



**PLANNING & ZONING COMMISSION REGULAR MEETING  
AGENDA  
VIA ZOOM TELE-CONFERENCE  
SEE [WWW.VTSV.ORG](http://WWW.VTSV.ORG) FOR INFORMATION TO ATTEND THE  
MEETING  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, JUNE 1, 2026 AT 1:00 PM**

**1. CALL TO ORDER AND NOTICE OF MEETING**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

A. 02/02/2026-Regular Planning & Zoning Commission Meeting

**5. ACTION AND DISCUSSION ITEMS**

A. Address Assignment Request – 1321 State Highway 150 Subdivision Lots

**6. PUBLIC HEARING**

A. Consideration to Approve the Taos Ski Valley, Inc. ("TSVI") application for renewal extension of the CUP for its Parcel C Development (to expire on June 3, 2026) for an additional five (5) years or until June 4, 2031.

**7. STAFF REPORT**

**8. MISCELLANEOUS**

**9. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE PLANNING & ZONING COMMISSION**

07/06/2026-REGULAR MEETING. The next regularly scheduled meeting of the Planning & Zoning Commission of the Village of Taos Ski Valley will be held as a hybrid in-person and on-line meeting on July 6, 2026, at 1:00 pm in Room 102, 9 Firehouse Rd., Taos Ski Valley, NM and the Agenda, Agenda attachments, and Zoom Meeting link will be available to the public on the Village website at <https://www.vtsv.org>.

**10. ADJOURNMENT**

# MINUTES



**PLANNING & ZONING COMMISSION REGULAR  
MEETING MINUTES  
VIA ZOOM TELE-CONFERENCE  
SEE [WWW.VTSV.ORG](http://WWW.VTSV.ORG) FOR INFORMATION TO ATTEND THE  
MEETING  
TAOS SKI VALLEY, NEW MEXICO  
MONDAY, FEBRUARY 2, 2026 AT 1:00 PM**

**1. CALL TO ORDER AND NOTICE OF MEETING**

Commission Board Chair Wittman called the meeting to order at 1:00 pm. Notice of the meeting was properly posted.

**2. ROLL CALL**

Marlene Salazar, Village Clerk, called the roll and a quorum was present.

**Commissioners Present:**

Board Chair—Commissioner Wittman  
Commissioner Caldwell  
Commissioner Corroon  
Commissioner Hall  
Commissioner Woodard  
Commissioner Nichols

**Not Present:**

Commissioner Klinkman

**3. APPROVAL OF AGENDA**

**MOTION: COMMISSIONER HALL SECOND: COMMISSIONER CALDWELL PASSED: 6-0**

**4. APPROVAL OF MINUTES**

**A. APPROVAL OF THE MINUTES OF THE NOVEMBER 17<sup>TH</sup>, 2025 PLANNING & ZONING MEETING**

**Commissioner Hall** requested the name Patterson throughout the minutes be updated to Pattison.

**MOTION: COMMISSIONER WOODARD SECOND: COMMISSIONER NICHOLS PASSED: 6-0**

**5. NEW BUSINESS**

**A. CONSIDERATION TO APPROVE RESOLUTION 2026-009- A RESOLUTION CONCERNING PLANNING AND ZONING COMMISSION MEETINGS AND PUBLIC NOTICE REQUIRED**

**Village Clerk, Salazar** reported this Resolution 2026-007 is per the Open Meeting Act and is an annual resolution that needs to be discussed and approved. This will set the regular meeting time and date for the P&Z Meetings. The meetings are scheduled to be on the first Monday of each month at 1: 00 pm.

**MOTION: COMMISSIONER CALDWELL SECOND: COMMISSIONER WOODARD PASSED: 6-0**

**B. P&Z COMMISSION MEMBERSHIP  
REVIEWING THE CURRENT TERMS:**

**Commissioner J.Scott Hall, 2 year term until Oct. 2026**  
**Commissioner Jim Woodard, 4 year term until Aug. 2027**  
**Commissioner Henry Caldwell, 4 year term until Aug. 2027**  
**Commissioner Yvette Klinkman, 4 year term until Aug. 2027**  
**Commissioner Bob Corroon, 4 year term until Aug. 2027**  
**Commissioner Susan Nichols, 6 year term until Aug. 2029**  
**Commissioner Tom Wittman, 6 year term until Aug, 2029**

The commission discussed membership changes, noting that Commissioner Hall would need to run for re-election soon due to his two-year term limit.

