



**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL BE HAVING A SPEICAL MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY-NOVEMBER 24, 2025, AT 5PM
(Before Board of Trustees meeting)
(MINUTES)**

COMMISSIONERS

- Eric Walkinshaw - Chairperson
- Lori Miller – Secretary
- Rosemary Alvillar – Commissioner
- Stevie Paz – Commissioner Alternate
- Mary Lucero – Commissioner Alternate

STAFF

- Eddie Salazar – Community/Economic Development (CED)
- Thomas Maese – New Mexico Construction Industries Division (CID)
- Liana Aguirre – Historic Preservation Specialist (HPS)

PUBLIC

- | | |
|----------------|----------------------|
| Richard Moreno | Trina Witter |
| Janice Cook | Catherine Walkinshaw |
| Bill Cook | Andy Embury |

Chairman Walkinshaw - Okay, we're going to go ahead and get started. We're have a short schedule today. We got to be out of here by 6:00, right? For the BOT.
So, this meeting we had to redo our meeting schedule. It was November the 17th, but because of extenuating circumstances, we didn't do that. So, it was canceled. So this is the same meeting but on the 24th of the Planning, Zoning and Historical Appropriateness Commission. Let's get started with the pledge of allegiance if you will.

1. PLEDGE OF ALLEGIANCE

Pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

2. ROLL CALL AND DETERMINATION OF A QUORUM

Chairman Walkinshaw - Mr. Salazar if you would roll call for determination of quorum.

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| Eric Walkinshaw – Chairperson | present |
| Eric Gallegos – Vice Chair | absent |
| Lori Miller – Secretary | present |
| Martha Mulvihill – Commissioner | absent |

Rosemary Alvillar - Commissioner present
Stevie Paz – Alternate Commissioner present
Mary Lucero - Alternate Commissioner present

3. CHANGES / APPROVAL OF AGENDA

1st Motion to approve made by Commissioner Miller
2nd Motion to approve made by Commissioner Alvillar

No Discussion

Commissioner Miller yes
Commissioner Alvillar yes
Commissioner Paz yes
Commissioner Lucero yes

Approved 4-0.

4. PUBLIC INPUT

The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to clerktreasurer@mesillanm.gov at least seventy-two (72) hours prior to the meeting. All comments/questions need to be in a professional and respectful by EVERYONE while quorum is established. The Chairperson has the authority to determine when matters are distasteful and he/she will address them accordingly.

Chairman Walkinshaw - Now it is time for public input on any of the items-under item or excuse me under item number six which is action consideration-for projects and you can get up and state your name.

Ken Dixon - I'm Richard Mareno's neighbor to the north. My name is Ken Dixon. My wife's name is Terry Melendez. I think you know. Yeah. My concern is a couple things. One is the setback from our property wall. I look at this new building. It should be under the building code 15 which is building code 15.15 and it states a five-foot set back from the property line. That is specifically in the historic zone on the deal.

Chairman Walkinshaw - So-when we're when you're saying 50, it's actually 18.5...

Ken Dixon - No, it's 15-15 building code...15.30 application for building permit, number C(2), it states for purposes of the subject the term substantially within required setback shall meet 5 ft or more in excess of the required setback. The one that's quoted in here. This 18.18, right? Which is historical residential zone? I'm not sure. It does say what it says. It says 3 ft. and if it has it's fireproof, right? But there's a conflict there and I've got a wall there with a foundation and I'm worried about drainage. I'm not sure. I couldn't tell because we didn't get any drawings with the package that was published. Where the drainage is going to go. If it goes against the foundation, it's going to weaken that wall. My wall is a concrete cinder block wall with concrete poured inside the cinder block. So, it's a concrete slab. So, I've got some concerns about that. The other thing with the three-foot deal, I'm not familiar with the Ram Earth enough, but they've got to put up forms. I don't know how wide those forms are going to be for them to have access to actually ram those and so 3 ft is not very far and so that's another concern I might have. Sewage and gas or well sewage and is going to Calle de Medanos. I didn't know there was no site plan with sewage or water. I saw a floor plan for the building that showed things coming in, but not how they going take electrical to that building because I believe it's a junction box. It has to be an underground feed because it's unattached building. Then he has to have a site plan with drainage I think because you know he's going to be right up against the curb on Calle de Medanos. Richard what is it less than 10 ft?

