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**PLANNING & ZONING  
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COMMUNITY DEVELOPMENT:**  
Patrick Nicholson

**VILLAGE CLERK:**  
Ann Marie Wooldridge

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

Monday, December 5, 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 NOVEMBER 14, 2022 P&Z COMMISSION MEETING**
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
  - A. PUBLIC HEARING:** Consideration to Approve a Conditional Use Permit for the Reconstruction of the Hotel Saint Bernard by Taos Ski Valley, Inc. at 112 Sutton Place.
- VI. MISCELLANEOUS**
- VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING**
- VIII. ADJOURNMENT**



## Planning & Zoning Commission

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

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### Staff Report

#### **Conditional Use Permit: Hotel Saint Bernard 112 Sutton Place**

##### **1. Case Summary**

Date of Hearing: December 5, 2022  
Application Received: August 2, 2022  
Date of Posting: November 17, 2022  
Plan Review Fees: \$1,500 - Variance Request  
Development Impact Fees: \$1,865,560.00 (estimated)

**Project Description:** The ski corporation, TSVI, has proposed an extension redevelopment of the Hotel Saint Bernard (HSB) property. The current facilities and buildings and the adjacent Mogul Medical building will be removed, and the entire area reimagined into a high-end multiple structure luxury resort. The proposal consists of three separate hotel buildings, a pedestrian plaza, commercial space for two fine dining restaurants, a spa facility, and underground parking. Access to the site is at the southern terminus of Sutton Place within the Core Village Zone.

The project conception and articulation masterfully adheres to and gives extensive consideration to the Village Comprehensive Plan as it relates to the redevelopment potential, desired land use, recreational focus, and village aesthetic character for this parcel within the Core Village Zone.

Extensive site redevelopment specifications, plans, renderings, and Code compliance documents are provided by the applicant and are attached as Exhibits – see *Exhibit A: Conditional Use Permit and Certificate of Compatibility Application Narrative, Aug.*

Prior Actions/Approvals: None

## **2. Zoning Analysis:**

The subject property is located 112 Sutton Place and is zoned Core Village (CVZ).

### **A. Section 9. Design Standards**

The design standards promulgated in Section nine are intended to ensure proper site planning and architectural compatibility to established and desired Village aesthetic norms. The submitted plans comply with the stipulated standards and guidelines.

- B.** The CVZ augments its zoning principles with performance standards expressed through Supplemental Regulations and Development Requirements. *Performance standards are intended to encourage mixed-use development/redevelopment and employ flexible zoning principles that guide density, massing, and setbacks to encourage a combination of residential, hotel, commercial, and/or office use to help the Core Village Zone ensure a socially vibrant and economically sustainable environment. These standards should also encourage pedestrian-level commercial and amenity uses that animate the pedestrian experience within this zone, integrate building massing along pedestrian-friendly streets, plazas, walkways, and the river walk and create places and spaces in which residents and resort guests enjoy spending time.*

The applicant has taken great care to meet and at times exceed these Requirements.

- C.** The Planning and Zoning Ordinance 2022-30 instructs the Commission in Section 26:4 to follow the criteria below when considering and granting a Conditional Use Permit request:

The Commission shall not approve any Conditional Use Permit unless satisfactory provision has been made concerning the following, where applicable:

1. Access to property and proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood, avalanche or catastrophe.
2. The economic, noise, glare, or odor effects of the Conditional Use on adjoining properties.

3. General compatibility with adjacent properties and other properties in the Village with regard to height, landscaping, setbacks, lighting, signs, parking, and design standards when adopted by the Village Council.
4. Compliance with supplementary regulations as delineated in zone in which the property will be located.
5. All improvements required by the Village Planning Department and/or Village Engineer in the Public Works Plan have been completed or completion plans, designs and costs are approved by an agreement approved by the Village Council.

At present, the applicant complies with most, but not all, of the CUP Guidelines. For the project proposal to be fully compliant with the Village Zoning Code and Development Regulations, the Conditions of Approval stipulated below are necessary and are highly recommended for adoption by the Commission.

### **3. Project Findings & Issues:**

#### **A. Water Supply**

Currently, there is insufficient water supply within the Village water distribution system to serve the proposed redeveloped Hotel Saint Bernard property – see *Exhibit C: Redline response to TSVI by Village Public Works Director, Nov. 2, 2022; and Exhibit D: DRT Review Nov. 2, 2022 Summary of the TSVI Letter, dated Oct. 17, 2022*. It is anticipated that within the next one to three years, repairs will be successfully completed on the water distribution system to allow the Village to provide water in adequate quantity to meet the increased demand at the project site. However, at this time, the date is uncertain, and water utility service cannot be guaranteed.

No Will Serve Letter will be issued at this time nor until the Village Public Works Director can assure the Village Council that all current fire suppression and existing water utility customers needs are met. The Director will base his determination upon quantitative data generated by the Village water utility system, which regularly tracks and measures supply, storage, and demand levels.

#### **B. Development Impact Fees**

Development Impact fees are estimated at \$1,865,560.00. The Project Assessment Sheet was provided to TSVI on August 30, 2022. The exact figure will be determined upon submission of detailed square footage plans with the building permit application. No discounts nor credits have been requested nor are expected. From a thorough record review by the Village Clerk and Attorney, any previous credits, which may have applied to the property, have been extinguished and are no longer valid.



### C. Off-Site Parking Requirements

From Village Ordinance 2022-30:22:2 and per the revised Parking Diagrams and tables – (see *Exhibit E: HSB CUP Parking Diagrams, Aug. 30, 2022*) provided by the applicant, 109 total parking spaces are required for the proposed facilities. This total includes calculations for hotel and commercial use designations as well as for projected staff at the required 1:5 ratio. On-site parking is shown to accommodate a maximum of 65 spaces – 62 spaces by mechanical stacker, and three (3) handicap spaces. The two (2) service loading spaces indicated are not eligible to be added per Ordinance 22-30:22:1.

*Parking for uses located within the Village core area may be located in a dedicated and approved off-site location as long as adequate provisions are made for on-site loading and unloading.*

The remaining 44 spaces are proposed to be divided between the off-site skier day lot (19) and the employee Deer Lot (25). No dedicated and approved off-site parking agreement has been provided to Village staff. It is unclear, if the off-site parking lots can accommodate the increased volume necessitated by the project proposal. No comprehensive parking plan has been provided, which acknowledges all the existing parking obligations from various commercial and hotel establishments located within the Village Core. A saturation point may soon be reached given the present geographic limitations and the no parking restrictions in place on municipal roads and NM State Highway 150.

### D. Sutton Place Pedestrian Safety

Pedestrian safety at the southern terminus of Sutton Place is negatively impacted by the Hotel Saint Bernard redevelopment proposal. Increased deliveries and patron vehicle traffic on Sutton Place, directly resulting from the greater density and intensity of use of the property, will conflict with children and other users accessing the nearby Gondolita. The Gondolita primarily carries young skiers and their families to the Rio Hondo Learning Center (formerly the Children's Center) and back to the main Village Plaza and commercial center. Streetscape improvements are necessary to address this situation and are requested by the Village Public Safety Director – see *Exhibit F: Traffic Safety Concerns, Oct. 2, 2022*. Lacking a detailed traffic study, which the applicant has not provided, the proportional project traffic impact will be estimated by Village staff and assigned to the ski corporation.

### E. Avalanche Safety Measures

TSVI has provided a report by Rachel Moscarella, TSVI's Director of Snow Safety, analyzing the potential avalanche hazards at the HSB redevelopment site – see

*Exhibit G: TSVI Letter Nov. 14, 2022. What remains to be submitted, per Village Ordinance 2022-30:7:1-2, is a report indicating -*

*potential physical forces created upon the proposed improvements and structures and a structural analysis of the proposed building or structure prepared and sealed by a New Mexico licensed engineer reflecting an engineering analysis and design which states that the design of the building or structure can withstand the potential force from an avalanche as set forth in the avalanche report referred above. This analysis shall be required only if the referenced report indicates that an avalanche hazard exists.*

**F. Drainage Plan**

A stamped project drainage study and stormwater prevention plan will be provided by TSVI upon submission for a Certificate of Compatibility – see *Exhibit H: Vertex, Sept. 21, 2022*. All costs bore by the Village for outside consultants necessary for a thorough review, by Ordinance, shall be assigned to the applicant.

**G. Wastewater Treatment Capacity**

According to the Village Public Works Director, at the present moment, there is sufficient capacity to service and treat all project generated waste upon full build-out at the off-site expanded Village Waste Water Treatment Plant.

**H. New Buildings Roof Height**

In the CUP Submission packet pgs. 50-59, the applicant has provided preliminary roof height calculations and diagrams. These will be re-evaluated upon building plan set submission. The plans, as presented, are in compliance with the roof height requirements, stipulations, and design guidelines.

**4. Recommendation:** Staff recommends a motion to **Approve** the Conditional Use Permit with the following **Conditions:**

1. The applicant shall submit revised Streetscape and Roadway Improvements to the satisfaction and approval of the Village Directors of Public Safety and Public Works, which addresses the pedestrian safety issue on Sutton Place. These planned improvements will be forwarded to the Village Public Safety Committee for review and a recommendation made to the Planning Commission for final acceptance no later than six (6) months from issuance of a Conditional Use Permit.

Project costs associated with realizing the Village approved Improvement Plans, shall be funded by TSVI, proportional to its increased traffic impact attributable to the Hotel St. Bernard redevelopment project. No deduction shall be granted for activities at the former HSB site.

2. Due to the current lack of water supply capacity to serve the proposed project, the developer, TSVI, proceeds at their own risk. After considering fire suppression requirements and existing water demand needs among other factors, the Village Public Works Director, upon review of quantitative data generated by the Village water utility system and in consultation with Village staff, shall determine when to issue a Will-Serve Letter.
3. All Development Impact Fees must be received by the Village of Taos Ski Valley prior to issuance of any project related Building Permit. If any discount is requested subsequently, such as through the prevailing Master Development Agreement, then all negotiations shall be concluded with six (6) months from issuance of a Conditional Use Permit, or the permit is cancelled.
4. Submit lot line adjustment request or similar deed instrument prior to Certificate of Compatibility approval.
5. Provide a written report which indicates the potential physical forces created upon the proposed improvements and structures. If the reports indicates that an avalanche hazard exists, then prepare a structural analysis of the proposed building or structure, sealed by a New Mexico licensed engineer, reflecting an engineering analysis and design which states that the design of the building or structure can withstand the potential force from an avalanche.
6. Provide a dedicated and approved off-site parking agreement prior to submission of a Certificate of Compatibility.
7. The design and installation of the roof snow retention system shall be independently reviewed by a Village authorized professional, experienced and credentialed in such matters. The Village Building Official and other Staff members will participate in any recommendation to change the current roof configuration in consultation with TSVI. As permitted under Ord. 22-30, the developer shall pay all fees and associated expenses related to this matter.
8. Any substantial changes to the application must be approved by the Planning and Zoning Commission; all other changes may be approved administratively by the Planning Officer.
9. If no Building Permit is issued, the Conditional Use Permit will expire three (3) years from issuance.

## **5. Public Notice & Public Comments**

The notice of public hearing was mailed to all abutting property owners within 100 feet on November 17, 2022. A public notice sign was placed on the property on November 17, 2022.

The application materials and Staff Report were made available at the Villages Office for public review. The following written comments were received by the public:

A. None

## **6. Staff Endorsements**

Submitted By:



Patrick Nicholson

Director, Planning & Community Development Department

## **7. Exhibits**

- A. Conditional Use Permit and Certificate of Compatibility Application Narrative, Aug. 1, 2022.
- B. Hotel Saint Bernard CUP Submission, Aug. 1, 2022.
- C. Redline response to TSVI by Village Public Works Director, Nov. 2, 2022.
- D. DRT Review Nov. 2, 2022 Summary of the TSVI Letter, dated Oct. 17, 2022.
- E. HSB CUP Parking Diagrams, Aug. 30, 2022.
- F. Traffic Safety Concerns, Oct. 2, 2022.
- G. TSVI Letter Nov. 14, 2022.
- H. Vertex, Sept. 21, 2022.



