



**PLANNING & ZONING COMMISSION  
DRAFT MEETING MINUTES  
MEETING HELD VIA ZOOM  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, OCTOBER 4, 2021 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. Commission members present: Henry Caldwell, Richard Duffy, Chris Stagg, Tom Wittman, and Jim Woodard. Commission members absent: Yvette Klinkmann and Susan Nichols. Staff members present: Planning Director Patrick Nicholson, Village Administrator John Avila, Village Clerk Ann Wooldridge, Building Inspector Jalmar Bowden, Public Works Director Anthony Martinez, and Attorney Susan Baker.

**II. APPROVAL OF THE AGENDA**

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

**Motion: Commissioner Woodard      Second: Commissioner Caldwell      Passed: 5-0**

**III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 13, 2021 P&Z COMMISSION MEETING**

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

**Motion: Commissioner Stagg      Second: Commissioner Woodard      Passed: 5-0**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

**A. PUBLIC HEARING:** Consideration to Recommend Ordinance 2022-30, a Rezone request for Bull of the Woods Lots B & C from Special Use Zone to Residential Zone

Director Nicholson explained that the applicant is requesting a zone change from Special Use Zone to Residential Zone to better conform with surrounding properties and align with future development intentions. The applicant has provided a preliminary site plan of the future property development and a brief proposal narrative. This item was continued, with no presentation having occurred, from the September 13 Planning & Zoning Commission meeting. The owner of the two lots, Alec Witten, explained that he would like to eventually build a house on the lots. He is an architect so understands the potential difficulty in building on a steep slope, he said.

Director Nicholson said that the subject properties are located North of Bull of the Woods Road between the Road and the Rio Hondo. These properties are two of three lots in the area presently zoned Special Use (SU). They are the two uppermost properties. Mr. Witten said that he contacted the owner of the third property along the road about changing their zoning too but didn't receive a reply.

Director Nicholson said that the application as presented complies with the pertinent zone change regulations and conditions.

**PUBLIC HEARING:** The Public Hearing was opened. Speaking in favor was property owner Mr. Witten. No one spoke against.

The Public Hearing was closed.

**MOTION:** To approve Recommending Ordinance 2022-30, a Rezone request for Bull of the Woods Lots B & C from Special Use Zone to Residential Zone

**Motion: Commissioner Duffy      Second: Commissioner Woodard**

Discussion followed about whether a re-zone was required in order to build a single-family home. There were some concerns about stream contamination during the building process. Mr. Witten said that he plans to hire a local builder who is familiar with mountainous terrain. He plans to install a closed tank septic system. The grade of the slope is close to 2:1, he said. He will provide for snow storage and for his own snow removal.

**Commission Chair Wittman called for a vote.**

**Passed: 5-0**

**VI. MISCELLANEOUS**

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

The next meeting of the Planning & Zoning Commission is scheduled for November 1, 2021 at 1:00 p.m. via Zoom.

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion: Commissioner Duffy      Second: Commissioner Woodard      Passed: 5-0**

The meeting adjourned at 1:30 p.m.

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Tom Wittman, Chairperson

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