4. Building heights and massing that fit within the appropriate view corridors.
5. Create areas of snow storage.

2.2 COMMERCIAL DEVELOPMENT GOAL

Create a balance of residential and commercial development in both the Central Business Districts and Kachina Center.

2.2 COMMERCIAL DEVELOPMENT ACTION

The current subdivision ordinance and zoning ordinance encourage cluster development and overlay zones for mixed use. Developers are encouraged to add these concepts to their development.

2.3 COMMERCIAL DEVELOPMENT GOAL

Develop Kachina Center in a manner consistent with these goals and consistent with the Village's zoning and subdivision regulations. Kachina Center should creatively limit vehicular traffic through the Village core.

2.3 COMMERCIAL DEVELOPMENT ACTION

Continue to work with Kachina Center landowners in developing a Kachina Center Master Plan.

3. RESIDENTIAL DEVELOPMENT

3.1 RESIDENTIAL DEVELOPMENT GOAL

To limit the amount of tree cutting, erosion, stream damage and other detrimental effects to the natural environment as a result of residential development.

3.1 RESIDENTIAL DEVELOPMENT ACTION

Village's P & Z Commission and Staff will continue to research and develop ordinances that address the following:

1. Zoning districts that reduce environmental impacts, concentrate development and promote open space.
2. The creation of criteria for development on lots with steep slopes that minimize cut and fill as well as tree cutting.
3. Create guidelines whereby newly developed lots are fire-wise while retaining a maximum amount of natural foliage and trees.
4. Create areas of snow storage.

3.2 RESIDENTIAL DEVELOPMENT GOAL

Create mechanisms whereby the Village's workers as well as Fire and EMS volunteers are able to live in the Village.

3.2 RESIDENTIAL DEVELOPMENT ACTION

Adopt incentives for developers to include affordable housing in all new subdivisions such as inclusionary zoning, cost offsets, impact fees, state and federal grants and tax incentives.

4. TRANSPORTATION/TRAIL SYSTEMS

4.1 TRANSPORTATION/TRAILS GOAL

The Village will continue to improve roads in the community by improving the surface condition and drainage, and will work to create more trails.

4.1 TRANSPORTATION/TRAILS ACTION

New development should include a traffic plan that reflects its impact on Village roads. Have developers submit plans with each development proposal on how pedestrian and vehicular traffic can be minimized on steep Village slopes.

4.2 TRANSPORTATION/ TRAILS GOAL

Develop a recreational trail system within the Village that connects to wilderness areas as well as creating a link between Amizette, Central Business District and the Kachina Center.

4.2 TRANSPORTATION/TRAILS ACTION

Require construction of public trails, according to a community trails plan, as a component of new development.

4.3 TRANSPORTATION/ TRAILS GOAL

Develop an alternative ingress/egress for the Kachina Center.

4.3 TRANSPORTATION/TRAILS ACTION

Study the feasibility of improving the Kachina High Road for year-round use. Also look at ways to improve Phoenix Switchback.



The Plan considers the addition of a Gondola between the Village Core and Kachina Center. Alternate roadways, such as a bypass connecting to the Kachina High Road were examined, but determined to be unbuildable without trespassing into the Colombine/Hondo Wilderness Study Area.

5. WATER AND SEWER INFRASTRUCTURE

5.1 WATER AND SEWER GOAL

The Village shall only allow development that can connect to the Village's water supply and to the Village's wastewater treatment system.

5.1 WATER AND SEWER ACTION

Extend lines to new and existing development in an orderly fashion and make sure that any new development does not expect to have discharges that will result in exceeding the capacity of the wastewater treatment system, even if the lines can be extended.

5.2 WATER AND SEWER GOAL

Improve the wastewater treatment system to meet current and future needs.

5.2 WATER AND SEWER ACTION

Explore treatment alternatives and financing to implement those alternatives chosen.

5.3 WATER AND SEWER GOAL

Decommission all septic systems.

5.3 WATER AND SEWER ACTION

Extend sewer lines throughout community according to Village's Sewer Line Extension Master Plan. Require residents with septic systems to connect to sewer lines when line is adjacent to property or within 150 feet.

