



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

Monday, March 03, 2025 1:00 P.M.

Via Zoom Tele-Conference

See www.vtsv.org for information to attend the meeting
TAOS SKI VALLEY, NEW MEXICO

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

(575) 776-8220

E-mail: vtsv@vtsv.org
Web Site:
www.vtsv.org

**PLANNING & ZONING
COMMISSION:**

Thomas P. Wittman,
Chair

Henry Caldwell

Robert Corroon

Scott Hall

Yvette Klinkmann

Susan Nichols

Jim Woodard

**VILLAGE
ADMINISTRATOR:**
Rick Bellis

**ACTING DIRECTOR OF
PLANNING &
COMMUNITY
DEVELOPMENT:**

ACTING VILLAGE CLERK:
Marlene Salazar

MINUTES

I. CALL TO ORDER & ROLL CALL

Commission Board Chair Tom Wittman called the meeting to order at 1:00 p.m. roll call was taken, and a quorum was established. Five Commission members were present: Henry Caldwell, Robert Corroon, Scott Hall, James Woodard, Susan Nichols (attended late) ABSENT: Yvette Klinkman

II. APPROVAL OF THE AGENDA

Commission Chair Tom Wittman requested to have agenda item VII. B removed from the agenda.

MOTION: Commissioner Hall **SECOND:** Commissioner Corroon
PASSED: 4-0

**III. APPROVAL OF THE MINUTES OF OCTOBER 7, 2024 P&Z
COMMISSION MEETING**

MOTION: Commissioner Corroon **SECOND:** Commissioner Hall
PASSED: 4-0

IV. OLD BUSINESS: No Reports

V. NEW BUSINESS

**A. Consideration to Approve Resolution 2025-013 Concerning
Planning Commission Meetings and Notice Required.**

DISCUSSION: Commissioner Woodard inquired if Box Canyon (Post Office) should be eliminated in the posting process as its being moved to a different location. The Commission agreed to Post the agenda at the following locations: Box Canyon (Post Office) Village Compactor, and the Village Administrative Office as stated in the Resolution being presented.

MOTION: Commissioner Woodard **SECOND:** Commissioner Corroon **PASSED:** 5-0

B. P&Z Commission Membership

Village Council authorization for and direction to the Village Clerk to identify and solicit interest from members of Village

Committees and Commissions who might seek reappointment and to advertise in order to identify potential community members interested in filling any openings in said committees and commissions and to present such information and interest to the Mayor for appointment, subject to ratification by the Council.

DISCUSSION: Village Administrator Rick Bellis reports this agenda item is being updated with all Boards & Committee's in the Village. This will ensure that the Village records are accurate and or if any positions need to be filled. There are 7 members on the P&Z Board of Commissions. All board members agreed to continue services until their current terms expire. The only board members that did not confirm were Susan Nichols, and Yvette Klinkman.

C. Community Development/Planning Director Position(s)

Consultation w/P&Z Commission

<https://www.vtsv.org/wp-content/uploads/2025/02/Planing-Community-Development-Job-Descriptions.pdf>

DISCUSSION: Village Administrator Rick Bellis reported this agenda item is to bring awareness to the P&Z Commission Board that a Community Development/Planning Director position needs to be filled. Board Chair Wittman stated a new job description was recently updated and written for a Planner/Community Development Director. All applications should go to Village Administrator Rick Bellis.

D. Designation of Code Official/Code Enforcement Officer

Designation by the Village Council of the Village Administrator as the Code Official/Code Enforcement Officer for the Village of Taos Ski Valley for the purpose of enforcing the codes, ordinances, and regulations of the Village, as promulgated by the governing body, to include the Village nuisance, zoning and land use codes.

DISCUSSION: Village Administrator Rick Bellis was assigned as the Code Official for the Village of Taos Ski Valley. There are different roles that the Building Official, Police Chief, Fire Chief and the Code Official play. The Building Official, Police Chief and Fire Chief follow State Statutes and enforce State Codes. The Code Official strictly enforces Village code only.

E. Village of Taos Ski Valley Comprehensive Plan/Maser Plan

Status and discussion of need for state mandated update, possible funding.

VTSV Comprehensive plan 2017 See Village website:

<https://www.vtsv.org/wp-content/uploads/2019/09/Taos-Village-FINAL%E2%80%93june-14.pdf>

DISCUSSION: Village Administrator Rick Bellis reported that the State requires that the Comprehensive plan is updated every five years. This is also a condition that DFA requires in order to receive funds for contracts for financing. Village Administrator Rick Bellis met with North Central Economic Development seeking a grant writer. Copies of the current Comprehensive Plan are available by paper if requested to the Village office.

