



7 Firehouse Road  
Post Office Box 100  
Taos Ski Valley  
New Mexico 87525

(575) 776-8220

E-mail: [vtsv@vtsv.org](mailto:vtsv@vtsv.org)  
Web Site: [www.vtsv.org](http://www.vtsv.org)

**PLANNING & ZONING  
COMMISSION:**

Thomas P. Wittman, Chair  
Henry Caldwell  
Richard Duffy  
Yvette Klinkmann  
Susan Nichols  
J. Christopher Stagg  
Jim Woodard

**VILLAGE ADMINISTRATOR:**  
John Avila

**DIRECTOR OF PLANNING &  
COMMUNITY DEVELOPMENT:**  
Patrick Nicholson

**VILLAGE CLERK:**  
Ann Marie Wooldridge

## **PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA**

Monday, February 7, 2022 1:00 P.M.

Via Zoom TeleConference

See [www.vtsv.org](http://www.vtsv.org) for information to attend the meeting  
TAOS SKI VALLEY, NEW MEXICO

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### **AGENDA**

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF THE MINUTES OF THE JANUARY 10, 2022 P&Z COMMISSION MEETING**
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
  - A.** Consideration to Approve Resolution 2022-501 Open Meeting Act and Public Notice Required.
  - B.** Village of Taos Ski Valley Water Master Plan Presentation and Discussion.
- VI. MISCELLANEOUS**
- VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING**
- VIII. ADJOURNMENT**



**PLANNING & ZONING COMMISSION  
DRAFT MEETING MINUTES  
MEETING HELD VIA ZOOM  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, JANUARY 10, 2022 1:00 P.M.**

**I. CALL TO ORDER & ROLL CALL**

Commission Chair Tom Wittman called the meeting to order at 1:00 p.m. Roll call was taken, and a quorum was established. All Commission members were present: Henry Caldwell, Richard Duffy, Yvette Klinkmann, Susan Nichols, Chris Stagg, Tom Wittman, and Jim Woodard. Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, Public Works Director Anthony Martinez, Fire Chief Roberto Molina, and Attorney Susan Baker.

**II. APPROVAL OF THE AGENDA**

**MOTION:** To approve the agenda as presented

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

**III. APPROVAL OF THE MINUTES OF THE NOVEMBER 1, 2021 P&Z COMMISSION MEETING**

**MOTION:** To approve the minutes as presented

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

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

**A. Informational Presentation: Firehouse Road "Civic Node" Conceptual Site Plan**

Director Nicholson introduced the presentation saying it was a significant proposal which deserved P&Z's attention.

TSVI's Peter Talty explained that TSVI had purchased a parcel of approximately 20 acres from Mickey Blake near the Kandahar Condominiums and Snow Bear Condominiums. TSVI already owns areas adjacent to this parcel and used the land previously for snowcat access to the special use area permitted by TSVI for ski resort operations. Mr. Talty said that as they looked at the area near the existing Village Firehouse and Office, TSVI realized that there was potential for a joint venture between the Village and TSVI.

TSVI has secured the services of Living Designs Group, with principal Doug Patterson, who has completed several design projects for TSVI and who has also designed several Firehouse projects in Northern New Mexico. Mr. Talty further explained that space for a post office would also be made available and this has been communicated to the Taos Postmaster.

Mr. Patterson presented plans for two buildings, a new location for Mogul Medical, above the end of the Firehouse Road turn around, and a Village Firehouse/ TSVI office building. Access to Mogul Medical will be off Kandahar Road, a turn-off from Firehouse Road. There will be pedestrian access to Mogul Medical as well as skier, snow cat, and ambulance access. There will be three bays in the bottom floor of the Firehouse and room for offices. The second floor would have TSVI offices for various administrative uses. Parking will be available for the Post Office.

The plan is for TSVI to fund construction of these buildings and have the Village to use the lower level in a kind of condominium situation where the Village would purchase part of the building. Plans will be

submitted soon for Certificates of Compatibility for both buildings.

