

Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY-MARCH 18, 2024, AT 6:00 PM

ATTENDEES:

Chair Lucero
Vice Chair Salas
Commissioner Rockstraw
Commissioner Gallegos

STAFF:

Community Development Coordinator (CDC) Salazar

PUBLIC:

Eric Walkinshaw	Greg Lester
Catharine Walkinshaw	Andrea Bryan
Dosa Bausova	Mary Helen Ratje
Edith Wynar	Trina Witter
Maria Massey	

1. PLEDGE OF ALLEGIANCE

Led by Chair Lucero

2. ROLL CALL AND DETERMINATION OF A QUORUM

Chair Lucero – present
Vice-Chair Salas – present
Commissioner Rockstraw – present
Commissioner Gallegos – present
Commissioner Arzabal – absent

Quorum established 4 out of 5

3. CHANGES / APPROVAL OF AGENDA

6. **ACTION AND CONSIDERATION**

- a. **PZHAC CASE #061791** – 2200 Calle de Los Huertos, submitted by John S Robinson. Requesting approval to pour a concrete sidewalk along the east side of his house and a slab under his patio. Concrete slab will be stained/color light tan to blend into the landscaping. ZONE: Historical Residential (HR).

1st Motion – Vice-Chair Salas

2nd Motion – Commissioner Rockstraw

Approved 4 – 0.

7. **DISCUSSION(S)**

- a. **SHORT-TERM RENTALS** – Follow up on short-term rentals. Provide information on other similar municipalities' ordinances. Each is unique and certain sections could be useful to the town of Mesilla.

CDC Salazar

Followed up on public comments regarding Lodger's tax collected by STR platforms only for certain municipalities. Was not aware of this and is concerned that community development is getting less and less monthly reports from STR owners.

Lodger's tax committee was proposed by the public to assist with spearheading this investigation.

Chair Lucero

A retired state auditor is doing her taxes and reviewed her monthly Lodger's tax. Auditor/tax person advised not submit directly to Mesilla as Lodger's taxes are being already deducted by the platforms. Her name is Rebecca Bullard, and recommends the town ask for assistance.

Has a STR and would recuse herself from the investigation to prevent a conflict of interests.

Lodger's tax need to be more involved. We need to work on these ordinances.

Commissioner Gallegos

Asked what it takes to start a Lodger's committee.

CDC Salazar

Reassured we are just having discussion and Mr. Salazar only highlighted examples some of the requirements of other municipalities. None of the commissioners is proposing that at the moment. Need to begin with a mission and a goal why we are doing this and will help form the ordinance.

Vice-Chair

Depends on what the town wants to a certain extent. Taos, NM does not allow STR in the downtown area. In the outskirts they do.

CDC Salazar

Suggested zone overlays to assist in keeping ordinances more organized and not having to rewrite the ordinances every time there is a new amendment or ordinance implemented.

Vice-Chair Salas

Has come across zone overlays like Newport, RH. That is exactly what they do there.

Commissioner Gallegos

Mesilla is large enough to allow STR outside the historical district.

CDC Salazar

The purpose of this discussion in STR is to determine where they are currently allowed as per our code and where they should be allowed.

Commissioner Gallegos

They should be allowed anywhere in the town of Mesilla providing the integrity of the town of Mesilla is kept.

Vice-Chair

Need to put something together and we can start going from there. Found it interesting that other municipalities require a fire inspection.

CDC Salazar

Mayor has assigned Trustee Nevarez regarding the permit process. Part of that is to restructure the process.

Chair Lucero

Town code states administrative approvals should be reported in a timely manner. Wondering the commission has seen a reduction of permit cases being reviewed.

CDC Salazar

Need to read the entire paragraph as it states the commission needs to approve a policy to determine the community development coordinator administrative authority. At this time, I have not seen any policy.

Administrative approvals have been previously reported but not correct to have them on the consent agenda. Why approve it twice?

Trustee Nevarez and CDC to review code and propose a policy to include administrative approval authority.

Chair Lucero

Asked so at this time we are not going to follow code. Mr. Maese is concerned we haven't been reviewing as many cases.

CDC Salazar

Agreed about not having as many cases presented to the commission. Explained in the past, just about every case was being presented that did not require PZHAC or BOT approval. The only cases that need to be brought up to the PZHAC are in the historic, commercial zones and new site-builds and additions. Other than that, you won't see cases in the PZHAC. That is what streamlining the process means to allow staff to concentrate on necessary issues, such as the STR discussion that was held.

Chair Lucero

Asked if any other commissioners have a problem with that.

Vice Chair Salas

Has not have a problem with the way the case reduction. Shouldn't have to hear somebody wanting to paint their fence and basic repairs.

CDC Salazar

We have training coming up and all these concerns should be asked then too.

9. ADJOURNMENT

1st Motion – Vice-Chair Salas

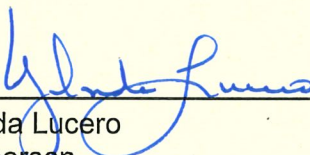
2nd Motion – Commissioner Gallegos

Approved 4 – 0.

NOTICE

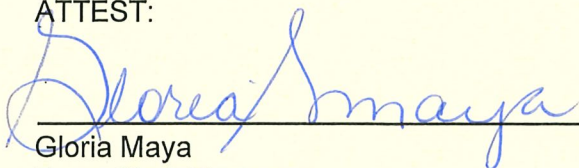
If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 3/15/2024 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; and the U.S. Post Office - 2253 Calle de Parian.



Yolanda Lucero
Chairperson

ATTEST:



Gloria Maya
Town Clerk/Treasurer