



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

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

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

**II. APPROVAL OF THE AGENDA**

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

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

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

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

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

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

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

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

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

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

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

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

submitted soon for Certificates of Compatibility for both buildings.

**VI. MISCELLANEOUS**

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

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

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

**VIII. ADJOURNMENT**

**MOTION:** To adjourn.

**Motion:** Commissioner Woodard

**Second:** Commissioner Stagg

**Passed: 7-0**

The meeting adjourned at 1:50 p.m.

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Tom Wittman, Chairperson

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