

# 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 the environment, improving amenities for ourselves and our visitors and protecting the health, safety and welfare of the community.*

*–2006 and 2010 Village of Taos Ski Valley Master Plans*

## Purpose of the Plan

The 2016 Village of Taos Ski Valley Comprehensive Plan (Plan) provides a series of goals, objectives and strategies, addressing both public and private improvements. When the Village Council (Council) and the Planning & Zoning Commission (Commission) need to make a decision about a development proposal, a budget, or an ordinance, they can turn to the Plan and evaluate the specific proposal against the goals and objectives and determine if the proposal implements one or more of the objectives. The staff will use the Plan as a basis for evaluating development proposals and zoning applications.

The Village is experiencing unprecedented growth and development pressure. The Plan is an expression of the vision and values that will shape new growth and development for the next twenty years. The Village staff, Council, and Commission will use the Plan as a guide to coordinate infrastructure improvements and to develop the annual Infrastructure Capital Improvements Plan or other, more specific master plans. The Plan provides the framework for adopting new ordinances or amending existing ordinances that regulate unwanted development and facilitate development that is consistent with the vision and values of the community.

The Plan consists of seven separate but related elements. Although each element is presented separately, they represent a comprehensive perspective of how the issues represented within each element can impact and compliment the other:

- Land Use
- Utilities
- Transportation
- Community Services
- Hazard Mitigation
- Recreation
- Village Character

The interdependent nature of comprehensive planning can protect the Village from the unintended consequences of development and can help protect the health, safety, and welfare of the entire community.

The Plan is considered “comprehensive” because development decisions, including the decision to restrict development in certain areas, impacts the quality of life for everyone in the community.

## HISTORY AND CONTEXT

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. Mining continued to be the primary activity in the Village until 1906.

The development of what is now Taos Ski Valley resort was founded in 1954 by Ernie and Rhoda Blake. They began to build the ski resort with the first run opening in 1957. In 2013 the Taos Ski Valley was purchased from the Blake family.

The Village of Taos Ski Valley was incorporated as a municipality in 1996. Before incorporation the Village area was governed by Taos County regulations regarding development. Upon incorporation, the Village began the necessary planning and zoning ordinances.

Numerous studies, master plans and comprehensive plans have advised development and have evolved over the years. Please see the chapter on *Previous Plans*. This *Comprehensive Plan* has benefited from these studies and strives to capitalize on the sound, visionary concepts put forth over the years.

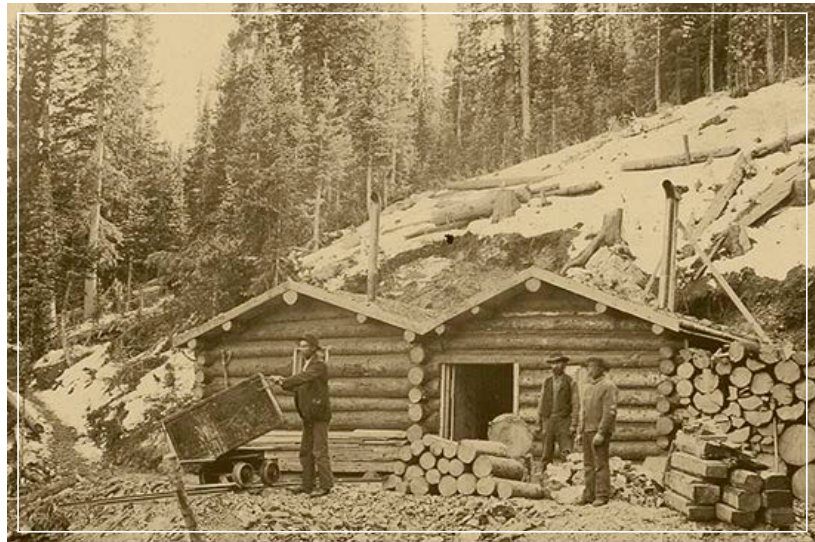


Photo credit–Village of Taos Ski Valley

## Context

The Village of Taos Ski Valley is located within the Carson National Forest, approximately 19 miles northeast of the Town of Taos. The Village of Taos Ski Valley is surrounded by approximately 75,000 acres of Wilderness area. The Wheeler Peak Wilderness Area acreage borders much of the Village on the south. Wheeler Peak, located within the Wilderness Area, is the highest peak in New Mexico (13,161 feet) and is located approximately 1 ½ mile south of the Village boundary. The Columbine-Hondo Wilderness Area acreage forms the Village northern border. These borders provide a steep, breathtaking alpine backdrop for the Village. Local spring/summer and fall opportunities include, fishing, hiking, mountain biking, camping and hunting. Winter activities include downhill skiing, snowboarding, snowshoeing and snowmobiling. The Taos Ski Valley resort has operated on

Map 1 – Context



Forest Service administered land since 1955. Today, Taos Ski Valley offers a unique alpine mountain experience which complements the Town of Taos' unique blend of world-renowned art and culture.

The steepness of the valley and the narrow developable area allow for a close interface with the natural environment. The Valleys diverse terrain varies from riparian habitat to heavily forested areas to alpine tundra. These habitats include over 250 different plant species grow in these habitats and a plethora of birds and animals that make their home in the mountains and valley.

Taos Pueblo is located less than two miles south of the Village, adjoining the Wheeler Peak Wilderness area boundary. The Taos Pueblo is the only living Native American Community that is designated both as UNESCO World Heritage Site and a National Historic Landmark.

The 242, 5000 acre Rio Grande del Norte National Monument is located 22 miles from the Village and provides a wealth of recreational activities such as white water rafting, hiking, mountain biking and camping.

## DEMOGRAPHICS AND ECONOMIC DEVELOPMENT

Although economic development is primarily a private sector endeavor, the Village can play an important role in generating and supporting a year round economy and maintaining a stable environment for business development by providing a maintaining infrastructure and community services. The Village recognizes that sustainable, long-term economic development can only take place with cooperation among dedicated government agencies, community organizations, and private sector investors. The Village will participate in regional economic development planning efforts to support the regional and local economy and entrepreneurial activity and investments.

### Existing Conditions

#### Demographics

##### Population

As of the 2010 US Census, the Village is home to a small population of 70 residents with a median age of 54 years. Twenty-three percent of the total population is over 62. Only five residents were under 19 years of age.

New Mexico's population increased by 15 percent between 2000 and 2013; Taos County 's population increased by 10 percent; and Town of Taos population increased by 18 percent. Population change has been significantly lower since the year 2010. Projected population change in Taos and Taos County show a gradual increase over the years until 2015 (Source: U.S. Census Bureau; Bureau of Business and Economic Research- UNM).

##### Housing Tenure

Most housing units in the Village are second homes with the majority used for short-term rental. Of the 272 housing units in 2010, only 39 were occupied. Of the 39 occupied units, only 18 were owner-occupied and 21 were renter-occupied. Seventy-one percent (71.6%) of the units were used for "seasonal, recreational, or occasional use".

With the redevelopment in the ski valley and new part time, full time job opportunities, the need for affordable workforce housing will rise.

##### Income, Employment & Education

Of the 70 estimated as the resident population, the 2010 US Census reports 70 would be in the labor force. Other data is summarized in the following table:

**Table 1 – Demographics**

Median Household Income	\$103,422
Employed with health insurance coverage	70
Employed in "service occupation"	45
Employed in "arts, entertainment, and recreation, accommodation and food service"	56

## Property Ownership

There were 628 total property owners within Village limit, and of this total, only 80 parcels were owned by individuals with a mailing address in the Village (12.7%), 126 had mailing addresses in Albuquerque (20.0%), 330 from New Mexico (52.5%), and 298 from out of state (47.4%).

*\*2009-2013 American Community Survey 5-Year Estimates*

## **Economic Development**

### The Local Economy

As the name implies, the Village of Taos Ski Valley economy is dominated by skiing and it is primarily a destination resort therefore, is a heavily seasonal economy. Roughly 1,100 of Taos Ski Valley guests are lodging at hotels, condos and single-family homes throughout the Village. It is estimated that approximately 30 percent of destination guests stay in the Town of Taos. Currently, many of the businesses in the Village are only open during the ski season but the anticipated redevelopment of the Village Core includes a broad mix of land uses that will revitalize and encourage year round recreation and amenities.

*“Taos Ski Valley is a substantial generator of economic activity in Taos County, attracting approximately 275,000 visitors on an annual basis, and generating total economic output of 41.7 million.*

*Employment at mountain resorts like Taos Ski Valley is typically seasonal in nature, much more so than for most industries; while approximately 100 workers currently have full-time, year-round jobs at the resort, the resort employs up to 745 workers during peak activity periods in the ski season.”*

*The direct economic impacts of Taos Ski Valley Inc. construction and increased activity will occur within the resort (Village of Taos Ski Valley) the Town of Taos or Taos County. Direct employment impacts will include jobs at Taos Ski Valley or at businesses that directly serve visitors to the resort (Restaurants, Retail stores, Service Stations, etc.)*

*—2nd Revised Economic Impact Analysis for: Taos Ski Valley (TSVI) Presented to: New Mexico State Board of Finance By: Doug Kennedy Advisors Date: January 7, 2014*

The Village issues business licenses every year. The types of businesses reflect the tourism economy. These businesses include restaurants, hotels, bed and breakfasts, condominium associations and retail businesses. There were 76 business licenses issued in 2015, 21 were issued to hotels, condominium associations, bed & breakfasts or construction contractors.



*Photo credit—Village of Taos Ski Valley*

Taos Ski Valley generates municipal revenues for the Village of Taos Ski Valley through Lodgers tax produced through overnight stays in the Village and gross receipt taxes (GRT) generated from retail sales, food and beverage sales, rental sales and lift ticket sales at Taos Ski Valley.

Taos Ski Valley Inc. and Twining Development are investing heavily in the local economy. They anticipate investing \$350 million in the ski and base area over the next decade.

The investments will be made in ski lifts, snow making equipment, hotel, retail, and condominium developments. The Village investment occurs by providing the necessary infrastructure improvement to support this development at a cost of approximately \$54 million and financed primarily through the Tax Incremental Development District. The Village Council unanimously approved the formation of the Tax Incremental Development District (TIDD). Village residents and property owners voted overwhelmingly to approve the TIDD in an election in early 2015. The TIDD is a public finance “mechanism” whereby a developer provides the up-front financing for a variety of public infrastructure improvements in return for the dedication of future gross receipts tax and property tax increments resulting from the new development. The tax increments are used to pay the principal of and interest on the bonds. A portion of the incremental taxes are dedicated to the local government to pay for the on-going operations and maintenance of the infrastructure, utilities, and other public improvements after they have been built and dedicated to the local government.

The Taos Ski Valley Chamber of Commerce supports local businesses through collaborative marketing and advertising. The mission of the Taos Ski Valley Chamber of commerce is “to develop and promote tourism as a vehicle to strengthen the local economy and improve the economic well-being of Village businesses, residents, Chamber members, and the community at large.”

## **Existing Ordinances**

The Village Council has adopted several ordinances that shape the taxation of business activities. These ordinances are outlined below:

### **Business Registration Fee**

This ordinance imposes a \$35 annual registration fee for all businesses located in the Village.

### **Municipal Gross Receipts Taxes**

There were several ordinances adopted between 1997 and 2004, which impose gross receipts taxes on business activity. The Village tax rate is currently 8.6875% of gross revenue of a company, of this total amount, the State receives 5.1250%, Taos County receives 1.5% and the Village receives 2.0625%. Additionally, 1.225% of the state’s allocation is returned to the Village.

### **Outdoor Entertainment**

This ordinance requires a permit for outdoor public celebrations and events that are intended to promote tourism and provide recreational opportunities.

### **Lodgers Tax**

The Village imposes a 5% occupancy tax on the gross taxable rent of a property. The tax may be used for “advertising, publicizing and promoting tourist-related attractions, facilities and events, and acquiring, establishing and operating tourist-related facilities, attractions or transportation systems.” The Lodger’s Tax Advisory Board recommends a budget for the lodger’s tax proceeds collected by the Village to the Village Council for approval.

As a part of the TIDD formation, the State agreed to dedicate 50% of its incremental GRT, above the established baseline, to the TIDD. Taos County agreed to dedicate 35% of its increment of property tax above the baseline to the TIDD. The Village agreed to dedicate 75% of its increment, above the baseline to the TIDD.

# VILLAGE OF TAOS SKI VALLEY MUNICIPAL STRUCTURE

## **Mission**

*The mission of the Village of Taos Ski Valley is to ensure public safety and provide for the welfare of all residents and visitors. This mission will be accomplished through collaborative community planning, providing quality community services, financial accountability, and supporting a thriving atmosphere for business and infrastructure investments.*

The comprehensive planning process gives a municipality the opportunity to review past planning efforts, zoning and ordinances and to create a new vision that responds to changing conditions in the municipality. Upon incorporation in 1996, the Village began formulating the necessary planning and zoning ordinances. New Mexico Statute §3-19-5 states “each municipality shall have planning and platting jurisdiction within its municipal boundary”. It further states that a municipality with the population of the Village (e.g. – 70) has a planning and platting jurisdiction of three miles from its boundaries. The Village and Taos County have not exercised this provision of the law because the land surrounding the Village is administered by the U.S. Forest Service.

## **Creation of the Village Council**

The Mayor and Council were elected in March 1996 and the Village became the 100<sup>th</sup> municipality in New Mexico. The Village Council coordinates land use planning, subdivision standards, and development with the responsibility of managing growth, protecting property values, preserving natural resources, and providing efficient public services. Land use and development decisions are controlled by zoning regulations and a zoning map, the subdivision ordinance, and related development standards for landscaping, outdoor lighting, and signage

Prior to incorporation of the Village in 1996, the Village area was governed by Taos County. Approval for Subdivisions and building permits were issued by the County. Upon incorporation, the Village adopted an interim Comprehensive Plan and an Interim Zoning Ordinance. The Village adopted a Comprehensive Plan in 2001 and a Village Master Plan in 2006 with revisions in 2010. This plan will capitalize on the consistent ideas from each of those plans.

## **The Planning and Zoning Commission**

The Mayor appoints members to the Planning and Zoning Commission and the Council approves their appointment. The Commission recommends approval of master plans; recommends amendments to the zoning regulations and the zoning map; reviews applications for conditional use permits, zone changes, variances, and other regulations delegated to them by the Council.

The Village of Taos Ski Valley Council Ordinance 97-15 created the Planning and Zoning Commission and assigned them the duties necessary to:

- Promote municipal planning
- Promulgate and enforce regulations governing the subdivision of land,
- Promulgate and enforce regulations governing zoning,
- Serve as the Board of Appeals pertaining to the Adopted Building Code

The Commission performs such other functions as the Village Council may from time to time grant to the Commission for the purpose of promoting health, safety, moral or general welfare of the community, and provides efficient public services.

New Mexico State Statute 3.19.5 requires the Planning and Zoning Commission to “prepare and adopt a master plan for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality, which in the planning commission’s judgment bears a relationship to the planning of the municipality”. This Comprehensive Plan and the associated elements satisfy this legal requirement.

## **The Village of Taos Ski Valley Municipal Staff**

The Village of Taos Ski Valley has a municipal planning staff to review all applications for land development and to present various zoning applications to the Commission for its consideration. After a land development application has been approved by the Planning Department and the Commission for development, the Village’s Building Official is responsible for reviewing construction drawings, issuing building permits, conducting inspections of new construction, and issuing Certificate of Occupancy. The Village Public Works staff provides services for the community such as road maintenance, snow removal and operation of the Villages municipal wastewater and sanitary sewer systems. The Department of Public Safety (DPS) staff provides law enforcement services, while the administrative staff provides oversight of the Villages finances as well as general local government administration. The DPS also manages the Village of Taos Ski Valley Volunteer Fire Department and Emergency Medical Services.

The Village Council has adopted a host of ordinances that provide further details to the legal framework for comprehensive planning and community development. These ordinances include zoning, signage, outdoor lighting, animal control, water and sewer services, and many more. Specific ordinances are identified and described in the appropriate element of this Comprehensive Plan.

The Village, County, federal, state and tribal governments communicate about land use, transportation, economic development, natural resources conservation, and the most effective ways to protect the health safety, and welfare of the communities they serve.

# THE PLANNING PROCESS

## Public Involvement for this Comprehensive Plan

The Village staff and the Commission were responsible for developing the Comprehensive Plan and providing it to the public for review and comments. Community members were encouraged to provide feedback on each of the draft elements.

With a small number of full-time residents and 75% of all property owners having an address outside of Taos County, the Comprehensive plan received limited participation and comments during public meetings; however, the first and second draft was widely distributed to the community residents and landowners by email, through the Village web page, and on social media. The Village Planner presented a 1<sup>st</sup> draft of each of the elements to the Commission for review and feedback. The first draft was presented to the Village Council in March 2015.

Open Houses were held on January 2<sup>nd</sup> and 3<sup>rd</sup> 2016 and on July 2<sup>nd</sup> and 3<sup>rd</sup> 2016.

Both events were designed to provide the community an opportunity to review the 1<sup>st</sup> draft and offer feedback. Participants were asked to vote on the priorities the objectives during the July Open House. Comments and recommendations were considered and prioritized and when appropriate, incorporated into the second draft.

Individual draft elements were presented to the following organizations:

- TSV Chamber of Commerce (Economic Development Element)
- Lodgers Tax Advisory Board (Economic Development Element)
- Firewise Board of Directors (Hazard Mitigation & Community Services Elements)
- Community Design Committee (Community Design Element)
- Parks & Recreation Committee (Recreation & Economic Development Elements)
- Public Safety Committee (Hazard Mitigation & Community Services Elements)
- Carson National Forest, Questa Ranger District (Recreation & Hazard Mitigation Elements)

All members of the Commission were asked to prioritize each of the objectives based on their knowledge of the community, the need for public services, and the potential opportunities for future land conservation and development.

A revised draft plan was prepared in late 2016. In that document Economic Development as a separate element was removed. The primary responsibility that the Village has for economic development are the following: provision and maintenance of the Village infrastructure; the collection and distribution of Lodgers Tax which was determined through Village Ordinance; the distribution of a portion of the Lodgers Tax to Village of Taos Ski Valley Chamber of Commerce for marketing the Taos Ski Valley and its respective businesses.