5.4 WATER AND SEWER GOAL

Create a water distribution and sewer collection system that includes Amizette.

5.4 WATER AND SEWER ACTION

Begin negotiations for water and sewer line easements in Amizette and acquire property for lift and pump stations.

5.5 WATER AND SEWER GOAL

Improve fire suppression measures throughout the Village.

5.5 WATER AND SEWER ACTION

Develop program to add fire hydrants throughout the Village where existing fire hydrants exceed maximum permitted separation.



6. ENVIRONMENTAL

6.1 ENVIRONMENTAL GOAL

Preserve, protect and maintain Village's high water quality.

6.1 ENVIRONMENTAL ACTIONS

Identify sources of non-point pollution and to develop mitigation measures to limit negative impacts on local waterways. Study should include Best Management Practices (BMPs) to control erosion from construction sites.

6.2 ENVIRONMENTAL GOAL

Conserve potable water.

6.2 ENVIRONMENTAL ACTIONS

Promote the use of water conservation through energy-wise appliances such as low flow toilets and washing machines.



Vegetation native to Taos Ski Valley should be protected from invasive plant species.



Development should respect slopes, existing vegetation and views.

7. ECONOMIC DEVELOPMENT

7.1 ECONOMIC DEVELOPMENT GOAL

Create a sustainable year-round economy.

7.1 ECONOMIC DEVELOPMENT ACTION

1. The Village will work with broadband providers to bring greater broadband internet access to the Village.
2. Once Action 1 is achieved, the Village will work with the Chamber of Commerce to promote the Village of Taos Ski Valley as a place where people can conduct their business while residing in or visiting the community, promoting the Village as a “home office” community.
3. The Village will work in cooperation with the Chamber of Commerce to promote increased summer tourism in Taos Ski Valley.

7.2 ECONOMIC DEVELOPMENT GOAL

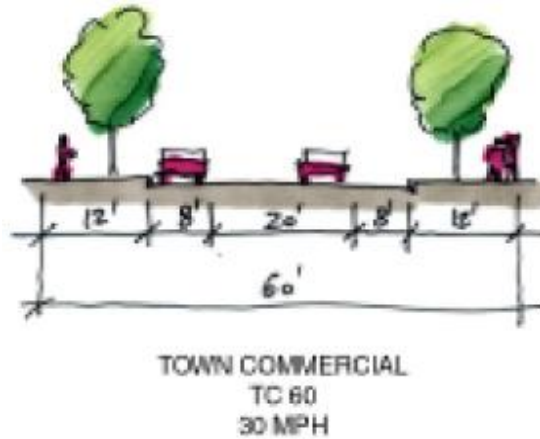
Create a focal point that establishes Taos Ski Valley as a visitor destination for local, regional and national events pertaining to arts and recreational activities.

7.2 ECONOMIC DEVELOPMENT ACTION

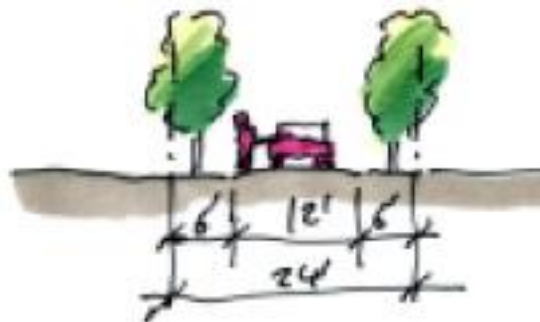
Partner with TSV, Inc. and other private companies in constructing venues such as a conference center or music amphitheater to promote year-round cultural, entertainment and recreational events.