**VI. MISCELLANEOUS**

**A.** The Village water study will be discussed at the next P&Z meeting.

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

The next meeting of the Planning & Zoning Commission is scheduled for February 7, 2022 at 1:00 p.m. via Zoom.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Commissioner Woodard

**Second:** Commissioner Stagg

**Passed:** 7-0

The meeting adjourned at 1:50 p.m.

\_\_\_\_\_  
Tom Wittman, Chairperson

ATTEST:

\_\_\_\_\_  
Ann M. Wooldridge, Village Clerk

**VILLAGE OF TAOS SKI VALLEY**

**RESOLUTION No. 2022-501**

**A RESOLUTION CONCERNING GOVERNING BODY MEETINGS AND PUBLIC NOTICE REQUIRED**

**WHEREAS**, Section 10-15-1(B) of the New Mexico Open Meetings Act, NMSA 1978 as amended, provides that "All meetings of a quorum of Village Council or any board, commission or other policy-making body of any state agency, or any agency or authority of any county, municipality, district or any political subdivision held for the purpose of formulating public policy, discussing public business or for the purpose of taking any action within the authority or the delegated authority of such board, commission or other policy-making body, are declared to be public meetings open to the public at all times, except as otherwise provided in the constitution or the provisions of the Open Meetings Act"; and,

**WHEREAS**, any meetings subject to the Open Meetings Act at which the discussion or adoption of any proposed resolution, regulation or formal action occurs shall be held only after reasonable notice to the public; and,

**WHEREAS**, Section 10-15-4, NMSA 1978 provides that "Any person violating any of the provisions of Section 10-15-1, NMSA 1978 is guilty of a misdemeanor and upon conviction shall be punished by a fine of not more than five hundred dollars (\$500) for each offense"; and,

**WHEREAS**, Section 10-15-1(D) of the Open Meetings Act requires the Village of Taos Ski Valley to determine annually what constitutes reasonable notice of its public meetings;

**NOW, THEREFORE BE IT RESOLVED** by the Planning and Zoning Commission of the Village of Taos Ski Valley, New Mexico that:

1. All meetings shall be held at via Zoom, at 1:00 p.m. or as indicated in the meeting notice.
2. Unless otherwise specified, regular meetings shall be held each month on the first Monday. The agenda will be available at least seventy-two hours prior to the meeting from the Village Clerk whose office is located above the Taos Ski Valley Firehouse, 7 Firehouse Road, Taos Ski Valley, New Mexico. Notice of any other regular meetings will be given ten (10) days in advance of the meeting date. The notice shall indicate how a copy of the agenda may be obtained.
3. Special meetings may be called by a majority of the Commission upon three (3) days' notice. The notice shall include an agenda for the meeting or information on how the Commission or the public may obtain a copy of the agenda. The agenda shall be available to the public at least seventy-two hours before any special meeting.
4. Emergency meetings will be called only under unforeseen circumstances which demand immediate action to protect the health, safety, and property of citizens or to protect the public body from substantial financial loss. The Village of Taos Ski Valley will avoid emergency meetings whenever possible. Emergency meetings may be called by a majority of the Commission upon twenty-four (24) hours' notice, unless threat of personal injury or property damage requires less notice. The notice for all emergency meetings shall include an agenda for

the meeting or information on how the public may obtain a copy of the agenda.

5. In addition to the regular meetings of the Village there are Briefings and Workshop Meetings at which no action will be taken and are held principally as information and study sessions. When these meetings are scheduled, Notice will be provided.

6. The notice requirements of Sections 1, 2, 3, 4 and 5 of this Resolution are complied with if the proposed agenda with the meeting date, time and location is posted at the Village's offices above the Taos Ski Valley Firehouse, 7 Firehouse Road and at the board in Box Canyon, the U.S. Post Office for Taos Ski Valley, New Mexico, and four other public places within the Village, as provided by Section 3-1-2 NMSA 1978. Revised agendas may be posted up to seventy-two (72) hours prior to the meeting. In addition, written notice of such meetings shall be mailed, or hand delivered to federally-licensed broadcast stations and newspapers of general circulation which have provided a written request for such notice.