## **Taos Ski Valley ‘Hotel St. Bernard’ Redevelopment**

Taos Ski Valley ‘Hotel St. Bernard’

Conditional Use Permit and Certificate of Compatibility Application Narrative

August 1<sup>st</sup>, 2022

### **Introduction:**

This document is the narrative section of the application to the Village of Taos Ski Valley (VTSV) for a Conditional Use Permit and Certificate of Compatibility Permit for the redevelopment of the Hotel St. Bernard within the ‘Core Village Zone’ of the VTSV. The application is being submitted on August 1<sup>st</sup>, 2022 for review with the VTSV Planning Commission scheduled for August 1<sup>st</sup>, 2022.

The applicant, Taos Ski Valley, Inc. (TSVI) is represented by Peter Talty & David Norden assisted by a team consisting of the following professional organizations:

- Hart Howerton, Ltd.: Architecture, Planning, Landscape Architecture, Interior Design
- Alpine Creations – Beatrice Rosenthal
- Page: Architect of Record, Landscape Architect of Record
- The Vertex Companies: Civil Engineering
- MDP Engineering: MEP & FP Engineering
- Red Tail Surveying: Professional Land Surveying
- Bradbury Stamm Construction: General Contractor

### **TSVI Goals:**

1. Create new on mountain and Village Core improvements to elevate the ski experience.
2. Revitalize and improve the existing iconic Hotel St. Bernard of Taos Ski Valley while maintaining its spirit and heart.
3. Continue to provide public amenities in the form of gathering spaces, F&B, nightlife, and wellness venues while adding additional open space activated by multi-season activities and gathering elements; drawing skiers and non-skiers to the Village core by adding amenities and a destination.
4. Introduction of a fine dining restaurant to the village core, elevating the overall village dining experience.
5. Improve skier services, circulation and amenities at the base of the ski area to enhance the guest experience.
6. Increase the quantity and quality of accommodations in the core to add value, energy and activity to the Village and resort.



With the proposed redevelopment of the Hotel St. Bernard, TSVI is making a very strong and meaningful gesture toward achieving these goals. This project serves both the hotel guests and TSVI skiers, offering premiere hotel accommodations anchored in a public podium that engages the mountain with ski-in access. A recreation of the existing St. Bernard Dining Room, a symbol for the spirit of TSVI itself, will serve hotel guests and the public alike. These improvements will secure the Hotel St. Bernard and TSVI as a premier skiing destination, while preserving the longstanding history, tradition, and symbiotic relationship between Taos Ski Valley and the Hotel St. Bernard.

### **Overview of Hotel St. Bernard Redevelopment:**

The application proposes the redevelopment of the Hotel St. Bernard within the Core Village Zone of the Village of Taos Ski Valley. The redevelopment will include the removal of the existing Hotel St. Bernard, A-Frames, Chalet Mowgli, and the existing Mogul Medical building. To accommodate the project, HSB lot line will be adjusted in the future. The lot line relative to the adjacent Snakedance Condominiums will be maintained and all setbacks will conform to Core Village Zone requirements

The revitalized Hotel St. Bernard will be developed along with an Arrival Court and adjacent site alterations. The Hotel St. Bernard consists of (4) four main components: The Lodge, Chalet Alpenhof, Chalet Mayer & the Pedestrian Plaza over the Parking Garage. The Lodge and Chalets appear as stand-alone structures on top of a pedestrian podium with parking below. The podium will be a space for both hotel guests and the community, featuring ski-in / ski-out access, The Deck, F&B exterior dining, landscaping & site furniture, and a several outdoor stairs to connect the podium level to the existing network of pedestrian circulation within the Core Village Zone. Adjacent to the Hotel will be site alterations such as regrading portions of the ski hill, planting, improvements to Allée Mayer, and the new Arrival Court, with improvements starting at the Gondolita Plaza. The character of the Arrival Court will strengthen the access between Snakedance and the Hotel St. Bernard, with site improvements to engage pedestrians while also providing emergency vehicle access.

The location of the proposed building engages the side of the mountain, allowing ski-in / ski-out access and providing spectacular up-mountain & down-valley views. The south face of the building meets grade at 9452 ft, pedestrian plaza level, and the north face of the building meets grade at 9434 ft, parking level. To mitigate the steep site, redevelopment will include regrading to some of the ski trails surrounding the hotel as well as the access from Sutton Place in the location of the current Mogul Medical & Gondolita Plaza. The access from Sutton will be snow-melted and match the character of the Arrival Court. The Arrival Court is a circular motor court mitigating the difference in elevation between the corner of Snakedance and the proposed Hotel St. Bernard entry. This motor court would be designed to accommodate emergency vehicle access. The Motor Court is the point of access for hotel guests, as they unload luggage and allow valet to unpack their cars. The hardscaping in the arrival court complements the pedestrian podium wall, which features niches, windows, and exterior stairs to engage pedestrians at street level and invites them to the podium level above.

Great measures have been taken to document the existing Hotel St. Bernard and its memorabilia. The existing building has been digitally archived and laser scanned, and its inventory of art, memorabilia, and furniture has been catalogued. The intention behind this effort is that pieces of the existing hotel will be reused or recreated in the revitalized Hotel St. Bernard. This will achieve a luxurious, contemporary design that preserves the essence of the existing Hotel St. Bernard. The new Hotel St. Bernard is a 53-key boutique on-mountain hotel featuring the Deck overlooking the Ski Beach, recreation of the St. Bernard Dining, Bar & Lounge spaces, addition of a fine dining restaurant, and a multi season spa & parking below the

podium. The Lodge contains (4) four stories above the podium. Above the (1) one public plaza level, the upper (3) three floors of the Lodge feature guestrooms, the top floor of which features larger suites. Chalet Alphenhof features (4) four floors of hotel flats, the top floor being a penthouse flat. Chalet Mayer features a new fine dining restaurant at the pedestrian plaza level, with (2) two floors of flats above, the top floor being a penthouse flat. The floor levels are offset between the Lodge and the chalets to create differentiation and allow for the impression that each is its own building within the village. The tripartite massing of the Hotel St. Bernard reduces the overall size of the hotel and works to preserve existing view corridors.

### **Major Project Statistics**

The following are the major development and dimensional statistics associated with the proposal:

#### Development Summary

- Total Gross Floor Area:  
201,300 SF
- Commercial Area:  
24,000 SF (Food & Beverage, Spa)
- Hotel Amenity Area:  
9,900 SF (Lobby(s), Ski Valet, Kids Club, Fitness & Pool)
- Hotel Support Area:  
23,950 SF (Back of House, Storage, Service Areas)
- Guestroom Product Mix:  
(53) Keys Including (41) 1 BR keys, (7) 2 BR keys, (4) 3 BR keys, (1) 4BR key.
- Parking:  
14,000 SF (31 stackers x 2 spaces per stacker = **(62) stacked spaces**) & (3) ADA spaces in garage. (2) service parking spaces provided between garage and basement level. Parking Requirements for the 30,000 SF of commercial will be supplemented with off-site at the skier day lots. The required accessible space for the retail SF is accommodated in the garage.
- Plaza Amenity Area:  
17,870 SF (Deck) (Public Restrooms provided per code)



## Dimensional Summary:

- **Podium**

- Total number of Floors: (1) Partially Submerged Story at Parking and Spa Level + Limited Basement & Loading Level Below.
- Total Building Coverage: 46,500 sf
- Average Building Height: +/- 21.5ft to F.F. Public Plaza (measured from Allée Mayer to top of Podium)

- **The Lodge**

- Total number of Floors: (3) Stories Over Garage Podium + Additional Story in Roof: (1) Food & Beverage Level, (2) Guestroom Levels + Additional Guestroom Level in Roof
- Total Building Coverage: 17,300 sf
- Average Building Height: +/- 36.5ft to B.O Eave (measured from the Public Plaza to typical eave height)

- **Chalet Alpenhof**

- Total number of Floors: (3) Stories Over Garage Podium + Additional Story in Roof: (3) Guestroom Levels + Additional Guestroom Level in Roof
- Total Building Coverage: 5,900sf
- Average Building Height: +/- 44.5ft to B.O. Eave (measured from the Retail Pedestrian Street to typical eave height)

- **Chalet Mayer**

- Total number of Floors: (3) Stories Over Garage Podium: (1) Food & Beverage Level (2) Guestroom Levels
- Total Building Coverage: 7,500sf
- Average Building Height: +/- 35.5ft to B.O. Eave (measured from the Retail Pedestrian Street to typical eave height)

## Public Spaces and Amenities Summary:

- Public Plaza above Podium: ski-in/ski-out access; network of terraces that offer planting; public seating, and gathering spaces
- The Deck at Ski Beach: lively biergarten-style terrace overlooking ski beach; ski-in access from mountain side; captures program and atmosphere of current HSB; walk up concessions window and public restrooms; exterior furnishings such as decorative wooden drink rails, stone pavers, picnic tables.

- Spa, Wellness & Aqua Therapy (Including Pool Terrace at western edge of Chalet Mayer)
- St. Bernard Dining Room / Bar & Lounge
- Fine Dining Restaurant & Dining Terrace
- Sutton Place Arrival Court: 96' diameter arrival court at terminus of Sutton Place; stone staircases leading to terrace level plaza and fine dining terrace; stone pavers with accent paving to delineate lanes and road edge; moveable planters with evergreen shrubs and colorful annuals
- Allée Mayer: cobble-lined service alley between Snakedance Condominiums and Hotel St. Bernard; connects to Ski Beach at eastern end; improvements to the paving, furnishings & safety of road; moveable planters; removable bollards to prevent vehicular traffic from entering Ski Beach
- New Public Site Furnishings, Signage, Wayfinding to enhance pedestrian experience

### **Master Plan Conformance**

The Hotel St. Bernard project has been developed with the VTSV 2017 Comprehensive Plan as guiding documents which in turn was based on the 2012 Conceptual Master Plan approval for the Core Village zone. The team recognizes the time and energy that was put forth in the creation of these documents, and the importance of conforming to both documents to fulfill the expectations and needs expressed during the long-range planning process. The Hotel St. Bernard project is positioned to effectively implement and facilitate 'big picture' recommendations and requirements of the comprehensive plan. Major points of emphasis relative to conformance with the 2017 Comprehensive Plan include:

#### **Community Placemaking:**

##### *1. Maintain the Village Character*

The Hotel St. Bernard (HSB) has helped define Taos Ski Valley's Culture and Architecture. It is one of the primary goals of the HSB redevelopment to draw on its architectural character and community nature while continuing to elevate its impact and experiences. This will be done through continuing the European Mountain Architecture that helped make the HSB an icon and maintaining the openness of its venues to the public and Village.

##### *2. Create a central location in the village for orientation & wayfinding*

The HSB will offer gathering spaces that work as the transition from the mountain to the Village and will help to orient people at the edge of the village. The project will incorporate Village wayfinding as well as provide vantage points for visual orientation from its terraces.

##### *3. Promote natural & other amenities that are in the Village*

As stated, the HSB will define the edge between the ski mountain and the Village, and it is the intent of the design to be the blending of these (2) environments while providing sun-soaked terraces for all season enjoyment. Terrace sunlight will be filtered by the strategic replanting of many on-site trees. Additionally, the Wellness program will be informed by and celebrate the special Taos Ski Valley unique environment.

