



Planning and Zoning Commission

Resolution 16-285

APPROVING THE WIRELESS COMMUNICATIONS MASTER PLAN

WHEREAS, the Planning and Zoning Commission adopted the Village of Taos Ski Valley Master Plan in November 8, 2010 by Resolution 11-198; and

WHEREAS, Section 3-19-10 of the New Mexico state statutes allow the Planning and Zoning Commission to adopt "a part of the master plan as work progresses on the master plan; provided the part corresponds with one of the functional subdivisions of the subject matter of the plan;" and

WHEREAS, the Planning and Zoning Commission finds it necessary to adopt the Wireless Communications Master Plan to reflect the most current goals, policies, and objectives for the provisions of safe and reliable wireless communications throughout the Village in order to better serve the safety and overall economy of the Village; and

WHEREAS, the goal, policies, and objectives of the Master Plan are based on careful and comprehensive studies of existing conditions, probable future growth of the Village, and citizen input from Village residents, businesses, and property owners; and

WHEREAS, the Planning and Zoning Commission has reviewed the Wireless Communications Master Plan, together with the accompanying maps, charts, descriptive and explanatory matter; and

Now, be it resolved, that the Planning and Zoning Commission approves the Wireless Communications Master Plan and encourages the Village Council to adopt the Master Plan.

Approved by the Planning and Zoning Commission this 6th day of July, 2015.



Planning and Zoning Commission

Tom Wittman, Chair

ATTEST:

Village Clerk

Vote: For 5 Against 0 Abstain 0



**Village Council
Resolution 16-290**

ADOPTING THE WIRELESS COMMUNICATIONS MASTER PLAN

WHEREAS, the Planning and Zoning Commission approved Resolution 15-286 – Approving the Wireless Communications Master Plan; and

WHEREAS, Resolution 15-286 encourages the Village Council to adopt the Wireless Communications Master Plan; and

WHEREAS, Section 3-19-10 of the New Mexico state statutes allow the Village to adopt “a part of the master plan as work progresses on the master plan; provided the part corresponds with one of the functional subdivisions of the subject matter of the plan;” and

WHEREAS, the Village Council finds it necessary to adopt the Wireless Communications Master Plan to reflect the most current goal, policies, and objectives for the provisions of safe and reliable wireless communications throughout the Village in order to better serve the safety and overall economy of the Village; and

WHEREAS, the goal, policies, and objectives of the Master Plan are based on careful and comprehensive studies of existing conditions, probable future growth of the Village, and citizen input from Village residents, businesses, and property owners; and

WHEREAS, the Village Council has reviewed the Wireless Communications Master Plan, together with the accompanying maps, charts, descriptive and explanatory matter; and

Now, be it resolved, that the Village Council adopts the Wireless Communications Master Plan.

PASSED, ADOPTED AND APPROVED this 14th day of July, 2015.

THE VILLAGE OF TAOS SKI VALLEY

Neal King
Mayor

Attest:

Ann M. Woodridge
Village Clerk

Vote: For 4 Against 0





Wireless Communications Master Plan 2015

PURPOSES OF THE PLAN

The Village Planning and Zoning Commission and the Village Council have determined that there is a need to enhance wireless communications services in order to increase the safety of Village residents, employees, and visitors and to improve the economic development opportunities in the community. The Planning and Zoning Commission and the Village Council believe that the visual impacts of wireless communications towers must also be minimized in order to preserve the natural beauty of the Village.

The purposes of the Wireless Communications Master Plan is to provide the community and developers with criteria necessary to determine the most suitable locations for wireless communications towers and to define the role of the Village in developing and regulating wireless communications services within the Village boundaries.

EXISTING CONDITIONS

Presently, telephone and internet wireless communication is unreliable and inconsistent within the Village. Although many residents, employees, and visitors have expressed the need for improved services, the Village does not yet regulate the siting and construction of wireless communications towers or antennas. However, the Village Planning and Zoning Commission is considering an amendment to the Zoning Regulations (Ordinance 14-30) to include regulations and approval procedures for constructing a wireless communications tower.

Wireless communications (phone and internet) services are currently provided by Verizon, AT+T, Comnet, and T-Mobile. Taosnet provides internet through a "point to point" wireless system.

Taos Ski Valley, Inc. is working with the Village, Kit Carson Electric Cooperative, and New Mexico Gas Company in digging a utility trench along the entire length of NM 150 to provide broadband internet and to bury the overhead power lines along the highway. This work is estimated to cost approximately \$9 million and is expected to be

completed by the end of 2018. The Tax Increment Development District (TIDD), Kit Carson Electric Cooperative, NM Gas Company, and the Village are sharing the costs for the trenching project.