ROADWAY STANDARDS

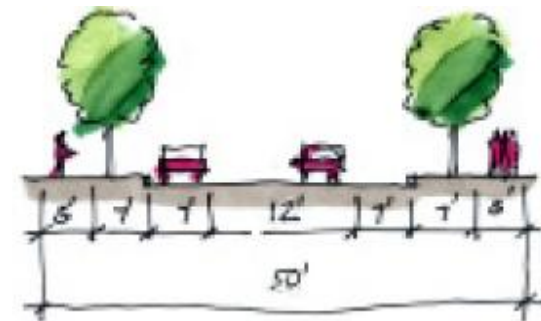
OVERVIEW



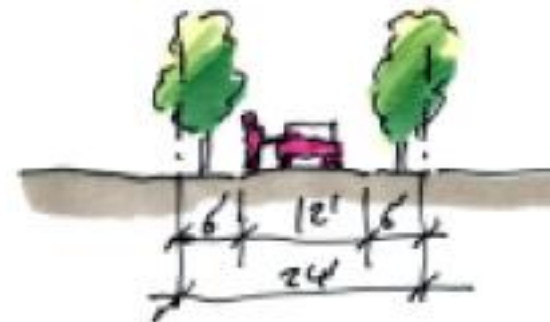
ENTRY AVENUES AND
QUEUING LANES



ONE-WAY LANE



MAIN ROAD
AVERAGE SPEED: 20 MPH



RURAL ROAD

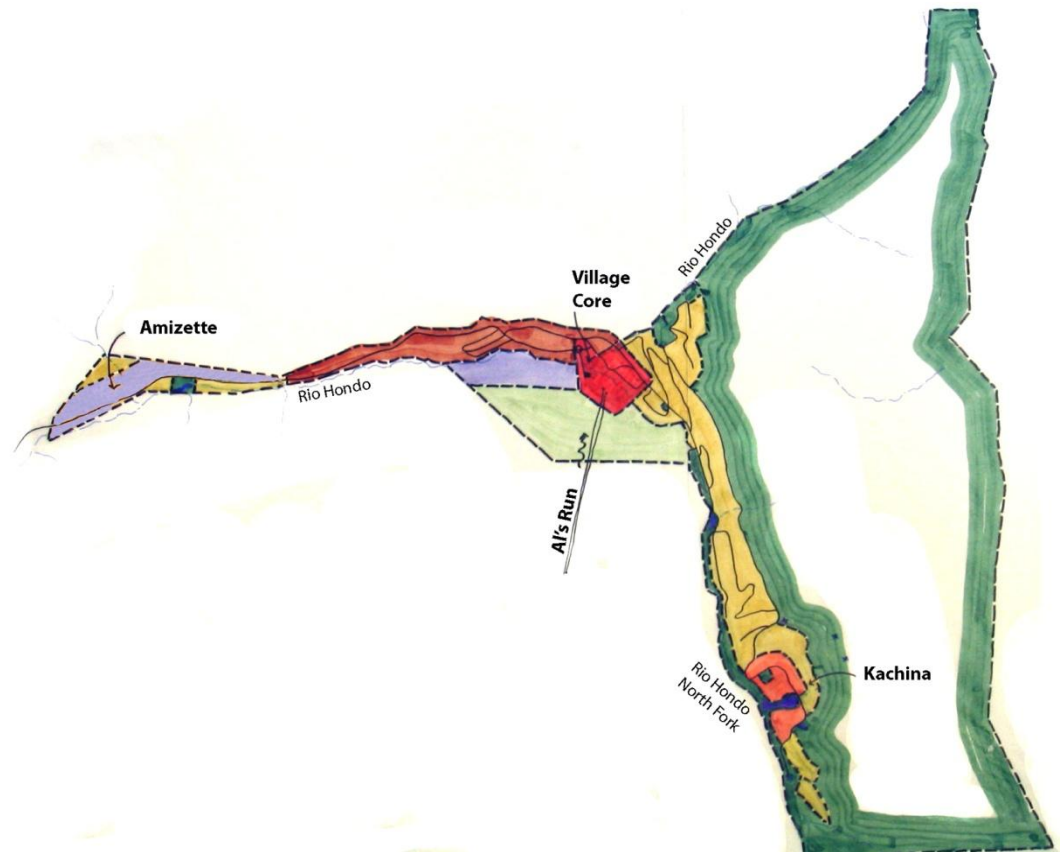
REGULATORY PLAN

OVERVIEW

This plan creates six development districts; Village Core, Kachina, Amizette, Commercial-Recreation, Neighborhood, and Farming/Recreation. Within each of these districts, the regulatory plan provides development and design requirements that is in keeping with that area’s unique topography, environmental considerations, viewshed, slopes and character.