- C. **Requesting a Nomination from the Commission for a Commissioner to be elected as the Chair.**

Commissioner Woodard nominated Tom Wittman to continue as P&Z Commission Board Chair.

**MOTION: COMMISSIONER CALDWELL SECOND: COMMISSIONER NICHOLS PASSED: 6-0**

- D. **Discussion and Recommendation from the Commission for the Council to hire a person to fill the position of Community Development/Planning Director.**

The commission discussed the need for a Community Development Planning Director. Board Chair Wittman has

volunteered to handle building permit applications in the interim. The Commission agreed to explore options for filling the role, including potentially hiring a contractor.

The Commission discussed recommending to the Village Council to hire a Community Development Planning Director, also acknowledging the current financial constraints that will make this challenging. Village Administrator Hammond-Paul reported the Village shall conduct a detailed analysis of the current budget to determine what options are feasible for filling the Community Development Planning Director position (full-time, part-time, contract support), and prepare recommendations and options for the Commission and Council.

**MOTION:** To recommend to the Council and the Commission to hire a person to fill the Community Development Planning Director and prioritize funding for this position in future budgets.

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

- E. **Designation of Code Official/Code Enforcement Officer Recommend to the Council that the Village Administrator be appointed as the Code Official/Code Enforcement Officer for the Village 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.**

**MOTION:** To recommend to the Village Council to nominate the Village Administrator as Acting Code Official for the Village of Taos Ski Valley.

**DISCUSSION:** The Commission discussed designating the Village Administrator to serve in an interim capacity while advocating for the title to remain flexible for the future hiring of a Code Official. The Commission agreed to modify the motion to include "acting" in the title, and the Commission approved the designation without specifying an individual by name.

**MOTION: Commissioner Wittman SECOND: Commissioner Corroon PASSED: 6-0**

- F. **Discussion and Consideration of expanding the role of the Commission, such as reviewing and recommending approval of all building permits, granting variances for subdividing existing lots.**

**The Commission** discussed expanding its role to review and recommend approval of building permits and planning variances, but decided against it due to lack of technical expertise and potential conflicts with existing regulations. **Emmeritus Commissioner Stagg and Commissioner Hall** agreed that the commission should stick to its current authority outlined in the ordinance and avoid getting involved in day-to-day planning and zoning matters. **Emmeritus Commissioner Stagg** recommended that the zoning or building official should report decisions to the commission for informational purposes.

**6. OLD BUSINESS**

**The Commission** discussed the posting of building applications and permits for public access, emphasizing the importance of preventing issues like unauthorized above-ground propane tanks. They debated the role of variances, with **Emmeritus Commissioner Stagg** explaining the original intent of allowing flexibility in the zoning ordinance, while others expressed concerns about inconsistent applications. **The commission** also addressed the need to update the master development plan, with Village Administrator Hammond-Paul offering to follow up on the statutory requirements with previous Village Administrator Bellis. Lastly **the Commission** discussed ongoing work related to stormwater and sanitary sewer installations.

**7. MISCELLANEOUS**

**Board Commission Chair Wittman** gave his condolences and announced the passing of long-time TSV resident John Abbott.

**8. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE P&Z COMMISSION**

03-March-REGULAR MEETING. The next regularly scheduled meeting of the Planning & Zoning Commission of the Village of Taos Ski Valley will be held as a hybrid in-person and on-line meeting on March 2, 2026, at 1:00 pm in Room 102, 9 Firehouse Rd., Taos Ski Valley, NM and the Agenda, Agenda attachments, and Zoom Meeting link will be available to the public on the Village website at <https://www.vtsv.org>.