##### *4. Preserve green space within development areas*

While the current "green" space on the HSB site is limited, the proposed design is

looking to increase the exterior public spaces that can be enjoyed by the public and guests. Site work reinforces pedestrian & public circulation to such spaces through measures including ski-in access, site stairs & ramps, the Arrival Court, and improvements to Allée Mayer.

## **Master Planning Goals & Action Items**

### *1. Improved Streetscape*

The HSB project is looking to improve the Sutton Place steep condition that currently exists between Snakedance Condominiums and Mogul Medical. In addition, the pedestrian access to the south of the Snakedance Condominium (Allée Mayer) will be improved, made safer and activated.

### *2. Improved Pedestrian friendly design*

Pedestrian access to the HSB and along the access roads will be improved. There will be exterior stair access to upper terraces and dining locations. Additionally interior elevator circulation will be available. After the guests' initial arrival, the intention is that their cars will be kept in hotel parking for the remainder of their stay. Cars will be kept out of sight while guests access the Village by foot. Terraces and drives will be snow-melted, improving the safety and limiting the winter maintenance. Such improvements will reestablish the Hotel St. Bernard as the circulation hub of the ski valley.

### *3. Protect view corridors*

In the development of the HSB design a conscious decision was made to break the building up into (3) masses to help preserve vies from the Village up to the mountain.

### *4. Support multi-use developments that encourage walking over vehicular traffic*

The proposed HSB project will primarily serve a hotel function, however the amenities of the hotel will be open to the public. These include, the Deck, the HSB Dining Room, the Bar & Lounge, and the Wellness Spa. Additionally, the Hotel will contain a Ski Valet. To help with vehicular traffic, roadways will be improved, and guest vehicles will be valeted primarily in the podium.

### *5. Promote a general style of a European Alpine Village within the CVZ*

Drawing on the existing architecture of the HSB, the proposed design elevates the European Alpine aesthetic while using some of the finest European alpine hotels as president.

### *6. Require good urban design*

We see the HSB as component of a much larger master plan for the Taos Ski Valley, with the goal of improving pedestrian and vehicular circulation & providing new and improved amenities that improve the resident's and guest's experience.

Accompanying this goal is the overarching mission to provide a diverse opportunity to drive the economy and provide employment.

### *7. Parking behind or below buildings*

The primary Parking will be located in the Garage podium that links all (3) buildings. This garage will be a valet garage serving the hotel, fine dining, and spa guests. The HC spaces in the garage will be self-park.

### *8. No gated streets*

There is no intension of gating the street, removable bollards would be placed to prevent vehicles from accessing pedestrian areas.

### *9. Buildings that form a street wall*

The intension is that the HSB building would operate as a street wall along the entry drive and in the easement south of Snakedance Condominium.

### *10. Doors accessible from the sidewalk*

Pedestrian access will occur both at the entry drive & pedestrian street level and

- public terrace level. The public areas of the hotel will be accessible by a snow-melted pedestrian way or by stairs leading up to the terrace levels.
11. *Active ground floor uses, including storefronts, stoops, porches or forecourts*  
The Arrival Level will be activated by the Hotel Lobby, The Ski Valet, Kid's Club, Wellness Spa entry and the Chalet Lobbies. The Terrace Level will be activated by the Deck, HSB Dining Room, Bar & Lounge, Hotel Lobby and Fine Dining Restaurant. The Terraces will contain outdoor furniture and a firepit.
  12. *Pedestrian scaled signage*  
Similar Village wayfinding and pedestrian signage will be utilized at the HSB to give direction, orientation and promote the activities and venues.

#### **Village Core Development Criteria- Recommendations**

1. *The Village Core is the location of the highest density, intensity and building height in the Village*  
The HSB development is in line with the VTSV zoning guidelines and increases the density over the existing HSB
2. *All building entrances must open onto one of the pedestrian plazas*  
All building entrances would be accessible off the pedestrian walkways, motor court or public terraces. Many of these are new or improved public spaces.
3. *Building height is in scale with the mountains*  
The Building height is increased from the existing HSB, and conforms within the VTSV zoning guidelines as measured from the pedestrian plaza over the parking structure.
4. *The ground floor of all buildings is at least 50% retail use*  
The Plaza Level of the Building is 60.3% (18,500 SF/30,700 SF) retail/commercial use, comprised of the Deck, HSB Dining, Bar & Lounge, Hotel Lobby & Fine Dining. The Arrival Level is 50.5% (23,500 SF/ 46,500 SF) retail/Commercial use, comprised of the Hotel Arrival Lobby, Ski Valet, Fine Dining Lobby, and Wellness Spa.
5. *All streets are designed with sidewalks and pedestrian facilities*  
All drives will be designed for designated pedestrian areas, in addition all pedestrian and vehicular areas will be snow melted.
6. *Parking is below grade in structures*  
The parking will be accommodated within the building podium. Any overflow for high season will be valeted to the skier lots.

#### **Zoning Ordinance Conformance**

The site plan and architectural design of the Hotel St. Bernard are proposed to meet the standards and regulations in the VTSV Ordinance NO. 2017-30. Following is a summary of the Hotel St. Bernard conformance with the major regulations of the zoning ordinance.

#### **Core Village Zone**

The Hotel St. Bernard is located on the perimeter of the Core Village Zone, the most southward development and closest to the mountain. Engaging the mountain directly, the hotel serves as a vital link between the pedestrian experience within the village and the on-mountain experience of the skier. HSB will provide an elevated stay for guests along with amenities for the Village. This development serves as a celebrated conclusion to Sutton Place with its new Arrival Court as well as the visual terminus from the Blake Residence Bridge Crossing to the Resort Center promenade.

#### **Site Design**

The site design of the Hotel St. Bernard redevelopment is a direct response to the challenges associated with the severe grade change from the hotel's south face to its north face. With a change of appx. 33' (+54 to +21) across the building footprint and appx. 59' (+80 to +21), the site regrading fastens the podium to the ski trails without disrupting any of the existing skier routes down the mountain, all while minimizing the use of retaining walls, opting for more natural alternatives such as boulder walls or natural sloping. Elevating the terraces and Dining Room provides natural light and outward views, resolving the existing condition where the HSB Dining Room sits down in a gulley. The building is oriented toward the existing grading to minimize site intervention. Snow shedding is mitigated in this development as the building steps back off the podium level, and roofs are of shallower pitch when present on the ground floor. Upper-level roofs are equipped with snow guards, heated edge & gutters. Building orientation is set to take advantage of the solar orientation throughout the day and over the seasons.

### Architectural Design

The architectural style of the Hotel St. Bernard complies neatly with the requirements set forth in the Zoning Ordinance. Like many of the other buildings within the Core Village Zone, the hotel draws upon historical precedents from alpine environments. The Hotel St. Bernard is a single building that has the look and feel of (3) three smaller buildings. The unique massing of the hotel allows for the feel of an alpine village, each of the three components seemingly separate with their own architectural character but still belonging to the same language of European mountain chalets. The conscious decision to break the building into the Lodge, Chalet Alpenhof & Chalet Mayer helps the hotels fit into the scale of the Village and preserve view corridors. Although drawing much inspiration from alpine architecture, the Hotel St. Bernard strives to serve as a timeless piece, guided by its form, function, and massing that respect its surroundings while extending the village up to the mountain edge. Like its precedents, the Hotel St. Bernard generates interest with setbacks, balconies, and compact massing. The roof is further broken down with major and minor gables, some of which are asymmetrical.

Wood, stucco, and stone are the primary building materials, like what one finds with European chalets. Connected to the earth and mountain out of which the hotel rises, the podium is articulated as a rugged stone base above which the stucco-clad ground floor of the hotel sits. The upper floors of the Lodge and chalets are wood composite.

### Height Analysis

The proposed Hotel St. Bernard meets the VTSV code height requirement for principal structures per zoning ordinance 2017-30. As stated in the zoning ordinance:

“Building height of principal structures shall not exceed forty-eight feet (48'-0”) to the primary eave line of the roof edge with the reference datum being pedestrian plaza or walkway (especially over a parking structure), this eave height shall be measured from the top of the plaza or walkway elevation.”

The height datum for the Hotel St. Bernard is the public podium which is proposed at an elevation of 9452.5 ft & 9455.5 ft. The proposed building height measured from this datum at the Lodge is 36.5 ft; at Chalet Alpenhof is 44.5 ft; and at Chalet Mayer is 35.5 ft.

*Please reference the building elevations and building sections submitted with this narrative.*

## Building Massing

The proposed Hotel St. Bernard building meets the VTSV code for building massing per zoning ordinance 17-30. The building is divided into (3) three components: The Lodge, Chalet Alpenhof, and Chalet Mayer. All 3 components are connected via a podium but provide the appearance of (3) three individual buildings. Breaking down the massing in such a way provides density to the Core Village Zone, while still preserving existing view corridors. Great care was taken in the design process to preserve the view of the mountain from Sutton Place. The Lodge and both chalets step back off the podium, minimizing the perceived height at the Arrival Court. Each of the (3) three distinct masses is capped with a gable roof, further broken down into major and minor gables, (some of which are asymmetrical). Where applicable, top stories are tucked into the volume of the roof to reduce building height. The divided massing allows for variation across the building, providing each component with its own architectural details while still adhering to a common architectural language. The building steps with the existing topography. Floor heights vary between the Lodge, Chalet Alpenhof, and Chalet Mayer to minimize the need for regrading. Building material changes between the podium, plaza level and guest levels further breaks down the building massing.

## Roof Design

The roof design will be carefully considered to control snow and ice, protect pedestrians, and shed away from entries and public spaces. Snow will be shed into landscaped areas where applicable. The use of snow guards, heated gutters and hot edges will minimize the effect of falling snow on public spaces. Building entryways and protected by gable ends, low roofs, terraces above or covered walkways. Snow is intended to be retained on pitched roofs. All terrace roofs above structure will be snow melted. Edges of balconies will be heated. All gutters & downspouts will be heat traced. Roofs are pitched at 5:12.

## Exterior Building Elements

The Hotel St. Bernard will feature a stone base wrapping the podium level. This will provide a natural finish where the building meets the hillside into which it is anchored. This level of the building features moments of glass, meant to welcome guests to areas such as the ski valet, spa, and the guest check-in. However, even at these areas, the focus is commanded by the massing at higher levels where materials transition to natural colored stucco, and then wood composite material above. The type and color of materials, specifically wood composite, will differ between the Lodge and the chalets, creating architectural interest. Balconies will be featured at both the lodge and the chalets and will stack vertically. Many exterior elements such as railings, lighting, roof shingles, doors, and windows are used to imitate the existing Hotel St. Bernard and help continue its legacy in this new building.

## Service and Delivery

Service and delivery will occur at (2) locations of the building. Each location will be internal of the podium and will occur behind architectural grade garage doors. Garbage will be stored and serviced behind these garage doors as well. All exterior trash receptacles will be bear rated and match what is used on other TSVI related projects. There will be no propane tanks on this project as it will be connected to the gas service in Sutton Place.

## Plazas, & Streetscape Design

Overall site furnishings, signage, and wayfinding elements should be a refined, luxury take on

those traditionally found in Swiss Alpine village in the existing HSB. In public areas signage will be consistent with other TSVI signage.