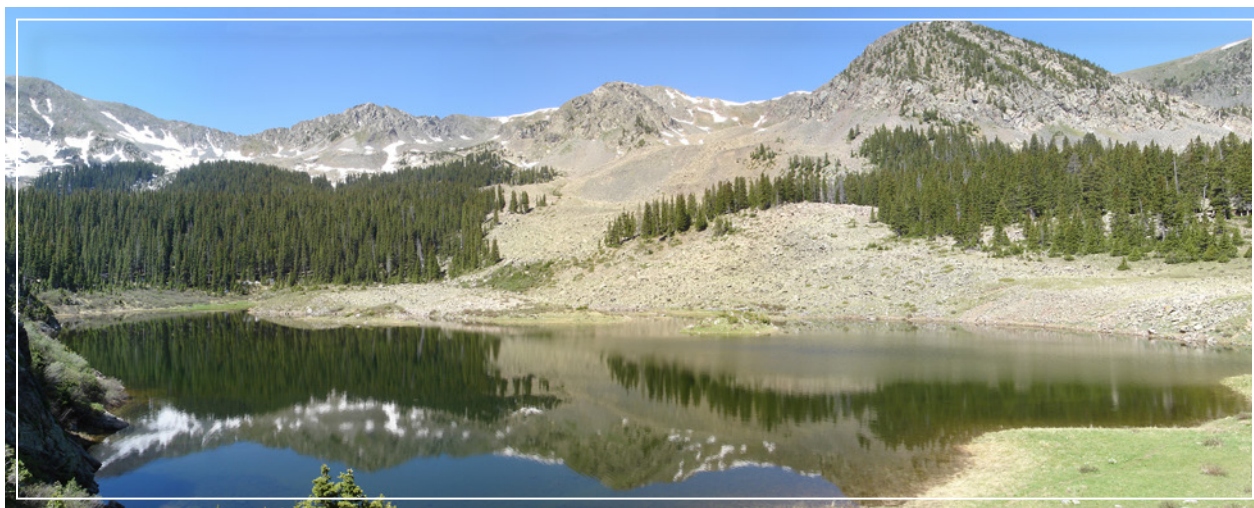
Village Staff members reviewed the document and provided comments that were incorporated. The revised draft was presented to the Village Planning and Zoning Commission for review on February 6, 2017 for their comments. In addition, the revised draft will be reissued to the organization listed above for comments following the completion of the revised draft document. The final Comprehensive plan was revised to reflect all of these comments.

## LAND USE AND NATURAL RESOURCES

### Existing Conditions

The Village encompasses 1,821 acres or 2.85 square miles. The base elevation of the Core Village is 9,207 feet. The Kachina area is situated at approximately 10,200 feet. The Valley's steep yet diverse terrain varies from riparian habitat to alpine tundra. Alpine tundra covers Wheeler and nearby peaks. Flower species include Stonecrop, Forget-me-nots, Columbine, Fireweed, Monkshood and Mountain Harebell. Cottonwood trees are common along the Rio Hondo. Bristlecone pine, Engelmann spruce, and sub-alpine fir are the dominant tree species. The natural diversity provides habitat to over 250 different plant species. An abundance of wildlife is found in the vicinity, including big horn sheep, elk, mule deer, golden eagles, beaver, many kinds of songbirds, marmots, bears. Bird species include blue grouse, hawks, flycatchers, magpies, Gray jays, woodpeckers, chickadees, and many others.

The surface water within the Upper Rio Hondo watershed includes the Lake Fork Creek and the Rio Hondo. The Village's drinking water supply is from the natural springs located in the upper Lake Fork Creek watershed.



*Williams Lake*

### Land Use

#### *The Village of Taos Ski Valley*

The Village is facing unprecedented growth due to extensive improvements in the ski area. New lifts, a luxury hotel, pedestrian walkways and improved parking, and a proposed new retail/housing area in the Village Core as well as other proposed improvements, have prompted a closer look at the zoning and other ordinances and the need for additional master planning in areas not yet heavily developed.

Future development is limited by the steep slopes, snow and severe storms (summer and winter), unstable soils, and access to the Village's centralized water and sewer systems. Taos Ski Valley remains an attractive destination with the challenging terrain, unique history and the multi-cultural experience of juxtaposition to the Town of Taos.

Existing land uses are illustrated on the **Existing Land Use Map 3**. Each type of land use is summarized in the table below. The table also shows the number of acres being used for each type of land use along with the number of parcels used for each type of land use.

**Table 2 – Land Use**

<b>Land Use</b>	<b>Acres</b>	<b>Parcels</b>
Hotel	2.0	6
Maintenance	0.1	1
Mixed use (commercial + residential)	0.5	3
Municipal	8.8	14
Office	0.5	1
Open space	2.4	5
Multifamily condo	14.1	14
Single family	78.1	128
Recreation	1.1	3
Retail	1.1	2
undeveloped	1591.1	168
<b>Total*</b>	<b>1699.8</b>	<b>345</b>

*\*Discrepancies in acres are due to rights of way.*

The Village of Taos Ski Valley is divided into several distinct areas. These areas are:

### ***Amizette***

Amizette is the “Gateway” to the Village of Taos Ski Valley. Located along State Highway 150, the Amizette corridor will continue to provide a range of housing and mixed use lodging options appropriate to the surrounding narrow canyon and steep slopes.

### ***The Village Core***

The Village Core is the heart of the Village and houses the ski resort base operations, ticket sales, ski school and ski rental, retail shops, and the bulk of the resort hotels and condominiums. The Village Core is where a majority of commercial development is located. Residential and lodging developments include the Edelweiss Lodge, Snakedance condominiums, Sierra Del Sol condominiums, and the St. Bernard condominiums, among others.

### ***Kachina Basin Area***

Kachina Basin Area is located at the base of the Kachina Lift at 10, 200 feet and includes the mixed-use Kachina subdivision, the Blue Jay Ridge residential lots and contiguous mixed-use properties. Current development includes the Bavarian Lodge and Restaurant, the Wheeler Peak Condominiums, two single family homes and a six duplex condo chalet.

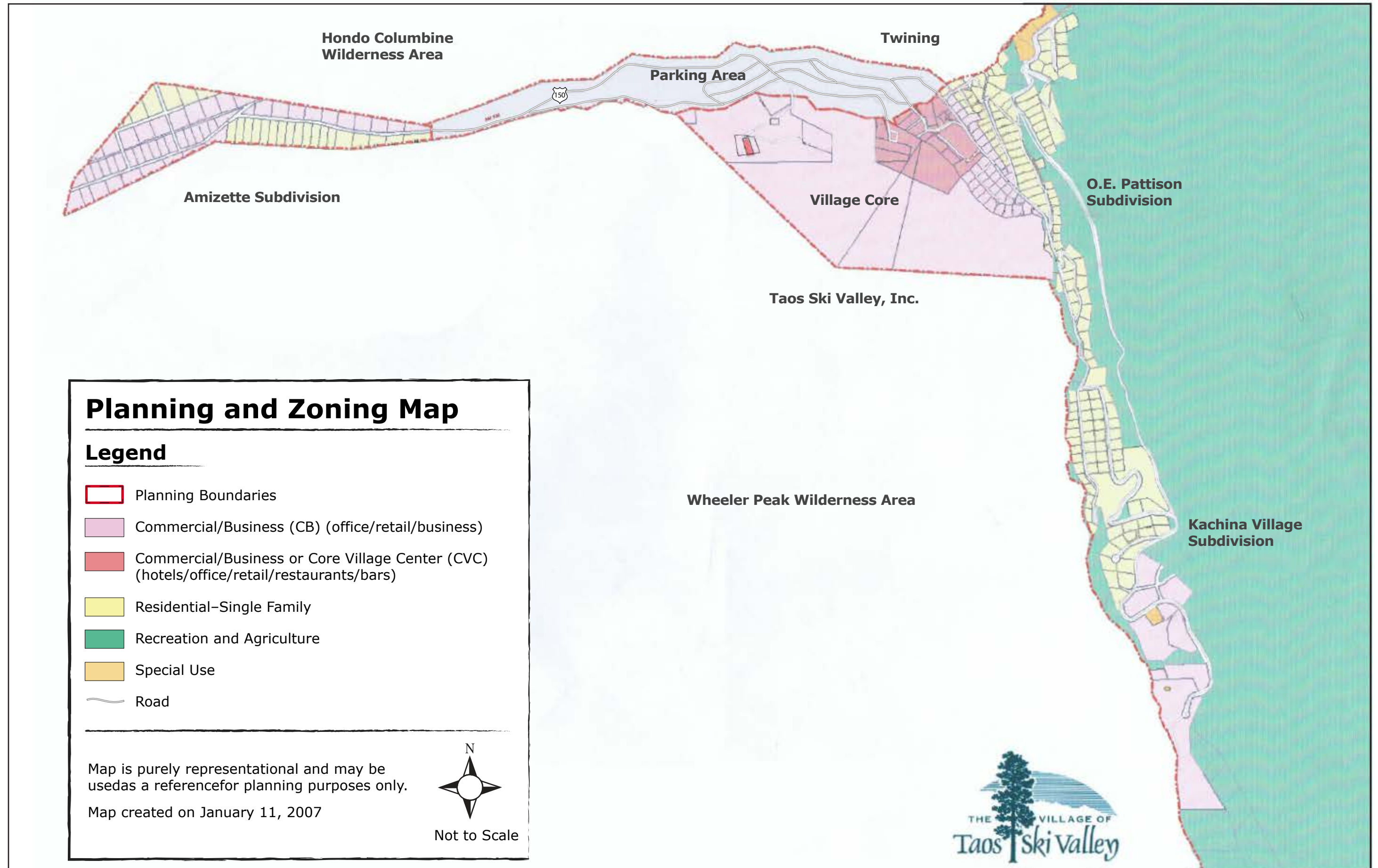
### ***Neighborhood District***

This includes the residential subdivisions and homes along Twining, Zap and Porcupine Roads. These are single-family houses, which are mostly second homes. They may be used as rental properties for visitors.

### ***Farming and Recreation***

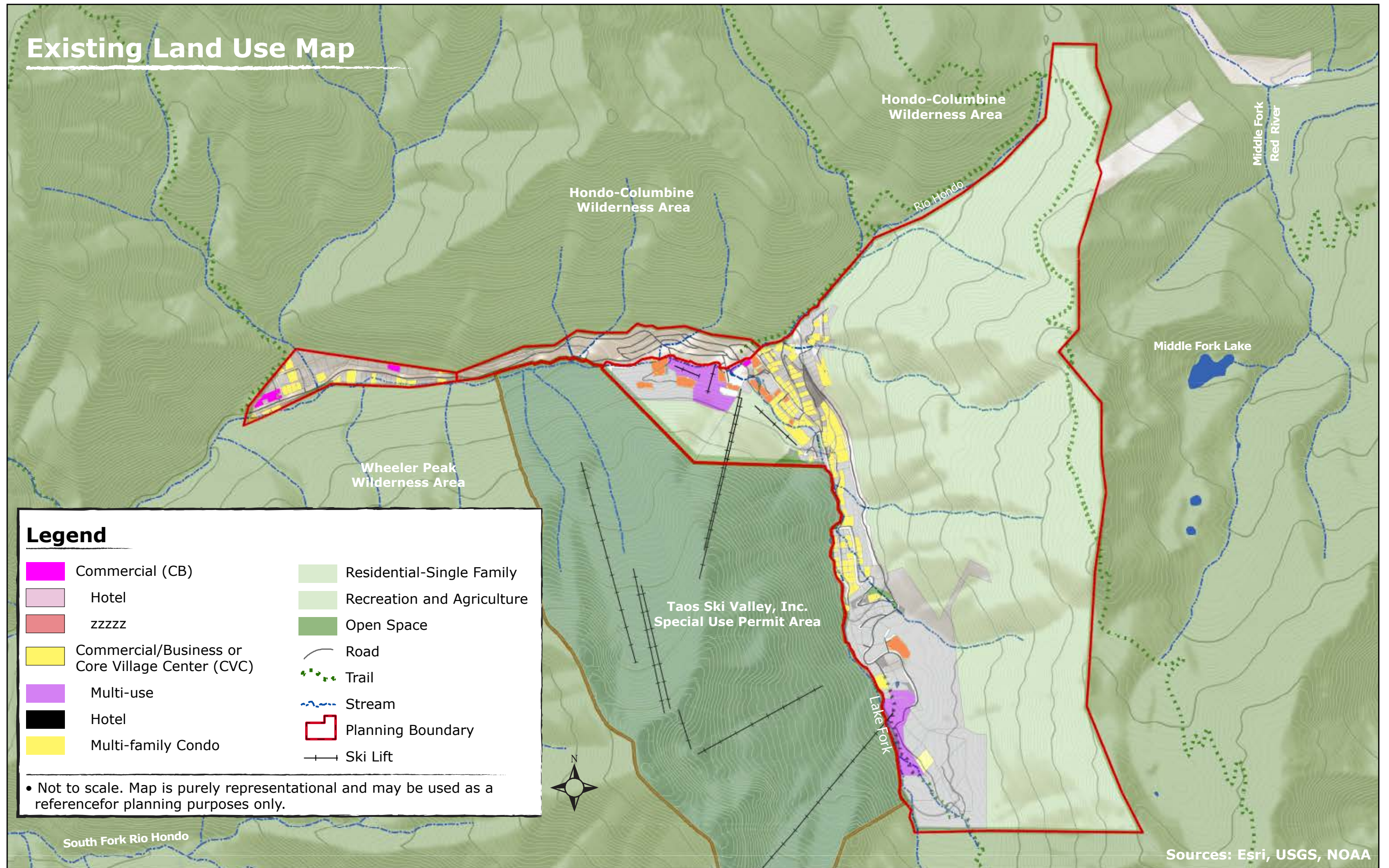
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Three quarters of the land in the Village is undeveloped in large part because of the 1,300 +/- acres owned by the Pattison Trust, LLC. This parcel is zoned as Farming and Recreation. The development potential of this parcel would require re-zoning by the Village and would be limited due to the steep slopes, avalanche chutes, unimproved roads and distance from utilities; however, the Pattison Trust has prepared a master development plan for the potential future development of a ski resort and accompanying retail and residential development. The parcel is currently being used for fee-based recreation.





Map 3 – Existing Land Use





## Existing Ordinances

### Zoning Regulations

The zoning regulations govern development through minimum standards for building envelopes and set-backs, building heights, architecture, snow storage, parking, site grading and drainage, utilities, landscaping, signage and outdoor lighting.

### Subdivision Ordinance

This ordinance regulates the subdivision of land according to state law. It controls the density of proposed development and includes specific provisions for the developer to provide adequate infrastructure and utilities.



*Photo Credit-Nancy Grabowski*

## Proposed Land Use

### Development Potential

The Land Use Element includes an analysis of the development potential of the Village. The analysis triggers several important questions about land use and development:

- What if every parcel of land was developed to the maximum potential?
- How much land is undeveloped, where is it, and is it feasible to develop?
- What would be the impacts to the Village water and sewer systems if each parcel were fully developed?
- Do the Commission and Council need to amend the zoning map to reduce the amount of development that could be permitted?
- Would the character of the Village be damaged if all parcels were developed?

The **Existing Land Use Map** identifies the locations of undeveloped parcels and the overall distribution of all land uses. The current zone and permitted density of each undeveloped parcel determines the maximum development capacity of the Village; however, many parcels are not developable. The analysis assumes that a fair proportion of parcels will be developed due to market conditions for real estate development and the construction of the wastewater treatment plant and the Kachina areas water tank.

**Table 3 – Zoning of Undeveloped Parcels**

<b>Zone</b>	<b>Acres</b>
Residential	52
Farming and recreation	1351
Core Village Zone/Commercial Business Zone	12
Commercial business	171

*Zoning of Undeveloped Parcels outlines the number of acres of undeveloped parcels according to zone.*

There is a total of 1,591 acres of undeveloped land within the Village boundary.

The Village will work with property owners to create master development plans in order to develop accurate and feasible analysis of the total developmental capacity of the Village.

New commercial and mixed-use development is most likely to occur in the Village Core in the next few years due to the value of property, the proximity to skiing and the availability of infrastructure and utilities. Some commercial development should be anticipated in the Kachina area after a new Kachina water tank is installed in 2017. New development in the Amizette area will be possible after water and sewer services are made available in the near future.

## Development Criteria

The staff will use the following development criteria and other yet undetermined criteria to evaluate the potential impacts and opportunities of a development proposal. The Commission can use the development criteria to determine if a development proposal is consistent with the Plan and to determine if the proposal creates negative impacts to adjacent properties. Using the criteria consistently for each proposal will help the Village staff coordinate infrastructure and utilities.

1. Is the proposed land use consistent with the Planning and Zoning Map?
2. Are the proposed use, massing, and density compatible with surrounding development?
3. Are there any Master Plans that apply to the property?
4. Does the development unify and connect adjacent properties or does it isolate the development from adjacent properties?
5. Can the development be built with a roadways and/or driveways with less than 12% slope? Are there opportunities for shared driveways or roadways to minimize cut-and-fill?
6. Are there water and sewer service lines within the required distances of the proposed development?
7. Is there adequate water pressure for fire suppression? Are all buildings within 150 feet of the nearest fire hydrant?
8. Does the Village have adequate water supply to service the additional development?
9. Does the site plan include utility improvements for gas, electrical, and communications? Are any easements necessary from adjacent properties to provide utilities to the property?
10. Does the site plan include a grading and drainage plan? Does the plan retain the existing drainage patterns at the site boundaries or does the development propose to alter the natural drainage patterns and quantity of runoff as existed prior to the proposed development?
11. Is the building(s) the most developable location(s) and in compact arrangements where grading can be minimized?
12. Is there adequate emergency access for ambulance, police and fire vehicles and equipment? Would a vehicle need to back into a public roadway?
13. Can emergency vehicles access all of the buildings within the proposed site plan?
14. Do any proposed public spaces provide adequate outdoor security lighting?
15. Does the landscaping plan include creating defensible space?
16. Does the terrain management plan minimize cut and fill and include revegetation of disturbed areas? Low-impact and vegetative treatments of drainage “facilities” and improvements are preferred over hard surface treatments such as gabions or concrete.
17. Is there any potential for a natural hazard, including forest fire, flood, avalanche, or landslide?
18. Are facilities required to comply with the American with Disabilities Act, including restrooms, parking spaces, or pedestrian passages?
19. Are there wetlands or streams located on the property or adjacent to the property?
20. Has the Public Works Department and the Public Safety Department reviewed the site plan?
21. Does the snow management plan encroach on any adjacent properties or limit the Village’s ability to manage snow? Do any of the buildings shed snow on a public passage or entry/exit of a building?
22. Does the proposed development include any proposed open space, conservation easement, trail, or other amenity that can be permanently protected from development or offer a public service or bene-

- fit? Are there any significant rock outcroppings, watercourses, vegetation, or views on the property?
23. Are there any deed restrictions, easements, development agreements, or covenants that apply to the property that control the development?
  24. Does the architecture enhance the natural surroundings, vegetation, views, and topography with regard to rooflines, building height, finishes and materials?
  25. Are there opportunities for including renewable energy production into the development such as solar photovoltaic, solar hot water, or geothermal? Is water use minimized with low-flow fixtures?
  26. Could windbreaks reduce energy costs? Does the development create any micro-climate(s) that create wind tunnels, snowdrifts, ice, and excessively shaded areas? Snowdrifts can be anticipated on the leeward side of structures, roof edges, walls, fences, vegetation, and predominant landform features.
  27. Are the buildings oriented for passive solar gain? Is the development eligible for any federal or state sustainable building tax credits?
  28. Does the development require a licensed architect, civil engineer, or a structural engineer to prepare any of the necessary civil engineering designs or construction drawings?
  29. Outdoors lighting plans will be reviewed to insure night sky clarity is not compromised.

Many of the criteria may not apply to a certain proposal; however, using the criteria can avoid complications during development and can create a fair and consistent evaluation process for all land owners and developers.

### ***Land Use Recommendations from the 2006 and 2010 Village of Taos Ski Valley Master Plans***

The 2006 and 2010 Master Plans reflect the same values and actions, which are relevant for consideration in this plan. Environmental protection, mixed use development that preserves open space, adequate infrastructure and requiring development to pay its fair share for services and infrastructure are recurring themes. Many of these concepts have been carried forward into this plan or will be addressed through the implementation of one or more of the objectives.