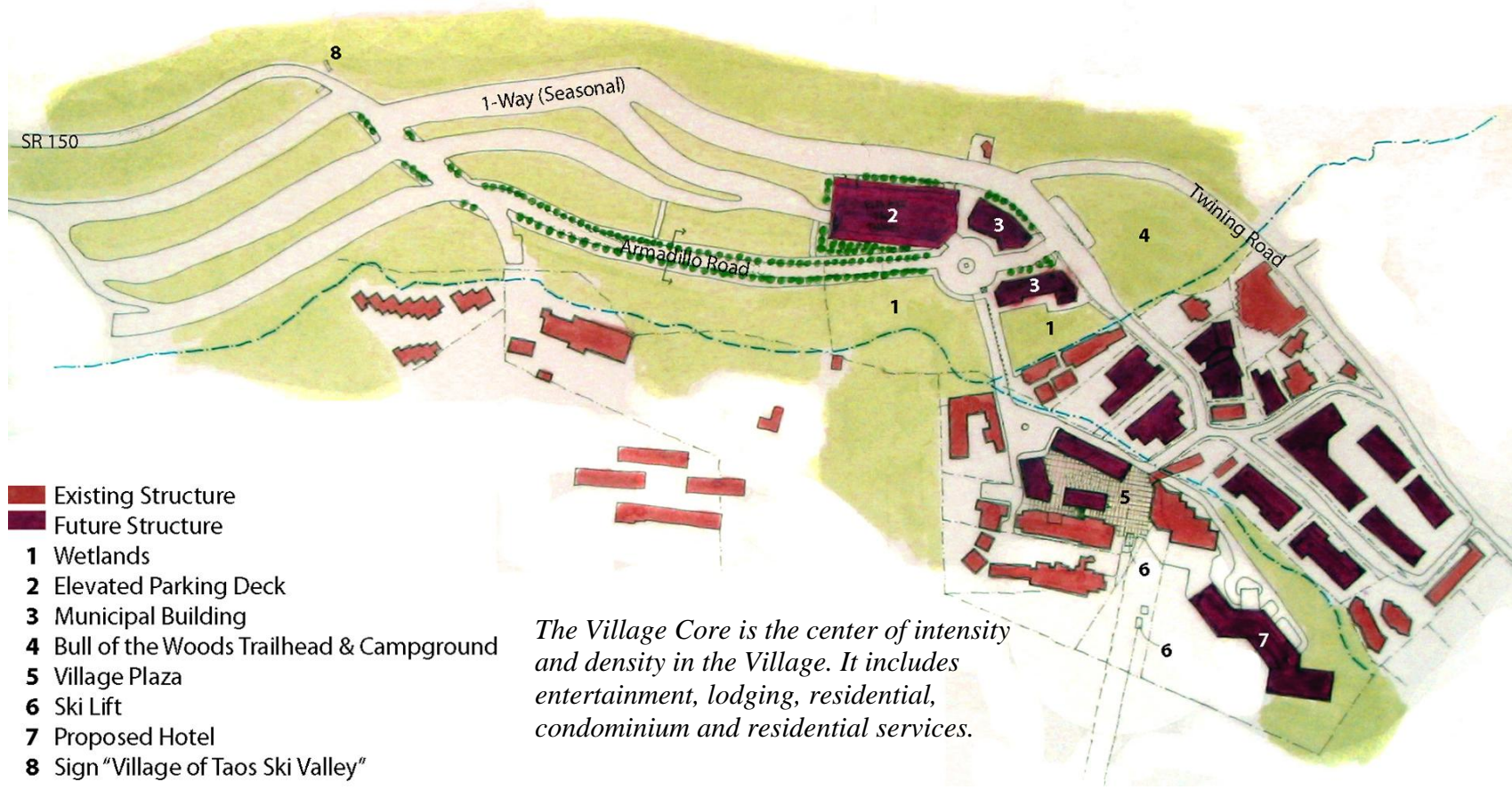
DEVELOPMENT DISTRICT MAP KEY

- Commercial*
- Village Core**
- Commercial/Recreational*
- Neighborhood*
- Kachina Center**
- Farming/Recreational*