7. Notwithstanding any other provisions of Sections 1 through 6 of this Resolution, the Commission may establish such additional notice requirements as may be deemed proper and advisable to comply with the provisions of the Open Meetings Act.

8. If any meeting is closed pursuant to exclusions contained in Section 10-15-1, Subsection H, NMSA 1978, such closed meetings called by the Commission shall not be held until public notice, appropriate under the circumstances, and in compliance with Sections 1 through 6 of this Resolution, has been given. In addition, such notice shall state the exclusion or exclusions in Section 10-15-1, Subsection H, NMSA 1978 of the Open Meetings Act, under which such closed meeting is permitted.

**PASSED, ADOPTED, AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**THE VILLAGE OF TAOS SKI VALLEY  
PLANNING AND ZONING COMMISSION**

\_\_\_\_\_  
Thomas P. Wittman, Chair

Attest:

\_\_\_\_\_  
Ann M. Wooldridge, Village Clerk

Vote: For \_\_\_\_\_ Against \_\_\_\_\_

# Village of Taos Ski Valley, NM Water Master Plan

Prepared for:

Village of Taos Ski Valley and Taos Ski Valley, Inc.

Hydrology and Water Supply Assessment Prepared By:

Glorieta Geoscience, Inc.

Water Demand and Infrastructure Assessment Prepared By:

Dennis Engineering Company



GLORIETA GEOSCIENCE, INC.

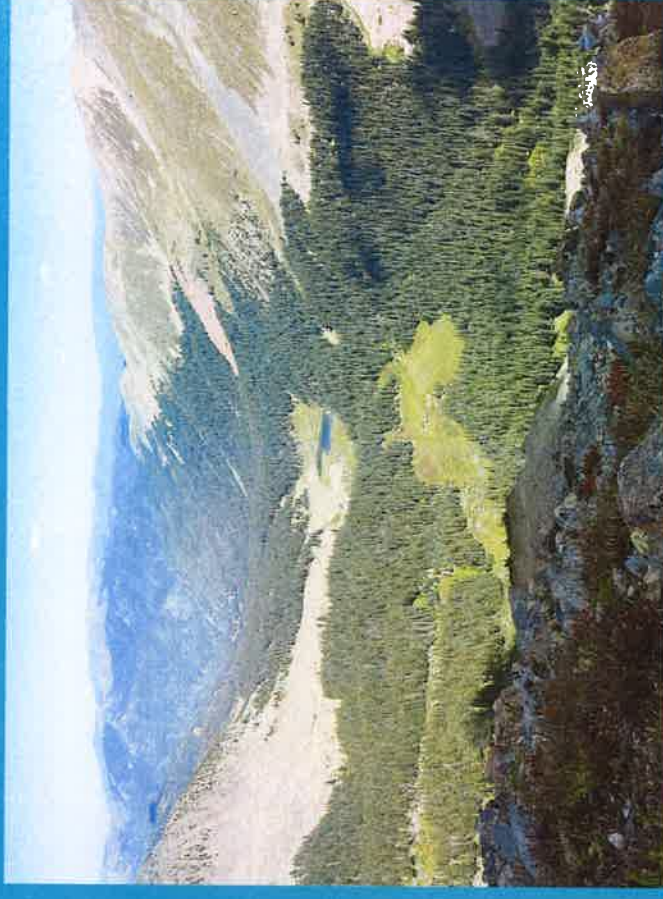


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# Purpose of Study

- Evaluate the ability of VTSV to meet future water demands given water supply and distribution system constraints
- The WMP builds on the Source Water Protection Plan of which GGI was an active participant
- The WMP is intended to be a living document for use as a planning tool by VTSV to evaluate proposed projects and ensure that development in the Village does not exceed long-term water availability



