



**PLANNING & ZONING COMMISSION REGULAR MEETING
AGENDA
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**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. INTRODUCTION**
 - A. New Deputy Village Administrator/Planning & Zoning Director, Jordan Yutzy
- 5. APPROVAL OF MINUTES**
 - A. Approval of the Minutes of the June 1, 2026 meeting
- 6. PRESENTATION**
 - A. The Village of Taos Ski Valley Development Code Synopsis
by Planning & Zoning Director Jordan Yutzy
- 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.
- 8. MISCELLANEOUS**
- 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>.
- 10. ADJOURNMENT**



**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

TSVI Check # #63272 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@hevmexico.com)

The Village of Taos Ski Valley

DEVELOPMENT CODE SYNOPSIS

Development Code Overview and Process for Rewriting



WHY IS THE CODE IMPORTANT

- ❖ The development code is intended to be a document that propels the Comprehensive Plan into fruition.
- ❖ All development codes are intended to be living breathing documents which require constant updating and evolution.
- ❖ Development codes are the tool a community uses to control architectural style, size, proximity and uses within a community.
- ❖ The Development code also addresses public safety by regulating the requirements for Fire/EMS and Police access.
- ❖ The Development codes' main purpose is to protect the health, safety and welfare of the community as a whole.

CURRENT DEVELOPMENT CODE

- ❖ The current Development code was developed and adopted November 4, 1997.
- ❖ The Development code was amended on:
 - ❖ *August 4, 1998*
 - ❖ *March 2, 1999*
 - ❖ *October 5, 1999*
 - ❖ *July 2, 2002*
 - ❖ *April 6, 2004*
 - ❖ *October 5, 2004*
 - ❖ *August 1, 2006*
 - ❖ *January 2, 2007*
 - ❖ *November 3, 2009*
 - ❖ *January 3, 2012*
 - ❖ *December 4, 2012*
 - ❖ *June 10, 2014*
 - ❖ *August 11, 2015*
 - ❖ *July 12, 2016*

CURRENT DEVELOPMENT CODE

- ❖ The current Development code is very vague on allowable uses that have become prevalent in current development.
 - ❖ *This can create a “gray area” in the code. This can create conflict between stakeholders and the governing body.*
 - ❖ *Vague codes can also delay or even stifle development in a community.*
- ❖ There are Zoning Districts indicated in the code but not shown on the map.
 - ❖ *Adult Entertainment Zone.*
 - ❖ *Industrial Zone.*
- ❖ The current Development code allows for long processing times for permits and review.
 - ❖ *The average allowable time for issuance of a permit is 90 days for a residential permit. This will amplify the hesitation for development in the community.*
- ❖ The Development code has created a long drawn-out process for projects which in many cases adds years to the development timeline. This stops development due to the cost of a drawn-out process.
- ❖ Setbacks and other design standards are not clearly outlined by the code.

CURRENT SETBACKS IN THE CODE

Zoning District	Front Yard	Rear Yard	Side Yard	Riparian Stream	Perennial Stream	Spring Source	Wetland	Intermittent Stream	Max Height
R-Residential	25' ¹	25'	20' ²	20' ³	15' ³	100'	15'	10'	35'
C-B Commerical/Business	5'	-	-	-	-	-	-	-	35'
CVZ- Core Village Zone	0'	0'	0'	-	-	-	-	-	48'
S-U Special Use Zone	5'	-	-	-	-	-	-	-	35'
Farming and Recreation	5'	-	-	-	-	-	-	-	35'

¹ 25' or the average of the depth of the front yard depth of the adjacent yards on either side of the dwelling

² 20' with the first ten feet from the building cleared to firewise standards or 15' with all 15' cleared to firewise standards

