



**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, JUNE 1, 2026 AT 1:00 PM**

1. CALL TO ORDER AND NOTICE OF MEETING

Commission Board Chair Wittman called the meeting to order at 1:06 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

Not Present:

Commissioner Woodard
Commissioner Nichols
Commissioner Klinkman

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

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

Commission Board Chair Wittman requested a correction to Item B. on the minutes to include the change from "reelection" to "reappointment" regarding Commissioner Hall's term.

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

5. ACTION AND DISCUSSION ITEMS

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

DISCUSSION: The commission approved a request to assign separate addresses (1321A through D) to four lots currently under one address on State Highway 150 in the Amizette area, with Village Administrator Hammond-Paul VTSV serving as the conduit for this administrative matter. Village Administrator Hammond-Paul reported a zoning and addressing issue in the Amizette area, noting that four distinct land lots are currently registered under a single physical address. The property owners have formally requested the assignment of separate, individual addresses for each lot to resolve the redundancy.

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

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.

Speaking For:

Joe Canepa, attorney for Taos Ski Valley Inc., presented a request to extend a conditional use permit for the Nord-Haus development on Parcel C, which expires on June 3, 2026. Mr. Canepa explained that the original 2018 permit had been extended once in 2023 for three years, and now they seek an additional five-year extension due to industry changes, supply chain issues, and the need to coordinate with the Saint Bernard Hotel development. The request includes maintaining the same conditions from the 2018 permit, with plans to submit final design plans for review when ready to proceed with construction.

John Kelly, CEO of Taos Ski Valley Inc., spoke in favor of the extension, highlighting the project's alignment with original goals from 2018 and the desire to properly sequence construction projects in the area.

Developer Carl Pearson spoke in favor of approving the renewal for Parcel C. He stated that the original CUP, approved in 2018, remains substantially unchanged. Mr. Pearson clarified that the project's intent continues to focus on completing the Plaza and establishing interconnected parcels and roadways throughout the Village.

Speaking Against: 0

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

7. STAFF REPORT

(none)

8. MISCELLANEOUS

Commissioner Caldwell briefly informed the commission about fire mitigation discussions from a public safety meeting this morning regarding existing properties in Ski Valley.

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

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

ATTEST:



Board Commission Chair, Tom Wittman



Village Clerk, Marlene Salazar

**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

63272
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)

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