



**PLANNING & ZONING COMMISSION  
DRAFT MEETING MINUTES  
MEETING HELD VIA ZOOM  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, FEBRUARY 7, 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 Woodard      Passed: 7-0**

**III. APPROVAL OF THE MINUTES OF THE January 10, 2022 P&Z COMMISSION MEETING**

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

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

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

**A. Consideration to Approve Resolution 2022-501 Open Meeting Act and Public Notice Required**

Required annually by the State of New Mexico, this is the Open Meetings Act that governs how and when public meetings can be held. P&Z meetings are scheduled for the first Monday of the month unless otherwise noticed. Meetings are currently being held via Zoom teleconference.

**MOTION:** To approve Resolution 2022-501 Open Meeting Act and Public Notice Required

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

**B. Village of Taos Ski Valley Water Master Plan Presentation and Discussion**

Director Nicholson introduced representatives from Glorieta Geoscience, Inc. (GGI) who had prepared the Hydrology and Water Supply Assessment, and from Dennis Engineering Company (DEC), who had prepared the Water Demand and Infrastructure Assessment, for the Village and TSVI. The purpose of the studies was to evaluate the Village's ability to meet current and future water demands given water supply and distribution system constraints. The studies build on the Source Water Protection Plan, and they are intended to be living documents for use as planning tools to evaluate proposed projects and to ensure that development in the Village does not exceed long-term water availability.

The TSVI recent piezometer study through GGI was key to understanding the timing and sources of recharge to the Phoenix Spring. There is an interest in developing the Gunsite Spring, as it is an existing, permitted water source for the Village, and could make up the difference at the Phoenix Spring between water demands and low flow plus line loss at peak periods.

The methodology for estimating future flows was based on 86 years of stream flow data on the Rio Hondo. Taking into consideration climate forecasts, snowpack and stream flows will decline in the

future.

The DEC report highlighted the need for infrastructure improvements in the Village water supply system. There is an unusually high unaccounted-for water loss within the distribution system, which should be an area of concern and should be acted upon, according to the recommendations. Water demands until 2047 were projected to include build-out of all residential, base Village, and Kachina areas, to include the incorporation of Amizette properties, as well as a potential 20% increase in visitation rate.

The final recommendations were that the Village should pursue State and Federal Public Funding in order to establish a water loss program and repair damaged and old supply lines.

**VI. MISCELLANEOUS**

**A.** Commission Chair Wittman announced that all of the P&Z Commissioners had been re-appointed by the Mayor, with Council approval. Commissioners Caldwell, Duffy, Klinkmann, and Stagg now have a one-year term, and Commissioners Nichols, Wittman, and Woodard now have two-year terms.

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

The next meeting of the Planning & Zoning Commission is scheduled for March 7, 2022 at 1:00 p.m. via Zoom. (Note: this was later cancelled. The next meeting is scheduled for April 4, 2022 at 1:00 p.m. via Zoom.)

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Commissioner Stagg

**Second:** Commissioner Woodard

**Passed:** 7-0

The meeting adjourned at 2:20 p.m.

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

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