### **Building Code Analysis**

#### 1. Occupancy Classification (Chapter 3)

There are (4) main Occupancy Classifications throughout the building  
Parking Garage – (S-2) Low Hazard Storage (Section 311.3)  
Spa – (B) Business (Section 304.1)  
Food & Beverage – (A-2) Assembly (Section 303.3)  
Hotel – (R-1) Residential Dwelling Units (Section 310.1)

#### 2. Construction Type and Fire Rating

Option 1: Wood Construction Above Non-Combustible Podium

Podium Level (L0) – (S-2 & B) Occupancy with Type 1-A Construction  
Plaza Level (L1) – (A-2 & R-1) Occupancy with Type V-A Construction  
Guestroom Levels (L2-L4) – (R-1) Occupancy with Type V-A Construction

Option 2: Structural Steel

All Levels (L0-L4) – (S-2, B, A-2, & R-1) Occupancy with Type II-A /II-B Construction

#### 3. Building Heights per VTSV and 2015 IBC

VTSV Ordinance No 14-30 Restricts Building Height in the Core Village as follows:

*Building Height of principal structures shall not exceed forty-eight feet to the eave line of the roof edge with the reference datum being the finished pedestrian surface within five feet beyond each corner of the structure. When the development provides a pedestrian plaza or walkway (especially over a parking structure), this eave line height shall be measured from the top of the plaza or walkway elevation.*

#### 4. IBC 2015 Height Per Occupancy and Construction Type (Sprinklered)

Option 1: Wood Construction Above Non-Combustible Podium

Garage (S-2 Occupancy Classification)

Type I-A Construction

Allowable Area Per Tier w/ Sprinkler (S) – Unlimited (Table 506.2)  
Allowable Number of Stories w/ Sprinkler – Unlimited (Table 5.04.4)  
Allowable height above grade plane – Unlimited (Table 5.04.3)

Spa (B Occupancy Classification)

Type I-A Construction

Allowable Area per Story w/ Sprinkler (SM) – Unlimited (Table 506.2)  
Allowable Number of Stories w/ Sprinkler – Unlimited (Table 5.04.4)  
Allowable above grade plane – Unlimited (Table 5.04.3)

Spa (A-2 Occupancy Classification)

Type V-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 34,500 SF (Table 506.2)  
Allowable Number of Stories w/ Sprinkler – 3 (Table 5.04.4)  
Allowable above grade plane – 70' (Table 5.04.3)

Hotel Guestrooms (R-1 Occupancy Classification)

Type V-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 36,000 SF (Table 506.2)  
Allowable Number of Stories w/ Sprinkler – 4 (Table 5.04.4)  
Allowable above grade plane – 70' (Table 5.04.3)

Option 2: Structural Steel

Garage (S-2 Occupancy Classification)

Type II-A Construction

Allowable Area Per Tier w/ Sprinkler (S) – 117,000 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 6 (Table 5.04.4)

Allowable height above grade plane – 85' (Table 5.04.3)

Spa (B Occupancy Classification)

Type II-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 112,500 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 6 (Table 5.04.4)

Allowable above grade plane – 85' (Table 5.04.3)

Spa (A-2 Occupancy Classification)

Type II-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 46,500 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 4 (Table 5.04.4)

Allowable above grade plane – 85' (Table 5.04.3)

Hotel Guestrooms (R-1 Occupancy Classification)

Type II-A Construction

Allowable Area per Story w/ Sprinkler (SM) – 72,000 SF (Table 506.2)

Allowable Number of Stories w/ Sprinkler – 5 (Table 5.04.4)

Allowable above grade plane – 70' (Table 5.04.3)

Note: Use Section 509 Special Provisions 509.2 Horizontal Building Separation Allowance, to separate Parking Podium from Residential Type 2B construction above for area, fire walls and stories limitations and type of construction.

5. Total SF for Each Occupancy Class

**Podium**

S-2 Occupancy (Low Hazard Storage) Garage, BOH - 33,121 SF

B Occupancy (Business) Spa, Admin Kitchens - 17,166 SF

A-4 Occupancy (Assembly) Pool- 1,793 SF

A-3 Occupancy (Assembly) Pool Deck – 6,755 SF

**Lodge**

S-2 Occupancy (Low Hazard Storage) BOH - 2090 SF

B Occupancy (Business) Admin, Kitchens - 7,000 SF

R-1 Occupancy (Residential) Hotel- (53 Units) 35,907 SF

A-2 Occupancy (Assembly) F&B- 1,793 SF

A-3 Occupancy (Assembly) Pool Deck – 6,755 SF

**Chalet Alpenhof**

S-2 Occupancy (Low Hazard Storage) BOH - 2090 SF

R-1 Occupancy (Residential) Hotel – (53 Units) 16,628 SF

**Chalet Mayer**

S-2 Occupancy (Low Hazard Storage) BOH - 141 SF

B Occupancy (Business) Kitchens - 2,286 SF

R-1 Occupancy (Residential) Hotel- (53 Units) 11,314 SF

A-2 Occupancy (Assembly) F&B- 3,890 SF

A-3 Occupancy (Assembly) Lobby – 362 SF



6. Show Required Occupancy Separations (Table 508.4)
 

S-2 / A Separation Requirement	No Separation Requirement (Sprinklered)
S-2 / B Separation Requirement	1 Hr. (Sprinklered)
S-2 / R Separation Requirement	1 Hr. (Sprinklered)
R / A Separation Requirement	1 Hr. (Sprinklered)
R / B Separation Requirement	1 Hr. (Sprinklered)
A / B Separation Requirement	1 Hr. (Sprinklered)
  
7. Show Type of Construction for Each Occupancy
 

Option 1:

  - S-2 Occupancy (Garage) Would be Type 1A Construction
  - B Occupancy (Business) Would be Type 1A Construction
  - A Occupancy (Assembly) Would be Type VA Construction and sit on the 1A Podium
  - R-1 Occupancy (Residential) Would be Type VA Construction

Option 2:

  - S-2 Occupancy (Garage) Would be Type IIA Construction
  - B Occupancy (Business) Would be Type IIA Construction
  - A Occupancy (Assembly) Would be Type IIA Construction
  - R-1 Occupancy (Residential) Would be Type IIA Construction
  
8. Describe Sprinkler System
  - Garage Sprinkler System would be Dry Standpipe to prevent freezing if Garage is not conditioned, Wet Standpipe if Garage is semi conditioned
  - Residential, Assembly & Business Sprinkler System would be wet system
  
9. Parking Requirements per VTSV and 2015 IBC & 2010 DOJ ADA

Hotel:

Per VTSV in CVC and CB for Hotels and Motels: One Space per 300 square feet of public area plus one space per every five employees per shift

9,900 SF Public Hotel Space = 33 Required Spaces

Employee parking will be provided off-site at skier day lots.

Eating and Drinking Establishments:

Per VTSV in CVC and CB for Eating and Drinking Establishments: One Space per 300 square feet of public area plus one space per every five employees per shift

9000 SF Public F&B = 30 Required Spaces

Employee & overflow parking will be provided off-site at skier day lots.

Offices & Retail:

Per VTSV in CV and BC retail requires (1) space per 500 SF area

7,400 SF Offices and Retail = 15 spaces required

Overflow retail parking will be provided off-site at skier day lots.

Summary

There are **(65) Parking Spaces** provided within the Hotel Parking Garage to accommodate (53) guestroom keys. (3) of these spaces are ADA. Additionally, there are (2) spaces for service loading.

Per VSTV, the total number of required parking spaces is 75:

(33) for the Hotel

(30) for F&B

(15) for Retail.

Overflow commercial parking will be provided off-site at skier day lots to accommodate the

difference of (10) keys.

Per 2015 IBC Chapter 11(Section 1106.1) Providing 51-75 Parking Spaces will require a minimum of 3 Accessible Spaces

### **Certificate of Compatibility**

The Hotel St. Bernard application requires for TSVI to meet the requirements of the VTSV Certificate of Compatibility as deemed appropriate by the VTSV prior to issuance of a building permit. The intent of the Certificate of Compatibility is to ensure structures have the appropriate land planning, architecture, and aesthetics to fit within zoned properties in the Village.

At the time of this submittal on August 1<sup>st</sup>, 2022, a majority of the items required for the Certificate of Compatibility have been initiated and are being submitted as in-progress documents to allow a preliminary review and feedback from VTSV staff prior to the meeting with the Planning Commission. As a reference, the attached Certificate of Compatibility Checklist indicates the items that are currently included with the application.

The following plans developed by Vertex Engineering are currently included in the application. A brief description of each plan, as well as how it relates to the corresponding infrastructure development plan or master plan is included below.

1. Existing Conditions Plan

This is an overall view of the existing infrastructure in and around the proposed site including adjacent parcels, easements, and R.O.W dedications. It also provides an overview of existing topographic conditions.

2. Civil Site Plan

This sheet provides an overview of non-utility infrastructure improvements and how they relate to the site, adjacent properties, easements, and R.O.W dedications. This includes all proposed structures and associated improvements. 3 section cuts along the property have also been provided to convey the pedestrian, driving, and landscaping scheme.

3. Civil Utility Plan

For the proposed development, the civil utility plan proposes the use of new utility infrastructure tying into existing utility infrastructure around the site, as well as some existing infrastructure being rerouted to accommodate the above ground changes to the property. The proposed development has all new water service, storm mains, sanitary mains, and all dry utilities (gas, electric, communication) tying into existing lines around the property. Many of the improvements tie into utilities that reside under Sutton Place to the north, with other others such as portion of the storm network and some dry utilities tying into other areas around the property boundary. All sanitary and water improvements will be within the goals set forth in the VTSV Sanitary Sewer Development Plan and the VTSV Water Master Plan, respectively. All unused utilities within the project boundaries will be abandoned/demolished. All utilities that must remain in use that do not work with the proposed improvements will be rerouted and meet any standards required for them.

4. Civil Drainage Plan

In this plan the general drainage patterns and collection systems are indicated based on the existing and proposed topography and how they tie in together. Within each sub-basin, flow arrows, proposed imperviousness, and type of flow have been indicated. The site will utilize detention, treatment, and existing and proposed conveyance structures to adequately handle drainage concerns within the site. Most of the drainage on the eastern and southern portion of the site (PDA-1 & PDA-2) will drain into infrastructure that flows to the east and the proposed pavement in those areas will be treated with the use of hydrodynamic separators

indicted on the utility plan. The remaining flow on the northern portion of the site (PDA-3) will flow into infrastructure draining to the north within Sutton Road and also will be treated with a hydrodynamic separator. Finally, flow on the western portion of the site will sheet flow to the northwest. Roof flow from the proposed structure will flow into infrastructure draining

#### 5. Civil Snow Storage & Removal Plan

Snow storage and removal plans highlights the existing snow melt area, the heated drive area, and the heated terrace area. Close coordination and combination of the proposed heated areas with storm water treatment infrastructure allow on-site snow melt to be treated and conveyed.

#### 6. Cut Fill Plan

This plan shows the areas of cut (red) and fill (green) and their associated quantities within the limits of grading around the exterior of the proposed structure. The current proposed grade within the limits of grading has a cut value of 2,703 cubic yards with 284 cubic yards of fill being required for a net cut of 2,419 cubic yards. This cut/fill values are color coordinated to indicate the height of cut/fill required.

The understanding is that the project team will continue to supplement the information required in the Certificate of Compatibility as the VTSV determines the needs associated with the project and as the design evolves in greater detail. Ultimately the Certificate of Compatibility requirements must meet the approval of the VTSV before building permit application can be made.

### **Conclusion**

The planning and design of the project are being handled with the utmost care and consideration for the long-term future and well-being of the Village of Taos Ski Valley and Taos Ski Valley, Inc. The team looks forward to a continued coordination with the VTSV so the resulting outcome of the project is of mutual benefit to the ski resort operation, the Village, its residents and guests.

-End of Narrative-

Redline response to TSVI by Village Public Works Director

October 17th, 2022

Mr. Patrick Nicholson  
Village of Taos Ski Valley  
Director of Planning & Community Development

Re: Hotel St. Bernard – Village DRT Comment Responses

Dear Mr. Nicholson,

Thank you for the opportunity to discuss our previous Hotel St. Bernard (HSB) Village DRT responses in our October 4, 2022 review meeting. Below please find updated responses and attachments coming out of comments from that meeting. As always please let us know any questions or items requiring further discussion.

