



**PLANNING & ZONING COMMISSION REGULAR MEETING
MINUTES
VIA ZOOM TELE-CONFERENCE
SEE 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 17TH, 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 be re-appointed 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



Board Chair Commissioner Wittman

ATTEST:



Village Clerk, Marlene Salazar