VILLAGE CORE

The Village Core is the “heart” of the Village. Nestled at the base of the Taos Ski Valley Resort, the Village Core is the present and future area of greatest intensity of activity in the Village. The plan envisions a landscaped entry along Armadillo Road (previously the Armadillo parking lot) that focuses attention in the Center and the scenic vista of the narrowing valley beyond. The terminus of Armadillo is a public space, opening onto community facilities and providing a hub for transit services and mixed-use buildings. Predominant development within the core includes hotel, resort and entertainment uses focused around one main and secondary pedestrian plazas. All parking would be structured, below ground and incorporated into development. At street level, retail uses would predominate. In this area streets include sidewalks and pedestrian facilities. They are designed to take advantage of the sun, buffer against wind and provide an inviting pedestrian environment. Buildings of three or more stories incorporate ground floor retail uses, with office and residential above. Sidewalks and paths link gathering spaces defined by the buildings and offer views up and down the Valley.



DEVELOPMENT CRITERIA

- The Village core is the location of the highest density, intensity and building height in the Village.
- All building entrances must open onto one of the pedestrian plazas.
- Building height is in scale with the mountains.
- The ground floor of all buildings is at least 50% retail use.
- The Armadillo roundabout is designed as a gateway to the Village.
- All streets are designed with sidewalks and pedestrian facilities.
- Parking is below grade in structures.

SPECIFIC ACTIONS

- Use the Townsite Act to purchase 5 acres for structured parking and other municipal uses. Partner with TSV to operate the parking garage.
- Prohibit parking along Armadillo Road.



Armadillo Road is planned as the entryway to the Village of Taos Ski Valley.

KACHINA CENTER

The Kachina Center is a “node” of activity set amongst the serene beauty of the Kachina area. The high alpine environment (10,200 ft. elevation) is accentuated by the towering peaks of Frazer Mountain, Wheeler Peak and Kachina Peak. Development including restaurants and retail shops are developed around a civic space that opens to the surrounding mountains and considers the views of the mountains and the Kachina Wetlands area. Development frames the “wetlands” a riparian area that courses through the Center. Buildings are at a scale that offers uninterrupted views of the mountains that surround the center.