**9. ADJOURNMENT**

ATTEST:

\_\_\_\_\_  
Board Chair Commissioner Wittman

\_\_\_\_\_  
Village Clerk, Marlene Salazar

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# PLANNING & ZONING COMMISSION

## AGENDA ITEM

### Meeting Date

June 1, 2026

### Agenda Item

Address Assignment for Four Subdivided Lots at 1321 State Highway 150

### Submitted By

Henri Hammond-Paul, Village Administrator

### Department

Administration / Community Development

## EXECUTIVE SUMMARY

The applicant/property owner has requested formal address assignments for four subdivided lots currently associated with the parent address of 1321 State Highway 150, Taos Ski Valley, New Mexico. The proposed addressing scheme would assign individual suffix identifiers to each lot in order to facilitate permitting, utility coordination, emergency response, mail delivery, and property identification.

The proposed assignments are:

<b>Lot</b>	<b>Proposed Address</b>
Lot 1	1321D State Highway 150
Lot 2	1321C State Highway 150
Lot 3	1321B State Highway 150
Lot 4	1321A State Highway 150

The proposed addressing sequence generally corresponds with lot orientation and access patterns identified on the subdivision plat.

## **BACKGROUND**

The subject property was subdivided into four separate lots but currently retains a single base address designation of 1321 State Highway 150. Separate address assignments are necessary to:

- Support future permitting and development activity;
- Ensure accurate identification for emergency response and public safety purposes;
- Coordinate utility service connections and billing;
- Facilitate USPS mail delivery and parcel services; and
- Maintain accurate records for county and municipal systems.

The use of alphabetical suffixes is a common addressing approach for clustered or related lots sharing a common numerical address base.

## **STAFF ANALYSIS**

Staff reviewed the proposed addressing configuration and finds that:

- The addresses are logically sequenced;
- The proposed suffixes avoid duplication or conflict with nearby addresses;
- The assignments are consistent with existing addressing conventions used throughout the Village; and
- The proposed assignments will improve clarity for public safety, utilities, and future land use administration.

The proposed assignments are administrative in nature and do not alter zoning, land use entitlements, density, or subdivision approvals.

## **RECOMMENDED ACTION**

Staff recommends approval of the proposed address assignments as follows:

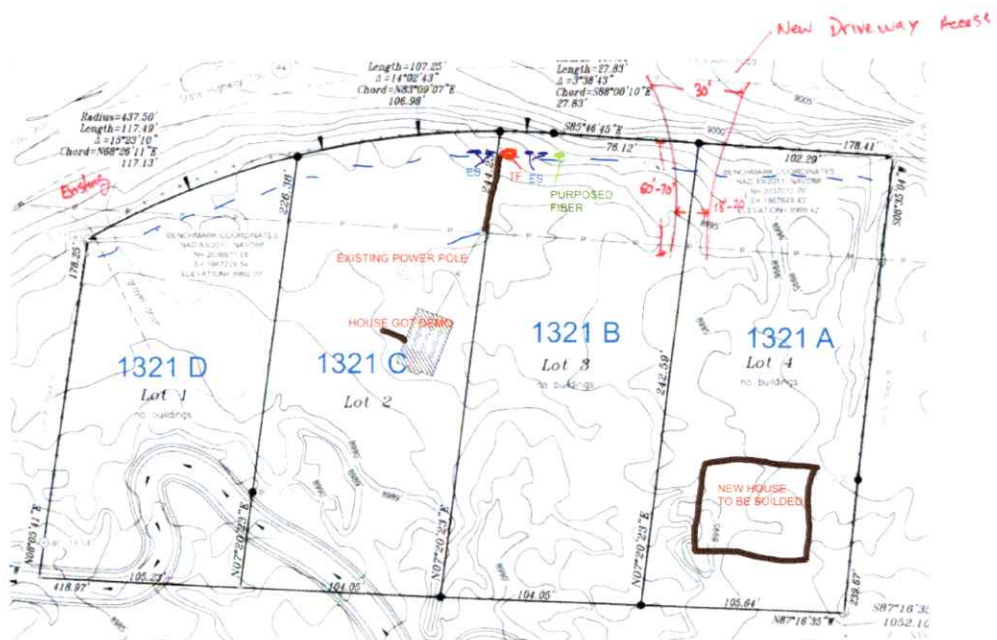
<b>Lot</b>	<b>Address</b>
Lot 1	1321D State Highway 150

Lot 2 1321C State Highway 150

Lot 3 1321B State Highway 150

Lot 4 1321A State Highway 150

# ATTACHMENTS



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**VILLAGE OF TAOS SKI VALLEY**  
**Planning & Zoning Commission**  
**Agenda Item**

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**AGENDA ITEM TITLE:** Consideration to Approve the Taos Ski Valley, Inc. ("TSVI") application for renewal extension of the CUP for its Parcel C Development (to expire on June 3, 2026) for an additional five (5) years or until June 4, 2031.