SITE SELECTION CRITERIA

The siting of a tower will be determined by forthcoming zoning regulations. These regulations will include the following criteria for determining the specific location of a wireless tower:

1. **COVERAGE** – The location must provide adequate coverage to prevent the construction of additional towers, thereby protecting the aesthetics of the Village and minimizing the impact to property values. Locations(s) should provide maximum service to all constituents, including residents, visitors, and business.
2. **CAPACITY** – The location of the tower should maximize the amount of data transmittable by the tower. The higher the capacity of the tower, the fewer towers necessary.
3. **CONTINUITY** – The location of the tower should provide uninterrupted service without sacrificing the continuity and integrity of the landscape and natural resources.

GOAL, POLICIES & OBJECTIVES

The Planning and Zoning Commission and the Village Council will utilize the following goal, policies and objectives in order to make informed decisions regarding the siting and construction of wireless communications towers.

GOAL

The Village receives reliable and affordable wireless communications services while protecting the environmental integrity and aesthetic beauty of the Village’s landscapes and natural resources.

In furthering this GOAL, the Village will refer to the following POLICY STATEMENTS when considering an application for the construction of a wireless communication tower:

Policies

1. The Village recognizes that wireless communications towers provide a necessary service for emergency circumstances and help to protect public safety.
2. The Village also recognizes the economic benefits of increasing wireless communications services in the Village.
3. The Village further recognizes that the benefits of providing wireless communications services should not compromise the natural beauty and environmental integrity of the community.
4. The Village will encourage the co-location of antennas on existing towers in order to minimize the visual impacts and environmental impacts to the natural resources within the Village.
5. The Village will seek to minimize the total number of towers throughout the community without compromising the quality and reliability of wireless services.
6. The Village will encourage and require designers and developers of towers and antennas to minimize the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques.
7. The Village seeks to enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.
8. The Village recognizes that private developers may need to construct wireless communications towers on properties located outside of the Village jurisdiction (e.g. – the US Forest Service); and, in recognizing the relationship between the US Forest Service and private developers, the Village will assist in any negotiations for utility access or other easements that may be necessary to facilitate the appropriate siting and construction of a tower.
9. The Village will require that any new tower be designed to avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures.
10. The Village will require that every new tower comply with applicable federal laws, including, but not limited to, the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA) and those regulations administered by the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).
11. The Village will require the proper management of the number and location of towers, antennas and related infrastructure such that ongoing maintenance of these structures does not impede residents, businesses and visitors.
12. Each applicant for a tower shall provide a performance bond in the form and amount acceptable to the Village to ensure the proper and timely removal of the tower to be constructed and for the removal of any and all facilities related to the wireless tower and antennas associated with the application.

Objectives

The Village will accomplish the following objectives in conformance with policies and regulations that address the following:

1. Adopt regulations for the siting and construction of wireless communication towers and antennas. This objective will be completed by the end of 2015. The Planning and Zoning Commission will review a draft of the regulations prior to adoption by the Village Council. The regulations should give discretion to the Planning and Zoning Commission to deny an application for the construction of a new wireless communications tower based on the relative conformity of the application to the Master Plan and any other application policy or regulation.
2. Work with private developers and property owners in constructing a wireless communication tower in the Kachina area. To be completed by the end of 2016.
3. Work with private developers and property owners in constructing a wireless communication tower in the Bull-of-the-Woods area. To be completed by the end of 2017.
4. Work with Taos Ski Valley, Inc. and the US Forest Service to construct a tower near the top of lift #6. To be completed by the end of 2017.
5. Work with private developers and property owners in constructing a Distributed Antenna System between Amizette and Arroyo Seco. This objective will be completed by the end of 2018.

IMPROVEMENTS PLAN & FACILITIES MAP

The Village worked with VIAM consultants who studied the most feasible and unobtrusive locations for the construction of wireless communications towers across the Village. The **Wireless Communications Tower Master Plan Map** identifies the preferred locations for the construction of new towers. The locations were selected based on the potential coverage, capacity, and continuity of the system.

CONCLUSIONS

The elected and appointed leadership of the Village believe it is necessary to adopt a Master Plan specific to the preferred locations of wireless communications towers in order to provide the community with the goals, policies, and objectives for increasing mobile phone services while protecting the beautiful landscapes within the Village.

Although the Master Plan does not identify a specific property for the preferred location of a new tower, the Master Plan does include specific selection criteria to be used for selecting a specific location. The Master Plan also includes a map which identifies the preferred locations for new towers. The Village believes these preferred locations will increase the reliability of service while minimizing the environmental and aesthetic impacts to the community.

Wireless Communications Master Plan

Hondo-Columbine
Wilderness

Wheeler Peak
Wilderness

Taos Ski Valley
Special Use Permit

Legend

- Village Boundary
- Parcel
- Private
- Public
- State
- USFS
- Preferred Tower Location

0 0.125 0.25
Miles