Richard Moreno - I'll get up there...

Ken Dixon - and so those are just some questions I have Okay, thank you.

Richard Moreno - Good evening. Okay, so I wish you would have come to me to talk about this because it's all in the plans. However...

Chairman Walkinshaw - could you This State your name?

Richard Moreno. I'm the owner at 2185 Calle de Guadalupe. What Ken is talking about is the three feet. However, I want to go back in the records because this wall that he's talking about, he never got my signature to build that wall. So, we need to go back there. You don't have my signature and I've been the owner since 1996.

Ken Dixon - Yes, it did. Back in the day property.

Richard Moreno - No, but the thing is you don't even have a foot between your garage and my property and the wall. There's no three feet there, Ken. You know, so the thing is I want to go back because at this time whenever he purchased the house in 2011, I don't know who he got permission for to put that wall up. Not from me. I was the owner back then. He never got permission from me. You didn't... You don't have my signature? Nowhere. No, you don't. Nowhere. Because I was living in California and I specifically told my sister, "No" and they went ahead and they built a six-foot wall without permission from the neighbor.

So now we're here at this juncture and we'll settle it, right? We'll settle it however we can. I didn't want I waited all this time to see what he was going to do and what he was going to say. But now that I want some concession, he's already you guys can go walk over there and see. He's right up on my property line with this garage that has about six inches to his wall which sits about four feet away from my building from my house and I wasn't going to say nothing about this until now and we'll talk about that and we'll take care of it and who cares if it's cinder block if it has to be moved Ken. It will be moved okay. I'll guarantee you that I didn't want to be that neighbor to you but that's all I have, thank you.

Chairman Walkinshaw - any other uh comments? Doesn't look like it...

Ken Dixon - All I can say is the city engineer approved the plans from Nava Tech Engineering.

5. APPROVAL OF CONSENT AGENDA

**Note: Items on the Consent Agenda, indicated by an asterisk (*), will be voted on with one motion unless the commissioner requests that a specific item be removed for discussion.*

Chairman Walkinshaw - So, well, look into that. Now we're ready for the approval of the consent agenda which has November 3rd regular meeting minutes and then two cases. One is 062071 at 2319 for the signs and also well there's two in that case, 062072 which is another sign. So, I need a motion.

Commissioner Paz - I have a motion to for approval of the consent agenda.

Commissioner Alvillar - Second.

CED Salazar - First motion by Commissioner Alvillar. Second motion by Commissioner Paz. Any discussion?

Chairman Walkinshaw - I do. Do any of you have discussion? You know, I know I wasn't at the meeting on the third, but the two projects that are coming up. Well, the meeting of the third covered those two locations at well at one location 2319 Calla de Santiago was for their business plan I believe on the third.

CED Salazar - It was for the actual licensing. This is just for the signage.

Chairman Walkinshaw - I know that. But what I'm getting at is I want to make a correction because there is no such address as 2319 Calle de Santiago. That new business where they're asking for signs is fronting Calle de Santiago but the address should be for because it's on the back of the same it's in the same building that's on Guadalupe. So there's

a complication there. Right. What I believe makes sense is we need to have a business license and when we have cases at the right address and not 2319. So I'd like to get that corrected. That doesn't really solve some of the issues about the addresses, but it does solve it makes this accurate as far as having it in the minutes.

CED Salazar - So got it.

Chairman Walkinshaw - That's what I propose.

CED Salazar - Would you like to go ahead and vote on it or would you like to postpone it until the addresses get fixed or how would you like to proceed with that?