- Manage growth 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.
- Simplify the permitting process and development process.
- Allow the transfer of development rights.

The **2010 Master Plan** also included specific plans for improving *Amizette*, *Village Core*, and *Kachina* the *Neighborhood District*, and *Farming and Recreation*.

#### ***Amizette Area Actions***

- Supply connections to a wastewater treatment plant.
- Create a wetland interpretive park off the Rio Hondo.
- Prevent negative impacts on the Rio Hondo.
- Consider a pedestrian path to connect Amizette to the Village Core.

- Encourage low intensity mixed use development and amenities to unify the Amizette Community.
- Limit cut and fill projects to prevent soil disturbance.
- Improve shoulders along State Highway 150 to provide safe deceleration lanes to access local businesses.
- Provide bike lanes along State Highway 150 and trail linkages to open space mountain bike trails.

### **Village Core Actions**

- Landscaping improvements to Armadillo Road.
- Create public open spaces and pedestrian amenities.
- Identify snow storage areas.
- Expand the Core Village Zone boundaries to the Children’s Center.
- Adopt a Parcel Conceptual Plan for all parcels within the Core Village.
- Adopt a river restoration plan for all properties adjacent to the Rio Hondo and Lake Fork Creek.
- Negotiate with property owners for public easement or land exchanges for future development of trail corridors and riparian restoration projects.
- Recognize properties that should be declared “blighted” and proceed with condemnation.

### **Kachina Area Objectives**

- Complete and adopt a master development plan. The plan should address the following elements:
  - Create architectural standards to reflect the mining history of the community
  - Preserve wetlands and surface water
  - Provide adequate snow storage and parking
  - Maximize views from public spaces
  - Plan location of infrastructure and utility capacity
  - Provide facilities for public events
  - Preserve the views of nearby mountain peaks

### **Neighborhood District**

- The Master Plans recommend continued development of single-family homes.
- Create zoning districts that reduce environmental impacts.
- Concentrate development and promote open space.
- Create guidelines for Firewise development. (completed 2016)

### **Farming and Recreation**

- Work with the Pattison Trust and other adjacent property owners to develop and adopt a Master Development Plan. This Master Plan should address the following priorities:
  - Preserve steep slopes and natural resources and mitigate erosion.
  - Preserve the natural beauty.
  - Identify the developable areas for potential commercial and residential development.
  - Identify avalanche chutes.
  - Provide alternatives for providing water, sewer, roadway access and alternative energy for heat and electricity.

## Land Use and Natural Resources Goal, Objectives and Strategies

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### Goal

**Strive for an environmentally and economically sustainable community by managing resources for future generations.**

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### *Zoning Objectives and Strategies*

#### ***Objective***

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Update the zoning regulations.

#### ***Strategies***

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- Require regular updates to the zoning map.
- Identify open space zones, revise and quantify open space dedication requirements.
- Clarify the process for Certificate of Compatibility as it relates to other zoning.
- Reconcile discrepancies between zoning ordinances and the subdivision ordinance.

#### ***Objective***

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Create a comprehensive database that utilizes Geographic Information Systems (GIS) for decision support, asset management, monitoring development applications, and code violations.

#### ***Strategy***

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- GIS is a very powerful tool for implementing the Plan. It should be utilized to evaluate the infrastructure impacts of development projects, prioritize land conservation programs, evaluate infrastructure investments, and generate maps and produce data for the public and other government agencies. GIS can be integrated with a searchable database so the staff can review prior approval dates of nascent development projects, identify code violations, create public notification letters, and be aware of a variety of time and location-sensitive issues. The database will include a comprehensive inventory of roadway conditions, rights-of-way, and the location, type, and age of all roadway signs, utilities, and drainage structures.

#### ***Objective***

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Development applications must be substantially consistent with the goals, and objectives of the Comprehensive Plan.

#### ***Strategy***

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- Require a narrative with each application that describes how the developer's proposal is consistent with the goals and objectives of the Comprehensive Plan. Staff reports to the Commission must include an analysis of the consistency between the proposed development and the policies and objectives of the Plan.

#### ***Objective***

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The Village challenge is to create a streamlined efficient and predictable development review process. Planning is most effective when there is clear community support for the plan and transparency in development decisions. Transparency in the planning process increases accountability for elected officials,

appointed officials, and staff who are expected to implement the Plan. The Village affirms that the entire community deserves the most accurate and timely information about land use and development decisions; therefore, community members will be included in public outreach and education efforts.

### **Strategies**

- Develop a fee schedule reference for all types of zoning and development applications to be approved and updated by resolution from the Village Council and post on the Village website. Use up to date information technology to keep all aspects of the land use regulatory system current and easily accessible to the public.
- Reconcile any discrepancies between the zoning ordinance and the subdivision ordinance.

### **Objective**

Add an Open Space Zone and revise Open Space dedication requirements.

### **Strategy**

- Consider a land trade of Village property at the end of Bull of the Woods Road for properties with potential snow storage and open space.

### **Objective**

Assess deteriorated properties for potential redevelopment or condemnation.

### **Objective**

The Village encourages entrepreneurial activities through home-occupations and live/work developments.

### **Strategy**

- The Village will update the zoning regulations to facilitate live/work developments. Live/work development will encourage permanent residency that can create social and economic vitality. Home occupations and live/work developments will encourage permanent residency and entrepreneurship.



*Photo Credit:  
Nancy Grabowski*

## ***Planning Objectives and Strategies***

### ***Objective***

Update the Land Use Section of the Comprehensive Plan every five years. The Plan will be more manageable and relevant when updated regularly. Updates will reflect the most current goals, policies and objectives of the Planning and Zoning Commission and the Village Council.

### ***Strategies***

The update to the Plan will be accompanied by a brief report. The report will include the following:

- The number of objectives/strategies that have been accomplished, including a revised list of objectives/strategies to be implemented over the following five years.
- The overall effectiveness of each policy.
- The challenges, threats or new opportunities that have emerged.
- The data that needs to be updated.
- The recommended changes and updates to maps and other data.

### ***Objective***

Complete and adopt a master development plan for the Kachina area.

### ***Strategies***

- Work with property owners in completing and adopting a master development plan.
- Identify the feasibility of providing water and sewer services, roadway improvements, gateway signage, outdoor lighting and landscaping, flood control and riparian habitat protection, snow storage, trail head improvements and trailhead parking and defensible space.

### ***Objective***

Adopt a snow storage plan for all property owners.

### ***Strategy***

- Include property owners in the planning process and map areas for storage.

## ***Communication and Outreach Objectives and Strategies***

### ***Objective***

The Village recognizes that land use planning and development decisions have impacts beyond the Village boundaries. No single government entity has full legal jurisdiction, political power, or funding capacity to implement all of the goals, policies, and objectives of the Plan. There are many factors that influence development decisions, including market forces and economic trends, budget limitations, and county, federal, state, and tribal plans and regulations. The Village's policy is therefore to collaborate with Taos County, Taos Pueblo, federal and state agencies as well as local community organizations in land use planning and development decisions.

### ***Strategy***

- The Village will utilize the most accessible formats of public participation and education, including email and mail notices, print and radio media, web pages and blogs, social media, public hearings, charrettes, and open house events. The Village will be proactive in providing land use and development planning information to the public.

## *Natural Resource and Sustainability Objectives and Strategies*

### *Objective*

Natural resources consist of the land, vegetation, wildlife, air, water, and clear skies. These resources not only sustain lives but they define the character, economy, and quality of life in the Village. Accordingly, natural resources must be protected because of their cultural, environmental, and economic benefits.

### *Strategies*

- Insure that development does not exceed the development capacity of the land and natural resources. The Village will consider an application for a zone change to increase the density of a development when the application demonstrates that the proposed development will not have long-term negative impacts to the beauty and integrity of the land and natural resources of the community.
- Encourage water and energy conservation in new development and renovations through installation of low flow toilets, recirculating heat pumps and energy efficient appliances.
- Encourage on-site water retention through best practices in storm water management, including the use of rain barrels, bio-swales and other permaculture designs.
- Improve the sedimentation of the Beaver Pond for future use as a fishery and a water source for firefighting.
- Install water quality ponds and sedimentation basins, as well as underground pretreatment to control runoff and erosion as a result of increased hard surface and impervious development.
- Encourage clustered development and shared access for roads and utilities to developable portions of properties in order to conserve natural resources, provide for efficiency in utility services, and preserve views.
- Invest in renewable energy production and conservation measures in Village facilities in order to save energy, water, and reduce impacts to natural resources.
- Evaluate new development for its impacts to natural resources. The Village will require natural resource conservation through sustainable design and innovation during the initial phase of site selection, design and development.
- Retain the clarity of night skies. All lighting proposals will be reviewed to insure that such lighting will not be detrimental to the viewing of the night-time skies and will not contribute to undesirable “light pollution”. Conduct a code compliance sweep to locate all non-compliant exterior lighting fixtures and encourage voluntary compliance.
- Support Taos Ski Valley, Inc in their efforts to reduce greenhouse gas emissions through the National Ski Areas Association and their commitment to The Climate Challenge. The Climate Challenge is a voluntary program dedicated to helping participating ski areas reduce greenhouse gas emissions and reap other benefits in their operations, such as reducing costs for energy use. The Village will participate in the TSV Inc. Green Team to offer suggestions and contributions to reducing greenhouse gas emissions, using renewable energy, and seeking out opportunities to save energy, time, and work more efficiently in natural resources conservation.
- Maintain Village roads regularly to minimize dust pollution.
- Consider land acquisition or trade of Village property for properties with potential for snow storage, open space or natural resource conservation.
- Work with private landowners along Lake Fork Creek and Rio Hondo to provide a connected trail and open space network along riparian area.

- Negotiate with property owners for public easement or land exchanges for future development of trail corridors, riparian restoration projects, fishing access, habitat restoration, drainage and erosion control improvements and easements for public access.
- Parcels of privately owned property, particularly along Lake Fork Creek, could be used as protected open space to be owned and/or managed by the Village.
- Collaborate with Taos Ski Valley, Inc. and the U.S. Forest Service to improve storm runoff conditions and snow storage to prevent surface water pollution.
- Adopt a Green Infrastructure and Trails Plan and the associated land dedication and riparian protection ordinances. Identify properties with environmental, scenic or recreational value to the entire community. The map should also identify possible trail connections and riparian corridors, thereby creating a network of green infrastructure.
- Update the open space dedication requirement of the zoning ordinance to require a developer to dedicate the green infrastructure that is identified on the green infrastructure map. If a property is not on the map, the developer will be required to pay a fee to offset the costs of developing open space within the same neighborhood where the land development is located. The ordinance will also require setbacks from riparian areas and streams.
- Support projects when the design and implementation of green infrastructure manages storm water and utilize best management practices, such as increasing tree canopy, using bio-swales, permeable pavers, bio retention, green roofs, downspout disconnection, landscaping with native vegetation and other proven practices for water quality and habitat protection.



*The Rio Hondo and Lake Fork Creek are critical links in a network of green infrastructure.*



## UTILITIES

### Existing Conditions

#### Water

The Village owns and operates the water utility since it accepted the system from the Twining Water and Sanitation District in April 2001. One hundred percent of the Village's drinking water supply comes from the Phoenix spring gallery, which produces a maximum flow rate between 1,600 to 2,000 gallons per minute (gpm) of high quality water. The lowest flows occur between February and April with approximately 140 to 150 gpm. The spring is located on the far southern edge of the Village boundary. The Village also has access to the Gunsight spring located east of the Kachina subdivision, but it is not developed. The Phoenix spring feeds an infiltration gallery and a chlorination station before it flows into a 250,000 gallon storage tank located adjacent to Kachina Road. The distribution system is gravity fed through ductile iron piping. A second 250,000 gallon storage tank is buried behind the Pioneer Glade subdivision. This tank serves developments within the Village core area below. A third tank of at least 250,000 gallons will be located in Kachina by the end of 2017. The Amizette subdivision, the St. Bernard Condominium, and a few residents in the higher elevations are not currently served by the Village's water system but are served by private wells. See the **Water/Sewer Infrastructure Map**, (Map 4) for the locations of the springs, water tanks, and other water utility improvements.

The Village manages 167 utility accounts. Accounts are for water, sewer, or water and sewer services. Twelve of the accounts are for commercial developments. All others are residential or condominiums. Users pay a base rate plus an additional amount based on water use. Rates are based on one Equivalent Residential Unit (EQR). One EQR equals the water demand and corresponding sewer discharge estimated from a single-family residence of 2 bedrooms and 2 baths. Additional EQRs are assigned to larger residences and other types of development that demand a greater amount of domestic water.

#### Wastewater

The Village operates and maintains the wastewater treatment plant, including approximately 3.5 miles of sewer lines. The plant was first constructed in 1982 and improved in 2004. The 2004 improvements were designed to treat .167 million gallons per day (mgd) with a peak of .200 mgd but these numbers have never been realized. The maximum daily flows are approximately 120,000 gallons per day (gpd) or .120 mgd during the winter ski season. The plant uses a conventional activated sludge system with integrated fixed film aeration to treat the sewage. Treated water (effluent) is discharged into the Rio Hondo, which is described as a high quality mountain stream, requiring an advanced treatment process to maintain water quality standards. The discharge permit from the New Mexico Environment Department and the US Environmental Protection Agency for the discharge of treated wastewater from the plant into the Rio Hondo was renewed on September 2016. Discharge permits are renewed every five years. The Village currently transports the solid sludge to the landfill in Rio Rancho, NM; however, the Village hopes to revise the sludge permit to haul sludge to the Town of Taos to reduce hauling costs to the landfill in Rio Rancho. The plant is located on Ocean Boulevard within the US Forest Service Special Permit area. The tract of land where the treatment plant will be located will be conveyed to the Village of Taos Ski Valley by the end of 2018.

Installation of a septic tank and leach field within the Village is regulated by the state of New Mexico Environment Department (NMED). There are approximately 40 buildings with private septic tanks in the Village. The black water sewage from commercial developments in Amizette is stored in vaults with gray water stored in septic tanks and leach fields in the Village. Solid sludge is pumped and trucked to the Town of Taos wastewater treatment plant. Residences use a septic tank and leach field system depending on the size of their property.

The general guidelines for NMED to approve a solid waste permit are outlined below:

- A 3-bedroom house with 1,000 gallons of sewage per day requires .75 acres.
- A 4-bedroom house with 1,250 gallons of sewage requires .88 acres.
- A 5-bedroom house requires a minimum of 1 acre.

The liquid waste system must be at least 100 feet from a well. Furthermore, the tank must be at least 50 feet away from the Rio Hondo; the field must be at least 100 feet away. A well is required to maintain these same setbacks from the Rio Hondo. A holding tank is permitted provided that the owner occupies the house less than 120 days throughout the year, which is difficult to regulate and perhaps more difficult to finance the construction of the house with such a limitation. Shared septic systems among more than one property are not permitted according to NMED. All systems require a soils test as part of the application with NMED. At least four feet of soil (e.g. – not rock) is required to allow proper drainage of the system. A viable alternative is a “split flow” system where black water from the toilets is drained into a holding tank while the drains from the kitchen and other sinks are drained into a leach field. This system is appropriate for 4-bedroom house on a 135-acre property provided all of the setbacks from above are met.

See the **Water/ Sewer Infrastructure Map**, (Map 4) for the locations of the wastewater treatment plant and other wastewater utility improvements.

### ***Electric***

Electricity is provided by Kit Carson Electric Cooperative (Kit Carson). A single 3-phase underground transmission line runs parallel to State Highway 150 in a trench that was completed in the summer of 2016. The Village suffers from power outages due to fallen trees in the canyon along Highway 150. The Village negotiates a franchise agreement with Kit Carson. Franchise fees are used to bury power lines underground. Mapping of existing power lines was unavailable and could not be included in the Plan.

### ***Renewable Energy***

Solar energy potential is limited in the Village due to the steep slopes and limited sun exposure. However, there are a few residences and facilities that utilize renewable energy, including The Blake Hotel which is utilizing 40 ground source heat pumps to provide pre-heated water to the hotel and for the radiant heat system to melt snow on the pedestrian plaza at the base of chair #1.

### ***Communications***

Internet and wireless communications services are unreliable and inconsistent within the Village. Many residents, businesses, and visitors expressed the need for improved services, which occurred in 2016 with improved services on existing towers. Wireless communications (e.g. – “cell” phone) services are currently provided by Verizon, AT&T, Comnet, and T-Mobile. Taosnet provides Internet through a “point to point” wireless system. The limited cell phone service is a capacity issue. The Village and Taos Ski Valley, Inc. have taken great strides to increase the capacity. A fiber optic backhaul to Albuquerque is in place, which AT&T is utilizing. Other carriers, T-Mobile, Verizon and Sprint have been asked to start utilizing the fiber optic backhaul as well. Until these other carriers upgrade their equipment to take advantage of this backhaul, they will continue to have poor service in the Village during busy periods.

A fiber optic cable is included in the utility trench along State Highway 150. The trench also includes an electric line and a natural gas line. The Tax Increment Development District (TIDD), Kit Carson Electric Cooperative, and NM Gas Company are sharing the costs for the trenching project.