**DATE:** June 1, 2026

**PRESENTED BY:** Administrator Henri Hammond-Paul

**STATUS OF AGENDA ITEM:** Public Hearing

**CAN THIS ITEM BE RESCHEDULED:** Not Recommended

**BACKGROUND INFORMATION:** Taos Ski Valley, Inc. (TSVI) has requested a five-year extension for the Parcel C Development Project's Conditional Use Permit, moving the expiration date from June 4, 2026, to June 4, 2031. The proposal maintains the original 2018 development plans, citing construction delays caused by labor shortages, material costs, and infrastructure work on Thunderbird Road.

**RECOMMENDATION:** Move to have the Village Planning & Zoning Commission consider and approve the five-year extension for Parcel C Development Project's Conditional Use Permit. This matter would then be placed on an upcoming Council agenda.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

The Village of Taos Ski Valley Planning & Zoning Commission:

By: \_\_\_\_\_  
Board Commission Chair, Tom Wittman

Vote: For: \_\_\_\_\_ Against: \_\_\_\_\_ Abstain: \_\_\_\_\_ (Seal)

Attest: \_\_\_\_\_  
Marlene Salazar, Village Clerk

Village of Taos Ski Valley  
 Planning & Community Development Department  
**LAND USE & DEVELOPMENT APPLICATION**  
 For Renewal/Extension of 06/05/2023 CUP for Parcel C



<u>Applicant/Developer:</u> Taos Ski Valley, Inc. (TSVI)	<u>Property Address:</u> Parcel C 3 Thunderbird Road & 11 Ernie Blake Road
<u>Current Owner &amp; Address:</u> 116 Sutton Place Taos Ski Valley, NM 87525	<u>Lot/Block:</u> Part of Lot 1 and Lot 2 Replatted Block G <u>Subdivision:</u> OE Pattison Subdivision
<u>Architect/Engineer:</u> Hart Howerton - James A. Tinson	<u>Contractor:</u> Bradbury Stamm Construction

**Authorization and Acknowledgment**

I, the undersigned, am the owner of the above described property, or am authorized to represent the owners (proof of such authorization is attached). I recognize the fees paid with the application may not constitute the total cost to process this request and that I will be responsible for the additional costs incurred by the Village of Taos Ski Valley to review and process this request. I agree to pay these costs upon receipt of a statement from the Village.

\* Kristopher DeVogelaere 4/14/26  
 Owner or Representative: Kristopher DeVogelaere, VP Finance Date April 14, 2026

**APPLICATION INFORMATION**

SUBDIVISION	FEE	ZONING	FEE
Sketch Plat:	\$1,000	Conditional Use	\$1,500
Parcel Conceptual Plan (CVZ)	\$500	Zone Change	\$1,500
<i>Preliminary Plat:</i>		Variance	\$800
Category I - less than 3 lots	\$3,000	Variance (minimum)	\$250
Category II - less than 10 lots	\$5,000	Special Use	\$500
Category III- 10 - 20 lots	\$7,500	<b>CERTIFICATE of COMPATIBILITY</b>	\$1,000
Each lot > 20	\$500	<b>PUBLIC NOTICE SIGNS</b>	\$50
Final Plat (1/2 cost of preliminary plat)		<b>APPEALS</b>	\$250
Summary Subdivision	\$500	<b>PERMITS</b>	
Lot Line Adjustment / Consolidation	\$250	Fence Tree Sign Lighting	\$25
Variance	\$500	Accessory Structure	\$25
<b>COMP PLAN AMENDMENT</b>	\$1,000	Excavation / Grading	\$250
		Food Truck	\$250

Application Received. Date: 4/14/26 Total Fees Paid: \$ 1,550

Received by: [Signature] (VTSV staff)