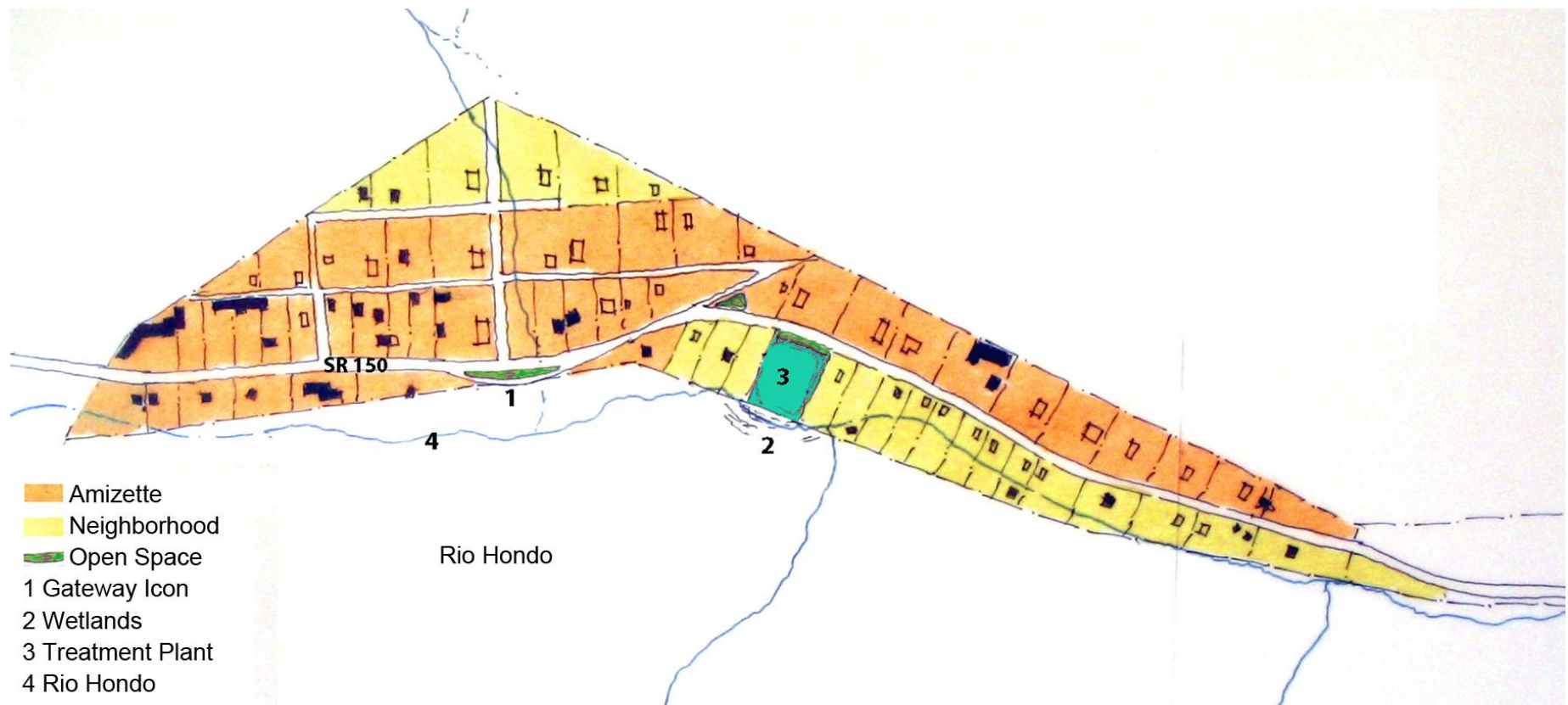
DEVELOPMENT CRITERIA

- Buildings south of the wetlands must be focused around a pedestrian plaza.
- Design 40% of the ground level space for commercial/retail purposes.
- All development respects viewsheds.
- Development is encouraged to minimize vehicular trips.
- Impermeable surfaces are minimized.
- Height is restricted to minimize impacts on views and visibility of development from roadways.
- Development north of the wetland area is predominantly residential/condominium.
- Cut and fill limited to prevent soil disturbances through the implementation of cluster development principles.
- Conservation of vegetation when appropriate.
- Fire buffers shall be provided around all development in a manner that does not noticeably diminish vegetation on the site.



AMIZETTE

Amizette is the “Gateway” to the Village of Taos Ski Valley. Oriented along State Highway 150, the Amizette (Corridor) will continue to provide a range of housing and lodging options appropriate to the narrow canyon and steep slopes that frame the area. Improvements to the State Highway will connect the trailhead at the western border of the Village east to the Village Core. Proposed public uses associated with a potential future Village wastewater treatment facility in this area include a wetlands interpretative park. Seasonal employee parking may include improved shoulders that will allow easier vehicular access to developments fronting the roadway. A pedestrian path travels on the north roadway edge and adjacent to the Rio Hondo to the Village Core.



The Amizette Area is the gateway to the Village of Taos Ski Valley

DEVELOPMENT CRITERIA

- Low intensity development.
- No impacts on the Rio Hondo
- Height in keeping with the mountains.
- Cut and fill limited to prevent soil disturbances.
- Fire buffer established.

SPECIFIC ACTIONS

- Work with the New Mexico Department of Transportation (NMDOT) to reduce the speed limit on State Highway 150 in the Amizette area to 30 miles per hour (mph).
 - Improve shoulders along State Highway 150 to provide for safe deceleration areas for businesses.
 - Provide bike lanes along State Highway 150 to promote year round recreation activities.
 - Policy: consider the extension of an 8" water line to Amizette area for firefighting purposes.
-

COMMERCIAL RECREATION

This area includes the Ski Area and equipment necessary to the ski area operations. No commercial development is anticipated in this area.

