



**BOARD OF TRUSTEES**

**TOWN OF MESILLA**

**PUBLIC INPUT**

**February 18, 2020**

**6:00 p.m.**

**TRUSTEES:** Nora L. Barraza, Mayor  
Veronica Garcia, Trustee

**STAFF:** Cynthia Stoehner-Hernandez, Town Clerk/Treasurer  
Larry Shannon, Community Development  
Gloria Maya, Recorder

**PUBLIC:** Michelle Rasch Sally Williams  
Chris Alexander Pat Taylor  
Davie Salas Kelly Salas  
Mary Helen Ratje Rafael Geck  
Susan Krueger Jesus Lopez  
Trina Wittern Paul Barraza

**1. Discussion:**

Mayor Barraza opened the public input regarding the Historic Residential Zone Ordinance.

Mr. Taylor

- requested a copy of proposed ordinance to compare to original ordinance.
- would like to give input.
- have worked with the original one for years.

Mayor Barraza

- Iguado Plan will continue to be referenced
- define multi-family dwellings
- how they fit into Mesilla
- concern to residents
- where setbacks should be at, 7 ft – 10 ft
- building up to property line
- heights of buildings
- looking at one story buildings
- increasing square feet of area for each family unit

- 1 - architectural style needs to fit into development zone
- 2
- 3 Chris Alexander
- 4 - developments (historic district) are being built out to max
- 5 - historic district; minimum 8,000 sq. ft. per lot
- 6 - when referencing 4,000 that would be 2 story
- 7 - single lots could only have one unit
- 8 - Iguado Plan is the backbone is what has been followed for development
- 9 - Iguado Plan shows what is acceptable from doors, windows, etc
- 10 - new developments are not following the guidelines
- 11 - just because ordinance says the maximum is 30 ft does not mean it should be that
- 12 - needs to meet criteria
- 13 - consider lot size
- 14 - open area around buildings is not addressed
- 15 - 30% to 35% of lot should be undeveloped
- 16 - Apartments should not be allowed if are not existing or predominant in area
- 17 - Development zone needs to be followed if you want to protect the neighborhoods
- 18 - Making allowance where things should not happen
- 19 - Causing us to tweak ordinances which is a deterrent
- 20 - Development needs to mold to our community
- 21 - Take into consideration the size and shape of lot
- 22 - Iguado Plan was developed by what existed in the community
- 23 - Cannot deviate from the Iguado Plan
- 24 - Development wants to change to facilitate
- 25 - Gave example of the property with 5 units which should have been limited to 1 unit
- 26 - No height exceptions at all!
- 27 - If Planning and Zoning were more cognizance in interpreting plans and blueprints, we would not
- 28 have windows with aluminum frame windows, open doorways-that is not Mesilla
- 29 - Ordinance allows pueblo but does not mean northern pueblo
- 30 - Iguado Plan defines what pueblo is for us
- 31 - Objects changing the ordinance other than in trying to ensure that we adhere to the development
- 32 zone and the neighborhood
- 33 - Buyers need to be aware there are no exceptions to the rules
- 34 - Density conscientious
- 35 - Multi-family were not 2 story or condominiums
- 36 - Once we allow them, we cannot stop them
- 37 - Destroy the integrity of the ordinance
- 38 - historic zone is the magnet and needs the most protection
- 39 - look at the area on 292 to see what happens when you deviate from the ordinances
- 40 - Historic preservation means preserving and keeping
- 41 - Adhere to and if not do not allow it
- 42 - By tweaking after the fact is not the answer

- 1 - Be more cognizance
- 2 - Deviating destroys what we have

3

4 Mary Helen Ratje

- 5 - Values Chris Alexander comments
- 6 - Attorney did come in to speak regarding some of the issues
- 7 - Allowed apartment complex to be built
- 8 - Feels there should be some tweaking to value our comments
- 9 - Concerned that Planning and Zoning does not have people with long term experience of Mesilla
- 10 - Run through things without having the historical background
- 11 - Mayor Barraza has addressed more training may be needed

12

13 Mr. Geck

- 14 - Agrees with the comments being made
- 15 - There can be different wording; bottom line they are all rental units
- 16 - There should be no new ones
- 17 - Old buildings should be restored would like that in the ordinance
- 18 - Our neighborhood is ruined with the two duplexes being allowed to be built
- 19 - Petition signed by 30 people
- 20 - Trustees that voted in favor voted against us

21

22 Ms. Krueger

- 23 - Preservation Officer stated experience is based on feeling as well as knowledge
- 24 - Do not need years of experience if you have knowledge
- 25 - Knowledge is based on observation, studying and talking with residents
- 26 - Importance of the development zone, architectural style
- 27 - Huge gap between talk and what happens
- 28 - See recommends going to another venue to see how a worksession is handled
- 29 - It is okay to say no
- 30 - Checklist is not being used
- 31 - Provide samples
- 32 - Northern New Mexico style is for commercial development
- 33 - If there is no predominant architectural style it becomes fair play and the predominant
- 34 architectural style of the town is used to figure out the development zone which is in the code
- 35 - Described the use of a checklist
- 36 - Gap needs to close as to what is allowed in the town and what is talked about
- 37 - Bright lights and walled-in buildings do not provide security
- 38 - Open area to see our history
- 39 - Appreciation needs to be built on communication
- 40 - Every mistake we make we need to learn so that we do not repeat it