³ Measurement from top of bank or high water mark, whichever is greater

CURRENT USE MATRIX

Use	Function	Structure	Activity	R-Residential	C-B Commercial & Business	CVZ- Core Village Zone	S-U Special Use	Farming and Recreation	Special Conditions
Residential									
Single-family	1100	1110	1100	P	P	C	X	P	
Accessory dwelling Unit (ADU)		1130		C	C	C	X	X	
Townhouses		1140	1100	C	C	C	X	X	
Multifamily dwellings		1202-99	1100	C	C	C	X	X	
Retirement housing	1210		1300	X	C	X	X	X	
Assisted living facility	1230		1300	X	C	X	X	X	
Life care or continuing care facilities	1240		1300	X	C	X	X	X	
Nursing facilities	1250		1300	X	C	X	X	X	
Community home	NAICS 623210			X	C	X	X	X	
Barracks		1310	1300	X	X	X	X	X	
Dormitories		1320	1300	X	X	X	X	X	
Temporary structures, tents etc. for shelter		1350		C	C	X	X	X	
Hotels, motels, or other accommodation services									
Bed and breakfast inn	1310	1330	1200	X	C	C	X	X	
Rooming and boarding housing	1320	1340	1200	X	C	C	X	X	
Resorts		1330	1200	X	X	C	X	X	
Retreats		1330	1200	X	X	C	X	X	
Hotels, motels, and tourist courts	1330	1330	1200	X	C	C	X	X	
Commercial									
Shop or store with drive-through facility		2210	2110	X	P	C	P	X	
Resturant, with incidental consumption of alcholic beverages		2220	2200	X	C	C	X	X	
Resturant, with no consumption of alcoholic beverages permitted		2220	2200	X	C	C	X	X	
Store or shop without drive through facility		2230	2110	X	P	C	P	X	
Department store		2240	2110	X	P	C	P	X	
Warehouse discount store/superstore	2124	2250	2110	X	P	C	P	X	
Market shops, including open markets		2260	2110	X	P	C	P	X	
Electric Vehicle (EV) charging station			2320	X	X	X	X	X	
Gasoline station		2270	2320	X	X	X	X	X	

OPPORTUNITIES FOR A NEW CODE

- ❖ Create an up-to-date Use Matrix for all zoning districts. This will give a black and white picture of what is allowed and not allowed.
- ❖ All uses will be link to the Land Based Classification System (LBCS) and/or the North American Industry Classification System (NAICS). By doing this you give developers the opportunity to understand zoning and allowable uses.
- ❖ Create a plan for setbacks that are set in stone without a variance.
- ❖ Shorten the time for approval of permits. On average a residential permit should take no longer than one week and a commercial project two weeks.
- ❖ Ensure the new code complements the Village Comprehensive Plan.

STAKE HOLDER INVOLVEMENT

- ❖ Staff will set up meetings to discuss the pros and cons of the current code and get ideas on a new code from the following areas:
 - ❖ *Local Contractors*
 - ❖ *Local Developers*
 - ❖ *Planning & Zoning Commission*
 - ❖ *Village Council*
 - ❖ *Community Meetings for both Residents and Business Owners*

GOALS FOR THE NEW DEVELOPMENT CODE

1. Increase development in the Village by streamlining the application process and allowable uses under the new code.
2. Reduce time requirements for permit approval.
3. Turn pre-development meetings from mandatory to suggested.
4. Goal to transition to Online Permitting and a paperless application packets.

TIMELINE FOR NEW CODE

- ❖ Stakeholder meetings in August into September
- ❖ Legal review of new code in October
- ❖ Presentation to Planning and Zoning Commission in November.
- ❖ Presentation to Village Council in December with a vote.
- ❖ New Code takes effect January 1, 2027.



QUESTIONS



Village of Taos Ski Valley

Planning & Zoning Agenda Item Report

AGENDA DATE: August 3, 2026
DEPARTMENT: Planning
INITIATED BY: Lionel Martinez

ITEM NUMBER: _____
PREPARED BY: Jordan Yutzy
EXHIBITS: (A)Application, (B)Check & (C)Site Plan

FINDINGS/CURRENT ACTIVITY:

Lionel Martinez on behalf of Brian Carlozzi is requesting a variance for the side setback for a new construction residential home located at 1321A NM-150.