F. Discussion, consideration and possible recommendations(s) to the Village Council with regards to proposed Ordinance 2025-001: AN ORDINANCE ESTABLISHING A REQUIREMENT FOR AN EVENT PERMIT, PROVIDING FOR A PERMIT FEE, ESTABLISHING CONDITIONS FOR APPROVAL, ESTABLISHING PENALITIES FOR VIOLATION, AND REPEALING ORDINANCE 10-35.

DISCUSSION: Village Administrator Rick Bellis reported that this Ordinance is currently being updated. As tourism boosts in the Village with summer activities, concerts, festivals etc. there has been some concern with Village Committees (Public Safety & Parks & Rec). Discussion within the Committees was in regard to what type of activities are being conducted that are not regulated. A list of exemptions has been included in the Ordinance. Village Administrator Bellis asked the Commission for review and feedback of the proposed Ordinance.

Commissioner Hall suggested the Ordinance review of roman number III paragraph 7 (controlled substances). Commissioner Hall would like this compared with the State Statute Controlled Substances Act, to ensure nothing is being left out. Commissioner Hall also suggested that roman numeral VII also be compared to the States Cannabis Act, to also ensure nothing is being left out.

G. Discussion, consideration and possible recommendation(s) to the Village Council with regards to proposed Ordinance 2025-002: AN ORDINANCE PROHIBITING OVERNIGHT PARKING OR CAMPING ON OR IN MUNICIPAL PROPERTY, PARKS, TRAILS, EASEMENTS, RIGHT-OF-WAY, AND MUNICIPAL PARKING LOTS; PROVIDING EXCEPTIONS; ESTABLISHING PENALTIES FOR VIOLATION; REPEALING PRIOR INCONSISTANT ORDINANCES.

DISCUSSION: Village administrator Bellis reports this Ordinance is currently being updated. Some of the changes to the proposed Ordinance will include that the public obtain a permit. This will help the Village DPS identify and locate people if an emergency should arise. Village Administrator Bellis asked the Commission for review and feedback of the proposed Ordinance. The Village has met with TSVI, Taos Land & Cattle Assoc and the USFS to discuss the proposed Ordinance. Discussion included options in regards to regulating the Municipal Property.

VI. MISCELLANEOUS

A. Review and possible direction to staff with regards to replacing, updating or amending ORDINANCE 17-30 ADOPTING ZONING REGULATIONS AND A ZONING MAP FOR THE VILLAGE OF TAOS SKI VALLEY.

Village of Taos Ski Valley

<https://www.vtsv.org/wp-content/uploads/2025/02/ORD-2017-30-Zoning-Ordinance.pdf>

Ruidoso

Here is the link to the adoptions of the designation maps:

https://library.municode.com/nm/ruidoso/codes/code_of_ordinances?nodeId=COOR_CH54LAUS_ARTIIZO_DIV1GE_S54-36ZODIMADEDIINDIBO

This is the ordinance on modifying existing boundaries whether its under request of individual or the council:

https://library.municode.com/nm/ruidoso/codes/code_of_ordinances?nodeId=COOR_CH54LAUS_ARTIIZO_DIV2AD_S54-65RE

Angel Fire

<https://www.vtsv.org/wp-content/uploads/2025/02/angelfiren-m-nm-1.pdf>

Red River

<https://www.vtsv.org/wp-content/uploads/2025/02/Red-River-Ordinance-2000-5-Adopting-Comprehensive-Zoning-Regulation-and-a-Zone-Map.pdf>

DISCUSSION: Board Commission Chair Wittman asked fellow Commissioners for input on Ordinance 17-30 Adopting Zoning Regulation and a Zoning Map for VTSV that was adopted in 1997. This ordinance has been updated many times since then. The last update was in 2016. Attached are similar Ordinances in other ski municipalities for review. Village Administrator Bellis suggested the Commission update and review the Comprehensive Plan (previously discussed on the agenda) first and then update the Zoning Regulations & Zoning Map. So, the work is not being conducted twice.

(ITEM REMOVED)

B. Review and possible direction to staff with regards to ORDINANCE 2025-15 REVISION OF ORDINANCE 97-15, REVISING THE PLANNING AND ZONING COMMISSIONS MEMBERSHIP, SELECTION, APPOINTMENT, TERMS OF OFFICE AND REMOVAL OF OFFICE; ESTABLISHING THE DUTIES AND POWERS OF THE COMMISSION.

<https://www.vtsv.org/wp-content/uploads/2025/02/ORD-2022-15-Planning-Zoning-membership.pdf>

VII. ANNOUNCEMENT OF THE DATE, TIME, AND PLACE OF THE NEXT MEETING

The next meeting of the P&Z Commission will be held on April 7, 2025 at 1:00 p.m. via zoom.

VIII. ADJOURNMENT

MOTION: Commissioner Woodard

SECOND: Commissioner Caldwell **PASSED: 5-0**

Commission Board Chair Wittman

Attest

Village of Taos Ski Valley Deputy Clerk, Marlene Salazar