**Water Consumption**

1. Applying the water consumption rates in the water study and the below assumptions to The Blake results in 1,768,000 gallons of water on an annual basis. Please see attached Exhibit #1 Water Study - Blake Comparison, for comparison to the previously submitted Exhibit #2 – CUP Water Demand Analysis, dated September 1, 2022. Also, for your reference, please see the attached Exhibit #4 – Village Metered Data, dated July 31, 2022.
  - a. 40% annualized occupancy
  - b. 24 multi-family units (penthouses and suites)
  - c. 65 standard rooms
  - d. 1 pool (vs 2 pools for HSB)
  - e. 50% less fitness area than HSB
  - f. 75% less spa area than HSB
  - g. Actual data on The Blake is 1,777,500 and not the 1,768,000 gallons
  - h. Yes, the Baseline number of 1,553,000 gallons is in the Water Study – Actual average from 2008-2019 is 1,620,369 gallons.
2. The water consumption for The Blake for the past twelve months ending July 2022 was 1,687,000 gallons (per Village water data). This is 87,000 (5%) gallons less than the projection above with the projection being more conservative.
  - a. The month of March of 2022, The Blake demand was 341,450 gallons
  - b. Although the average you quoted of 1,687,000 gallons is a good number for annual comparison it is the month of March that is in question. The Blake and the Residence demand for the month of March was 25% of all the demand for the current capacity. In the spreadsheet with the adjusted flows, in 2027 we will be projected to be above 500,000 gallons in surplus that would be improved by repairing the leaks.
3. Within the water study is a focus on the month of March since that is the most sensitive time of the year when comparing supply and demand. Anticipated water demand in the water study for March 2022 was 1,675,000 gallons. Per Village data, the actual consumption was 1,657,000 gallons. This is a negligible difference that reinforces the underlying assumptions in the water study.

- a. Although the pattern held with the assumption and thankfully the system only had 67.26% unaccounted water for the month, the system is very suspect to leaks or malfunctioning equipment. A simple leak on an altitude valve below the green tank will empty the tank overnight. The Water Study does support that if leakage is down the system will support the Village water demands. The Blake itself has also had leaks which has affected the Green Tank volume, but fortunately that did not happen in the month of March when we would have been hard pressed to re-fill the tanks.
4. We feel a comparison of the Multi-family rate (90 gallons/occupied night) vs Hotel rate (120 gal/occupied night) should consider the following:
  - a. Alpine Village Suites (hotel) product which was recognized to have extremely high consumption for its size when the water study was completed inflated the hotel rate. For the seven months ending July 2022 Alpine Village has consumed 407,000 gallons which is identical to The Blake Residences which has at least 60% more square footage. Without Alpine Village hotel rate should be around 100 gallons/night.
  - b. On the flip side The Blake Residences has used about 25% more water than anticipated in the water study which would put it's consumption at 110 gallons/night.
    - i. The Water Study has the Blake Residence at 122 gallons/night, and which would actually be 152 gallons/night with the 25% as per your statement.
    - ii. Compared to the average since 2019-2022 the average was 243,633 gallons for the month of March. The Blake was up 40.15% from the average consumptive demand.
  - c. Overall, these adjustments pretty much cancel each other out for HSB given its mix of hotel and multi-family space.
  - d. Although it would be nice to be able to remove the Alpine Village out of the equation, we can not do that because it is an actual number.
  - e. If we used the water study numbers that were not included in the base line for the Blake Penthouse and Residences that number would be greater than 110.
5. We anticipate the HSB requiring 275,000 gallons of water each March. When looking at the Village water capacity in the month of March per the water study it would require a nominal improvement on the 75% loss/leakage rate to cover this added demand. Given the joint efforts and commitments by TSVI and the Village to address this critical matter as a priority there is high confidence this nominal improvement will be achieved, at a very minimum, by the time the HSB re-opens.
  - a. I prefer using the 122 gallons per night because we can not control how much water a consumer will use. As you pointed out, The Blake Residences has used about 25% more water than anticipated which would mean the projected 274,506 could be an extra 68,626 gallons in the month of March for a total of 343,132.
  - b. This reinforces the need to use at least the 122 gallons/night that is called out on the Water Study for the Blake Residences.
6. These findings reinforces the Water Study and associated Land Use Assumption and projected water consumption. Please note, the Blake Residences are using more water than the assumed 90 gal/occupied night vs actual of 110 gal/occupied night. This difference though is negligible in gross consumption.

- a. I understand the negligible of the gross consumption but at this point we are talking about the month of March and not the gross consumption. Another point, the prediction is showing HSB being closed in the month of May but the Blake Residences and The Blake are showing constant use throughout the year which could be the same for HSB.
- b. Please keep in mind that the surplus must be available for fire suppression and not just for consumption. If we have a fire in the month of March whatever cushion that was there is gone because at a minimum, we will have to re-fill one tank with a volume of 250,000 gallons in one day.
- c. Best case scenario for a fire would be using 235,800 gallons to the worst case of 470,160 gallons. Using the average volume from two extremes would be 352,980 gallons.  
(Please keep in mind that NMED per the Water Report would require 960,000 gallons)
  - i. We like to maintain about 75% capacity at a minimum in our tanks which be seen with the example below:
    1. Fire between Green Tank and Pioneer Glade Tank storage capacity would be 187,500 gallons.
      - a. All production flow would be consumed along with tank storage. **The lowest estimated 5-day average flow projected from the historic data is approximately 126 gpm (181,440 gpd) in 2013.** (Water Study) Compared to 983 gpm for a 4-hour fire flow which would be 235,920 gallons needed.
      - b. The Green Tank flow is the lynch pin to the whole system. With this scenario, the tank would be emptied, and we would be short 18,180 gallons after 4 hours of the required 235,920 gallons.
      - c. Too much flow going into the tank will hinder the current booster pumps going up to the Kachina Tank (mechanical failure if not turned off)
      - d. The three (3) pressures zones below the Green Tank will be without water if the tank goes empty.
      - e. It would take over a day to refill the tank with 126 gpm without any demand, which would not necessarily be the case.
    - ii. The numbers in the Water Study are now a year behind and in theory are two years behind in seeing benefits of any repairs. The meter installation was proposed to be down in the Summer of 2022 which did not get done (2023). With the installation of the meters, operations would be able to analysis which pressure zones have the anomalies. The following construction season, the system would start to locate and repair leaks (2024). Although 2026 has a positive number, the reliability of the system in theory is more like 2027 when the surplus is over 500,000 gallons.

**Table ES-1.** Baseline and estimated future (25-year) water demand and water supply.

<b>Growth Scenario:</b>	<b>Water Service</b>	<b>Existing + 20%</b>	<b>Base Village &amp; Kachina</b>	<b>Amizette (existing)</b>	<b>Amizette (expansion)</b>
<b>Baseline</b>					
<b>Land Use Assumption (see note A)</b>					
Single Family Homes	103	-	106	21	41
Hotels	108	-	78	90	-
Multi-Family	276	-	323	36	-
Total Lodging Units	487	-	507	147	41
Total - Cumulative Units	487	487	994	1,141	1,182
Non-Residential Space (SF)	155,272	-	50,300	-	-
Cumulative (SF)	155,272	155,272	205,572	205,572	205,572
<b>Water Demand ('000 gal) (see note B)</b>					
Baseline (2019 data)	1,553	-	-	-	-
Growth	-	311	1,749	223	56
<b>Total Demand (Cumulative)</b>	<b>1,553</b>	<b>1,863</b>	<b>3,612</b>	<b>3,835</b>	<b>3,891</b>
<b>Water Capacity Scenarios ('000 gal) (see note C)</b>					
<b>1. Current Capacity w/75% leakage</b>	<b>1,599</b>	<b>1,599</b>	<b>1,599</b>	<b>1,599</b>	<b>1,599</b>
<i>Surplus/(Shortfall) – thousand gallons</i>	46	(264)	(2,013)	(2,236)	(2,292)
<i>Surplus/(Shortfall) - %</i>	3%	-14%	-56%	-58%	-59%
<b>2. 50% leakage + 12.5% climate loss</b>	<b>2,812</b>	<b>2,812</b>	<b>2,812</b>	<b>2,812</b>	<b>2,812</b>
<i>Surplus/(Shortfall) –</i>	1,259	949	(800)	(1,023)	(1,079)

<i>thousand</i>					
<i>gallons</i>					
<i>Surplus/(Shortfall) - %</i>	81%	51%	-22%	-27%	-28%
<b>3. 35%</b>	<b>3,656</b>	<b>3,656</b>	<b>3,656</b>	<b>3,656</b>	<b>3,656</b>
<b>leakage +</b>					
<b>12.5%</b>					
<b>climate loss</b>					
<i>Surplus/(Shortfall) –</i>	2,103	1,793	44	(179)	(235)
<i>thousand</i>					
<i>gallons</i>					
<i>Surplus/(Shortfall) - %</i>	135%	96%	1%	-5%	-6%
<b>4. 25%</b>	<b>4,218</b>	<b>4,218</b>	<b>4,218</b>	<b>4,218</b>	<b>4,218</b>
<b>leakage +</b>					
<b>12.5%</b>					
<b>climate loss</b>					
<i>Surplus/(Shortfall) –</i>	2,665	2,355	606	383	327
<i>thousand</i>					
<i>gallons</i>					
<i>Surplus/(Shortfall) - %</i>	172%	126%	17%	10%	8%

(A) See Figure ES-2 Land Use Assumption schedule for details.

(B) Based on 2019 data from VTSV with reductions for Pizza Shack, Terry Sports, Phoenix Grill leak and Hotel St. Bernard which are non-recurring or incorporated into the future growth projection.

(C) Climate change is assumed to reduce water capacity by one-half percent (.5%) annually for a 12.5% loss over the next 25 years.



DRT Review Nov. 2, 2022

Summary of the TSVI Letter, dated Oct. 17, 2022:

- Currently, **the Village of Taos Ski Valley does not have the available Water Capacity** to support your project (confirmed by the Water Study). Approval of your project is conditional on the repair of the water distribution system. With our joint efforts to improve the system but it is only contingent on repairing the system leaks at the projected rate.
- For the **ski season 2025-2026**, it is proposed that there will significant improvement in the Water Capacity per the Water Study projections. The Village capacity will improve from 1,599,000 to 3,150,000 with water leak repairs. The demand for water will also increase, so building will have to be done at the owner's discretion. Based on the actual number of the demand, we start to see some improvement in 2024 but this may be negligible because the funding for water repairs became available at the end of the 2022 construction season. Master meter installations will happen in 2023 but that is not a guarantee that this will give the Village enough time to determine what section of the system needs repairs.
- Baseline from the Water Study projection verses the Actual Data Points (A.D.P.) is a little off. The Water Study baseline is 1,533,000 gallons but the actual Baseline is 1,620,000 gallons. Although it could be considered a negligible amount it is still a significant amount when you are trying to account for every gallon.

Data from the Water usage and Phoenix Spring tracking

1,739,560	2008
1,689,440	2008-2009
1,667,960	2008-2010
1,697,610	2008-2011
1,701,069	2008-2012
1,673,811	2008-2013
1,646,932	2008-2014
1,630,477	2008-2015
1,621,720	2008-2016
1,624,391	2008-2017
1,593,237	2008-2018
1,620,364	2008-2019

Baseline Actual: comes from the March average  
from 2008 thru 2019

- The **Blake and the Blake Residence water system numbers are not necessarily as projected** in the Water Study. Yes, there are other entities that are under each master meter, it does not change the fact that the demand rate in March is considerable compared to the Annual Average. Although I did include the annual average in the calculations, it is the month of March that is critical and that A.D.P. in 2022 was well over the Water Study number of 104,000 compared to

463,159 gallons actual consumed. The current Annual demand for the two would be 202,307 and not 104,000.