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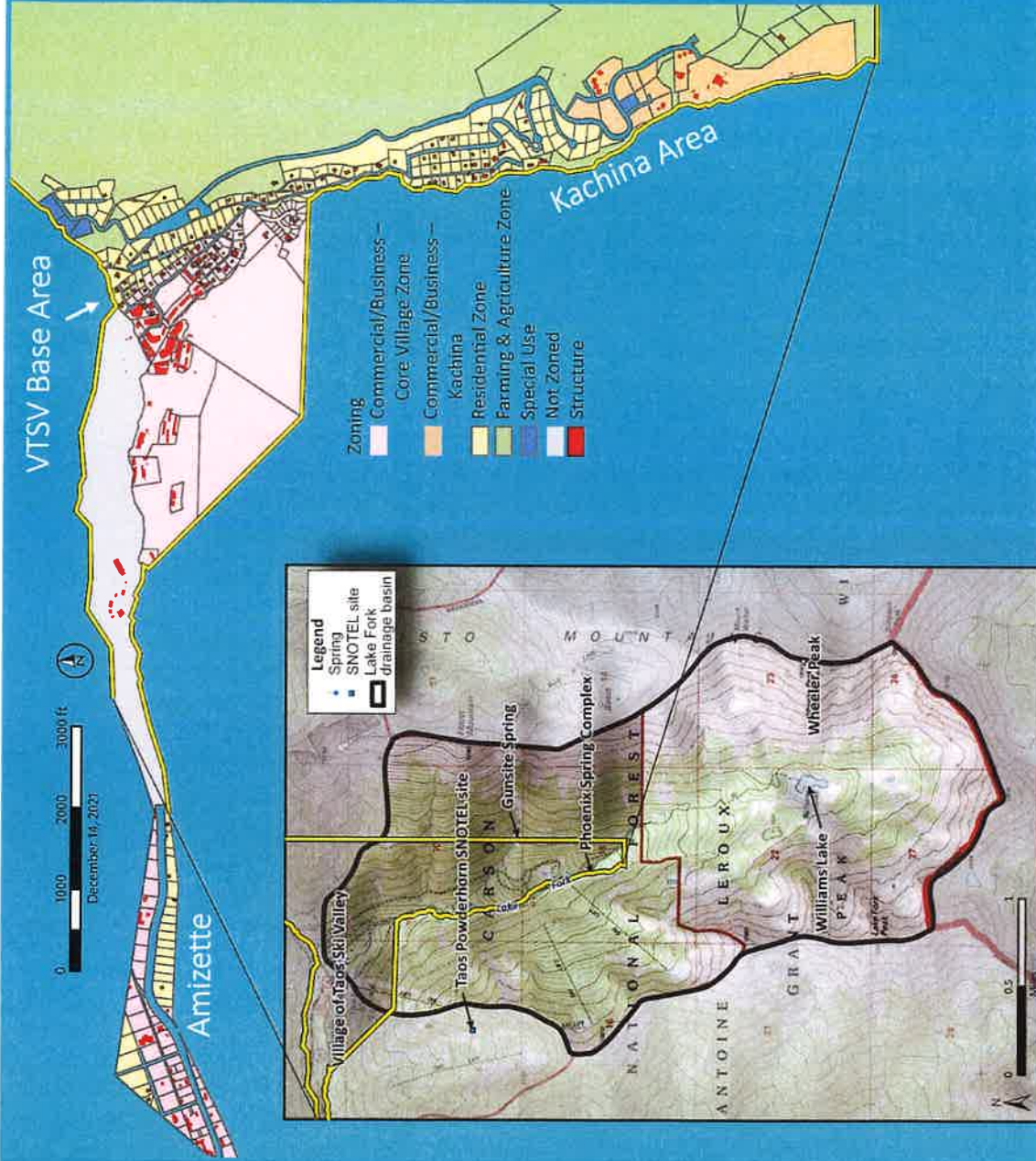
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# VTSV and Lake Fork Water- shed