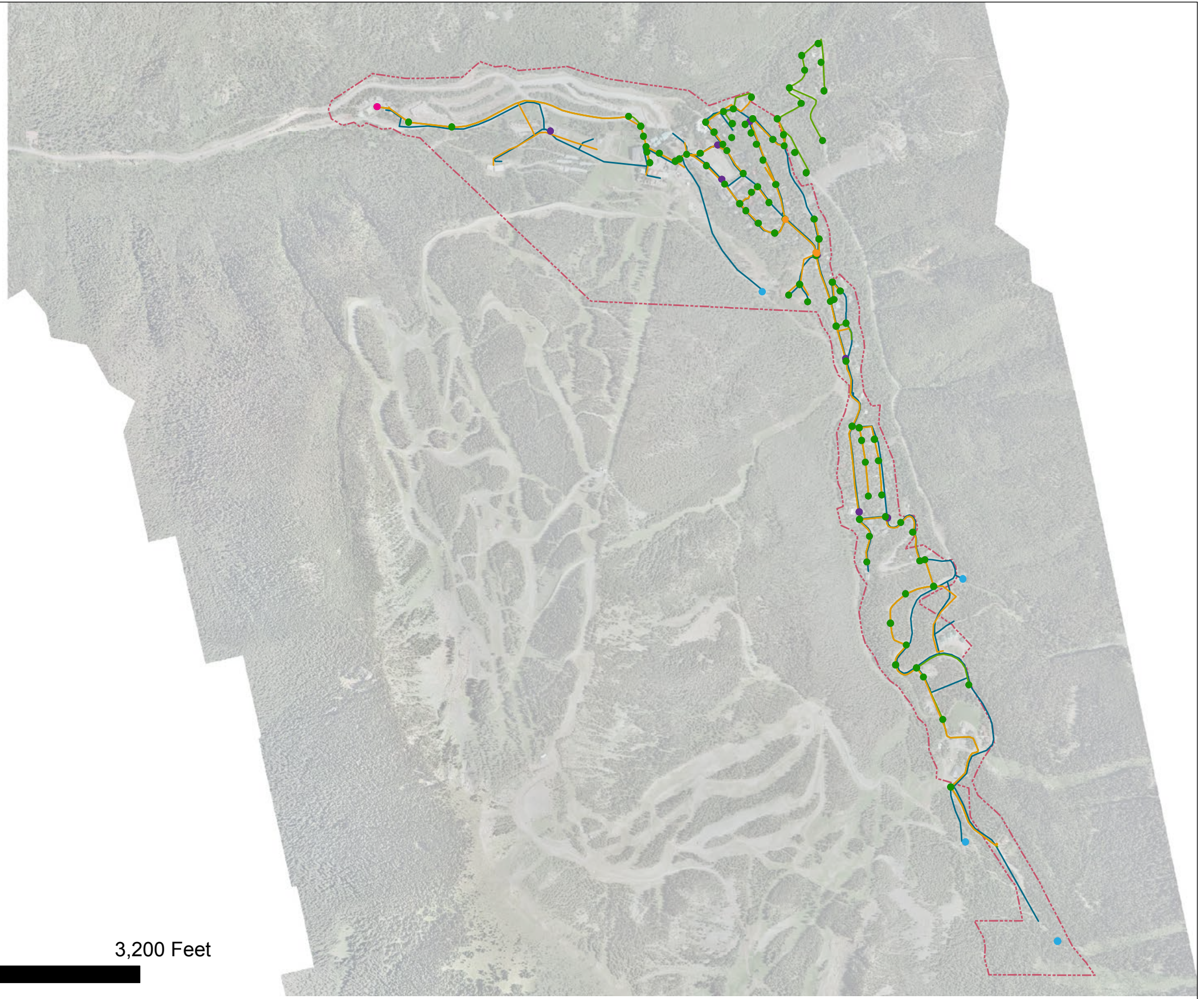
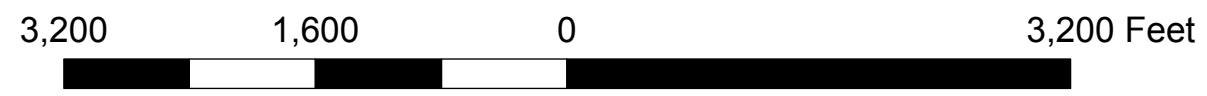
### ***Gas***

Natural gas is now available in the Village Core and to businesses and residences in Amizette. Eventually it may be possible to extend lines to all the primary residential areas. The alternative to natural gas is electricity and liquid propane.

# Water and Sewer Infrastructure

**Legend**

- Sewer Network Structure
- Manholes
- wsystem valve 1-10-07
- Network Structure 1-10-07
- PRV Vault 1-10-07
- FEI Sewer Data 1-03-2017
- sgravity main 1-10-07
- wpressurized main 1-10-07
- ▭ Waste Water Service Area





## **Existing Ordinances**

### ***Zoning Ordinance***

One of the primary purposes of the Village's Zoning Regulations (Ordinance 2017-30) is to "facilitate adequate provisions for transportation, water, sewerage, schools, parks and other community requirements". Several sections of the zoning ordinance address utilities, such as the requirement that all permanent utilities are located underground or inside structures and that propane tanks and satellite dishes blend with the natural surroundings and are shielded from public view.

### ***System Development Fees***

The Village charges a System Development Fee from all new development to pay for improvements to the water and sewer systems. The fee is based on the estimate of square footage of new construction and the cost of providing utilities to the proposed development.

### ***Impact Fees***

Development Impact fees are charged for four categories of public facilities, including roadway/pedestrian/drainage infrastructure, parks and recreation / open space, general government facilities and equipment, and public safety.

### ***Subdivision Ordinance***

The Subdivision Ordinance (Ordinance 2010-25) includes provisions for the locations of utility easements and the dedication of utilities and other amenities to the Village after the subdivision has been developed. The ordinance further requires that:

- All developments shall be connected to the Village's water and sewer systems at developers' expense.
- All extensions and connections shall be paid for by developer and conform to the Village's standards and must be inspected and approved by the Village.
- All water and sewer service lines shall be installed in the road right of way or appropriate easements accessible to each lot.
- The applicant provides a surety bond or other acceptable method of payment to ensure the successful completion of utilities required to service the subdivision.
- The developer and the Village agree to a subdivision improvement agreement.

### ***Water Use Ordinance***

The Water Use Ordinance (Ordinance 2015-38) requires all property owners to hook-up to the Village's water system if the building is within 300 feet of an existing water distribution line. Alternatively, an owner may elect to drill a well only if the owner receives a permit from the New Mexico Environment Department and domestic water well permit from the Village under the condition that the cost of hooking up to the water system exceeds the cost of drilling a well.

Section 1.4 of the ordinance states, "The Village shall develop a plan to extend its water lines so that all lands within the Village have water available through the municipal water system subject to the Village's connection charges."

This element satisfied this directive from the Village Council.

### ***Sewer Ordinance***

With some exceptions, this ordinance (Ordinance 2015-37) requires all residences located within 150 feet of an existing sewer line request a sewer line extension from the Village prior to generation of wastewater and to abandon their septic system. Commercial buildings are required to hook-up to the sewer system if they are located within 300 feet.

Similar to the Water Ordinance, the Sewer Ordinance includes a clear directive toward planning for sewer system improvements:

“The Village of Taos Ski Valley will develop a plan to treat all wastewater generated within the Village and include in the plan methods to encourage the safe treatment of wastewater that is generated on lands not connected to the Village water treatment facility.”

### ***Underground Electric Utility Service Ordinance***

Ordinance 2015-51 “mandates the elimination of overhead electrical service and requiring the conversion of underground service for all properties and structures within the municipal boundaries of the Village”. The purpose of the mandate is to protect the Village from forest fire caused by overhead power lines, to improve the quality and consistency of service, and to improve the aesthetics and beauty of the Village. The Village utilizes the franchise fees to pay for the cost of converting to underground lines within the Village’s rights-of-way. Property owners are required to pay for the costs from the property line to the building.

### ***Wireless Towers***

The Village Council added new regulations to the zoning ordinance to set criteria and design standards for the construction of new wireless towers and antennas. The ordinance treats all new towers as a Conditional Use in all zones. Towers are prohibited in open space and can only be approved at a Public Hearing of the Planning and Zoning Commission. These new regulations will implement the goal, policies, and objectives of the Wireless Communications Master Plan.

### ***Franchise Agreements***

The Village Council approved Ordinance 2005-32 to grant Kit Carson Electric Cooperative a franchise to utilize the Village’s roadways for providing electrical service to the Village. The franchise agreement expired on June 2015. The Village Council approved Resolution 2016-292 to extend the Franchise Agreement, including provisions for broadband, for four months until a long-term agreement could be approved. The Village approved a franchise agreement with NM Gas for providing natural gas services.

“Major strengths of the TSV water system include the Village’s water rights and the Phoenix Springs physical supply; present problems include old pipelines (too small or poor quality) and lack of storage. Fortunately, the latter can be replaced when funds are available, while water supply and water rights are almost irreplaceable.”

**Water System Master Plan  
June 2007**

## **Previous Plans and Proposed Actions**

The Village has planned for utility improvements since the Village was first incorporated in 1996. Below are a summary of these plans and a brief description of the utility improvements that have been considered in past plans.

### **2006 Comprehensive Plan**

- The Village will develop a plan for the orderly expansion of water and sanitation service to areas not presently served, while also providing for the improvement of the existing infrastructure.
- All new development will be required to connect to central water and sanitation services where available.
- The Village will develop a plan to connect existing development to the central water and sanitation services.
- No new public or private development (residential, commercial, retail and community facilities) will be approved by the Village unless there is adequate water and sanitation service to assure maintenance of downstream water quality.
- In order to maintain continuation of services during the winter months and to provide an improved aesthetic environment, new utility lines (electric, telephone, cable, etc.) will be placed underground.
- In order to provide an improved aesthetic environment, the Village will develop a program to place all existing utility lines underground.

### **2007 Village of Taos Ski Valley Water System Master Plan by McLaughlin Rincon**

This Village Council formally adopted the Water System Master Plan in June 2007. The Master Plan provided an analysis of the existing water facilities and “prediction of future potable water requirements”. It recommended a design flow of 1,500 EQRs and a design peak daily usage of 450,000 gallons.

Following the approval of the Master Plan, the Village re-hired the engineering consultant, McLaughlin, in December 2007 to prepare an implementation plan, including cost estimates for the proposed improvements. The recommendations of the implementation plan included the following:

- Replace pressure regulating stations to prevent water line breaks (complete).
- Provide adequate water supply to the Kachina area for fire protection for new development (anticipated in 2016 – 2017).
- Complete preventative disinfection at the Phoenix springs (completed).
- Install a water storage tank at the base area of Pioneer Glade, for system reliability and fire suppression (completed).
- Replace base area distribution lines below Beaver Pond. Construction would be all PVC, except upgrades to Bighorn, Coyote and Sutton Place (planned).

***Tax Increment Development District***

The Village Council unanimously approved the formation of the Tax Increment Development District (TIDD). Village residents and property owners overwhelmingly approved the TIDD in an election in early 2015. The TIDD is a public finance “mechanism” whereby the a developer provides the up-front financing for a variety of public infrastructure improvements in return for the dedication of future gross receipts taxes and property tax increments as a result of the new infrastructure and utility improvements. The tax increments are used to pay the debt service of the bonds. A portion of the incremental taxes are dedicated to the local government to pay for the on-going operations and maintenance of the infrastructure, utilities, and other public improvements after it has been developed and dedicated to the local government The TIDD plan estimated over \$52 million in overall infrastructure needs. The following table identifies only the utility improvements of the TIDD.

**Table 4 – TIDD Utility Projects**

<b>Project</b>	<b>Year</b>	<b>Status</b>
Up-Valley Utility Trench		
Trenching	2015-2016	Completed
Electrical	2015-2016	Completed
Natural Gas	2015-2016	Completed
Telecom/Fiber Optic	2015-2016	Completed
Core Village Improvements		
Water Utility	2015	Completed
Sanitary Sewer	2015	Completed
Kachina Improvements		
Fiber Optic (main line)	2018	Completed
Waterline (Beaver Pond to Village Core)	2015	To be determined
Natural Gas	2018	In progress
Water Tank	2019	In progress

***Infrastructure Capital Improvements Plan***

Every year the Village Council adopts an Infrastructure Capital Improvements Plan (ICIP). The ICIP is a list of infrastructure projects presented in priority order for a five year period. The following utility improvement projects have been included in the ICIP since 2011:

**Table 5 – Infrastructure Capital Improvements**

<b>Project</b>	<b>Status</b>
Design & Construct Kachina Village Water System Improvements	In progress (2017)
Installation of Kachina Lift Station	Completed
Three Phase Electrical Connection to Homes	In progress
Construction of Phase III of the Community-Wide Wastewater Collection Line Extension. Bull of the Woods/Mineslide/Snowshoe areas	To be determined
Design New Wastewater Treatment Plant	In progress
Construction of Phase IV of the Community-Wide Wastewater Collection Line Extension (included Amizette)	To be determined

**Table 5, Infrastructure Capital Improvements (continued)**

<b>Project</b>	<b>Status</b>
Construct New Wastewater Treatment Plant	In progress
Phase II Water Improvements (Cliffhanger Loop, Phoenix S.B., Chipmunk)	To be determined
Fiber Optic Utility Trench	Completed
Phases I-V of Village Core Infrastructure Improvements	In progress
Phases II-IV of Kit Carson Franchise Underground Electric CO-OP	Ongoing
Map/Delineate Phoenix Spring for Future Development	To be determined
Purchase WWTP USFS Town site Act	In progress
Construct Community Center	To be determined
Phoenix Spring Infiltration Gallery Upgrades	To be determined

### ***Core Village Parcel Conceptual Plan***

TSV, Inc. submitted a Parcel Conceptual Plan for the development of six parcels of land under the requirements of the Zoning Ordinance for the Core Village Zone. Accordingly, they also submitted a plan for improving the wet and dry utilities that serve the six parcels. The Commission approved the Parcel Conceptual Plan in June 2012. The utility improvements are being developed through the TIDD with the intention of being dedicated to the Village.

### ***2011 Preliminary Engineering Report (PER)***

The Village hired McLaughlin Water Ltd. to prepare a Preliminary Engineering Report (PER) for the expansion and upgrades to the wastewater treatment plant. The primary purpose of the PER is to “provide the preliminary design basis for an optimum next phase, near future, plan expansion/upgrade project.”

- The PER states that the existing plant is not amenable to expansion or upgrading for higher levels of water quality. The PER recommends a new sequencing batch reactor (SBR) to be followed by precipitation, multi-media filtration, and UV disinfection for the new facility.
- The PER states that a pump station at Amizette is a feasible solution for providing sewer services. The PER recommends a new facility with a capacity of 310, 000 gpd to accommodate existing demand and future development potential.

### ***2015 Village of Taos Ski Valley Wireless Communications Master Plan***

In recognizing the need for improved mobile phone services throughout the Village, the Village Council adopted this single purpose Master Plan by Resolution 15-286, to establish the criteria for locating new wireless towers within the Village. The Master Plan identified the criteria for reviewing an application for constructing a new tower and recommends areas within the Village where a new tower will maximize the coverage, capacity, and continuity of wireless communications services. A map is also included that identifies the preferred locations for the construction of new towers. (Appendix C)

## Utilities Goals, Objectives and Strategies

The Goals, Objectives and Strategy present a framework for evaluating new development proposals and for implementing utility improvement projects.

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### Goal

#### **Insure utilities are reliable, affordable, and efficient while sustaining public health, safety and natural resources**

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#### ***Objectives***

The Village believes that taxpayers should not be responsible for the utility costs associated with private developments. Accordingly, land developers and property owners should pay for the full cost of utility services to accommodate new developments.

#### ***Strategy***

- Update the impact fees and system development fees. Section 5-8-30 of the New Mexico state statutes require an update of land use assumptions and capital improvements plan required in order to impose impact fees at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted. The Village Council approved the Public Facilities Needs Assessment Report on June 10, 2014. The next Needs Assessment Report will be issued in June 2019.

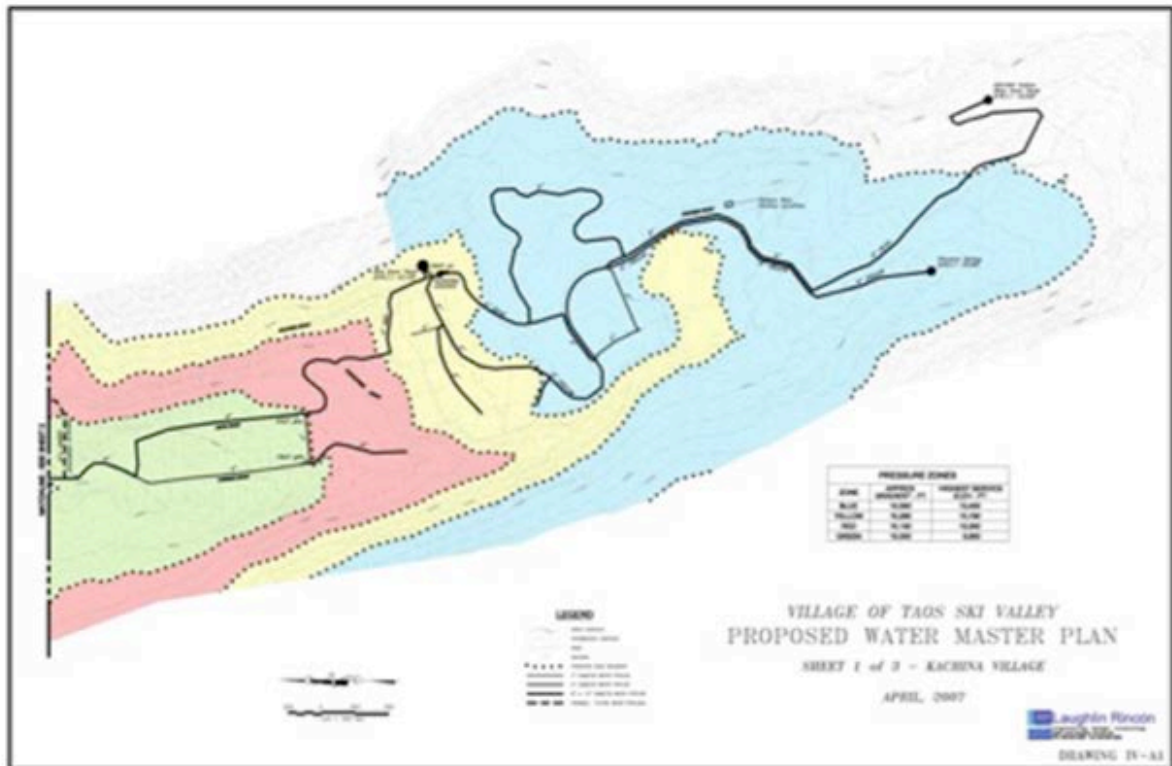
#### ***Objective***

No new public or private development (residential, commercial, retail or community facility) will be approved by the Village unless there is adequate water and sanitation service to assure maintenance of downstream water quality.

#### ***Strategies***

- Design and construct a new wastewater treatment plant. Having recently acquired 4.5 (+/-) acres of land from the US Forest Service through the Townsite Act, the Village is ready to begin the design of the new facility. The next step to replacing the existing wastewater treatment plant (WWTP) is to amend the existing Preliminary Engineering Report (PER) prepared by McLaughlin in August 2011. The Village is working with FEI Engineers to update the PER and prepare the preliminary design for the new plant. The PER will include the following components:
  - Review of the existing and future organic and hydraulic loading.
  - Documentation of the expected growth of the TSVI and VTSV within the next 20 years.
  - Estimate effluent discharge limits for the expanded WWTP.
  - Complete a technology screening and selection based upon the anticipated effluent discharge limits.
  - Complete a conceptual level site layout for the proposed WWTP expansion, include future VTSV building (e.g. public works building).
- The new Waste Water Treatment Plant (WWTP) will be a hybrid treatment system. The Village received a \$500,000 loan/grant from the Clean Water State Revolving Fund (\$350,000 of the \$500,000 is a loan and \$150,000 is a grant for planning and design).
- Municipal bonds and other financial programs are also being considered to finance the construction of the WWTP.

**Figure 1 – Proposed Water Plan**



*Note: Taos Ski Valley is considering a larger capacity tank at no additional cost to the Village of Taos Ski Valley*

- The WWTP produces “Class B” sludge. The sludge must be transported to the Rio Rancho landfill at great cost to the Village. Consequently, the Village is looking at options to produce Class A sludge and is working on a plan to haul to the town of Taos Regional landfill.
- Design and construct the “blue zone” water tank in the Kachina area. The “blue zone” refers to lands above the 10,400 foot elevation. The “Proposed Water Master Plan” map below identifies the blue zone. Installing a 250,000 gallon water storage tank in the blue zone will provide adequate water pressure for fire suppression and provide adequate domestic water storage for additional development in the Kachina area.

### **Objective**

The Village believes that the proliferation of septic tanks and domestic water wells poses a threat to water quality and human health.

### **Strategy**

- The Village will encourage existing developments to hook up to the centralized water and sewer systems to minimize the potential environmental impacts of domestic wells and septic tanks.

### **Objective**

The Village will develop a plan for the orderly expansion of water and sanitation service to areas not presently served, while also providing for the improvement of the existing infrastructure. Utilities improvements should encourage infill development and redevelopment of underutilized land. Infill and redevelopment accommodate more growth in an already developed area rather than using undeveloped land on the periphery of the community. Infill development should take priority over outward growth.