41

42 Ms. Wittern

- 1 - How can she give input if she cannot see revisions?
- 2 - Surprised the building on Ave de Mesilla was allowed

3

4 Mayor Barraza

- 5 - Public input will be composed

6

7 Mr. Taylor

- 8 - Iguado Plan is the foundation for how Mesilla treats its structures
- 9 - Taking advantage of zero lot lines
- 10 - Setbacks in the core will make things out of place
- 11 - Come up with a system that works
- 12 - Multi-family dwellings are causing a lot of concerns
- 13 - Look at how they are implemented and entertained
- 14 - It will put us at a disadvantage, not too late

15

16 Mr. Alexander

- 17 - If we require 8,000 sq. ft. for one house maybe, we should require 8,000 sq. ft. for each unit
- 18 - Limit the size of development on lot
- 19 - Use the plan of the neighborhood
- 20 - Keeps density down
- 21 - Look at the minimum lot size requirement

22

23 Ms. Williams

- 24 - Appreciates the history of Mesilla
- 25 - Cannot believe nothing happened where there was a petition
- 26 - This is not the Mesilla it was when I moved here
- 27 - She sees the changes taking place

28

29 Mr. Salas

- 30 - 8,000 per unit will cut it down to 2 units per .5 acre
- 31 - Lot sizes should have leniency
- 32 - Options or provision to allow owners to subdivide
- 33 - Never had a problem with the style allowed by the town
- 34 - Problem with the different types of roofs
- 35 - Difficult to see what belongs and what doesn't
- 36 - If something is not correct in the Iguado Plan, then don't make it an option – take it out
- 37 - Some people need their privacy
- 38 - He did not agree with the petition
- 39 - People are blaming the board for not standing up for the citizens; they are following the rules
- 40 - Personal opinion can not take over; there are rules and ordinances that have to be followed

41

1 Ms. Krueger

- 2 - Should not have the Iguado Plan phased in the ordinance; put in footnote
- 3 - Told by lawyer we could not enforce a plan it needs to be put in an ordinance
- 4 - It must be used
- 5 - Features, architectural style and use are described
- 6 - Northern New Mexico style should not be removed
- 7 - Northern New Mexico style is appropriate for commercial use
- 8 - How can these minutes last 20 minutes?
- 9 - Combined everyone's thoughts – times have changed

10

11 Ms. Ogaz

- 12 - Times are changing
- 13 - Small lots need to be developed
- 14 - Farming is coming to an end
- 15 - Upset with the 5-acre requirement
- 16 - 5 different styles of homes where she lives
- 17 - See Mesilla develop and prosper

18

19 Mr. Taylor

- 20 - Does not want the Iguado Plan removed
- 21 - Ensuring application process is followed
- 22 - Asked Mayor Barraza to explain the process

23

24 Mr. Alexander

- 25 - Planning and Zoning is to blame for the problems we have today
- 26 - They are responsible for reviewing plans, ensure styles are followed.
- 27 - Cannot say they did a contentious job by allowing the building on Ave de Mesilla
- 28 - It was a major issue when a building on the plaza wanted to install stain glass
- 29 - Elements of the new building are non-existing in the Town of Mesilla
- 30 - Condemned the Board of Trustees who gave final approval as they were following the
- 31 consciousness of what was presented by Planning and Zoning as being adequate.
- 32 - They do not have knowledge of the different zones and architectural styles
- 33 - Recommends resurrecting the Architectural Style Committee that reviews and ensures applicants
- 34 are in compliance.
- 35 - The town is dire need of direction
- 36 - Pre plan review done by staff to avoid going back in forth

37

38 Mr. Geck

- 39 - We would not be here if it had not been for the petition

40

41 Ms. Ratje

- 42 - Planning and Zoning should have been present

- 1 Mayor Barraza
- 2 - Understands everyone concerns
  - 3 - Things are taken for granted
  - 4 - The core and the people make Mesilla
  - 5 - Our history is what attracts tourist
  - 6 - Moratorium is until March 21<sup>st</sup>
  - 7 - Planning and Zoning and the Board of Trustees were aware of this public input meeting
  - 8 - Worksession for Planning and Zoning and Trustees at 5:00 p.m.
  - 9 - Asked trustees to bring concerns, questions to the worksession
  - 10 - Looking at 1<sup>st</sup> reading at the next meeting and approval by the end of March
  - 11 - A possible draft by Friday
  - 12 - Prefers family homes, not necessarily multi-family dwellings

13

14 Trustee Garcia

- 15 - Requested another public input meeting after the worksession

16

17 Ms. Stoechner-Hernandez

- 18 - That is a requirement for the ordinance

19

20 Mr. Alexander

- 21 - Requested to hold the meeting later than 5:00 p.m.

22

23 Mayor Barraza

- 24 - Public input will be held on a separate day

25

26