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DEC

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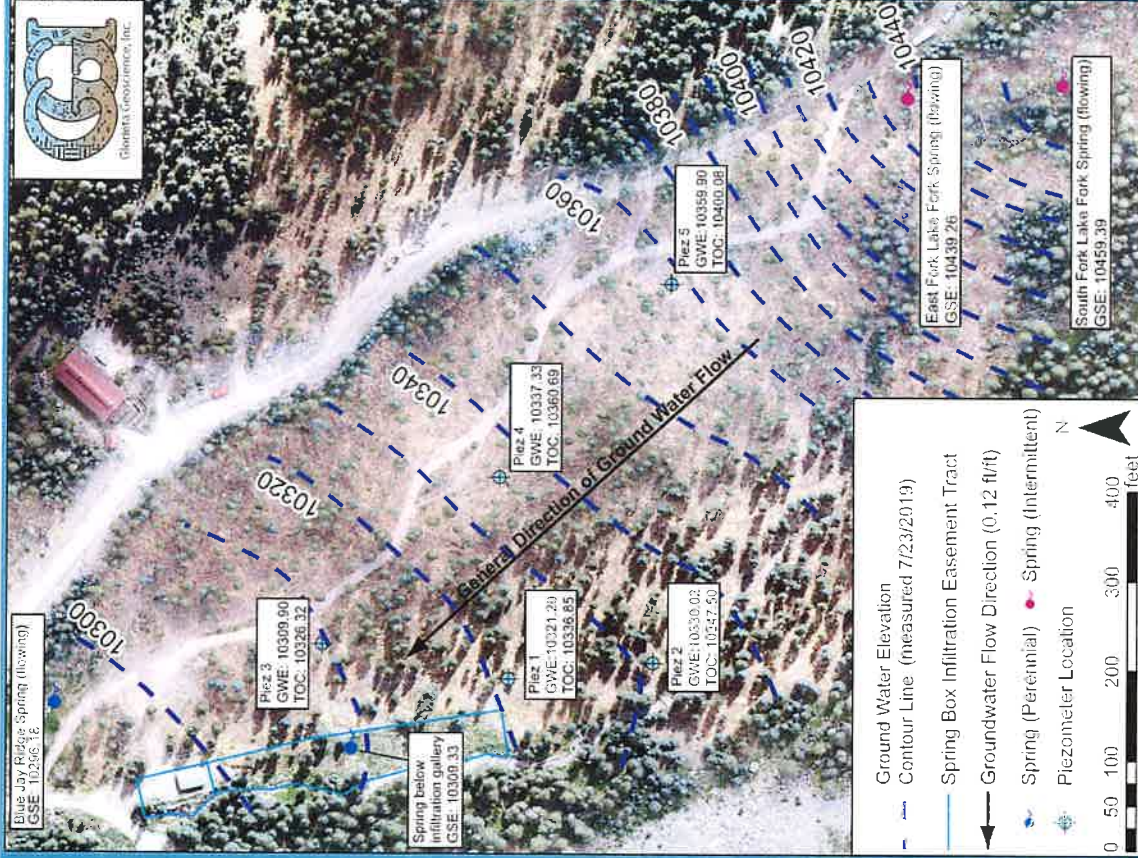


# Phoenix spring and infiltration gallery located above (south of) the base of Lift 4





# Phoenix Infiltration Gallery and Chlorination Station with Groundwater flow direction based on piezometer study



TSVI Piezometer study key to understanding timing and sources of recharge to Phoenix Spring, developing Source Water Protection Plan (SWPP)