## Strategies

- Extend and replace existing water and sewer lines. The Village will repair existing utilities prior to constructing new utilities. This policy will encourage infill redevelopment and could reduce development pressure on surrounding areas with open space and pristine views. The annual budget and the Infrastructure Capital Improvements Plan will prioritize repairs and upgrades to existing utilities in areas already developed. The 2007 **Water & Wastewater Improvements Plan Maps** identify the locations of the proposed improvements to the water and wastewater utilities.
- Inventory all water and sewer utility infrastructure to be included in an asset management program. Currently, the Village has contracted with webDPW for asset management software that will, when fully implemented (by summer 2018):
  - Provide accurate map-based data for water, sewer and road infrastructure.
  - Host a comprehensive database for vehicles, equipment and inventory necessary for utility maintenance.
  - Track condition, level of service, criticality and replacement value for all Village assets.
  - Maintain preventative maintenance schedules.
- The Village staff relies on thousands of paper maps to identify the locations and types of utility lines, manholes, and other improvements. A comprehensive GIS inventory will help the staff in completing asset management, planning for system upgrades and routine maintenance. *Global Positioning System data, as-built drawings and land survey information will need to be acquired and uploaded into a geo-database for accurate baseline information.*
- Provide water services to the Amizette area.

**Table 6 – Water & Sewer Line Improvement Projects**

Project	Year(s) Complete	Funding Sources			
		Village	TIDD	Utility	Franchise
<b>Water Lines</b>					
Replace water line from Beaver Pond to Core Village Area	2020-2021		X		
Abandon line and vault on Ernie Blake Road (Part of Ernie Blake Redesign)	To Be Determined		X		
Install new 8" line along the Twining Condos to connect to Twining Road. Twining to Lakefork (Part of Ernie Blake Redesign)	Date To Be Determined	X			
Replace water line at Thunderbird Road with a new 8" line (Parcel D)	2019		X		
Install new 10" line at Burroughs Road to tie into the water line at the Resort Center	2016		X		
Install new 8" line from the Edelweiss around the St. Bernard Hotel to connect to the line from the Pioneer storage tank.	To Be Determined	X			
Replace existing 4" PVC line along Phoenix Switchback with 8" DI pipe	2019	X			

**Table 6, Water & Sewer Line Improvement Projects (continued)**

Project	Year(s) Complete	Funding Sources			
		Village	TIDD	Utility	Franchise
<b>Water Lines</b>					
Replace PVC line along Cliffhanger Loop with new 8" Ductile Iron pipe	2020	X			
Replace all 2" and 4" PVC lines with 6" DI for fire flow purposes (Coyote, Chipmunk, O.E. Pattison, and Firehouse to Ocean Blvd.)	2018	X			
Block N (Bull of the Woods) Line Extension	2018-2020	X			
<b>Wastewater Lines</b>					
Install new 8" line to service Block N (Bull of the Woods/Snowshoe)	2017-2020				

**Objective**

In order to maintain continuation of services during the winter months and to provide an improved aesthetic environment, new utility lines (electric, fiber optic, etc.) will be placed underground. Existing overhead lines should also be buried.

**Strategy**

- Work with Kit Carson and property owners to bury overhead power lines. The Village will work with Kit Carson to identify the specific locations of all existing power poles, lines, and transformers. The data will be incorporated into the GIS database. The inventory will help the Village and Kit Carson to develop a plan together with the necessary service line agreement and any other easements required to properly buy the lines. The Franchise Agreement with Kit Carson allows the Village to use the fees to pay for the costs of burying the lines.

**Objective**

The Village recognizes the economic and environmental benefits of renewable energy resources and energy and water conservation measures in order to capitalize on investments and protect natural resources. The Village will invest in alternative energy development and conservation and encourage private developers to invest and conserve.

**Strategies**

- Complete Energy Audits on Village facilities. The Village will hire a consultant to perform the audits and recommend the most cost-effective methods to save energy.
- Provide referrals and resources for renewable energy tax credits and other financial incentives to private landowners, architects, and developers.
- Landowners can also save significant amounts of money in constructing energy and water efficient building and in retrofitting existing buildings to save energy and water. The federal and state governments provide financial incentives to assist owners in financing energy and water efficiency improvements. The Village will make the information about these incentives available to the community and encourage them to take advantage of these opportunities.

- The Village will encourage water and energy conservation through public education and outreach initiatives.
- Determine the feasibility of developing renewable energy resources, including solar and geothermal.

### **Objective**

The Village believes that residents, visitors, and business deserve the fastest and most reliable communications systems for improved personal communications, public safety, and business operations. The Village will coordinate with Kit Carson and other utility providers to provide efficient and reliable Internet and telephone services.

### **Strategies**

- **Install Wireless Towers.** Although the Village does not anticipate acting as a developer of any towers, the Village will encourage private landowners to install towers as recommended in the Wireless Communications Master Plan.
- **Install Broadband.** Kit Carson is installing fiber optic cable in the Village. Fiber optic cable was included in the trenching project along NM 150 all the way to the Bavarian; however, not all properties in the Village have access to the service. The Village will work with Kit Carson and property owners to extend the cable to all properties.

# TRANSPORTATION

## Existing Conditions

### Roads

There are 5.6 miles of public roads and .9 miles of private roads within the Village. This does not include the 7.7 miles of NM 150 between the intersection of NM 230 and the Village entry and the roadways located in the U.S. Forest Service (USFS) parking lot. Only the USFS parking lot, the Pioneer Glade subdivision, Thunderbird and Sutton Place are paved roads; however, recent development plans include pavement of several roads within the Village Core area and Twining Road to Kachina area.

The Village Public Works Department is responsible for maintaining public roads, including snow removal and snow storage. Snow storage easements are scattered throughout the Village along roadways.

### Transit

The Village is a member of the Northern Pueblos Regional Planning Organization (NPRTPO). The NPRTPO is a state-designated organization that orchestrates rural transportation planning with local and regional government agencies. The NPRTPO develops the Regional Transportation Improvement Plan Recommendation, a regional transportation plan consisting of project recommendations from rural, municipal, county, and tribal governments within the region. The Village will participate in regional transportation and transit planning efforts sponsored by Taos County, DOT, the Regional Transit Authority, the Town of Taos Chile Line, the Northern Pueblos Planning Organization, or the Intergovernmental Council of the Enchanted.

The North Central Regional Transit District (RTD) took over bus services from the Town of Taos Chile Line in 2015. The RTD provides bus services to the Village during the regular ski season. In addition, the Village subsidizes a transit service provided by TSV, Inc. that provides free shuttle service primarily to anyone who works in the Village.

There is currently shuttle service (the Chile Line) provided by RTD from December to March that is fare free service, and this serves the town of Taos to Taos Ski Valley. There is also service from Taos to Santa Fe. All information is available on the website [ridethebluebus.com](http://ridethebluebus.com).

"The North Central Regional Transit District began service in 2007. It provides free bus transit connecting communities and pueblos throughout the counties of north central New Mexico including Los Alamos, Rio Arriba, Santa Fe and Taos. Further expanding its reach, the signature RTD Blue Buses provide riders with connections to New Mexico Rail Runner, Santa Fe Trails, New Mexico Park and Ride, Los Alamos Atomic City Transit, Taos Chile Line and Red River Miner's Transit. All of its buses are ADA accessible and equipped with bicycle racks. The RTD provides service on 20 Fixed routes and two Demand Response routes."

- [www.ncrtd.org](http://www.ncrtd.org)

TSV Inc. provides daily shuttle service to Albuquerque and Santa Fe airport during ski season. All information is available at the website, [skitaos.org](http://skitaos.org).

## Pedestrian

Pedestrian circulation flow is unclear in the Village and other areas of the Ski Valley. The steep terrain has resulted in a meandering pattern that can be confusing to a first time visitor. Day skiers or visitors arrive through a difficult entry sequence and park in a series of terraced lots. During ski season, these skier/visitors are picked up by an open-air shuttle and taken to a centralized drop off location. They must then navigate a series of levels and stairways to reach the main ski base and lifts. Sidewalks are narrow and often iced over, making navigation with ski equipment and children difficult and dangerous.

The existing roadway system is characterized by steep terrain with narrow rights-of-way, gravel road surfaces, several steep switchbacks, and icy driving conditions. The existing conditions make roadway improvements very difficult and very expensive. Furthermore, the icy conditions, narrow roads, lack of sidewalks, and steep switchbacks cause safety hazards for drivers and pedestrians. The intensity of development proposed in the Village Core will exaggerate these conditions if new roadways are not designed and maintained properly.

**Table 7 - Existing Conditions** identifies the individual roadway sections, their ownership, length, rights-of-way, surface type, slope and general condition. The general condition is determined by the combination of width, slope, surface condition, and drainage.

**Table 7 – Existing Conditions**

Name	Ownership	Right-of-Way Width	Surface Type	Distance (Feet)	Average Slope (%)	General Condition
Armadillo	USFS	0	Paved	1222	5.4	Fair
Bear	USFS	0	Paved	640	2.3	Fair
Big Horn Hill	Public	20	Gravel	323	18.7	Fair
Bison	USFS	0	Paved	823	6.4	Fair
Black Bear Drive	Public	20	Gravel	109	Unknown	Poor
Bull of the Woods Road	Public	30	Gravel	1261	23.9	Fair
Chipmunk Lane	Public	20	Gravel	483	20.9	Poor
Cliffhanger Loop	Public	20	Gravel	1187	13.1	Poor
Coyote	USFS	0	Paved	1263	4.0	Fair
Coyote Lane	Public	20	Gravel	1199	16.6	Poor
Dolcetto Lane	Public	20	Gravel	968	17.3	Poor
Eagle	USFS	0	Paved	1106	4.4	Fair
Ernie Blake Road	Public	30	Gravel	393	6.7	Fair
Firehouse Road	Private	0	Gravel	737	12.9	Poor
Gila Monster	USFS	0	Paved	841	7.6	Fair
Kachina Road	Public	50	Gravel	5230	4.1	Good
Lake Fork	Private	20	Gravel	511	8.1	Fair
Lynx Road	Public	40	Gravel	629	7.3	Fair

**Table 7 – Existing Conditions** (continued)

Name	Ownership	Right-of-Way Width	Surface Type	Distance (Feet)	Average Slope (%)	General Condition
Mineslide Road	Private	0	Gravel	754	4.4	Poor
O.E. Pattison	Public	20	Gravel	738	3.8	Fair
Ocean Blvd	USFS	0	Gravel	1227	26.8	Fair
Phoenix Switchback	Public	30	Gravel	1503	8.0	Fair
Porcupine Road	Public	50	Gravel	1876	4.6	Good
Snow Shoe Trail	Public	20	Gravel	506	13.2	Fair
State Road 150	State	0	Paved	40667	12.2	Fair
Sutton Place	USFS	0	Gravel	340	23.2	Good
Thunderbird Road	Public	30	Gravel	511	7.3	Fair
Twining Road	Public	30	Gravel	2046	5.2	Fair
Wolf Lane	Public	20	Gravel	222	2.3	Fair
Kachina Road South	Public	50	Gravel	1777	6.1	Fair
Deer Blvd	USFS	0	Paved	735	13.9	Fair
Armadillo	USFS	0	Paved	92	8.2	Fair
Upper Twining Road	Public	20	Gravel	1583	5.7	Good
Zap's	Public	40	Gravel	1257	4.6	Fair
Blue Jay Ridge Road	Private	40	Gravel	1465	1.8	Poor
Emma	Public	0	Gravel	849	9.8	Poor
Gusdorf	Public	40	Gravel	643	10.0	Poor
Deer Lane	Public	40	Gravel	381	12.8	Fair
Big Horn Cove	Public	30	Gravel	135	1.9	Fair
Marmot Trail	Public	0	Gravel	292	6.5	Fair
Coyote	USFS	0	Paved	624	4.9	Fair
Bear	USFS	0	Paved	256	6.1	Fair
Bear	USFS	0	Paved	459	6.9	Fair
Burroughs Road	Public	30	Paved	597	2.8	Good
Lily Lane	Public	30	Paved	182	11.5	Fair
Gerson	Public	40	Gravel	513	6.9	Poor
Ocean Blvd	USFS	0	Paved	1180	4.4	Poor
Twining Road	USFS	0	Gravel	666	9.2	Fair

**Table 7 – Existing Conditions** (continued)

Name	Ownership	Right-of-Way Width	Surface Type	Distance (Feet)	Average Slope (%)	General Condition
Twining Road	Public	30	Gravel	396	8.3	Fair
Twining Road	Public	30	Gravel	530	10.7	Fair
Firehouse Road	Private	0	Gravel	703	11.0	Fair
Borroughs	Private	30	Gravel	126	12.8	Poor
Firehouse Road	USFS	0	Gravel	222	4.1	Poor
Sutton Place	Private	0	Gravel	199	9.0	Fair
Marmot Trail	Public	0	Gravel	103	4.7	Fair
O.E. Pattison Loop	Public	20	Gravel	291	7.6	Fair
Twining Road	Public	30	Gravel	485	16.0	Fair
Twining Road	Public	30	Gravel	113	46.2	Fair
Twining Road	Public	30	Gravel	529	14.3	Fair
Kachina Road South	Public	50	Gravel	1818	6.8	Fair
Kachina Road South	Public	50	Gravel	522	6.6	Fair

## Existing Ordinances

### Zoning Regulations

The Core Village Zone of the Village Zoning Regulations includes development standards for new roadways. It states, “The typical cross-sections should strive to strike a balance that provides a functionally efficient, safe and connected network of vehicular and pedestrian facilities with street cross-sections that balance the need for necessary vehicular movement with the minimized speeds and traffic management controls necessary to promote a pedestrian-oriented resort community. Parking on roads shall not be permitted unless the road is specifically designed for on-road parallel parking.”

### Impact Fees

The Village Council adopted impact fees as a part of the zoning ordinance. Impact fees are imposed on new development to pay “its fair and proportionate share of the costs to the Village of Taos Ski Valley associated with providing necessary public services and public facilities that serves such development.” (Ordinance 14-30. Section 22). Impact fees are charged for 1) roadway, pedestrian and drainage improvements, 2) parks & recreation / open space, 3) general government facilities, and 4) public safety. The fee for roadway, pedestrian and drainage improvements is \$2.4773 per square foot of development. The fee is determined from an estimate of the total square footage of future development divided by the total estimated costs of the public services and public facilities. Water and sewer systems are not included in the impact fee ordinance. These estimates were prepared by the Village staff and are contained in the “Public Facilities Needs Assessment Report” which was approved by the Village Council on June 10, 2014.

**Public Facilities Needs Assessment Report  
June 10, 2014**

“In addition to the current deficiencies found in the Village’s transportation system, future traffic problems generated by increased residential and commercial growth in Taos Ski Valley will severely impact the Village’s current roadway system. Because all the traffic into or out of the Village must use NM State Highway 150, the traffic volume on the streets at the north end of the Village are highest. Additionally, this area will see the greatest traffic impact as a result of growth in the southern section of the Village. Specific areas where existing traffic problems will be further exacerbated by new growth are the following:

- Ernie Blake Road
- Sutton Place
- Thunderbird Road
- Twining Road
- The intersection of Phoenix Switchback and Twining Road
- Kachina District Roads and Intersections
- Lack of snow storage along Twining Road and in commercial core creates traffic congestion problems and safety issues.

Taos Ski Valley receives on average 300 inches of snow per year. Because of this, adequate **snow removal and storage sites are needed in order to facilitate traffic, pedestrian and emergency vehicle movement throughout the Village.**”

The Assessment identified the following roadway improvements and cost estimates:

**Table 8 – VTSV Road Improvements**

<b>VTSV Road Improvements</b>	<b>Status</b>
Phoenix Switchback Retaining Wall	Complete
Village Entry Road (TIDD)	To Be Determined
Twining Rd, ending at Phoenix Switchback, sidewalk, street lights, curb, gutter, storm water management, etc. (TIDD)	To Be Determined
Ernie Blake paving, sidewalk, street lights, curb, gutter, storm water management, etc. (TIDD + LAND ACQUISITION)	To Be Determined
Replace Sutton Place river crossing (TIDD)	Complete 2016
Sutton Place resurfacing, sidewalk, street lights, curb, gutter, storm water management, etc. (TIDD)	Complete 2016
Thunderbird Rd. Paving, sidewalk, street lights, curb, gutter, storm water management, etc. (TIDD)	To Be Determined
Kachina District Improvements (TIDD)	To Be Determined
West Burroughs Road sidewalk, street lights, curb, gutter, storm water management, etc. (TIDD – NEED RIGHT OF WAY)	To Be Determined

### **Subdivision Ordinance**

The subdivision ordinance includes design standards for new roadways to be constructed within a new subdivision. These standards are intended to preserve views and protect the natural characteristics of the hillside. Specific design standards require a minimum street right-of-way width not less than thirty (30) feet, two 12-foot travel lanes, twenty (20) feet snow storage easement on each side (excluding driveways), and a slope not to exceed 12% grade.

The Village applies these standards for redesign and reconstruction of existing roadways when a development necessitates roadway improvements to service the development.

### **Previous Plans and Proposed Actions**

The Village has entertained numerous roadway improvement proposals since the Village was first incorporated in 1996. The Village adopted a Master Plan in 2006 and an updated Master Plan in 2010. The Council adopts the annual Infrastructure Capital Improvements Plan. Below is a summary of these plans and a brief description of the roadway improvements that have been considered.

### **Report of Vehicle and Pedestrian Study for the Village of Taos Ski Valley, New Mexico (1998) Larkin Group Study**

This study was conducted to quantify traffic conditions for vehicle and pedestrians and to recommend roadway projects to satisfy the projected traffic demand as a result of new development. The study also examined snow storage, signage, subdivision regulations, and maintenance issues. The study states, “The most critical areas of concern for travel within the Village seem to be along Thunderbird Road and Ernie Blake Road and along Twining Road.” Amizette was not included in the study.

The Larkin Study recommended the following roadway improvements:

- **Relocation of Ernie Blake Road** along the Sierra Del Sol condominiums toward the Twining Condominiums and connect to a new intersection at Twining Road.
- **Improve Thunderbird Road** with 6-foot sidewalks and curb and gutter. (Annual road co-op project)
- **Twining Road Drainage System** to provide positive drainage.
- **Twining Road Pavement** near the Ernie Blake Road intersection.
- **Phoenix Switchback Intersection Improvements** to improve turning movements.
- **Cliffhanger Drive Improvement** to improve the sharp curves at Twining Road.
- **Ernie Blake Drainage Improvements** to reduce ponding at the Thunderbird Road intersection.
- **Improve Cliffhanger Drive** as a potential one-way pair with Twining Road.
- **O.E Pattison Loop** to become a one-way road. (complete)
- **Improve Twining Road** with grade changes and acquire snow storage easements and apply dust suppressants during summer months. (Annual road co-op project)
- **Kachina Road Avalanche Structure** (and avalanche bridge) to minimize damage caused by avalanches and provides an alternative access to Kachina.
- **Pedestrian Facilities** at Ernie Blake Road and Thunderbird Road, including a pedestrian path between Dolcetto Road and Twining Road.