Chairman Walkinshaw - Yeah, it's going to be probably a long time before the addresses will get fixed. But the address on their business and where the signs are being proposed, which are already in there, is 2319. So Julianne, which is in the same building, she's 2319. If you look up on Google you're going to get lost sometimes because it says her address is two addresses, 2309, 2319, and then the business address that's actually on the building is 2329. So it's like I don't know how to really fix that.

Commissioner Miller - So can we just move ahead put a condition or at least a statement of concern regarding the accuracy of because I just used my phone to look it up and I saw that it was there but not there. Yeah. It's close but not accurate.

CED Salazar - Yeah. I think that because it's the same building. I don't know maybe they had more than one business one time. It was 2309 2319 and 2329. Like I was mentioning that to Mr. Chair is ideally the right way to do that is A,B and C when it's the same owner and the same building but it wasn't established that way right. So now in order to change that we would have to change all the records or change whatever building goes in there. I don't know how the building looks like. Is there any separation walls in there or there like interacting walls in between? So I'll definitely look at it and then see what's the best option. Ideally again the best option would be A,B,C and D on the same building providing it's the same owner. Now like we talked about the other one on kind off the same building but they're totally different owners. So you can't give it A,B and C and D you know. If you would like I would make verify that address is correct if we want to consider moving forward on question. So legally is whatever it comes to property taxes and legal for partial numbers and stuff like that, the Town of Mesilla issues those licenses, but whenever post office or Google gets involved and they fill out their business licenses here through the state or whatever, they write whatever address they write down and that's the address that they it's assigned through Google. So really, Google is not really a legal way of having your addresses assigned to you. It's whatever the municipality ultimately assigns you.

Commissioner Alvillar - So that's probably didn't. It's just going by what they know. That's their address.

CED Salazar - That was previously a business that was there before in the past. They've been using the same address.

Chairman Walkinshaw - They didn't change the number top of the door..

Commissioner Alvillar - but we're still approving for that for the fancy. Eventually gets changed. Whoever has to do that, you're going to wait for the address to change people.

Chairman Walkinshaw - Well, no. I think what I'm hearing you say, and I really think that's the route good route to go. I would recommend that is to go ahead and just leave it the way it is on for that address 2319 Guadalupe because that's how they show up and that's how their business license should probably be stated until we can get something fixed if it needs to be fixed later on.

CED Salazar - Okay.

Chairman Walkinshaw - So, if you guys agree with that, I'd like to...what you have?

Commissioner Lucero - so I noticed that they only have two applications for signing. There is a third sign on the building closer to the jewelry store. Does that then come down or did the ordinance change because I know you guys have been working on that.

CED Salazar - No, that's coming soon. But no, the signage amendments/consideration is probably going to come not this meeting on the first but probably one following after. Now we are still considering all of the ordinance that we have now which only allows two. If she has a third one then I'll get with codes and also let her aware. Right underneath.

Commissioner Lucero - So, is it going to change though?

CED Salazar - Our focus in the future for signage that we talked about is going to be based on we're going to take it by zones and right now our needs is in the commercial zone, the general commercial zone. So, we're going to concentrate on signage only on that one. The historic residential or historic commercial really it's big. It's something that's going to take us some time to do itself. So, we want to treat that one on its own. So, right now, we're doing commercial zoning coming up. My suggestion anyway to work on that so we can move forward on some of these cases. So again, the motion to approve with the condition that the address is looked at and it is being proposed it to remain 2319 Calle de Guadalupe as it states in the Dona County legal address.

Yeah. Now if they need to change it, then they need to go through the process of the changing of the addresses for that.

Chairman Walkinshaw - so you would also go and change in all in the minutes from last but also in the agenda.

CED Salazar - Well, I can just include in our minutes that the adders just like we're talking about now so we don't have to that's already been approved.