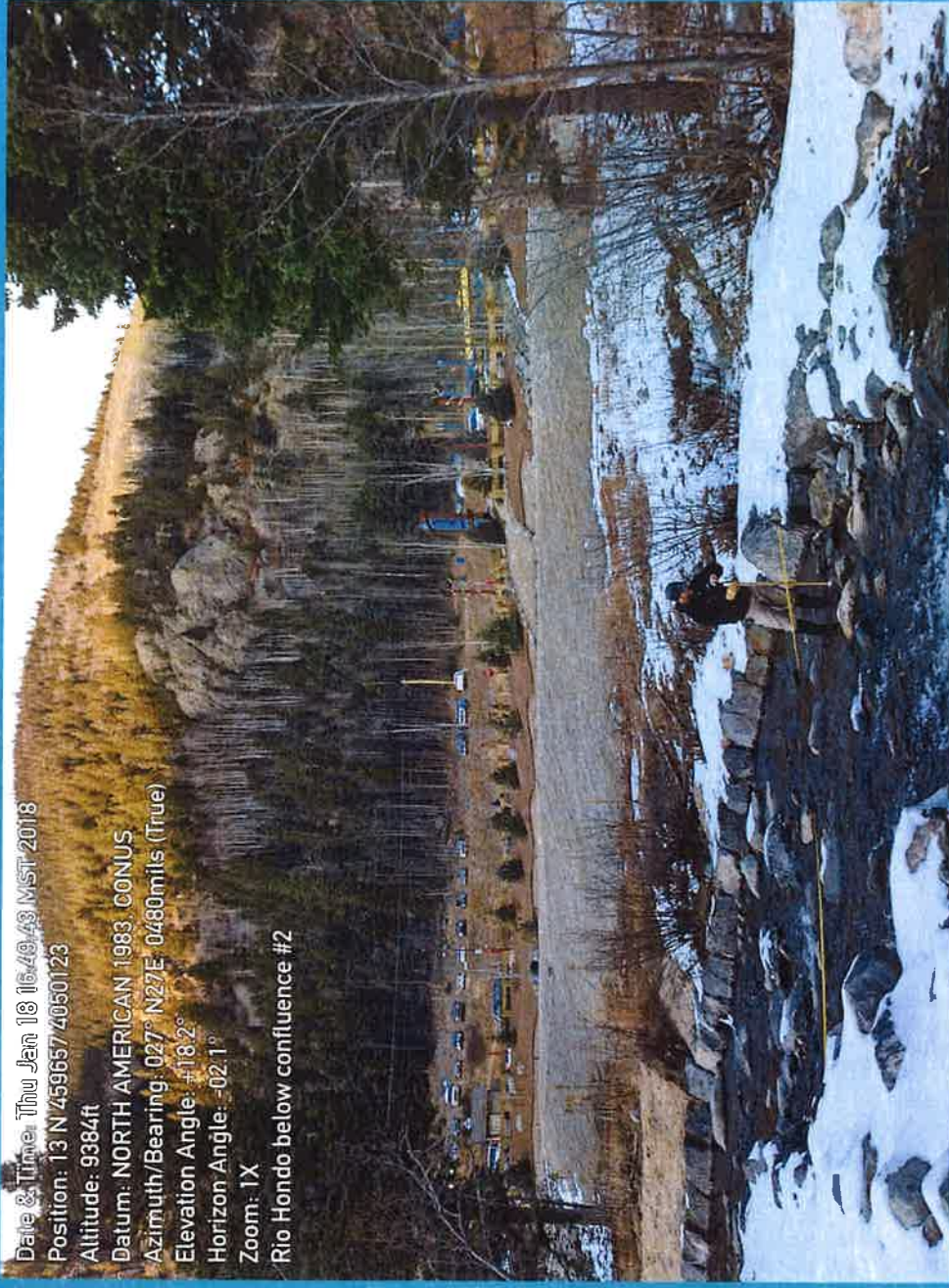
# GUNSITE SPRING IS AN EXISTING, PERMITTED VTSV WATER SOURCE

Weekly  
measurements of  
flow and water  
quality at Gunsite  
spring, beginning in  
February, 2021.  
Minimum flow  
43,200 gpd (30  
gpm) March-April,  
2021, maximum  
flow 432,000 (300  
gpm) August, 2021





Stream gaging  
on the Lake  
Fork and the  
Rio Hondo  
during winter  
low-flow  
conditions,  
part of overall  
hydrologic  
assessment.



