



PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA
MEETING TO BE HELD VIA HYBRID -
[HTTPS://US02WEB.ZOOM.US/J/84136263520?PWD=CFFQDZYIMU4HXSI47NNFG8ZVJCOYML1](https://us02web.zoom.us/j/84136263520?pwd=CFFQDZYIMU4HXSI47NNFG8ZVJCOYML1)

**IN PERSON AND ONLINE MEETING ROOM LOCATED AT 102, 9
FIREHOUSE RD.**

**TAOS SKI VALLEY, NEW MEXICO
MONDAY, SEPTEMBER 14, 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. APPROVAL OF THE MINUTES OF THE AUGUST 3, 2026 PLANNING & ZONING MEETING
- 5. DISCUSSION ITEMS**
 - A. Discussion regarding the Zoning/Development Code; and be it further resolved, that the Commission will then discuss any revisions or additions the Commission may wish to propose."
- 6. MISCELLANEOUS**
- 7. ANNOUNCEMENT OF THE DATE, TIME & PLACE OF THE NEXT MEETING OF THE PLANNING & ZONING COMMISSION**

10/05/2026-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 October 5, 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>.
- 8. ADJOURNMENT**



**PLANNING & ZONING COMMISSION REGULAR MEETING
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



MEMORANDUM

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Web Site: www.vtsv.org

MAYOR: Christopher
Stanek

COUNCIL:
Matt Myers
Douglas Turner
J. Christopher Stagg
Thomas P. Wittman

VILLAGE
ADMINISTRATOR:
Henri Hammond-Paul

VILLAGE CLERK:
Marlene Salazar

Date: September 8, 2026
To: Planning & Zoning Commission
From: Jordan Yutzy- Planning Director
Via: Henri Hammond-Paul- Village Administrator
Subject: August Monthly Report

During the month of August, the Planning Department accomplished the following items:

- Performed on average three (3) inspections per week.
- Issued six (6) permits for a total of \$16,136.87
- Performed a preliminary review of two (2) home plans.
- Issued two (2) addresses for new construction
- Worked on the rewrite of the Building Code.
- Currently investigating two (2) code enforcement violations.

Attached is a list of all permits issued since my arrival with the Village of Taos Ski Valley and some from the files for 2026.

Thank you,

Jordan Yutzy
Planning Director

*Attachment: Land Use Permits
Residential Permits
Commercial Permits*



Village of Taos Ski Valley Permit List

Land Use Permits

Permit No.	Date	Address/Legal Description	Project Type	Property Owner Name	Contractor/Agent	Fees Paid	Date Issued	Old Permit No.	Days to Issue
2026-101	3/24/2026	15 OE Pattison Loop	Lot Line Adjutment	Jeffrey and Deborah Family Trust	Pattison Trust, LLC	\$ 750.00	3/24/2026	N/A	0
2026-102	6/29/2026	2 Zap's Road	Tree Permit	Jonh and Amy Austin	Cottam Construction	\$ 25.00	6/29/2026	N/A	0
2026-103	4/14/2026	3 Thunderbird Road & 11 Ernie Blake Road	Conditional Use Permit	Taos Ski Valley, Inc.	Bradbury Stamm	\$ 1,550.00	4/14/2026	N/A	0
2026-104	7/1/2026	Lot 9 & 10 Pioneer Glade Subdivision	Certificate of Compatability	Michael & Deborah Houx	Jed Magee	\$ 1,000.00	7/8/2026	N/A	-7
2026-105	7/9/2026	1321A NM-150	Minor Variance	Brian Carlozzi	Lionel Martinez	\$250.00	8/3/2026	N/A	-25



Village of Taos Ski Valley Permit List

Residential Permits

Permit No.	Date	Address/Legal Description	Project Type	Property Owner Name	Contractor/Agent	Fees Paid	Date Issued	Old Permit No.	Days to Issue
2026-301	5/13/2026	103 Sutton Place	Demolition	Cottam Properties LLC	Cottam Construction	\$ 168.30	6/20/2026	26-614	38
2026-302	4/17/2026	1371 HWY 150	Alteration	Rick Hobson	John Walton	\$ 150.00	4/27/2026	N/A	10
2026-303	6/25/2026	15 Twining Rd.	Well Upgrade	Predock Condominiums	Agua Fria Engineering	\$ 2,433.75	7/7/2026	N/A	12
2026-304	7/1/2026	Lot 9 & 10 Pioneer Glade Subdivision	Excavation/ Foundation	Michael & Deborah Houx	Jed Magee	\$ 3,663.30	7/8/2026	N/A	7
2026-305	6/5/2026	Lot 1 Block M O.E. Pattson Subdivision	Single Family Residence	John & Amy Austin	Cottom Construction	\$ 27,286.10	7/15/2026	N/A	40
2026-306	7/28/2026	1300A State Highway 150	Roof Single Family	Edward & Cynthia Kole	Collignon Roofing	\$ 375.21	7/28/2026	N/A	0
2026-307	7/7/2026	Lot 16E Amizette	Tree/Excavation	Jeffrey Gunderson	Gecko Landscaping	\$ 275.00	7/29/2026	N/A	22
2026-308	7/7/2026	1304 Hwy 150 TSV, NM 87525	Tree Permit	Michele Bennett/Luke Huerter	Marcus Muhs	\$ 25.00	7/7/2026	N/A	0
2026-309	7/31/2026	27 Zaps Rd	tree Permit	Sandra Shefelbine	Brian Duran	\$ 25.00	7/31/2026	N/A	0
2026-310	7/27/2026	3 Cliffhanger Loop	Tree Permit	Scott Hall	Baby Gorilla	\$ 25.00	7/27/2026	N/A	0
2026-311	8/3/2026	21 Cliffhanger Loop	Tree Permit	Jacob Rodar	Brian Duran	\$ 25.00	8/3/2026	N/A	0
2026-312	8/5/2026	28 Zapps Rd.	Reroof Single Family	Yves LaFeuillade	Black Ridge Construction	\$ 932.75	8/5/2026	N/A	0
2026-313	8/7/2026	37 Twining Rd	Reroof Condos	St. Mortiz Homeowners Association	Diversified Contractors	\$ 2,741.93	8/10/2026	N/A	3



Village of Taos Ski Valley Permit List
Residential Permits

Permit No.	Date	Address/Legal Description	Project Type	Property Owner Name	Contractor/Agent	Fees Paid	Date Issued	Old Permit No.	Days to Issue
2026-314	8/10/2026	1355 St. Rd Hwy 150	Tree Permit	John Dugan	John Dugan	\$ 25.00	8/10/2026	N/A	0
2026-315	8/21/2026	6 Firehouse Rd.	Siding and re-deck	Rio Hondo Condominium	Dave Neuhausel	\$ 11,073.56	8/26/2026	N/A	0



Village of Taos Ski Valley Permit List

Commercial Permits

Permit No.	Date	Address/Legal Description	Project Type	Property Owner Name	Contractor/Agent	Fees Paid	Date Issued	Old Permit No.	Days to Issue
2026-501	5/5/2026	Municipal Wastewater Facility	Roof Replacement	Village of Taos Ski Valley	Segrado Builders	\$ -	5/5/2026	N/A	0
2026-502	8/31/2026	Austin House	Window Replacement	Taos Ski Valley Inc.	TSV	#####	8/31/2026	N/A	0