Data from the Water usage and Phoenix Spring tracking

1. The Blake
    - a. Annual monthly average from 2017-2022
      - i. 149,826 gallons
    - b. March 2022
      - i. 341,450 gallons
  2. The Blake Residences
    - a. Annual monthly average from 2021-2022
      - i. 52,481 gallons
    - b. March 2022
      - i. 121,709 gallons
  3. The projected quantity for these two units from the Water Study
    - a. Annual monthly projection
      - i. 104,000 gallons
    - b. Actual Annual monthly Average
      - i. 202,000 gallons
    - c. March 2022
      - i. 463,159 gallons
      - ii. 27.945% of the entire March 2022 demand and over the projection of 104,000 gallons.
- **Water Fire Storage requirements was excluded from demand numbers**, but it is an important component to everything. The minimum amount needed for a fire per the Water Study would be 235,000 gallons
    - Best case scenario for a fire would be using 235,800 gallons to the worst case of 470,160 gallons. Using the average volume from two extremes would be 352,980 gallons. (Please keep in mind that NMED per the Water Report would require 960,000 gallons)
    - 235,000 gallons is roughly the amount that we store in each tank. If a fire would happen in March, that volume would need to be replaced and that is why the amount is in the calculation.
    - Adjusted spreadsheet from the CUP using actual data points

		Actual	2022	2023	2024	2025	2026	2027
Water Capacity			1,599	1,599	2,227	2,849	3,150	3,760
Water Demand								
Baseline		Baseline	1,620	1,620	1,620	1,620	1,620	1,620
BR & Penthouse		Annual average	202	202	202	202	202	202
Visitation Growth				31	62	93	124	124
Multi-Family Growth						109	109	109
Single Family Growth			10	20	29	39	49	49
Commercial Growth			9	20	32	170	193	193
HSB		120 gallons per night					299	299
Fire Storage and demand			235	235	235	235	235	235
Total Water Demand			2,076	2,128	2,180	2,468	2,831	2,831
Surplus/(Shortfall)			(477)	(529)	47	381	319	929



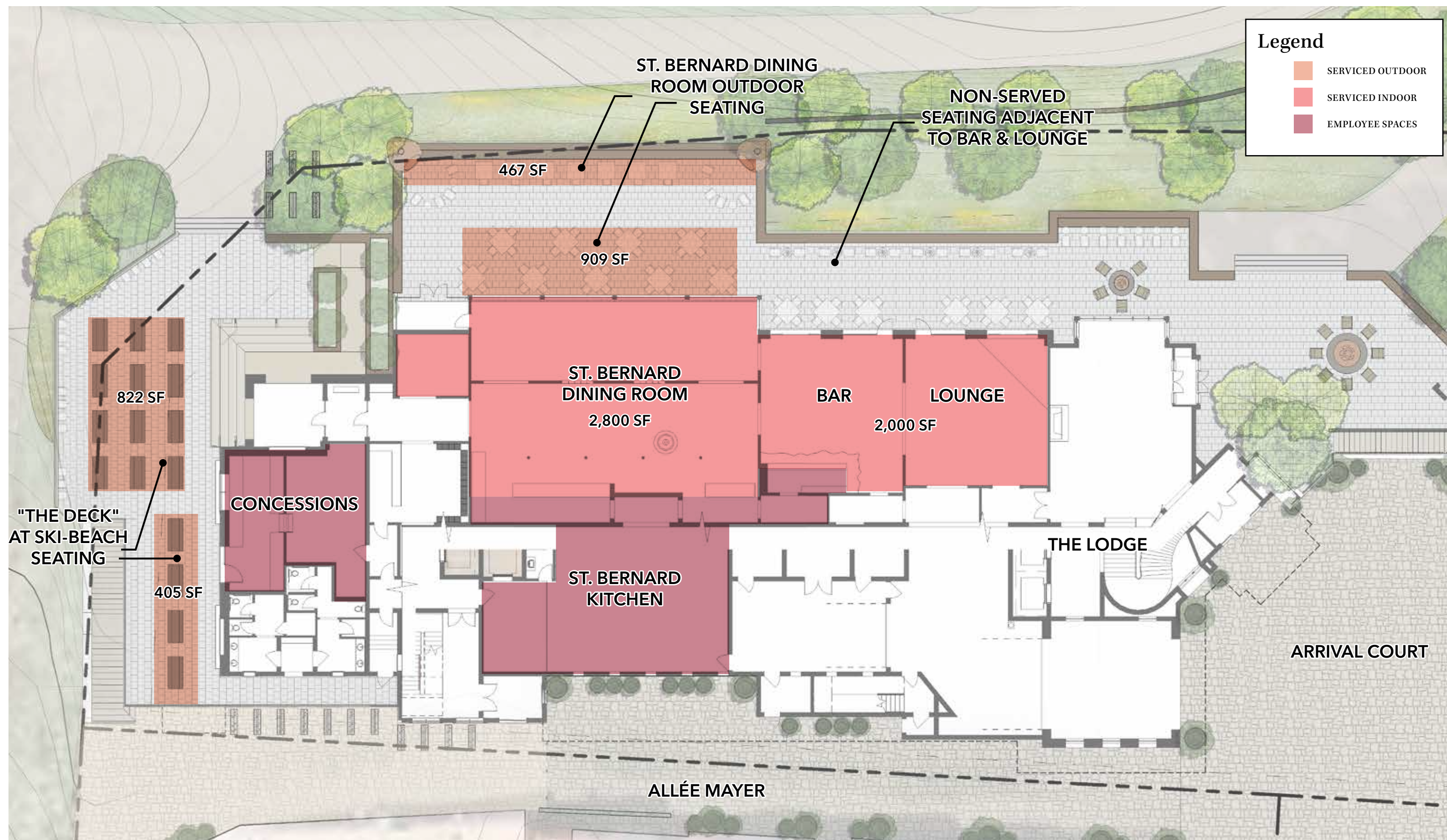
# Taos Ski Valley Resort

## Hotel Saint Bernard: CUP Parking Diagrams

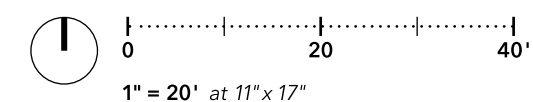
AUGUST 30, 2022

HART HOWERTON  
NEW YORK • SAN FRANCISCO

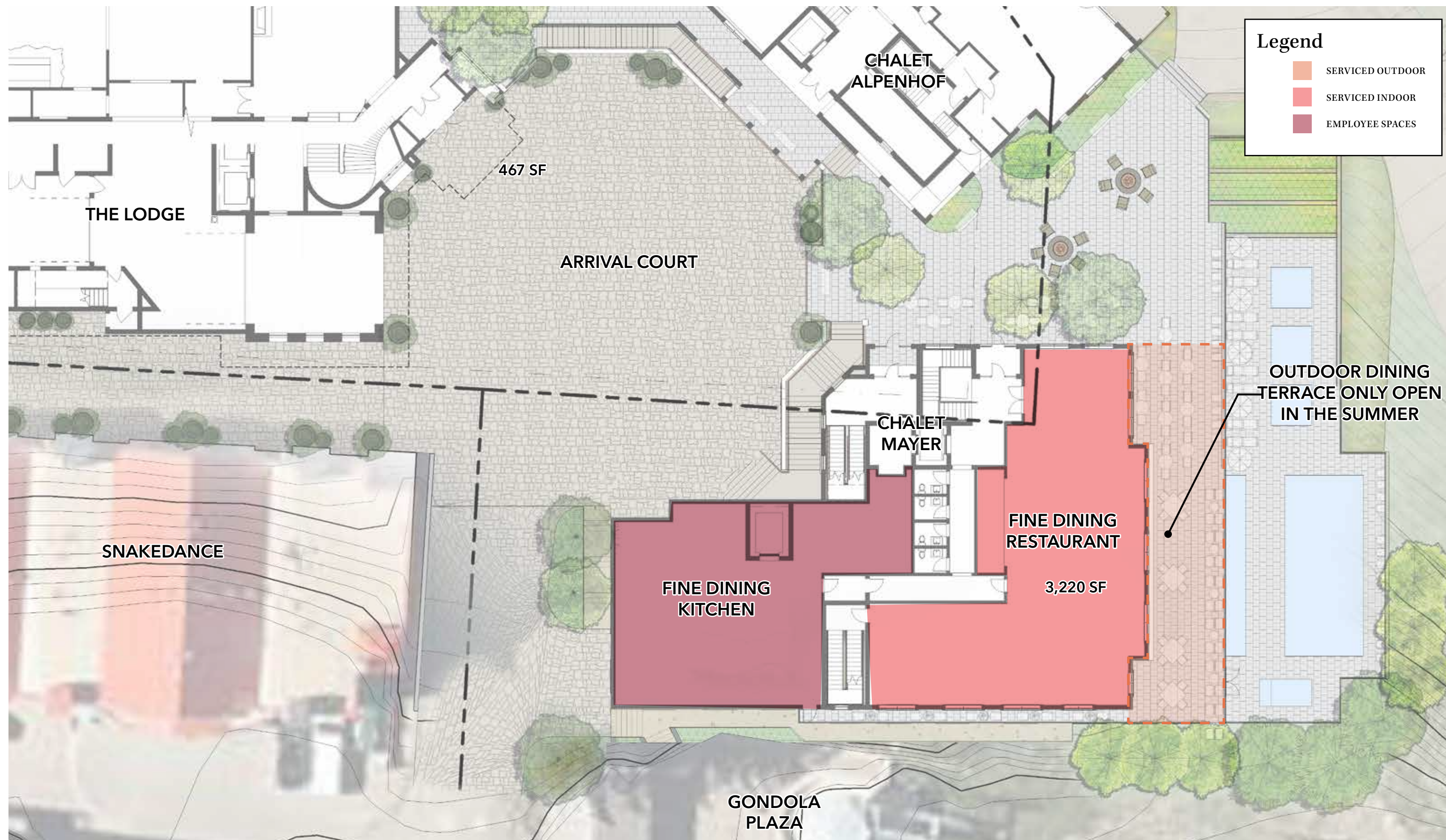




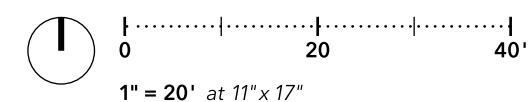
## Eating & Drinking Establishments: The Lodge







## Eating & Drinking Establishments: Chalet Mayer





VSTV DESIGNATION	GUEST REQ.	
HOTEL PUBLIC PSACES	RATIO	1 SPACE PER 300 SF
	SF	9900
	REQ. SPACES	33
EATING & DRINKING ESTABLISHMENTS	RATIO	1 SPACE PER 300 SF
	SF	10623
	REQ. SPACES	35.41
OFFICE, RETAIL, & SERVICE ESTABLISHMENTS	RATIO	1 SPACE PER 500 SF
	SF	7400
	REQ. SPACES	14.8
	TOTAL	84

REVISED SF,  
PREVIOUSLY 9,000 SF

REVISED EATING & DRINKING SF DETAIL

EATING & DRINKING SF	
ST. BRENARD DINING	2800
BAR & LOUNGE	2000
FINE DINING	3220
THE DECK	1227
ST. BERNARD OUTDOOR	1376
TOTAL	10623