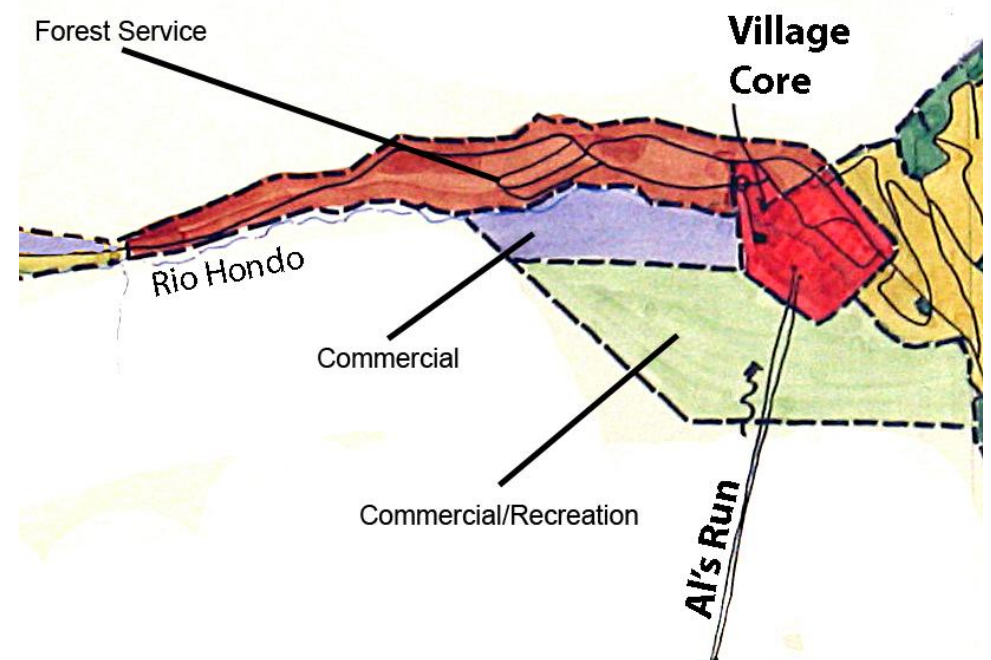
DEVELOPMENT CRITERIA

- Development in this area should be designed to be compatible with architectural character of the Village.
- Commercial, retail, residential development is not appropriate to this area.
- Mechanical equipment shall be screened from public views.

FOREST SERVICE SPECIAL USE PERMIT (PARKING LOTS)

This area identifies the area that is a forest service special use permit. Other uses, other than parking are not envisioned.

- **SPECIFIC ACTIONS**
- Screen parking from the Village Core and other views
- Vegetate parking areas to improve their appearance



NEIGHBORHOOD

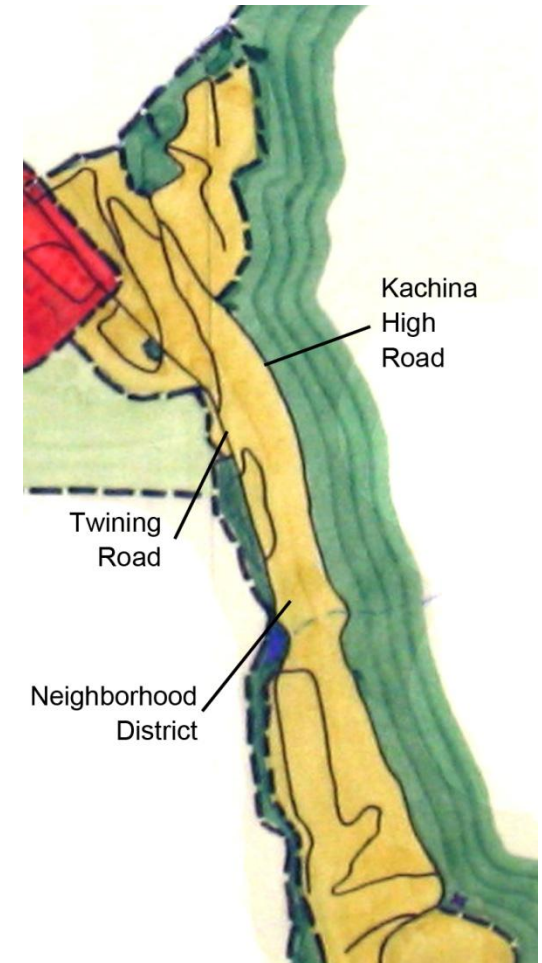
The Neighborhood zone encompasses those areas outside of the aforementioned zones. Uses are envisioned as primarily single-family and multi-family structures. Preservation of views and the forest is of utmost importance.

