



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

Monday, July 07, 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:**
Rick Bellis

VILLAGE CLERK:
Marlene Salazar

1. **CALL TO ORDER** (Chairman Wittman) Commission Board Chair Tom Wittman called the meeting to order at 1:00 pm & notice of the meeting was properly posted.

2. **ROLL CALL**
Commission Board Chair Wittman called the roll, and a quorum was established. (**Board Chair**) Tom Wittman, (**Commission Members**) Bob Corroon, Scott Hall, Jim Woodard attended later: Henry Caldwell
Not Present: Yvette Klinkman, Susan Nichols

3. **APPROVAL OF THE AGENDA** (Chairman Wittman)
MOTION: Commissioner Woodard **SECOND:** Commissioner Corroon **PASSED:** 4-0

4. **APPROVAL OF THE MINUTES OF THE MARCH 03, 2025 P&Z COMMISSION MEETING** (Chairman Wittman)

Link to view draft minutes: [DRAFT-PZ-Minutes-March-03-2025.pdf](#)

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

5. **PUBLIC COMMENT**
Members of the public that would like to address the Commission have 5 minutes to speak.
(None)

6. **NEW BUSINESS**

- A. Discussion and consideration to recommend to the Mayor and Village Council the possible amendment of Ordinance 17-030, "An Ordinance Adopting Zoning Regulations and a Zoning Map for the Village of Taos Ski Valley, N.M." by adopting an AI version as processed by Grok software and reduced from 99 to 76 pages. (Chairman Wittman and Commissioner Hall)

Link to view Grok Software version Ordinance 17-030: [GROK-Version-of-Ordinance-17-30.pdf](#)

DISCUSSION: Commissioner Hall reported on this item. There was previous discussion of Ordinance 17-30. Discussion included how lengthy the Ordinance is. Commissioner Hall was able to convert the Ordinance with AI software called Grok Software. The Ordinance was simplified from 99 to 76 pages.

Administrator Bellis recommended separating the Ordinance by “Planning only” and “Zoning only” to simplify and shorten the Ordinance.

- B. Discussion and consideration to give direction to staff to draft language to amend Ordinance 17-030, “An Ordinance Adopting Zoning Regulations and a Zoning Map for the Village of Taos Ski Valley, N.M” by adding in Section 7, General Provisions (page 20) a requirement entitled “Solid Waste Disposal and Control”, requiring proper provisions for the handling, containment and disposal of solid waste as an element of the development plan and an building/development approval, and establishing appropriate penalties therein for non-compliance. Further, that staff shall prepare and submit the above for consideration and possible recommendation to the Mayor and Council by the Commission by the next regularly scheduled Planning and Zoning Commission Meeting. (Chairman Wittman) Link to view Ordinance 17-030: [17-030.pdf](#)

DISCUSSION: Board Commission Chair Wittman reported on this item. The Commission Board would like to add a section in Ordinance 17-030 General Provisions (page 20) a requirement entitled “Solid Waste Disposal and Control”. In May 2025 this last construction season contractors allowed construction material to blow away around the Village. The change shall include language that contractors can be fined if this material is not disposed of properly. Commission Board Chair Wittman would like all recommendations by the Commission Board submitted to P&Z for review before its recommended to the Mayor & Council.

- C. Discussion and consideration to recommend to the Mayor and Village Council the 2024 ICC International Property Maintenance Code, and subsequent updates by reference, for adoption by the Village, consistent with the NM CID approved building codes. (Rick Bellis, Acting Planning Director)

Link to view 2024 ICC: [2024-ICC-IPMC.pdf](#)

DISCUSSION: Village Administrator Bellis reported on this item. Administrator Bellis reported the building codes currently

only cover what's being built at the time "New Construction". The Village's Building Official will be resigning from the Village here in August 2025. If the Village does not have a Building Official the building code cannot be enforced. Adopting the 2024 ICC International Property Maintenance Code will allow the designated code official of the Governing body to enforce the building codes.

Commissioner Hall made the motion to amend and approve the recommendation and adoption to Mayor & Council of the complete 2024 ICC International Property and Maintenance Code except Part B, 101.8, and include the current appeal procedure under Ordinance 70-13 and make it the applicable process.

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

7. OLD BUSINESS

- A. None

8. STAFF REPORT

- A. Status of the Village Comprehensive Plan/Master Plan Update. (Rick Bellis, Acting Planning Director)

Village Administrator Bellis updated the Commission Board with the status of the current RFP. About a dozen firms have expressed interest. The funds are set aside for this project.

- B. Upcoming items for future agendas. (Rick Bellis, Acting Planning Director)

Village Administrator Bellis reported working on an application that is currently being discussed with Roger Pattison in regard to sliver lots, which are remaining property lots located next to the river in the Amizette area. Discussion has included what can be done with these lots whether they can be used for buildable structures or if the Village would like to purchase these lots and use them as green space.

9. MISCELLANEOUS

- A. Discussion of the Planning and Zoning Commission role regarding Zoning, Planning, Subdivision, Code Enforcement and Building Codes.

Commission Chair Wittman reported this item is in regard to architectural control and should the P&Z Commission enforce

this? **Village Administrator Bellis** recommended that the Village create design standards and guidelines and refine the Certificate of Compatibility.

B. Other

10. ANNOUNCEMENT OF THE NEXT MEETING

The next meeting of the Planning and Zoning Commission will be August 4, 2025 at 1:00 p.m. via hybrid.

11. ADJOURNMENT

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



Commission Board Chair Wittman

Attest: 
Village Clerk, Marlene Salazar