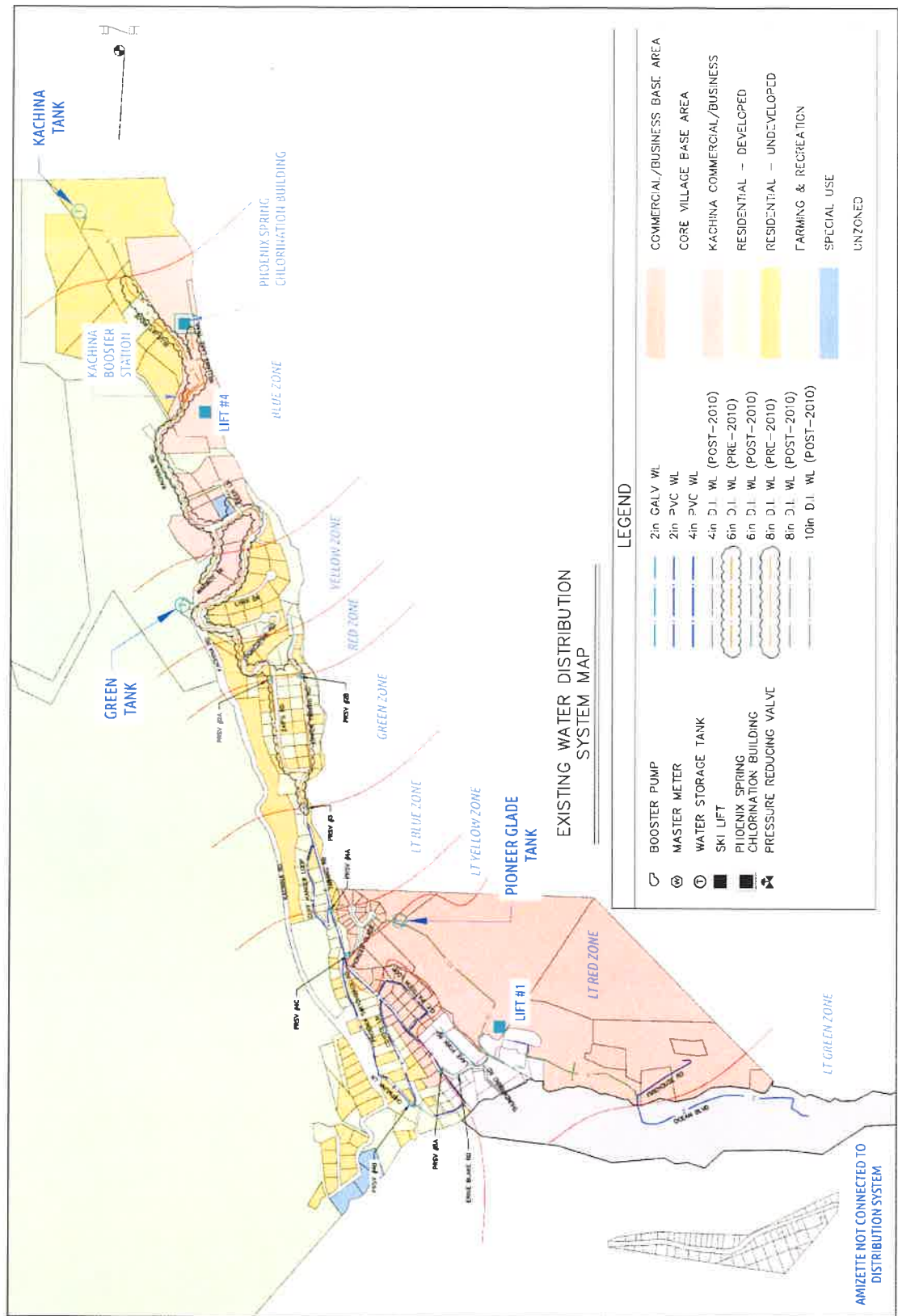


# Methodology for Estimating Future Low Flows from Phoenix Spring

- Using the long-term (86 year) Rio Hondo stream flow record (measured at the mouth of the Hondo canyon above Valdez) and the correlation with Phoenix Spring discharge, the **lowest projected average 5-day historic flow for Phoenix Spring was estimated to be 181,400 gpd (126 gpm)**
- Climate forecasts indicate snowpack and stream flows will decline in the future. Therefore, our low flow estimate for Phoenix Spring (lowest projected flow in 86 years) was reduced by 0.5% per year to account for climate change
- Based on this analysis, **for planning purposes the projected minimum average 5-day flow from Phoenix spring in 2047 is 159,270 gpd**
- Recent measurements indicate low flow at Gunsite Spring is 43,200 gpd (30 gpm). This effort is on-going



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# Water Demand and Infrastructure Assessment

- Need for Improvements
  - The time period when the Phoenix spring has its lowest flow (180,000 gpd) coincides with peak demand during spring break (56,000 gpd)
  - During peak demand, unaccounted-for water is 74%, meaning the **available water** is as low as 47,000 gpd
  - This projected deficit is 9,000 gpd
  - The distribution system customers use approximately 26% of the water metered at the Chlorination Station
  - NM Minimum Standards for unaccounted-for water is (15%)
    - **This means that, on average,  $\frac{3}{4}$  of the water that flows into the system at the Chlorination Station is lost**, likely through leaks or unmetered water in the distribution system
- VTSV should actively work towards reducing unaccounted-for water (loss) within the distribution system



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# Areas of Concern/Recommended Action Plan

- Chlorination Station to the Green Tank
  - 60% of total unaccounted-for water is lost between the chlorination station and the Green Tank
- Existing PVC, galvanized and ductile iron waterlines installed prior to 2010