DEVELOPMENT CRITERIA

- Building and construction envelopes limit removal and disturbance of existing vegetation on the site.
- In slope areas, building height limited to maintain views and viewsheds of the Village (Twining Road).
- Pedestrian connections to the Village Core and Kachina Village via on and off road pedestrian pathways.
- Fire buffer established.
- Fill and cut minimized to prevent disturbances to the soil.
- Impermeable surfaces minimized.

SPECIFIC ACTIONS

- Improve Phoenix switchback to minimize grades and stabilize slope.
- Complete improvements to Twining Road to minimize grades and slope.
- Improve Kachina Road as an all-weather road.



The Neighborhood District is predominantly residential development occurring on steep slopes.

FARMING/RECREATION

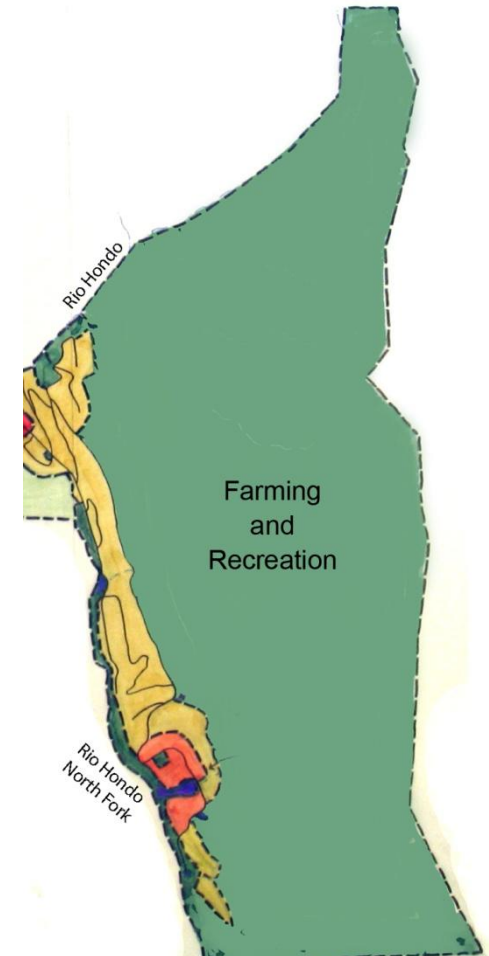
The Farming/Recreation zone incorporates a large area of the Village to the north of and above the Kachina Center. Comprised of steep slopes and towering peaks and ridgelines, the Farming/Recreation zone provides the backdrop for the scenic beauty of the upper Canyon. Several avalanche chutes reach down to the edge of the Kachina Center zone. Slopes exceeding thirty degrees are predominant, precluding the establishment of Village services such as roads, water and sewer. The pristine natural environment offers nearly unlimited opportunities for recreation experiences ranging from hiking, equestrian and winter sports.

DEVELOPMENT CRITERIA

- Prohibit the construction of roadways or other motorized transportation facilities.
- Limit site disturbance to less than 1%
- Require zero impacts from water, wastewater and stormwater.
- Require development to conserve uninterrupted views from lower areas.
- Require traffic routing and street design that minimizes grading, minimizes impacts on existing residents, and reduces dependency on the automobile.
- Require all season trail systems which serve individual neighborhoods and also provide connections to other existing and planned trails.
- Approve development only when adequate public services and facilities are available, or will be available when needed to serve the project.

ACTIONS

- Consider working with the State, not-for-profits and other entities to purchase privately owned Farming/Recreation areas.



The Farming/Recreation zone is at the east end of the Village and provides a dramatic backdrop and recreation opportunities for the Village. Most of the area is above 10,200 feet.