



**PLANNING & ZONING COMMISSION REGULAR MEETING DRAFT
MINUTES
MEETING TO BE HELD VIA HYBRID - IN PERSON AND ONLINE
MEETING ROOM LOCATED AT 102, 9 FIREHOUSE RD.
TAOS SKI VALLEY, NEW MEXICO
MONDAY, AUGUST 3, 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

Commissioner Klinkman

3. APPROVAL OF AGENDA

Board Chair, Commissioner Wittman, requested that item 9. be removed from the agenda due to incorrect information. The commission approved an amended agenda after removing the reference to the next regularly scheduled meeting date due to Labor Day.

MOTION: Commissioner Woodard **SECOND:** Commissioner Caldwell **PASSED:** 7-0

4. INTRODUCTION

A. New Deputy Village Administrator/Planning & Zoning Director, Jordan Yutzy

Jordan Yutzy was introduced as the new Deputy Village Administrator and Planning and Zoning Director, sharing his extensive background in various municipal roles spanning 25 years.

5. APPROVAL OF MINUTES

A. Approval of the Minutes of the June 1, 2026 meeting

MOTION: Commissioner Woodard **SECOND:** Commissioner Corroon **PASSED:** 7-0

6. PRESENTATION

- A. The Village of Taos Ski Valley Development Code Synopsis
by Planning & Zoning Director Jordan Yutzy

Deputy Village Administrator Yutzy presented a development code synopsis, explaining the importance of the code in supporting and implementing the comprehensive plan. Deputy Administrator Yutzy reported the comprehensive analysis of the village's development code, highlighting that while the current code from 1997 was regularly updated through 2016, it now needs significant updates to address modern technologies like EV charging stations and solar power. The proposed improvements include creating a clear use matrix, establishing specific setback standards, shortening permit approval times, and transitioning to online permitting, with stakeholder meetings planned for August and September followed by legal review in October and final council presentation in December 2026. The team clarified that this will be a comprehensive update rather than a complete repeal of the existing code, with the goal of making it a "living document" that reflects current community needs and strategic priorities.

7. ACTION AND DISCUSSION ITEMS

- A. Request approval of the variance requested for 1321A NM-150 which will allow the side setback on the east side of the building to be reduced to 18 feet only for the portion of the structure that contains the fireplace. The following condition shall be part of the approval: the property owner must clear a ten-foot wide section from the fireplace foundation in accordance with fire wise standards.

The Planning and Zoning Commission discussed a variance request to reduce the setback requirement for a fireplace from 20 feet to 15 feet with a 10-foot clear space requirement. Deputy Administrator Yutzy explained that the current 20-foot setback does not meet the new code requirements, and the proposed variance would actually lower the setback requirement. Commissioner Caldwell raised concerns about incomplete documentation in the package, including missing final grading plans, SWPP plans, and potential 404 permits for river modifications. The commission voted 6-1 to approve the variance request, with Deputy Administrator Yutzy noting that proper documentation would be addressed in the new code implementation.

MOTION: Commissioner Hall **SECOND:** Commissioner Caldwell **PASSED:** 6-1
OPPOSED: Commissioner Klinkman

8. MISCELLANEOUS

(None)

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

08/03/2026-REGULAR MEETING. The next regularly scheduled meeting of the P&Z Commission of the Village of Taos Ski Valley will be held as a hybrid in-person and on-line meeting on August 3, 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>.

(Item Removed)

10. ADJOURNMENT

MOTION: Commissioner Woodard **SECOND:** Commissioner Caldwell **PASSED:** 7-0

ATTEST:

Board Chair, Tom Wittman

Village Clerk, Marlene Salazar