  - 35% PVC
  - 35% ductile iron
  - 3% galvanized
- Existing Residential and Commercial Meters
  - Meters are not currently tested for accuracy
  - Meter replacement program not currently in-place
  - Meter readings may be erroneous at the end of their service life
- *Install new meters at the Green Tank to identify the extent of unaccounted-for water between the Chlorination Station and the Green Tank*
- *Isolate locations with master meters to identify the extent of water loss*
- *Replace leaking water lines as they are discovered*
- *Implement a meter replacement program*



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# Projected Water Demand for 2047

Scenario	Projected Water System Demand (GPD)	Maximum Unaccounted-for Water to Satisfy Demand (%)
Build-out of all Residential, Base Village & Kachina with 20% Increase in Visitation	116,000	36%
Build-out of all Residential, Base Village & Kachina with 20% Increase in Visitation and Incorporation of existing Amizette	123,000	32%
Build-out of all Residential, Base Village & Kachina with 20% Increase in Visitation and Incorporation of build-out for all of Amizette	125,000	31%

Through collaborative efforts, VTSV and TSVI estimated the service area at 25-year full build-out, including Amizette w/ growth, consists of the following units

- Single Family Residential 271 units
- Multi-Family and Condos 635 units
- Hotel Rooms 276 units
- Commercial Square Footage 205,572 sq.ft.



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# Next Steps

- Pursue State and Federal Public Funding
- The Water Master Plan reports from GGI and DEC are essential components of funding applications
- Establish a Water Loss Program to monitor unaccounted-for water.
- Continue to carefully monitor spring flows
- Revisit baseline flow evaluation every 5 years and adjust projections as needed
- Utilize Gunsite Spring water supply to offset decline at the Phoenix Spring



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Questions?