***2006 Village of Taos Ski Valley Master Plan***

The Village Council recognized the importance of roadway improvements when it adopted the first Master Plan in 2006. The Comprehensive Plan included the following recommendations for transportation and circulation:

- In order to enhance the Village core, increase pedestrian safety, reduce pedestrian/vehicle conflicts and generally create a pedestrian oriented Village core, every attempt will be made with both public and private projects to place priority on a pedestrian only Village core.
- Any new parking structures or surface lots will be encouraged to locate beyond the perimeter of the Village core, although such parking may be allowed within the Village core.
- Any new roadway in the Village will allow for adequate emergency vehicle access, snow storage, and pedestrian walkways as determined by the appropriate Village department, whether built by the Village or by a private party.
- Because of the existing problem with snow storage, the Village will develop snow storage areas away from existing roadways where possible.

***2010 Village of Taos Ski Valley Master Plan***

The 2010 Master Plan included a variety of recommendations to improve roadways and traffic circulation. These included:

- Develop a pedestrian circulation plan.
- Provide appropriate streetlights.
- Consider people moving options such as an electric shuttle, cog railroad, gondola or funicular.
- Examine the potential for a bypass to Kachina Road, of improving the Kachina High Road for year round use.
- Create areas of snow storage.
- Create a landscaped entry along Armadillo Road (previously the Armadillo parking lot) that focuses attention on the scenic vista of the narrowing valley beyond. Prohibit parking along Armadillo Road. The terminus of Armadillo is a public space, opening onto community facilities and providing a hub for transit services and mixed-use buildings. A gondola was also recommended to connect the Village Core and Kachina.
- Provide bike lanes along State Highway 150 to promote year round recreation activities.

**Table 9 – Road Standards**

Road Type	Right-of-Way	Travel Lane Width	Speed	Other
Entry Avenues and Queuing Lanes	60'	10'	30 MPH	On-street parking, 12' landscape buffer & sidewalk
Main Road	50'	12'	20 MPH	On-street parking, 12' landscape buffer & sidewalk
One-Way Lane	24'	12'	Not identified	6' landscape buffer
Rural Road	24'	12'	Not identified	6' landscape buffer

***2015 Tax Increment Development District (TIDD)***

The TIDD estimated over \$52 million in overall infrastructure needs. The following table identifies only the transportation and roadway improvements of the TIDD.

**Table 10 – TIDD Road Projects**

<b>Project</b>	<b>Year</b>	<b>Status</b>
Sutton Place Crossing	2015	Completed in 2016
Snow Storage Solution (sedimentation pond)?	2016-2017	Completed in 2016-17
Ernie Blake & Thunderbird Road Upgrades	2017-2018	In Design
West Burroughs Crossing	2017-2018	To Be Determined
Route 150/Village Entry Road	2017	To Be Determined
Strawberry Hill Access & Crossing	2017	To Be Determined
Parking Lot Upgrades & RV Park	2018	To Be Determined
Twining Road Pavement (.5 miles) Parking lot to Phoenix switchback	2018	To Be Determined
Pave Road to Kachina	2018	To Be Determined
Public Parking Facility (at Kachina)	2019	To Be Determined

***Infrastructure Capital Improvements Plan (ICIP)***

Every year the Village Council adopts an ICIP. The ICIP is a list of unfunded infrastructure projects presented in priority order for a five-year period. The following roadway and parking improvement projects have been included in the ICIP since 2011:

**Table 11 – ICIP Roads Projects**

<b>Project</b>	<b>Status</b>
Twining Road Improvement – Phase III Construction	2018- To Be Determined
Village Core Pedestrian Walkway Construction	Ongoing
Construct Kachina Road Improvements –	To Be Determined
Construct Kachina Road Improvements – Phase III	To Be Determined
Phases I - IV Village Core Infrastructure Improvements	Ongoing
Phases IV – VIII Road Improvements (NMDOT Co-op)	Ongoing
Acquire Land and Design New Village Entry Road	To Be Determined
Construct Phase I Village Entry Road	To Be Determined
Design and Construct Kachina Road Improvements (Hiker Parking to Bavarian)	To Be Determined
Beaver Pond Sediment Control / Riparian Restoration	To Be Determined

***The Core Village Zone of Taos Ski Valley Way Finding and Signage Plan and Design Standards, Zehren and Associates, June 2016***

This plan of graphic standards and pedestrian/vehicular sign standards and locations is being implemented and will alleviate confusion and sign clutter in the Village Core.

***Final Environmental Impact Statement for Taos Ski Valley's 2010 Master Development Plan-Phase One Projects, August 2012***

<https://www.fs.usda.gov/project/?project=34310>

In addition to analyzing the alternatives for the ski mountain, the Final EIS puts forth alternatives for re-configuring the parking lots to improve the sense of arrival at the Taos Ski Valley and access to Twining Road. The Taos Ski Valley's eastern day parking lots (Armadillo, Bear and Bison) would be reconfigured to better accommodate traffic circulation. To improve pedestrian access to the resort:

- Create a new guest drop off area on Thunderbird Road.
- Reconfigure the eastern day parking lots to allow Bison to become a thoroughfare primarily for residents driving to Twining Road.

***State and Regional Plans***

The Village falls within District 5 of the New Mexico DOT (DOT). DOT completes a Statewide Transportation Improvements Plan for state highways such as NM 150. The Northern Pueblos Regional Transportation Planning Organization (NPRTPO) is responsible for coordinating regional transportation planning with the Village and other government agencies and communities.

**Transportation Goal, Objectives and Strategies**

The goal, objectives and strategies present a framework for evaluating new development proposals and for implementing roadway projects.

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**Goal**

**The Village will continue to improve roads and pedestrian circulation in the community and encourage alternative transportation when feasible.**

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***Objective***

The Village will improve roadways (or propose new roadways) where there is a clear benefit to public safety, convenience, and welfare and when the development of the Village's public facilities requires new roadways. Improved roadways benefit the entire community or residents, business owners, and visitors due to increased safety while traveling within the Village, but also during emergency situations and natural hazards for evacuation purposes.

***Strategies***

- Adopt roadway design standards for Village roadways.

Standards should address minimum slope, drainage, travel lane width, sidewalk width, crosswalks, landscape buffers, public lighting, snow storage, and other potential conditions. Standards will be adopted for Primary and Secondary Roads. A Primary Road serves high-density commercial development and anticipates heavy pedestrian traffic. There should be a 10-foot travel lane, ample sidewalks with space for street lights, trash receptacles, ski racks, benches, planting strips, street trees, and other street furniture to create an urban character. A Secondary Road serves the residential areas of the Village. The car is the predominant use of the Secondary Road with limited pedestrian traffic. There should be a 30-foot right-of-way with two 10- to 12-foot travel lanes, a 3-foot drainage swale, and a ten-foot front setback on private property for snow storage.

- Improve Village roadways.

Each of the following roadways will be designed and developed according to the proposed conditions and typical cross sections to the maximum extent feasible. Not all roadway sections can be developed to these standards for the entire length the roadway, however. The roadway design should balance the needs for vehicle traffic, access to private property, public safety, lighting, pedestrian safety, snow storage requirements, signage, rights-of-way, utility easements, driveways, drainage and slope, and other potential limitations. Consider permeable concrete/asphalt for road improvements.

*Thunderbird Road* - The Planning & Zoning Commission approved the roadway improvements to Thunderbird Road as a part of the Conditional Use Permit for the Parcel D Development. There will be a minimum of a five-foot sidewalk on both sides; however, the Village will continue negotiations with adjacent property owners to acquire the necessary rights-of-way for adequate sidewalks.

**Figure 2 Thunderbird Road**



*Thunderbird Road taken from the TSV, Inc., Core Village Conceptual Plan. February 2012.*

*Ernie Blake Road*- Ernie Blake is currently not safe for two-way traffic. The Planning & Zoning Commission approved Option #3 for the new alignment of Ernie Blake Road during a Commission meeting held on August 4, 2014. A land acquisition or land exchange will be required with private property owners to improve the roadway to safe conditions prior to permitting two-way traffic along the entire length of the road. The road will be realigned to reduce the slope and provide a perpendicular intersection at Twining Road. It will include two travel lanes, curb and gutter, sidewalks.

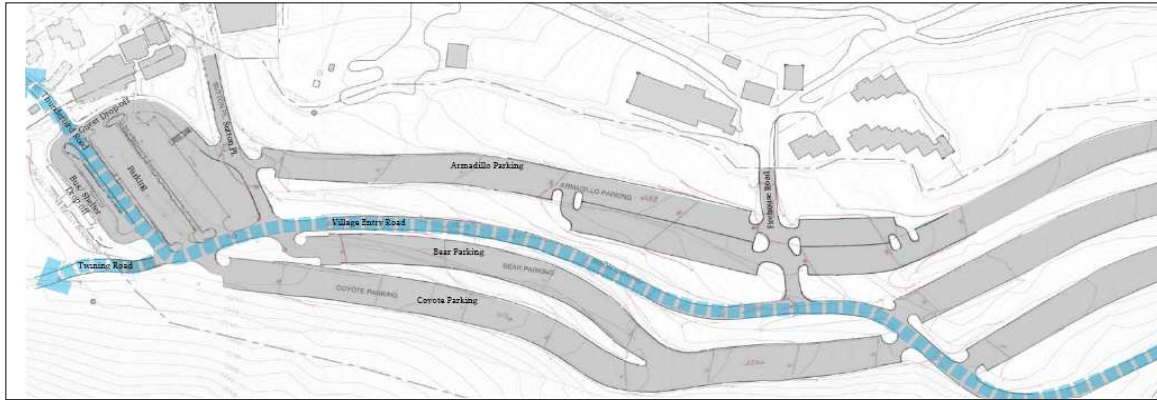
*Sutton Place*- Sutton Place will be developed as a part of the mixed-use development on Parcel G. It will include two 10-foot travel lanes, curb and gutter, a landscape strip of various widths, and an 8- to 6-foot sidewalk on the east side. The existing walkway along the Edelweiss will serve as the pedestrian passage on the west side.

*West Burroughs Road*- West Burroughs Road will remain a private road beyond the Lake Fork Stream to provide access to private developments. The design and schedule for construction to be determined between the developer and the consulting engineers.

*Twining Road to the Phoenix Switchback-* Twining Road improvements will include water line upgrades and dry utilities, pavement of two 12-foot travel lanes, shoulders and roadside drainage ditches.

*Work with Taos Ski Village, Inc. and the US Forest Service to design and construct a new Village Entry road.* The road will provide direct access to Twining Road and Thunderbird Road. Sidewalks will not be necessary. A landscaped median, way-finding signs, and adequate lighting should be included in the design.

**Figure 3**



*Proposed alignment of the new Village entry taken from TSV, Inc., Core Village Conceptual Plan, February 2012*

### ***Objective***

Village roads will be designed, constructed, and maintained to provide adequate snow storage areas without placing an undue burden to individual property owners or the Village.

### ***Strategy***

- Adopt a comprehensive snow management plan.

The Village purchased a snow blower in 2016. The need for additional space for snow storage will increase as new development occurs. The Village will identify locations to store snow.

### ***Objective***

The Village will maintain public roadways to ensure safety and the convenience of the public.

### ***Strategies***

- The Village will accept dedication of roadways only when they are built to the Village's design standards and protect the public safety and welfare.
- The Village will continue to apply dust control measures to selected sections of gravel roads for more effective dust and erosion control as part of road co-op project and explore road stabilization products. The Village anticipates an increase in dust pollution as a new development occurs at the Kachina area. Twining Road and Thunderbird Road are likely candidates as a pilot project.
- Roadway design will minimize cut and fill to avoid erosion and landslides and to minimize sedimentation and jeopardize water quality.
- The installation of underground utilities will be coordinated to the maximum extent possible prior to any construction to avoid trenching after the curb and gutter, drainage or roadway is improved.
- Private property owners will pay for all necessary roadway improvements that are necessitated by

new development, particularly in areas where the existing roadways do not meet design standards.

- Utilize GIS to complete a comprehensive inventory of road conditions, rights of way, and the location, type and age of all roadway signs, utilities and drainage structures.
- The Village will seek funding from federal and state agencies for roadway improvements, including the DOT Coop program, wherever possible and feasible.

### **Objective**

Improve pedestrian circulation.

### **Strategies**

- Support improvements that clarify an arrival experience and facilitate access to lodging, restaurants and retail and provide efficient circulation from parking areas.
- Create a Community Trail Plan as a component of new development.
- Provide a continuous pedestrian connection that extends the length of the Village. Create a trail system that connects to wilderness areas as well as creating a link between Amizette, Village Core and Kachina Centers.

### **Objective**

Amend the Village Zoning Regulations to quantify the shared parking calculations for mixed-use developments.

## **Funding Sources**

The following is a summary of potential funding sources for the roadway improvements and related projects. The Village will utilize the impact fees as much as possible to leverage additional funds for roadway improvements.

### **Local Government Road Fund, New Mexico Department of Transportation**

The Local Government Road Fund was established by state law to provide funds to local governments for projects where local entities take the lead in developing and contracting construction and maintenance projects. Funding is eligible for project development, construction, reconstruction, improvement, maintenance or repair of public highways, streets and public school parking lots, and acquisition of right-of-way. The State will pay for 75% of the project costs if the Village contributes 25% of the project costs. There are four primary Programs funded by Local Government Road Fund: 1) The County Arterial Program, 2) the School Bus Route Program, 3) the Cooperative Agreement Program, and 4) the Municipal Arterial Program. The County Arterial Program and the School Bus Route Program do not apply to the Village; however, the Cooperative Agreement Program and the Municipal Arterial Program are excellent sources of funding for maintaining and improving the Village roads.

### **US Department of Transportation - Transportation Investment Generating Economic Recovery (TIGER) Discretionary Grants**

TIGER can provide discretionary, competitive grants for capital funding directly to any public entity, including municipalities. This flexibility allows traditional partners at the state and local level to work directly with a host of entities that own, operate, and maintain transportation infrastructure. TIGER's competitive structure and broad eligibility allow project sponsors to develop multi-modal, multi-jurisdictional projects that may not be eligible for funding through traditional DOT programs. The TIGER

program focuses on capital projects that generate economic development, and improve access to reliable, safe and affordable transportation for disconnected communities, both urban and rural, while emphasizing improved connection to employment, education, and services, workforce development, and community revitalization.

***Highway Safety Improvement Program, State of New Mexico***

The New Mexico Highway Safety Improvement Program (NM HSIP) is designed to reduce traffic crashes causing fatalities and serious injuries in New Mexico. The New Mexico DOT issues an announcement soliciting proposals for either engineering stand-alone transportation safety improvement projects or non-construction transportation safety programs for consideration for discretionary funding in the appropriate fiscal year.

***Transportation Alternatives Program, Federal Highways Administration***

Transportation Alternatives Program (TAP) is a Federal reimbursement program originally authorized under section 1122 of the Federal transportation act, Moving Ahead for Progress in the 21st Century (MAP-21). TAP was reauthorized as a set-aside of the Surface Transportation Block Grant (STBG) program in section 1109 of the Fixing America’s Surface Transportation Act (FAST Act)—signed into law in December of 2015. Although TAP is not explicitly mentioned in the FAST Act, all of TAP’s eligibilities have been preserved and are now codified under Title 23 of the United States Code, sections 133(h)(3) and 101(a)(29). *For simplicity and consistency, NMDOT will continue to refer to the program as TAP.*

In New Mexico, TAP is administered by NMDOT. TAP provides funding for programs and projects such as: pedestrian and bicycle facilities, safe-routes-to-school projects, infrastructure improvements that provide better access to transit, environmental mitigation, and other infrastructure improvements to the transportation system.

**Table 12** summarizes the **Proposed Roadway Improvements** for all roadways. Roadway maintenance will consist of routine grading, clearing of drainage and culverts, dust control with magnesium chloride and water, and the application of base course and/or pit run.

**Table 12 – Proposed Roadway Improvements**

<b>Priority</b>	<b>Roadway Name</b>	<b>Proposed Improvement</b>	<b>Funding Source</b>
2015/2016	Sutton Place	Pave, Curb & Gutter, Sidewalk (Complete)	TIDD
2016	Zap’s Road	Grading & Drainage (Installed D.I. and culvert)	DOT – NPRTPO
2016	Twining Road	Grading & Drainage (In progress)	DOT – NPRTPO
2016	Kachina Road South	Grading & Drainage, Widen 20’ for Snow Storage	DOT – NPRTPO
2016	Coyote Lane	Maintenance	DOT – NPRTPO
2016/2017	Ernie Blake Road	Realignment, Pave, Curb & Gutter, Sidewalk	TIDD
2016/2017	Thunderbird Road	Pave, Curb & Gutter, Sidewalk	TIDD
2016/2017	Snow Storage Solution	Acquire land and equipment for snow storage	TIDD

**Table 12 – Proposed Roadway Improvements (continued)**

<b>Priority</b>	<b>Roadway Name</b>	<b>Proposed Improvement</b>	<b>Funding Source</b>
2017	West Burroughs Crossing	Pave, Curb & Gutter, Sidewalk	TIDD
2017	NM 150 / Village Entry	Planning and Design, Pave and Shoulder	TIDD
2017	Upper Twining Road	Grading & Drainage, Widen 10' for Snow Storage	DOT – NPRTPO
2017	Chipmunk Lane	One-Way, Improve Intersection at Phoenix Switchback	DOT – NPRTPO
2017	Phoenix Switchback	Improve Intersection at Chipmunk	DOT – NPRTPO
2017	Big Horn Hill	Grading & Drainage (Road co-op 2016)	DOT – NPRTPO
2018	Bull of the Woods Road	Maintenance	DOT – NPRTPO
2018	Dolcetto Lane	Maintenance	DOT – NPRTPO
2018	Emma	Reconcile Roadway alignment with Right of Way	DOT – NPRTPO
2018	Lake Fork Creek	Gravel	DOT – NPRTPO
2018	Kachina Road	Pavement	TIDD
2018	Strawberry Hill	Pave, Curb & Gutter, Sidewalk	TIDD
2018	Twining Road (.5 miles)	Dust Control, Pave, Curb & Gutter	TIDD
2018	Parking Lot Upgrades	Redesign and resurface the TSV parking lot	TIDD
2017	State Road 150	Resurface & Bike Lane	DOT - NPRTPO
2019	Wolf Lane	Grading & Drainage	DOT – NPRTPO
AS NEEDED	Big Horn Cove	Maintenance	DOT – NPRTPO
AS NEEDED	Deer Lane	Maintenance	DOT - NPRTPO
AS NEEDED	Black Bear Drive	Maintenance	DOT - NPRTPO
AS NEEDED	Porcupine Road	Maintenance	DOT – NPRTPO
AS NEEDED	Snow Shoe Trail	Maintenance	DOT – NPRTPO
AS NEEDED	Twining Road	Maintenance	DOT – NPRTPO
AS NEEDED	Lily Lane	Maintenance	DOT – NPRTPO

**Table 12 – Proposed Roadway Improvements (continued)**

<b>Priority</b>	<b>Roadway Name</b>	<b>Proposed Improvement</b>	<b>Funding Source</b>
AS NEEDED	Lynx Road	Maintenance	DOT – NPRTPO
AS NEEDED	Marmot Trail	Maintenance	DOT – NPRTPO
AS NEEDED	O.E. Pattison Loop	Maintenance	DOT – NPRTPO
AS NEEDED	Gerson	Maintenance	DOT – NPRTPO
AS NEEDED	Gusdorf	Maintenance	DOT – NPRTPO
AS NEEDED	Cliffhanger Loop	Maintenance	DOT – NPRTPO
AS NEEDED	John Burroughs Trail	Maintenance	DOT – NPRTPO
N/A	Bear	Pave, Curb & Gutter	Private
N/A	Blue Jay Ridge Road	None	Private
N/A	Firehouse Road	None	Private
N/A	West Burroughs Road	Pave, Curb & Gutter, Sidewalk	Private
N/A	Armadillo	None	N/A
N/A	Bear	None	N/A
N/A	Bison	None	N/A
N/A	Coyote	None	N/A
N/A	Deer Blvd	None	N/A
N/A	Eagle	None	N/A
N/A	Gila Monster	None	N/A
N/A	Lake Fork	None	N/A
N/A	Mineslide Road	None	N/A
N/A	Ocean Blvd	None	N/A

## COMMUNITY SERVICES

### Existing Services

#### *Department of Public Safety*

The Department of Public Safety (DPS) is responsible for law enforcement, fire protection, emergency medical services, search and rescue, and animal control. All of these services are completed with cooperation from local and state resources and agencies. They also work with other Village departments in reviewing land development proposals and roadway improvements.