# Hotel St. Bernard, Preliminary Staffing Plan

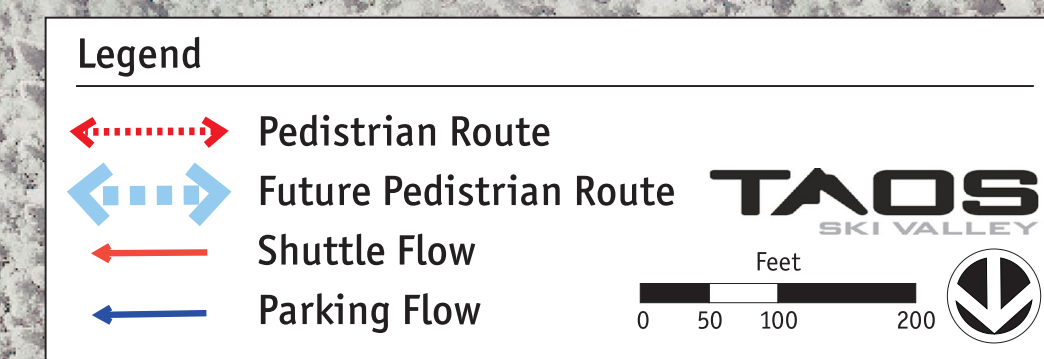
DRAFT 8/30/2022

	Existing HSB	Proposed HSB	
<b>100-109 ROOMS DIVISION</b>		Day Shift	Night Shift
<b>TOTAL ROOMS DIVISION</b>	<b>11</b>	<b>34.00</b>	<b>15.00</b>
<b>110-139 FOOD AND BEVERAGE</b>		Day Shift	Night Shift
<b>TOTAL FOOD AND BEVERAGE</b>	<b>33</b>	<b>57.0</b>	<b>70.0</b>
<b>140-148 OTHER OPER. DEPTS</b>		Day Shift	Night Shift
<b>TOTAL, LAUNDRY, RETAIL, VALET &amp; AMENITY</b>	<b>2</b>	<b>10.0</b>	<b>4.5</b>
<b>149 SPA</b>		Day Shift	Night Shift
<b>TOTAL SPA</b>	<b>1</b>	<b>13.0</b>	<b>3.0</b>
<b>150-159 ADMN. AND GENERAL</b>		Day Shift	Night Shift
<b>TOTAL ADMNSTRATION &amp; GENERAL MAMAGEMENT</b>	<b>4</b>	<b>10.0</b>	<b>4.0</b>
<b>160 SALES AND MARKETING</b>		Day Shift	Night Shift
<b>TOTAL SALES AND MARKETING</b>	<b>0</b>	<b>1.0</b>	<b>0.0</b>
		Day Shift	Night Shift
<b>GRAND TOTAL</b>	<b>51</b>	<b>125.0</b>	<b>96.5</b>
<b>Parking Requirement 1:5 ratio</b>	<b>* 10.2</b>	<b>* 25</b>	<b>19.3</b>

Higher Employee  
Shift (Day/Evening)

- \* Existing HSB had a requirement of (11) spaces the proposed HSB has a preliminary requirement of (25) spaces for an additional requirement of (14) spaces. These spaces will be provided in the Dear Lot, currently designated as TSVI employee parking.







Sunday and Monday



Winter 21/22 Staff Shuttle Schedule

\*Masks will be required to ride

\*ONLY FULLY VACCINATED EMPLOYEES WILL BE ALLOWED TO RIDE

NORTHBOUND RUNS								
	Taos Valley Lodge	LORETTO	KTAO	Arroyo Seco	Valdez	Austing Haus/ Columbine	VMF/Rio Hondo Learning Center	Taos Ski Valley
2N	5:35	5:45	5:59	6:08	6:12	6:22	6:25	6:27
4N			7:10	7:19	7:23	7:33	7:36	7:38
4AN						7:50	7:52	7:55
5N	6:43	6:57	7:11	7:19	7:23	7:27	7:40	7:42
6N	8:48	8:55	9:09	9:18	9:22	9:32	9:35	9:47
7N	9:06	9:13	9:27	9:36	9:40	9:50	9:53	9:55
9N	15:00		5:15	15:24	15:28	15:38	15:41	15:43
10N	16:15		16:30	16:39	16:43	16:53	16:56	16:58
11N	17:30		17:45	17:54	18:04	18:07	18:10	18:12
12N	17:53		18:08	18:13	18:18	18:31	18:34	18:36
15N	21:05	21:12	21:26	21:35	21:39	21:49	21:52	21:54
SOUTHBOUND RUNS								
	Taos Ski Valley	VMF	Austing Haus/ Columbine	Valdez	Arroyo Seco	KTAO	Loretto	Taos Valley Lodge
2S	6:32		6:37	6:47	6:50	6:57		
5S	8:02		8:07	8:17	8:20	8:27	8:40	8:47
8S	15:25		15:30	15:40	15:43	15:50	16:03	16:15
9S	16:35		16:40	16:50	16:53	17:00	17:14	17:21
10S	17:03		17:08	17:18	17:21	17:28	17:41	17:53
15S	20:35		20:40	20:50	20:53	21:00	21:13	21:20
16S	22:09		22:11	22:14	22:24	22:27	22:34	22:47

Tuesday thru Saturday

NORTHBOUND RUNS								
	Taos Valley Lodge	LORETTO	KTAO	Arroyo Seco	Valdez	Austing Haus/ Columbine	VMF/Rio Hondo Learning Center	Taos Ski Valley
2N	5:35	5:45	5:59	6:08	6:12	6:22	6:25	6:27
4N			7:10	7:19	7:23	7:33	7:36	7:38
4AN						7:50	7:52	7:55
5N	6:53	7:00	7:14	7:19	7:23	7:27	7:40	7:42
6N	8:48	8:55	9:09	9:18	9:22	9:32	9:35	9:47
7N	9:06	9:13	9:27	9:36	9:40	9:50	9:53	9:55
9N	14:05	14:12	14:26	14:35	14:39	14:49	14:52	15:05
12N	18:25		18:40	18:49	18:53	19:03	19:06	19:08
13N	18:53		19:07	19:16	9:19	19:29	19:32	19:34
14N	20:36		20:51	21:01	21:04	21:14	21:17	21:19
16N	22:34	22:41	22:51	23:00	23:03	23:13	23:16	23:19
SOUTHBOUND RUNS								
	Taos Ski Valley	VMF	Austing Haus/ Columbine	Valdez	Arroyo Seco	KTAO	Loretto	Taos Valley Lodge
2S	6:32		6:37	6:47	6:50	6:57		
5S	8:02		8:07	8:17	8:20	8:27	8:40	8:47
8S	15:05		15:10	15:20	15:23	15:30	15:43	15:50
9S	16:35		16:40	16:50	16:53	17:00	17:13	17:20
11S	17:18		17:23	17:33	17:36	17:43	17:56	18:53
12S	17:35		17:40	17:50	17:53	18:00	18:13	18:25
13S	19:46		19:51	20:01	20:04	20:11	20:24	20:36
14S	19:18		19:23	19:33	19:36	19:43	19:56	20:03
15S	21:24		21:29	21:39	21:42	21:49	22:02	22:34
17S	23:30		23:35	23:45	23:48	23:55	0:08	0:15



# Summer 2022 Staff Shuttle Schedule

AM NORTHBOUND RUNS								
	Taos Valley Lodge	LORETTO	KTAO	Arroyo Seco	Valdez	Austing Haus/ Columbine	VMF/Rio Hondo Learning Center	Taos Ski Valley
Run 1	6:08am	6:15am	6:25am	6:34am	6:37am	6:47am		6:52am
Run 2	8:00am	8:07am	8:17am	8:26am	8:29am	8:39am		8:44am
Run 3	10:00am	10:07am	10:17am	10:26am	10:29am	10:39am		10:51am
Run 4	11:55am	12:02pm	12:12pm	12:21pm	12:24pm	12:34pm		12:46pm
AM SOUTHBOUND RUNS								
	Taos Ski Valley	VMF	Austing Haus/ Columbine	Valdez	Arroyo Seco	KTAO	Loretto	Taos Valley Lodge
Run 1	7:05am		7:10am	7:20am	7:23am			7:49am
Run 2	8:55am		9:00am	9:10am	9:13am			9:39am
Run 3	11:00am		11:05am	11:15am	11:18am			11:44am

Southbound KTAO and Loretto stops are drop-off only, by request

PM NORTHBOUND RUNS								
	Taos Valley Lodge	LORETTO	KTAO	Arroyo Seco	Valdez	Austing Haus/ Columbine	VMF/Rio Hondo Learning Center	Taos Ski Valley
Run 1	5:15pm	5:22pm	5:32pm	5:41pm	5:44pm	5:54pm		6:00pm
Run 2	7:15pm	7:22pm	7:32pm	7:41pm	7:44pm	7:54pm		8:00pm
Run 3*	9:15pm	9:22pm	9:32pm	9:41pm	9:44pm	9:54pm		10:00pm
PM SOUTHBOUND RUNS								
	Taos Ski Valley	VMF	Austing Haus/ Columbin e	Valdez	Arroyo Seco	KTAO	Loretto	Taos Valley Lodge
Run 1	4:15pm		4:20pm	4:30pm	4:33pm			4:59pm
Run 2	6:15pm		6:20pm	6:30pm	6:33pm			6:59pm
Run 3	8:15pm		8:20pm	8:30pm	8:33pm			8:59pm
Run 4*	10:15pm		10:20pm	10:30pm	10:33pm			10:59pm

\* Thursdays, Fridays and Saturdays only  
 Southbound KTAO and Loretto stops are drop-off only, by request

Any lands dedicated for Natural Open Space purposes shall contain covenants and recordable deed restrictions burdening the subject property, in a form and content approved by the City Attorney, ensuing that:

1. The Natural Open Space area will not be subdivided in the future;
2. The use of the Natural Open Space will continue in perpetuity for the purpose specified;
3. Appropriate provisions will be made for the maintenance of the Natural Open Space that clearly define future maintenance responsibilities; and
4. Natural Open Space shall not be turned into a commercial enterprise admitting the general public at a fee, unless otherwise authorized by policy or law.

#### **6. Natural Open Space Ownership**

1. The fee title owner or easement holder of an interest in the land is dedicated for Natural Open Space purposes shall be selected by the property owner, developer, or subdivider, subject to the approval of the Planning Officer. The ownership may vest in, but not be limited to, the following:
  - a. The Village, subject to acceptance by the Village Council of a recordable interest.
  - b. Other public jurisdictions or agencies, subject to their acceptance.
  - c. Quasi-public and non-profit organizations, subject to their acceptance.
  - d. Homeowner associations or other similar organizations.
2. The Village may, in its reasonable discretion, require that the applicant establish a mechanism to fund the long-term maintenance of such Natural Open Space, which may include a cash deposit, an assessment district, trust, or other appropriate funding mechanism.

#### **7. Maintenance.**

1. The person or entity identified as having the right of ownership or proof or control over the Natural Open Space shall be responsible for its continuing upkeep and proper maintenance, unless the Village authorizes alternate maintenance strategies.

### **SECTION 22. OFF-STREET PARKING AND LOADING.**

#### **1. Off-Street Parking and Loading Requirements.**

There shall be provided on site, such off-street parking spaces as set forth in this section when any new Building or Structure is erected. Existing Buildings or Structures need supply such parking only to the extent ground space is available. Parking may be located on any portion of

Adopted: November 4, 1997

Amended: August 4, 1998, March 2, 1999, October 5, 1999, July 2, 2002, April 6, 2004, October 5, 2004, August 1, 2006, January 2, 2007, November 3, 2009, January 3, 2012, December 4, 2012, December 3, 2013, June 10, 2014, August 11, 2015, July 12, 2016.

the parcel but shall not obstruct public right-of-way nor be located within any area, which has been designated as a snow storage easement.

Parking for uses located within the Village core area may be located in a dedicated and approved off-site location as long as adequate provisions are made for on site loading and unloading.