**BEFORE THE VILLAGE OF TAOS SKI VALLEY'S  
PLANNING AND ZONING COMMISSION**

**LAND USE AND DEVELOPMENT APPLICATION**

**APRIL 14, 2026**

- To: Henri Hammond-Paul, VTSV's Village Administrator and acting Planning Officer (By Email: hhammondpaul@vtsv.org)
- To: Tom Wittman, Chairman of VTSV's Planning and Zoning Commission (By Email)
- To: Marlene Salazar, VTSV Clerk (Hand-Delivered and By Email)
- To: John Appel, VTSV's Village Attorney (By Email)

**TAOS SKI VALLEY, INC.'S (TSVI'S) APPLICATION FOR RENEWAL/ EXTENSION OF THE  
CONDITIONAL USE PERMIT ("CUP") GRANTED JUNE 4, 2018 FOR "PARCEL C" DEVELOPMENT**

Taos Ski Valley, Inc. ("TSVI") hereby files its Application for Renewal Extension of the CUP previously extended by the Village's Planning and Zoning Commission ("P&Z") for its Parcel C Development on June 5, 2023 (to expire on June 4, 2026) for an additional five (5) years or until June 4, 2031.

In support therefor, TSVI states:

1. The P&Z granted the initial CUP for Applicant's Parcel C Development on June 4, 2018.
2. On June 5, 2023, the P&Z granted a renewal/extension of the June 4, 2018 CUP for TSVI's Parcel C Development for three (3) years or until June 4, 2026, with certain conditions. (See Minutes of June 5, 2023 P and Z Commission Meeting approved on August 7, 2023 by P and Z being the official "Record of Decision" thereon at Regular Meeting of P and Z Commission held on August 7, 2023).
3. The current CUP will expire on June 3, 2026, unless renewed/extended by the P&Z.
4. TSVI proposes no changes to its Narrative and Plans for its Parcel C Development previously submitted to, and on file with, the Village and the P&Z in 2018.
5. Because of economic constraints in the local construction industry, including supply line delays, increased costs, labor challenges for contractors, and because of delays in completing the TIDD realignment and related sidewalk and utilities installations and other improvements to adjacent Thunderbird Road and Upper Ernie Blake Road, the Applicant TSVI has been unable to undertake the removal of its temporary "Taos Tent" facility on

the existing site and commencement of the construction of its Parcel C Development thereon the site within the last three (3) years CUP period.

6. Therefore, TSVI seeks renewal of the June 5, 2023 CUP, together with all prior conditions thereto (except Condition 8- the 3-year extension) for an additional five (5) years or until June 4, 2031.
7. A renewal of Applicant's June 5, 2023 CUP for its Parcel C Development by the P&Z Commission for another five (5) years is specifically authorized under Village Ordinance 17-30, Section 26.5 (Expiration): ". . . At the expiration of any Conditional Use Permit, the Commission must approve an Application for Renewal of the Conditional Use Permit . . ."

#### REQUEST FOR RELIEF

Applicant TSVI hereby requests that the P&Z Commission renew and extend its June 5, 2023 CUP for TSVI's Parcel C Development for an additional five (5) years or until June 4, 2031, together with the same conditions as in the 2023 CUP (except Condition 8, which shall be amended to a five (5) year renewal and extension period of the CUP) granted to Applicant for TSVI's proposed mixed use development project on Parcel C located on Thunderbird Road in the Village of Taos Ski Valley.

By: TAOS SKI VALLEY, INC.

Kristopher DeVogelaere

Its: Vice President of Finance Kristopher DeVogelaere

Dated: April 14, 2026

Enclosures:

Village of Taos Ski Valley/Panning and Community Development Department/Land Use & Development Application

TSVI Check #        of \$1550.00 (\$1,500.00 for CUP Fee and \$50.00 for Public Notice Sign Fee)

Copy:

Carl Pearson, Hart Howerton, Ltd. (by email: [pearson@harthowerton.com](mailto:pearson@harthowerton.com))

Joseph F. Canepa, Canepa and Vidal, PA, attorney for Applicant TSVI (by email: [jfcanepa@newmexico.com](mailto:jfcanepa@newmexico.com))