



**PLANNING & ZONING COMMISSION
DRAFT MEETING MINUTES**

**MEETING HELD VIA ZOOM
TAOS SKI VALLEY, NEW MEXICO
MONDAY, JUNE 1, 2020 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: Henry Caldwell, Richard Duffy, Yvette Klinkmann, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Commission Chair Wittman thanked Commissioner Klinkmann for her willingness to serve as a P&Z Commissioner.

Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, Public Works Director Anthony Martinez, and Attorney Susan Baker.

II. APPROVAL OF THE AGENDA

MOTION: To approve the agenda

Motion: Commissioner Stagg Second: Commissioner Duffy Passed: 7-0

III. APPROVAL OF THE MINUTES OF THE MAY 4, 2020 P&Z COMMISSION MEETING

MOTION: To approve the minutes as presented

Motion: Commissioner Nichols Second: Commissioner Duffy Passed: 7-0

IV. NEW BUSINESS

A. PUBLIC HEARING: CONSIDERATION TO APPROVE RESOLUTION 2020-434 - the Village of Taos Ski Valley Region Source Water Protection Plan as an Amendment to the Village's Comprehensive Plan

Planning Director Nicholson explained that Ms. Martha Graham, the Source Water Protection Specialist at the NM Rural Water Association, had worked extensively with Village staff and multiple interested parties on the draft Source Water Protection Plan for much of the past three years. A water protection plan looks at the raw water that the public uses and produces a plan to implement best practices to avoid potential hazards to this water. Over the course of this effort, more than 40 people from 15 organizations had been involved in developing the plan, from the US Forest Service, to the Acequia Association, Amigos Bravos, the Texas Land & Cattle Company, Amizette residents, the Rural Water Association, the Shopoff group, and TSVI.

The goals of developing a source water plan are to create a plan with a team from the community, to identify source areas, to consider contamination, to develop a protection plan for these waters, and to consider contingency plans. The Village public water utility uses one source of water currently, at the Phoenix Spring. There are also public water system permits for wells in Amizette, at the St. Bernard Condos, and at the Whistlestop Cafe. Gunsite Spring is now being developed and tested as a supplementary Village water source.

Two separate Protection Areas have been identified for each spring: Zone A would be immediately around the spring, 300 feet up the gradient, 200 feet laterally and 100 feet down-gradient. Zone B would encompass the entire remaining watershed. The biggest risks for contamination of source waters within the Village are land development, wildland fires, and post-fire impacts. Beyond adopting a Source Water Protection Plan, the Village could create ordinances to establish a source water protection overlay zone, outline best management practices, and create mitigation standards.

Attorney Baker explained that property rights would not be restricted nor would there be a down-zoning situation at the Gunsite Springs with the adoption of this plan. She said that this would be a guidance document. An ordinance may follow at a later point.

At the Phoenix Spring, Zone A encompasses more than the Village's easement for the Spring. The easement is for use of the water infiltration gallery and access.

Discussion took place about a potential Kachina Master Plan which may be developed soon. Director Nicholson said that it was important to move ahead with the drinking water protection plan and to not wait.

PUBLIC HEARING: The public hearing was opened by Commission Chair Wittman. Speaking in favor was Dawn Bouleware from TSVI, as well as Martha Graham from NMED. Ms. Graham said that a plan has been needed for the Village and to protect the water going downstream. Mayor Brownell spoke in favor saying that the elected officials needed to look after the Village's infrastructure. Also speaking in favor were Elena Fernandez from Amigos Bravos, Public Works Director Martinez, and Homeowner Mike Klinkmann.

Peter Talty from TSVI said that fire is the greatest danger to the water source, and it is why TSVI thinned 30 acres above Phoenix Spring. He supports protecting the Village water supply but is not an advocate for supporting this resolution currently. He said that the plan should be a subset of a master plan which addresses infrastructure, roads, and the like. This plan looks at the consequences but not the processes, and the Village is going at it backwards, he said. Attorney Baker said that this was a policy document to mitigate the impacts of development but that it was not against development.

The public hearing was closed.

MOTION: To approve APPROVE RESOLUTION 2020-434 - the Village of Taos Ski Valley Region Source Water Protection Plan as an Amendment to the Village's Comprehensive Plan

**Motion: Commissioner Duffy Second: Commissioner Woodard Passed: 6-1
(Commissioner Nichols dissenting)**

Discussion continued about the importance of developing a Kachina Master Plan. Commissioner Nichols said that a Planned Unit Development ordinance should be adopted soon, which allows for development as well as for protection of the water source.

B. DISCUSSION: CONSIDERATION TO RECOMMEND TO COUNCIL APPROVAL OF ORDINANCE 2020-44 - Adoption of the Village Wildland Interface Ordinance

Building Official Bowden presented the idea of updating the Village's previously adopted Wildland Urban Interface Ordinance. He said that this is the solution to the Village's interest in

becoming more Firewise. The Firewise Board and the Public Safety Committee gave feedback at their earlier meetings. He will incorporate today's input into the draft ordinance to be presented to Council next week.

MOTION: To RECOMMEND TO COUNCIL APPROVAL OF ORDINANCE 2020-44 - Village Wildland Interface Ordinance

Motion: Commissioner Nichols Second: Commissioner Woodard Failed: 0-7

V. OLD BUSINESS

VI. MISCELLANEOUS

A. Commission Chair Wittman asked that work get started on a Kachina Master Plan.

VII. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING:

The next meeting of the Planning & Zoning Commission is a work-study session scheduled for June 29, 2020 via Zoom teleconference, to discuss the Village Hall Complex. The following meeting is scheduled for July 13, 2020 via Zoom teleconference.

VIII. ADJOURNMENT

MOTION: To adjourn.

Motion: Commissioner Nichols Second: Commissioner Stagg Passed: 7-0

The meeting adjourned at approximately 2:00 p.m.

Tom Wittman, Chairperson

ATTEST: _____
Ann M. Wooldridge, Village Clerk