



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

Monday, November 17, 2025 1:00 P.M.

Via Zoom Tele-Conference

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

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**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 Wittman called the meeting to order at 1:00 pm, roll call was taken and a quorum was established. All Commission members were present: Henry Caldwell, Robert Corroon, Scott Hall, Yvette Klinkman, James Woodard & Susan Nichols.

2. ROLL CALL (Marlene Salazar, Village Clerk)

3. APPROVAL OF THE AGENDA (Chairman Wittman)

MOTION: Commissioner Hall **SECOND:** Commissioner Woodard
PASSED: 6-0

**4. APPROVAL OF THE MINUTES OF THE JULY 07, 2025 P&Z
COMMISSION MEETING (Chairman Wittman)**

Link to view draft minutes: [07-PZ-Minutes-07-07-2025.pdf](#)

MOTION: Commissioner Woodard **SECOND:** Commissioner Hall
PASSED: 6-0

5. PUBLIC COMMENT

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

6. NEW BUSINESS

A. None

7. OLD BUSINESS

A. None

8. STAFF REPORT

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

The Planning and Zoning Commission discussed the status of the Village Comprehensive Master Plan Update, with Administrator Bellis explaining that while they had initially budgeted \$50,000-70,000, the contractor that was selected by RFP quoted \$150,000. Due to changing state requirements and reduced funding pressure, Administrator Bellis suggested doing the update in-house using census data and Department of Labor statistics, with the work potentially being reflected in future grant applications and ICIP planning. Board Chair, Wittman expressed concern about the Comprehensive Plan needing an update and does not want this affecting future capital outlay approvals. Next steps include writing up a draft letter and sending it to DFA indicating the village's intent to start updating the Comprehensive Plan internally in 2026, solicit input from Village committees for the draft letter, take the draft letter to Mayor, and Council, and confirm if this approach risks capital outlay funding; include deadline of December 12th for capital outlay submissions.

- b. Taos Ski Valley, Inc. lot line adjustments (Attachment 1.0)

Link to view attachment: [Attachment-1-TSVI-Adjustments.pdf](#)

Village Administrator Bellis discussed the importance of Commissioner input from the Planning Commission on significant lot line adjustments and consolidations. Administrator Bellis briefly discussed lot line adjustment problems in the village and explained the need and that they were made to improve clarity in zoning and allow for future development flexibility.

- c. Proposed Pattison lot consolidations and resolution of outstanding (Attachment 2.1, 2.2, 2.3, 2.4, 2.5)

Link to view attachments: [Attachments-2.1-2.2-2.3-2.4-2.5.pdf](#)

Village Administrator Bellis discussed a proposed consolidation of remainder lots in the Pattison property area, which would simplify property ownership and potentially create a riparian greenway. The Pattison Trust offered to remove all reversionary conditions on conveyed properties in exchange for minor adjustments to lot lines and the purchase of old usable pipe. The agreement would cost \$16,000 and require Roger Pattison to submit signed surveys and deeds for both existing and new lots. The transfer of deed would cost the village nothing, as the Trust would cover survey and title work, while also allowing for improvements to Twining Road and the creation of a public right-of-way to the hiker parking area. Commissioner Caldwell raised questions about property appraisals and encroachments, while Commissioner Woodard clarified that the property in question was donated

by a neighborhood association rather than the Pattison Trust. The commission agreed to proceed with the deal, which would include releases of restrictions for recreational purposes and allow the village to give permission for gondola stanchions, though no immediate construction was planned.

- d. TSVI Water Conservation Plan (Attachment 3.1, 3.2, 3.3)
Link to view attachments: [Attachments-3.1-3.2-3.3.pdf](#)

Administrator and Commissioner discussion focused on a Water Conservation Plan required by the Forest Service, which Administrator Bellis explained is a broad statement of goals rather than a detailed plan. Administrator Bellis noted that water conservation is not directly related to the villages' water supply to the municipality. Resident Trudy DiLeo inquired about mitigation measures for drought scenarios. Administrator Bellis mentioned there will be an ongoing discussion with John Kelly, TSVI COO, about coordinating water resources.

- e. Upcoming items for future agendas. (Rick Bellis, Acting Planning Director) No Comments
- f. Staffing

Village Administrator Bellis informed the Commission he will be retiring December 31, 2025. The Village will have an open position for the title of Planning & Economic Development Director. Administrator Bellis recommends to Village Council this title to also include Code Official.

9. MISCELLANEOUS

- a. Identification and discussion of 2026 goals and objectives for the Planning and Zoning Commission.

Board Chair Wittman suggested meeting more often. **Commissioner Woodard** suggested updating the "An Ordinance Adopting Zoning Regulations and a Zoning Map for the Village of Taos Ski Valley, N.M

- b. Identification of 2026 priorities for the Village.
Board Chair Wittman reported finding a Village Administrator would be priority.
- c. Comments and questions from the Commission Members.
(No comments)

10. ANNOUNCEMENT OF THE NEXT MEETING

The next meeting of the P&Z Commission Board will be held on Monday January 5, 2025, at 1:00 p.m. via hybrid.

11. ADJOURNMENT

MOTION: Commissioner Woodard **SECOND:** Commissioner Hall
PASSED: 6-0



Commission Board Chair Tom Wittman



Village Clerk, Marlene Salazar