“The Village of Taos Ski Valley Department of Public Safety has a commitment to provide quality law enforcement, fire protection and EMS service to the Village of Taos Ski Valley’s citizens and visitors. We have qualified, professionally trained full-time and volunteer personnel to meet the needs of our community. We promote the philosophy and practice of community-oriented policing through selected crime prevention programs. We focus on solving problems within our community and continue to diligently investigate and prosecute those who commit crimes against persons or property.

We are proactive in the area of fire protection, with constant training in the area of fire suppression. We conduct fire prevention programs such as commercial fire inspections, public fire education, plans review of new construction, and inspections and acceptance testing of fire protection systems.

We are constantly training in the area of EMS in order to continually improve the quality of emergency medical care provided to those in need of our services.

We will meet the challenges that changing times place on public safety, with dedication and commitment to doing the best job possible on behalf of our citizens and visitors.”

Village of Taos Ski Valley Web page

#### *Law Enforcement*

Law enforcement applies to all state criminal statutes and Village ordinances. Law enforcement does not enforce civil issues. Officers do not have authority to make an arrest outside of the Village limits. The Village enjoys excellent working relationships with other law enforcement jurisdictions and works in cooperation with state, tribal, federal, and other municipal public safety departments.

The Village employs two full-time officers and the Chief. The Chief also serves as the Director of the Public Safety Department. The Village owns four law enforcement vehicles with one of the four being stored in reserve for back up. The New Mexico Department of Public Safety licenses all officers. Officers are required to earn 40 hours of in-service training every two years. The training courses they are required to attend are mandated by the state legislature.

The Village is in the process of drafting an agreement with the United States Forest Service (USFS) which will allow the Village law enforcement officers to have authority to enforce criminal and traffic laws on USFS property. The primary interest for this agreement is to allow the Village’s law enforcement officers the ability to issue traffic violations within the TSV, Inc. parking lots. These areas are already annexed into the municipal limits of the Village. Village law enforcement currently has the ability to detain a criminal and to report criminal activity to the USFS. The USFS has a Law Enforcement Officer position.

Unfortunately, the position is currently vacant at the Questa Ranger District. Village law enforcement officers patrol the camping areas along NM 150 particularly in high fire season.

The Department of Public Safety also manages the Village of Taos Ski Valley Volunteer Fire Department. The District boundary is illustrated on the **Fire Service District Map**. The Fire Department responds to structure fires, vehicles crashes, and wildfires within the District boundaries.

Volunteers will assist if requested for inspections of fire suppression systems and inspections (with the assistance of the state Fire Marshal's office) of sprinkler systems. The Fire Chief helps the Village staff in building code review issues and designating fire lanes in roadway improvement plans.

The Village owns two engines, a rescue truck, and a brush truck as well as the air curtain incinerator or Burn Boss. The Village recently purchased a truck for mobile communications and search and rescue. The fire engine and the medical rescue vehicle are located in the garage at Fire Station #1 on Firehouse Road. Fire Station #2 houses an engine and is located near the Bavarian Restaurant in the Kachina area.

There are twenty volunteers with ten active members who often participate in training and respond to calls for service. Volunteers are trained in vehicle extrication (e.g. - a vehicle crash with entrapment) and low and high angle rescue.

The state Fire Marshal provides annual funding to cover the Village's operational expenses and fire-fighting equipment. The amount of funding is based on the Village's "ISO" rating. The Insurance Services Office (ISO) is a private legal organization that determines the ISO rates. The ISO rate determines fire insurance premiums. The Village's current rating is "6" with 1 being the best rating and 10 being the worst rating. The rating is determined by the capacity of the dispatch system (provided by Taos County), volunteer training, water systems, equipment, response times, and personnel. The Fire Department is fully equipped per ISO standards.



*Firehouse #1.  
Taos County dedicated the land for the Firehouse #1 to the Village in 1997 under the deed restriction that the building is "used primarily as an active fire station."*

*Fire Substation #2. The Village leases the property underneath the substation from TSV, Inc.*



## ***Emergency Medical Services***

The Village's emergency medical service (EMS) is managed by the Village's DPS. It is a volunteer service with the same district boundaries as the Volunteer Fire Department District. It is a "non-transporting" service; however, the Village owns a transport capable medical rescue vehicle that can transport a patient in the event a County ambulance is not available. Many EMS volunteers also volunteer for the Fire Department and participate in EMS training. Training courses include first responder, EMT Basic and others.

## ***911 Service***

Emergency 911 phone calls are dispatched to the appropriate fire or EMS district from the dispatch center located in the Taos County complex in the Town of Taos.

## ***Search & Rescue***

Similar to the Fire Department and EMS, many volunteers also volunteer for Search and Rescue (SAR). The SAR service is recognized as a SAR Team by the state of New Mexico Search and Rescue Coordinator. The Village's SAR Team searches for missing persons within the Village boundaries and within USFS lands. TSV, Inc. Ski Patrol searches for lost skiers. Volunteers can be called to a SAR mission all over the region depending on staffing and availability of the volunteers. Volunteers are trained in SAR procedures on a limited basis. The Village Police Chief is designated as the Incident Commander during a SAR mission. State police must be notified of a SAR report because they have statutory authority over all SAR missions. They do not search for animals.

## ***Animal Control***

DPS is responsible for animal control within the Village. Law enforcement officers can give a citation for a pet running at large and for bites. However, the Village does not have a facility to keep animals. Animals are sheltered by Taos County who are available to assist with animal control as needed.

## ***Trash & Recycling***

Outdoor trash storage is not permitted due to bears. The Village accepts household trash at a compactor located at the wastewater treatment plant. A charge is added to the each property owner's water and/or sewer bill.

## ***Slash Pile Burning***

The Village and TSV Inc. purchased a Burn Boss (air incinerator) in 2014 to incinerate slash piling to support the community in creating defensive space to protect their property from forest fire. The Burn Boss, or air incinerator is moved to various areas throughout the Village where property owners can deliver their slash. Trained operators burn the slash. The USFS requires the operators be trained in Wildland Certification class (e.g. - "Red Card"). All operators of the Bun Boss must have a "red Card" in order to operate the Burn Boss on USFS land.

## ***Special Events***

The Village permits special events such as music and art festivals. These events are regulated by the zoning ordinance and administered by DPS.

## Existing Ordinances

### Zoning & Subdivision

The zoning and subdivision ordinances include several provisions to ensure that new development provides adequate facilities for emergency access, fire suppression, appropriate trash disposal and broad authority of Village staff to require additional improvements or design considerations that prevent the development from threatening public safety.

### Impact Fees

The Village Council adopted impact fees as a part of the zoning ordinance. Impact fees are imposed on new development to pay “its fair and proportionate share of the costs to the Village of Taos Ski Valley associated with providing necessary public services and public facilities...that serve such development.” (Ordinance 14-30. Section 22). Impact fees are charged for 1) roadway, pedestrian and drainage improvements, 2) parks & recreation / open space, 3) general government facilities, and 4) public safety (emergency medical service, law enforcement, and fire). The fee for general government facilities is \$.7738 per square foot of development. The fee for public safety is \$.7095 per square feet of development. The fee is determined from an estimate of the total square footage of future development divided by the total estimated costs of the public services and public facilities. Cost estimates are prepared by the Village staff and are contained in the “Public Facilities Needs Assessment Report” which was approved by the Village Council on June 10, 2014.

The report identified the need for a new administrative office building, a public safety building for law enforcement, fire, and emergency services, a fire substation in the Kachina area, tank truck, and a ladder truck.

### Other Ordinances

Several ordinances have been adopted that regulate a variety of public safety issues. These are:

- 97-13 - Criminal Offenses; Violations of Municipal Ordinances; Dogs and Domesticated Animals
- 97-26 – Animal Control
- 97-27 –Creating the Department of Public Safety

## Previous Plans and Actions

### Village of Taos Ski Valley Infrastructure Capital Improvements Plans

Every year the Village Council adopts an Infrastructure Capital Improvements Plan (ICIP). The ICIP is a list of unfunded projects presented in priority order for a five-year period. The following community services have been included in the ICIP since 2011:

**Table 13 – ICIP Community Services (Since 2011)**

Service	Status
Construct Public Safety Building / Multi-Purpose Building	To Be Determined
Relocate / Construct Fire Substation	To Be Determined
Purchase Police Patrol Vehicle	To Be Determined
Recycling Facility	To Be Determined

## 2015 Threat Assessment

The Office of Homeland Security completed a threat assessment of the Village in 2015. The following is a summary of their findings.

- There are no indicators of a threat from environmental terrorism, other domestic terrorism elements, or for international terrorism,
- Taos Valley crime statistics indicate a clear dominance in drug related offenses (males 25-50 years old are consistently the highest prevalence among adults)

## **Community Services Goal, Objectives and Strategies**

The goal and objectives present a framework for evaluating new development proposals and for implementing community services.

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### **Goal**

**The Village is fully equipped, trained, and empowered to provide community services that meet the recognized needs of Village residents and visitors.**

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### Objective

The Village will collaborate with regional agencies and organizations to explore new opportunities.

### Strategy

- The Village recognizes that providing new or enhanced community services is not always feasible due to the small population and remote location.

### Objective

Purchase law enforcement vehicles.

### Strategy

- The Village receives funding from the state public safety department for new vehicles. The Village will purchase a new law enforcement vehicle every two years.

### Objective

Renovate Firehouse #1 to accommodate the needs of the Public Safety Department.

### Strategy

- The Village purchased the Taos Mountain Lodge in the summer of 2016 in order to expand the office spaces for staff and provide meeting space. When the staff relocates, Firehouse #1 will be renovated to include office space, evidence lockers, training and meeting space, and at least four storage bays for equipment storage and for the year-round storage of public safety vehicles.

### ***Objective***

Implement an emergency evacuation and notification program.

### ***Strategy***

- The Village will invest in Internet and mobile device technology to increase public participation and facilitate real time feedback and reporting of issues that need the immediate attention of the Village administration and service providers. Programs may include services that allow residents and visitors to report a wide variety of issues to the Village. These issues may include:
  - flood, fire, avalanche, active shooter
  - road closures (due to construction or down trees)
  - dead animals
  - missing persons
  - forest fire alerts and evacuation procedures
  - downed utility poles and/or downed trees
  - planned outages for electric and water utilities

### ***Objective***

Increase fire protection services by purchasing a water tender truck and a new ladder truck.

### ***Strategy***

- A water tender (sometimes called a tanker truck) is necessary to transport water to a forest fire.
- A ladder truck is required for adequate fire protection due to the number of multiple story buildings within the Village core. Additional development of hotels and condominiums increases the need for a ladder truck.

### ***Objective***

Sign a Joint Powers Agreement (or other agreement) with the USFS to grant jurisdiction to the Village's Public Safety Department for issuing citations on Forest Service lands.

### ***Strategy***

- A large amount of traffic takes place at the TSV, Inc. parking lots during the ski season; however, the parking lots are located on USFS lands. The Village does not currently have the authority to give citations. Having authority on USFS lands will provide greater police protection and traffic control in the parking lot for the safety and convenience of all residents, employees, and visitors.

### ***Objective***

Relocate fire substation #2.

### ***Strategy***

- Substation #2 will be relocated to the .25 acres of Village-owned property located adjacent to Kachina Road.

***Objective*** \_\_\_\_\_

Expand recycling services.

***Strategy*** \_\_\_\_\_

- The Village will expand services to accept paper. The Village will provide recycling bins at the Village offices.

***Objective*** \_\_\_\_\_

Adopt protocols for assigning addresses to new development; conduct a sweep of existing buildings to determine addressing redundancies and errors.

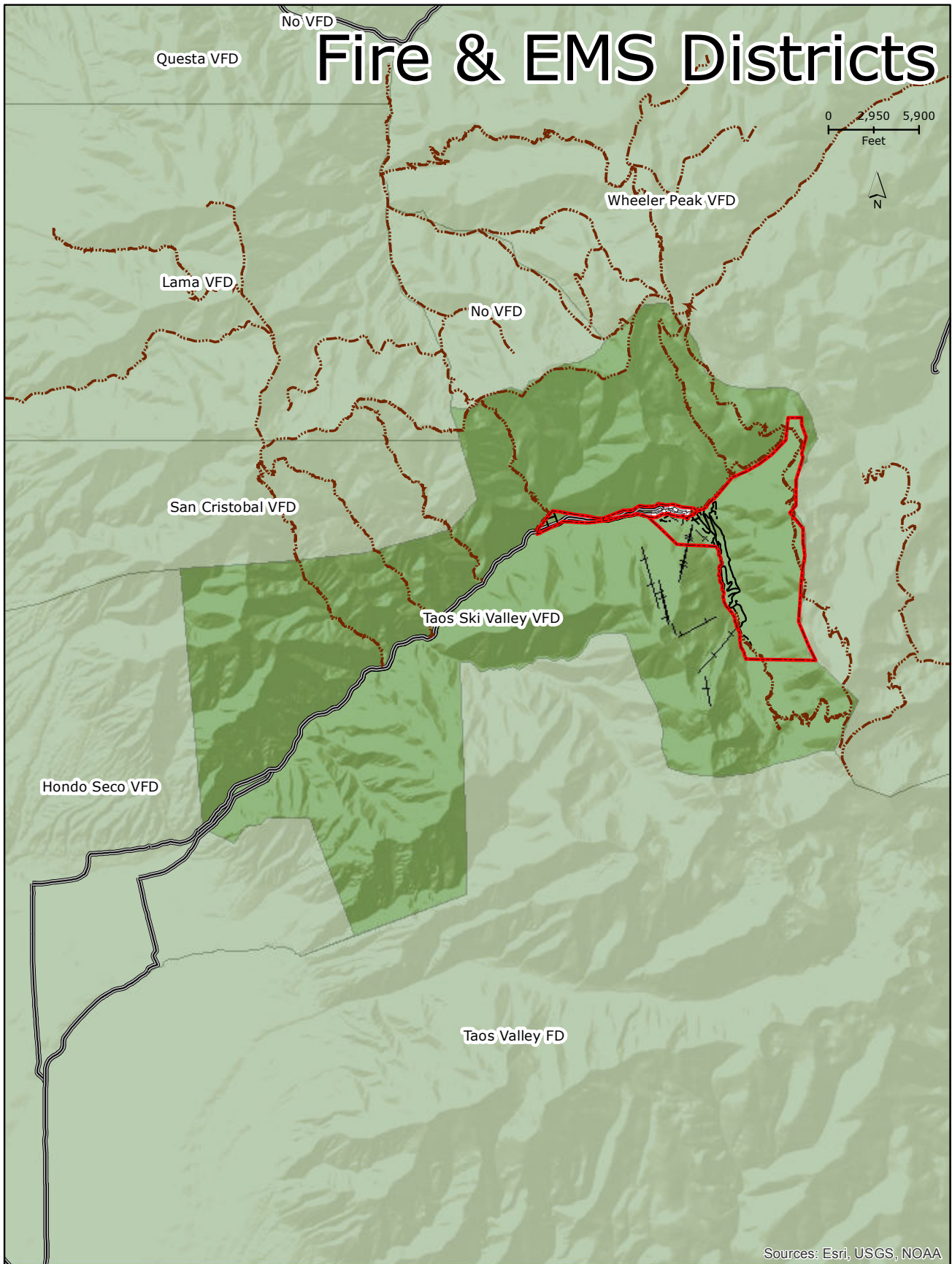
***Objective*** \_\_\_\_\_

Special events are seen as an economic benefit to the Village, encouraging year round visitation and activities; however, the additional noise could be detrimental to the residents of the Village. The Village would take the appropriate steps to moderate any disturbances.

***Strategy*** \_\_\_\_\_

- Adopt a noise ordinance to regulate noise levels during special events.

Map 5 – Fire and EMS Districts





# HAZARD MITIGATION

## Existing Conditions

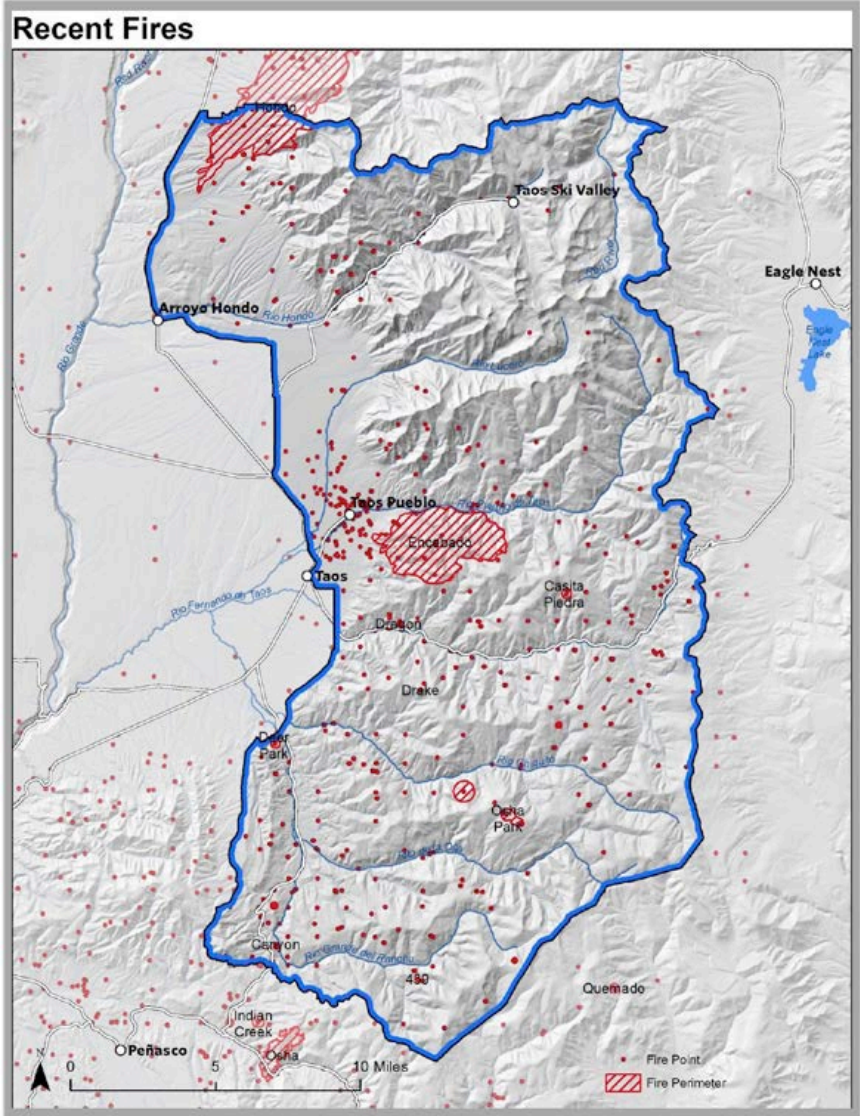
The high alpine environment can be hazardous to human activity. The Village is at risk of several natural disasters including forest fire, floods and erosion, avalanches, landslides and severe weather. Natural hazards represent a serious threat to the natural beauty, property, safety, and economy of the Village.