EXECUTIVE SUMMARY:

The property in question is zoned R-Residential and according to the current adopted Village ordinance Section 11, Subsection 4 the current minimum setbacks required are as follows:

Side Yards: Twenty feet with the first ten feet from the building cleared to fire wise standards or fifteen feet if the fifteen feet are cleared to fire wise standards.

The property owner is requesting a variance from the twenty feet to eighteen feet.

BACKGROUND:

The property in question was approved for a building permit in 2025 and during the forming of the foundation it was discovered that the fire place will extend into the side setback one foot six inches. This was not caught by staff at the time and in order to be compliant with the Village of Taos Ski Valley code they are requesting a variance from the set back not to exceed two feet for only the fire place foundation. This will only account for less than 10% of the foundation for the side sitting in the setback. Staff has reviewed the request and has determined the variance will not go against the purpose of the code as written.

POLICY/GOAL CONSIDERATION:

The variance will allow development in the Village of Taos Ski Valley. The current code is under review for rewrite with one item being the setbacks and the variation between zoning districts. International Building Code only recommends a setback of ten feet from side property lines.

LEGAL:

Not required for this simple variance request.

RECOMMENDED ACTION:

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 fire place. The following condition shall be part of the approval; the property owner must clear a ten foot wide section from the fire place foundation in accordance with fire wise standards.

PASSED, AND APPROVED this _____ day of _____, 2026

THE VILLAGE OF TAOS SKI VALLEY

Planning & Zoning Commission

Board Chair, Tom Wittman

Vote: ____ For ____ Against ____ Abstain ____

Planning & Zoning Director, Jordan Yutzy

Attest:

(Seal)

Village Clerk, Marlene Salazar

EXHIBIT A

Village of Taos Ski Valley
Planning & Community Development Department
LAND USE & DEVELOPMENT APPLICATION



<u>Applicant/Developer:</u> Lionel Martinez 505 614-6007 l1martinezconstg@comcast.net	<u>Property Address:</u> 1321 A NM-150, Taos Ski Valley, NM 87525
<u>Current Owner & Address:</u> Brian Carlozzi 626 NW 15th St., Oklahoma City, OK 73107	<u>Lot/Block:</u> <u>Subdivision:</u> <u>Contractor:</u> Martinez Construction
<u>Architect/Engineer:</u> Gavel	

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.


Owner or Representative

7-9-26
Date

APPLICATION INFORMATION

SUBDIVISION	FEE	ZONING	FEE
Sketch Plat:	\$1,000	Conditional Use	\$1,500
Parcel Conceptual Plan (CVZ)	\$500	Zone Change	\$1,500
Preliminary Plat:		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	CERTIFICATE of COMPATIBILITY	\$1,000
Each lot> 20	\$500	PUBLIC NOTICE SIGNS	\$50
Final Plat(½ cost of preliminary plat)		APPEALS	\$250
Summary Subdivision	\$500	PERMITS	
Lot Line Adjustment/ Consolidation	\$250	Fence Tree Sign Lighting	\$25
Variance	\$500	Accessory Structure	\$25
COMP PLAN AMENDMENT	\$1,000	Excavation / Grading	\$250
		Food Truck	\$250

Application Received: Date: _____ Total Fees Paid: \$_____

Received by: _____ (VTSV staff)

EXHIBIT B

4

L MARTINEZ CONSTRUCTION LLC

POX 662

SANTA CRUZ, NEW MEXICO 87567

(505) 614-6007

ESPANOLA BRANCH

DEL NORTE CREDIT UNION

ESPANOLA, NM 87544

00-8421/3070

07K

07/09/2026

TO THE VILLAGE OF TAOS SKI VALLEY

DER OF VILLAGE OF TAOS SKI VALLEY

PO BOX 100

VILLAGE OF TAOS SKI VALLEY

PO BOX 100

7 FIREHOUSE ROAD

TAOS SKI VALLEY, NM 87525 US

\$ **250.00

DOLLARS 1

il

8l

fn

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

VARIANCE

EXHIBIT C