## 2. Required Parking Spaces.

The minimum number of parking spaces to be provided shall be as follows:

1. Clinics: one space per doctor.
2. Clubs: one space per three members plus one space for every five employees each shift.
3. Dwellings, Single-Family Residential: two spaces per dwelling unit, to a maximum of three spaces, plus one place for any auxiliary unit.
4. Dwellings, Multi-Family:
  - a. In CVZ and CB zones (as delineated on Village Zoning Map): one space per dwelling unit plus one ADA parking space for every unit which is ADA accessible and/or fitted.
  - b. Outside Village Core Area: two spaces per dwelling unit plus one ADA parking space for every dwelling unit which is ADA accessible and/or fitted.
5. Eating and drinking establishments: one space per 300 square feet of public area plus one space per every five employees per shift.
6. Hotels and Motels: one space per 300 square feet of public area plus one space per every five employees per shift.
7. Offices, retail, and service establishments: one space per 500 square feet.
8. Places of Public assembly: one space per four seats when fully occupied.
9. Shopping Center: one space per 500 square feet of public area.

## 3. Parking Design Standards.

The following standards shall be applied to Off-Street Parking areas:

1. All parking facilities must provide access to a public right-of-way;
2. All driveway entrances for non-residential shall be at least thirty feet wide and residential shall be twenty feet wide at the entrance to facilitate vehicular turning into parking area;

Adopted: November 4, 1997

Amended: August 4, 1998, March 2, 1999, October 5, 1999, July 2, 2002, April 6, 2004, October 5, 2004, August 1, 2006, January 2, 2007, November 3, 2009, January 3, 2012, December 4, 2012, December 3, 2013, June 10, 2014, August 11, 2015, July 12, 2016.

3. Each parking space shall consist of an area not less than nine feet by twenty feet;
4. On any non-residential Premises, not less than one space shall be set aside for the handicapped or physically disabled in compliance with the Americans with Disabilities Act.
5. Garage space reserved for motor vehicles shall be counted as parking spaces.

#### 4. Landscaping.

1. Parking lots shall be landscaped in keeping with the forest terrain and mountain setting of the Village. Where possible, parking should be located at the side of or behind the structure. A gravel or concrete pathway should be a part of the parking lot design, providing continuity with structures on either side or being in conformance with any pathway designed or planned by the Village.
2. Where off-street parking is provided, providing screening wherever possible should minimize the visual impact. This may be in the form of hedges, fences, earth berms, or other landscaping elements. Snow removal shall be considered in the design.
3. Parking, whether on parking pads, in carports or garages, should be located and built so as to not cause erosion problems, and should respect neighboring structures in terms of vistas and water runoff.

### SECTION 23. DEVELOPMENT IMPACT FEES

#### 1. Intent and Purpose.

This Section is adopted for the purpose of promoting the health, safety and welfare of the residents of the Village of Taos Ski Valley by:

1. Implementing the Village of Taos Ski Valley Capital Improvement Plan.
2. Implementing the Village's plans for public facilities by requiring 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 to new development through the imposition of development fees and charges that will be used to finance, defray or reimburse all or a portion of the costs incurred by the Village for public facilities that serve such development.
3. Setting forth standards and procedures for assessing development impact fees (DIFs) and administering the Development Impact Fee program.

#### 2. Applicability

Adopted: November 4, 1997

Amended: August 4, 1998, March 2, 1999, October 5, 1999, July 2, 2002, April 6, 2004, October 5, 2004, August 1, 2006, January 2, 2007, November 3, 2009, January 3, 2012, December 4, 2012, December 3, 2013, June 10, 2014, August 11, 2015, July 12, 2016.

Chief Vigil  
Oct. 2, 2022

**Traffic Safety concerns created from the two structures being built at the end of Sutton Place.**

The two structures are going to create a traffic hazard for the pedestrian crossing on Sutton Place, in front of the Snake Dance Condominiums, to the gondola that goes to the Rio Fernando Learning Center. The buildings will be creating a high volume of vehicle traffic during the Winter Ski Season for the crosswalks on Sutton Place. The main concern is the high slope on the road that causes a vehicle from being able to stop during the winter season in acclimate weather, where ice and snow is present. The road will also be congested with vehicle traffic causing vehicles to be backed up and the road, causing gridlock.

Possible suggestion or ideas to alleviate the traffic hazards.

- Decrease the incline of the grade of the street slope in front of the Snake Dance to the new structures.
- Have the crosswalk heated with snow melt. This will also keep it ADA compliant (Adult with Disabilities Act).
- Design a bridge over the crosswalk from the Snake Dance parking lot to the Gondola lift.
- A manned Guard shack on the bottom of Sutton Street to control the traffic flow in and out the street.
- A crossing guard for the peak hours of 7:00 AM thru 5:00 PM during the winter ski season.
- Illuminated flashing traffic signs.
- Cameras covering the crosswalk that can be monitored when weather condition are extreme, so proper safe protocol can be enforced by law enforcement.

I also spoke with Chris Ortiz will the DOT (Department of Transportation). Mr. Ortiz stated that we needed to have a visible crosswalk along with pedestrian crossing signage on both side of the roadway, also a possible traffic light depending on the amount of traffic that has been created.

**Taos Ski Valley, Inc.**

November 14, 2022

Patrick Nicholson  
Director of Planning and Community Development  
Village of Taos Ski Valley

Dear Patrick:

Re: Certificate of Compatibility - Hotel St. Bernard

The area in question is part of the zone referred to as "The Lower Front". The attached screenshots from our GIS mapping application (SmartMountain), show some of the avalanche start zones and paths that are somewhat tangential to the area of the mountain that can potentially affect the St. Bernard. The "compaction" attachment has an area outlined in red, this zone receives early season ski packing, and machine packing in the lower angled terrain just above the hotel. We forecast hazard, ski check, ski cut, and ski-in the additional layers of storm snow until we are able to open the terrain. Re-opening after subsequent storms may require ski cutting and very rarely explosive application. Small, loose storm snow avalanches that are relatively harmless, and do not travel far, are the most common type triggered.

The map generated by the 2000 Mears study clearly indicates that the Hotel site has the potential to be affected by several avalanche paths and defines these paths as within the TSV Control Area.

To my knowledge no avalanches have impacted the St. Bernard Hotel in its existence since the early 1960s. Continuing our long-term practice of early season compaction, season long disruption of storm snow layers, in conjunction with ongoing forecasting and mitigation strategies, will be the operational framework going forward.

Taos Ski Valley Inc. will assess post-season conditions in this area and conduct mitigation work as needed.

Sincerely,

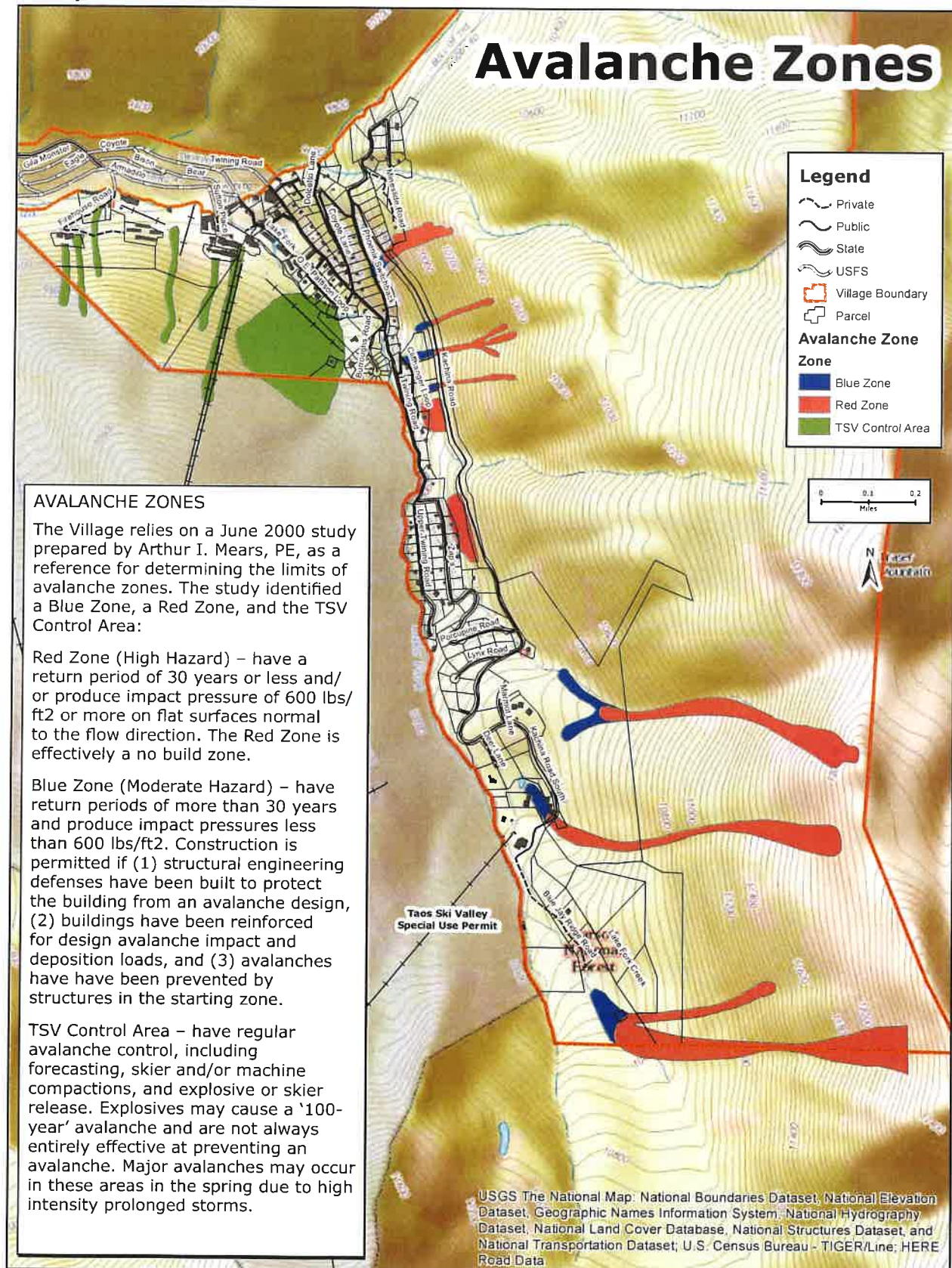


Rachel Moscarella  
Director of Snow Safety  
TSV Ski Patrol

Enclosures: (4)  
Mears Report 2000  
Photo - South from St. Bernard  
SmartMountain: St.B  
SmartMountain: Compaction



Map 7 – Avalanche Zones















September 21, 2022

*The plan does not show the volume and structures that will be designed that will accommodate that volume. The discharge of the various systems is also not clear in the Civil Drainage Plan. How are the guttered drains connected to the stormwater systems, for example? A complete drainage plan is requested.*

**Vertex Response:**

**Method**

The overall watershed area will be evaluated to determine the drainage area contributing to the flows on the proposed site. Additionally, VERTEX will evaluate the existing storm infrastructure, along with the proposed improvements occurring prior to the construction of Hotel St. Bernard to determine the layout for the proposed storm infrastructure.

**Hydrology**

Existing and proposed drainage area maps including the area of each drainage basin, the impervious percentage associated with each area, the associated C-value and the flow generated by each basin will be provided with the COC submission.

**Hydraulics**

The proposed drainage infrastructure will be designed to pick up the flow from the proposed development and the snow melt areas. A trench drain will be placed at the end of the drive from the main plaza area where the proposed snowmelt area meets the existing pavement. All landscape areas will be discharged into the creek and all hardscape areas routed to the regional water quality/detention pond. A plan with the proposed storm drainage system with the sizing, treatment and discharge locations will be provided with the COC submission.