### *Forest Fire*

A forest fire represents a variety of risks and consequences to the Village, the tourism industry, and private property owners. These are summarized below:

- The forest surrounding the Village is overgrown with small diameter, dead-and-down and dead-and-standing trees due to fire suppression policies that remained in place by the US Forest Service for many decades.
- A forest fire would have disastrous consequences to wildlife and wildlife habitat, including the potential for massive fish kills in the Rio Hondo.
- Soil erosion would damage waterways and increase flood potential.
- Irrigated agriculture and grazing in downstream communities would be at risk of water pollution in the Rio Hondo due to ash and debris deposited in the river following a forest fire.
- Persistent drought increases fire potential.
- Invasive insect species kill trees, increasing the ignitability of the forest.
- A fire could damage the Phoenix Spring that provides the Villages single source of drinking water.
- A forest fire would be disastrous to the aesthetics of the ski runs and hiking and biking trails with a very negative effect on the visitor experience.
- Hundreds of millions of dollars being invested by TSV Inc. in the redevelopment of the core area and infrastructure improvements are put at risk.
- State highway 150 is the single access road to and from the Village making emergency evacuation problematic and dangerous.
- Careless visitors may accidentally or intentionally start a fire in remote areas.
- Aboveground electric utility poles along NM 150 and within the Village are at risk from falling on the lines, from high winds and many other factors beyond human control.
- The Village has limited financial resources to provide the necessary training equipment to fight wild-land fires.
- Difficulty in getting fire hazard insurance for residences and commercial buildings.

**Figure 4 – Recent Fires**



There have been several devastating forest fires in Taos County in recent history, including the Encebado fire and the Hondo/ Lama fire. The Recent Fires Map identifies the location of recent forest fires

2015 Rio Grande Watershed Coalition - Landscape Restoration Strategy. 2015

“Within hours after the Hondo Fire started on May 5, 1996, near San Cristobal and Taos, NM, the neighboring town of Lama was burned through. Some structures remained, but many were destroyed. Families in nearby Red River and portions of the town of Questa were evacuated. Before this incident was over, about 2,000 individuals were displaced or evacuated from their homes, and portions of some highways were closed to all but local residents and fire traffic.”

– Taos News. From an article in Fire Management Notes Volume 56, No.4, 1996 United States Department of Agriculture, Forest Service.

*The ash cloud from the Hondo/Lama Wildfire reached across the Sangre de Cristo Mountains.*  
 – 2009 Taos County CWPP.



“The Village is surrounded by the Taos County Wildland Urban Interface (WUI). The WUI is the area or zone where structures and other human development meet to intermingle with undeveloped wild-lands or vegetative fuel. When homes blend together with the wild-land, a tremendous wildfire danger can exist. This creates the Wild-land/Urban Interface.” - 2009 Taos County Community Wildfire Protection Plan.

The Village has been proactive in addressing the threat of catastrophic wildfire in recent years. The Village was designated as a Fire Wise Community / USA status in December 2014. The Firewise Board of Directors is responsible for preparing an annual Work Plan to address the risks of a catastrophic forest fire.

In August 2014, the Firewise Community Board of Directors assessed each property in the Village to determine whether or not they are high, medium, or low risk. Then in 2015 the Firewise Community Board of Directors was awarded a \$500 grant from State Farm Insurance for thinning the dead and dying trees and dead underbrush on the property around the Village Offices and Fire Department building.

Most recently in 2015, the Village purchased software that will send a text message to anyone within range of cell towers in the Village of an immediate emergency situation (i.e. - wildland fires, landslides, avalanches, mudslides, active shooter, etc.) and inform them of evacuation sites and protocols. Also in 2015, the Village signed on as a member of the Rio Grande Wildfire and Water Source Protection Collaborative Effort and donated the requested \$5,000 to the US Geological Survey for a Regional Fire History Study.

### ***Flood & Erosion***

The Village receives 21 inches of rain per year. Rainstorms come in short, intense episodes, increasing the threat of flood and erosion. Flood and erosion can contribute to non-point source pollution of surface waters. Several areas within the Village are susceptible to flood, including several Amizette properties along the Rio Hondo, properties along the Lake Fork Creek in the O.E. Pattison subdivision, properties on Upper Twinning Road, and the Rio Hondo condominiums and the “old bone yard” near the Rio Hondo.

The Federal Emergency Management Agency (FEMA) has not mapped the 100-year Flood Hazard Area (e.g. – “Flood plain”) within the Village; however, the Village requires site specific flood studies prior to approving new construction when there is an apparent threat of flood conditions. The Village works with the US Army Corps of Engineers (USACE) to evaluate the potential for a development project to impact surface water and wetlands. The USACE permits development projects as a part of their regulatory responsibility under Section 10 of the Rivers and Harbors Act and/ or Section 404 of the Clean Water Act.



*Flooding along Highway 150*

### ***Avalanche***

**“The high elevations and steep topography (upper slopes range from 30o to 45o inclinations) provide an ideal topographic setting for snow avalanches.”** *Snow Avalanche Mapping and Zoning with Land Use Recommendations, Arthur I. Mears. June 2000*

The last major avalanche was above the Bavarian Restaurant in the Kachina area in 1995 and again in 1997. However, numerous avalanches routinely occur above and through Kachina Road and have resulted in significant property damage to homes on Cliffhanger Loop as recent as 2008.

The Village relies on a June 2000 study prepared by Arthur I. Mears, PE, as a reference for determining the limits of avalanche zones. The study identified a Blue Zone, a Red Zone, and the TSV, Inc. Control Area:

**Red Zone (High Hazard)** – a return period of 30 years or less and/or produce impact pressures of 600 lbs/ft<sup>2</sup> or more on flat surfaces normal to the flow direction. The Red Zone is effectively a no build zone.

**Blue Zone (Moderate Hazard)** – return periods of more than 30 years and produce impact pressures of less than 600 lbs/ft<sup>2</sup>. Construction is permitted if (1) structural engineering defenses have been built to protect the building from an avalanche design (2) buildings have been reinforced for design avalanche impact and deposition loads, and (3) avalanches have been prevented by structures in the starting zone.

**TSV, Inc. Control Area** – regular avalanche control, including forecasting, skier and /or machine compactions, and explosive or skier release. Explosives may cause a “100-year” avalanche and are not always entirely effective at preventing an avalanche. Major avalanches may occur in these areas in the spring due to high intensity prolonged storms.

The **Avalanche Zone Map** (Map 7) identifies the locations of Blue and Red zones and the TSV, Inc. Control Areas.

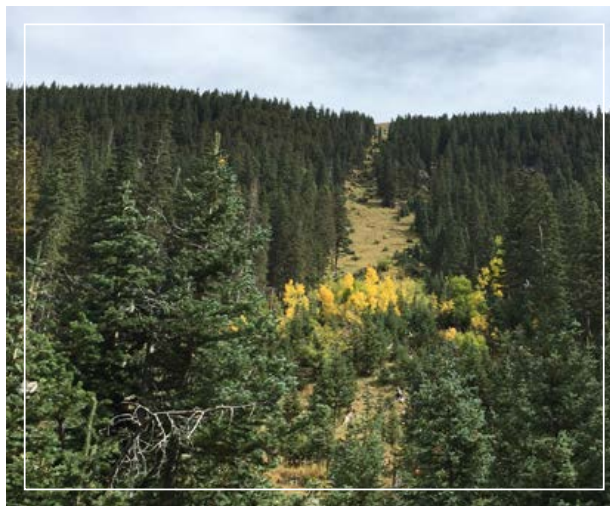
## *Landslides*

Landslides occur when rock, soil, or debris slide down a slope under the force of gravity. Landslides are not uncommon in the Village. Problems often occur on slopes steeper than 10-15 degrees. Roadways and buildings constructed on steep slopes can cause erosion and landslides. Underground water can seep and heave the soil causing it to move and slide. Development on steep slopes above Kachina could compromise safety of lower development

## **Existing Ordinances**

### *Zoning Regulations*

The zoning regulations include many standards that must be met in order to develop properties within the Village. These include cut and fill, terrain management, fire resistant building materials, and prohibitions and restrictions of developing in or near avalanche zones.



*Avalanche Chute on the Pattison Trust property*



*Large cut and fill increases the risks of landslides and erosion*

### **Subdivision Regulations**

The subdivision regulations include extensive provisions for clustered developments. Clustered development is permitted in any subdivision to “encourage creative and flexible site design that is sensitive to the land’s features and adapts to the natural topography.”

### **Building Codes & Other Ordinances**

The Village Council adopted several ordinances that regulate building design and construction with specific standards to prevent fire and other potential hazards. These ordinances include:

- 2007-10 – Adopting the New Mexico Building Code
- 1997 - 11 – Adopting the Plumbing and Mechanical Code
- 1997 - 12 – Adopting the Electrical Code
- 1997 - 23 – Creating the Fire Department
- 2007-44 – Adopting the International Urban – Wildland Interface Code
- 2004-2002 & 2002a - Open Fires and Fireworks

The Village Council amends these ordinances from time to time to reference the most current versions of applicable building codes.

Burn Permits – The Village has an air curtain incinerator (Burn Boss) approved by the New Mexico Environment Department to burn slash (vegetation, tree limbs, leaves etc.) within the ski Valley. Residents of the Village can deposit slash at the Waste Water Treatment Plant where the “Burn Boss” incinerator is located. The Burn Boss is authorized through a Taos Ski Valley Special Use permit for administrative burning or the burning of debris at administrative sites. The Questa Ranger District must be notified 48 hours prior to burning.

## **Previous Plans and Actions**

### **2013 New Mexico State Forestry Assessment**

The State Forestry Division completed this assessment to provide recommendations for hazardous fuel treatments. It utilized the data from the 2009 Taos County CWPP as a reference for the assessment. Although the Taos County CWPP identifies the Village as a moderate risk, the NM Forestry Assessment concluded that the Village is a “high hazard community” due to drought and insect infestation impacts to forest health in and around the Village.

### **2015 The Village of Taos Ski Valley Firewise Community Action Plan**

The Firewise Board is required to submit an annual Action Plan to the state Department of Forestry in order to maintain the Village’s status as a Firewise Community. The 2016 Action Plan summarizes the history and background of the Firewise Board, outlines previous accomplishments, and identifies several projects for 2016. The Action Plan calls for GIS mapping of properties with adequate (or inadequate) defensive space, multiple mass mailings to educate the community about defensive space and to share recent success stories, a series of “Firewise Education Days”, consideration of an ordinance to mandate thinning, ongoing participation in regional meetings and activities, and purchasing additional sirens. The Action Plan also calls for a Community Wildfire Protection Plan (CWPP) specific to the needs, risks, and opportunities of the Village.

### **2016 Carson National Forest Management Plan-U.S. Forest Service**

The Carson National Forest is operating from a Forest Management Plan created in 1983. According to the US Forest Service web page regarding the revised Forest Plan, “The Carson National Forest will be in the process of revising its Forest Plan to incorporate changed conditions, best available science, and new public issues beginning October, 2013”

- <http://www.fs.usda.gov/main/carson/landmanagement/planning>

The Plan is intended to promote “healthy, resilient, diverse, and productive national forests and grasslands with a range of social, economic, and ecological benefits now and for future generations.” The Plan will represent a major policy shift from forest fire suppression to fire management.

### **2009 & 2016 Taos County Community Wildfire Protection Plan (CWPP)**

Taos County adopted a CWPP in 2009. A CWPP Core Team met throughout 2015 to update the 2009 CWPP. The CWPP includes a Community at Risk rating for all communities within the County.

The ratings were determined through vigorous CORE Team input, mapping data and fire modeling, professional forestry consultation, and local knowledge. The CWPP gives the Village a “Moderate” Final Risk Rating.

### **Taos Valley Watershed Coalition Landscape Restoration Strategy**

The Landscape Restoration Strategy (LRS) was developed over seven months during 2014-2015 by the Taos Valley Watershed Coalition.

*“The goal of the Coalition is to protect, improve and restore the water quality, quantity, and ecological function of the forests and streams in the Rio Grande watershed within Taos County to the benefit of both local and downstream beneficiaries of the water supply arising from these watersheds.”*

The Landscape Restoration Strategy is a combination of local knowledge of forest conditions, forest ecology, and mapping studies to recommend the most appropriate forest treatments across the Taos valley watershed.

### **Taos Ski Valley Inc.**

TSV Inc. is glading the ski runs at the “Minnesota” and the “Wild West” to protect the ski mountain from forest fire and to create more terrain for skiers and snow boarders. Glading is the removal of trees to create pockets of skiable terrain. Thinning activities would occur gradually over a 5-year period, with small diameter dead and dying trees being removed first. Most of the trees to be removed would be smaller than 10 inches in diameter. For safety, all existing hazard trees would be removed from the gladed areas. Trees that have a high potential to fall due to lean angle, exposed roots or broken crowns are considered hazard trees. Broken crown trees can be a safety hazard attributed to an increased susceptibility to fall during high winds.

### **Evacuation Plan**

The Village Evacuation Plan was updated in 2015 by the Public Safety Committee and distributed to all residents and businesses. In addition, it is posted on the six public billboards throughout the Village where all public notices are displayed. The plan includes directives on safe locations and a checklist for evacuation. The plan is currently under review by the Public Safety Committee and the Firewise Committee.

## **Hazard Mitigation Goal, Objectives and Strategies**

The objectives present a framework for evaluating new development proposals and for implementing hazard mitigation efforts.

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### **Goal**

**The Village is adapted to natural hazards and prepared to mitigate the potential impacts.**

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### **Objectives**

The Village recognizes that natural hazards represent a serious threat to the safety and economy of the Village. In order to protect the health, safety and welfare of the community, the Village will require specific engineering or planning studies to demonstrate that a proposed development will not increase the threat of natural hazards and to include recommendations to mitigate the potential impacts.

### **Strategies**

- New development should include infrastructure and drainage improvements that are designed to accommodate the 100-year flood event to protect lives and property.
- The Village recognizes the critical role that wetlands and streams have in preventing floods and preserving water quality. New development should not only prevent damage to surface waters but also should actively restore and preserve surface water and wetlands.
- The Village encourages clustered development as a method to avoid unnecessary roads and driveways that contribute to erosion and landslides. Clustered development will take advantage of the limited developable area and encourage adjacent property owners to share driveway access and avoid inappropriate development on steep slopes that can cause erosion, landslides, and unnecessary cut and fill for building footprints, access roads, utility trenches, and driveways.
- The Village will require professional geotechnical engineering of proposed structures on steep slopes exceeding 15 percent to protect properties from landslides.
- The Village is mapping areas of potential natural hazards. Any person(s) proposing to develop within the identified areas must prepare (at his/her expense) a more detailed study of potential hazards and propose mitigating measures to assure the public safety and welfare.
- The Village may determine if there are specific areas in which no development may take place because of probable endangerment to the health, safety and welfare of the residents, visitors and businesses of the Village.

### **Objective**

Natural hazards can have disastrous impacts within the Village but also across the entire landscape. Therefore, the Village will collaborate with all levels of government and community organizations to identify and minimize the threats of natural hazards and to leverage financial and technical resources to mitigate the impacts.

## ***Fire***

### ***Strategies***

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- The Village will work with the U.S. Forest Service, private property owners, TSV Inc., New Mexico State Forestry, and community organizations in funding the recommended forest treatments within the upper Rio Hondo Watershed. Potential funding sources include the U. S. Forest Service non-Federal Lands Grant, Community Forestry Restoration Projects and the Rio Grande Water Fund.
- Adopt a Community Wildfire Protection Plan (CWPP) (completed). The CWPP provides specific strategies and objectives for government agencies, community organizations, and landowners about the types and specific locations of treatments necessary to reduce wildfire hazards within the upper Rio Hondo watershed. Also included are specific recommendations for public education, improving the capacity of the Village Public Safety and Volunteer Fire Departments. The CWPP is consistent with the Taos County CWPP update and the Landscape Restoration Strategy described by the Taos Valley Watershed Coalition.
- The Village will support the Firewise Board in promoting Education Day and other special events associated with forest fire prevention and education.
- The Village will provide educational materials and financial incentives to the community regarding forest fire protection measures on private property. For example, The Taos Soil and Water District Private Lands Fuel Reduction Treatment Program is a cost share program that provides technical assistance and funding for private property fuel reduction.
- The Village Council adopted the 2003 code; however, adopting the 2012 code will improve the fire prevention requirements for new construction. Full compliance (e.g. – clearing trees within 50 feet of a building) due to lot sizes would mean denuding the Village of trees.
- The Village will adopt applicable sections of the 2012 International Code Council Wildland-Urban Interface Code to improve fire prevention requirements for new construction.
- Implement Forest Treatments- the Village will work with the U.S. Forest Service, private property owners, Taos Ski Valley Inc. and community organizations in funding the recommended forest treatments within the Upper Hondo watershed. Potential funding sources include U.S. Forest Service Collaborative Forest Restoration, community Forest Restoration Projects and the Rio Grande Water Fund.
- Update the Village web page to provide information to the community regarding natural hazards.
- Use GIS mapping software and web-based applications to provide maps and other materials to inform the community about meetings, funding opportunities, prescribed burns, and risk assessments.

## ***Flood and Erosion***

### ***Strategies***

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- The Village recognizes the critical role that wetlands and streams have in preventing floods and preserving water quality. New development should not only prevent damage to surface waters but also should actively restore and preserve surface water and wetlands.
- New development should include infrastructure and drainage improvements that are designed to accommodate the 100-year flood event to protect lives and property.
- The Village will encourage on-site water retention through best practices in “light imprint” storm water management, including the use of rain barrels, rain gardens, bio-swales, and other permaculture designs.

- The Village encourages clustered development as a method to avoid unnecessary roads and driveways that contribute to erosion and landslides. Clustered development will take advantage of the limited developable area and encourage adjacent property owners to share driveway access and avoid inappropriate development on steep slopes that can cause erosion, landslides, and unnecessary cut and fill for building footprints, access roads, utility trenches, and driveways.
- Update the Zoning Regulations to clarify the development standards to increase protection of riparian areas and wetlands and to require grading and drainage plans for new construction

## *Avalanche*

### *Strategy*

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- The Village will provide education materials and maps about the causes and consequences of developing and living near avalanches.

## *Landslides*

### *Strategy*

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- The Village will require professional geotechnical engineering of proposed structures on steep slopes exceeding 15 percent to protect properties from landslides.

Map 7 – Avalanche Zones