Chairman Walkinshaw - Sound reasonable. It's all good. Well, we're going to get to that. Oh, no. So, just a little note, but it doesn't really I agree that it's supposed to have two signs and now they have three signs. Yeah, they have the hanging sign and then wall sign and then the other but just to just for information is the issue and silver also has a sign right above right above the small and I think that's part of the issue is because we got our addresses wrong people having trouble finding them so that's why they put that yeah it is three.

CED Salazar - Yeah. But either way, there's three, but there needs to be two. There needs to be two. Um, we'll correct the address until the board trustee says otherwise. So, that would be the condition of again. We are talking on the consent agenda. I think if we want to focus more on these signs, we need to pull them out of the consent. The consent agenda typically is for yes or no. If you want to talk discuss more about them, I think we need to pull them from the consent agenda and put them on our actions and consideration.

Chairman Walkinshaw - do I have a motion to do that from the commission.

Commissioner Miller - I move to pull PC HIC case 062071 and 072 out of the consent agenda and address them under action consideration.

CED Salazar - Okay, first motion to approve all the consent by Commissioner Miller. Second by Commissioner Alvillar. I'll go ahead and take a vote on that.

1st Motion to approve made by Commissioner Miller
2nd Motion to approve made by Commissioner Alvillar

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| Commissioner Miller | yes |
| Commissioner Alvillar | yes |
| Commissioner Paz | yes |
| Commissioner Lucero | yes |

Approved 4-0.

- a. ***November 3, 2025, PZHAC Regular meeting minutes**
- b. ***~~PZHAC CASE #062071~~** – 2319 Calle de Santiago, submitted by The Fancy Pony Beauty & Boutique. Requesting approval install a projecting sign. . ZONE: Historical Commercial (HC).
- c. ***~~PZHAC CASE #062072~~** – 2319 Calle de Santiago, submitted by The Fancy Pony Beauty & Boutique. Requesting approval install a wall sign. . ZONE: Historical Commercial (HC).

6. ACTION AND CONSIDERATION

- a. **PZHAC CASE #062071** – 2319 Calle de Santiago, submitted by The Fancy Pony Beauty & Boutique. Requesting approval install a projecting sign. . ZONE: Historical Commercial (HC).

1st Motion to approve made by Commissioner Alvillar with condition to remove 3rd sign by Silver Assets and address be consistent to legal address, 2319 Calle de Guadalupe.

2nd Motion to approve made by Commissioner Miller

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|-----------------------|-----|
| Commissioner Miller | yes |
| Commissioner Alvillar | yes |
| Commissioner Paz | yes |
| Commissioner Lucero | yes |

Approved 4-0.

- b. **PZHAC CASE #062067** – 2185 Calle de Guadalupe, submitted by Richard Moreno. Requesting approval to construct an accessory building on the property. ZONE: Historical Residential (HR).

Chairman Walkinshaw - All right. So, we're now down to case 062067 at 2185 Calle de Guadalupe submitted by Richard Moreno. Requesting approval to construct an auxiliary building on their property and it's zoned HR.

Commissioner Miller - I move to approve case 062067.

Commissioner Alvillar - Second.

CED Salazar - First motion by Commissioner Miller. Second motion by Commissioner Alvillar, case number 062067.

The address is 2185 Calle De Guadalupe submitted by Richard Moreno. requesting approval to construct an accessory building or a building accessory to the primary residence, unattached on the property. The zone is considered to be historical residential. Mr. Moreno is requesting approval to construct a rammed earth structure approximately uh 450 ft. The structure will be constructed by Earthing Ingenuity. Mr. Moreno needs to a place to care for his brother. He is currently caring for him at his residence, but recently he has required his brother to be more wheelchair bound and is struggling due to his home is not being ADA constructed. Instead of remodeling his home, he is looking to build a small casita on his property. The plans and designs have been reviewed by our review party to include historic specialist Liana Aguirre. She included some information regarding the request. Mr. Monero site plan shows a three-foot setback on the north and side boundary lines. According to Mesilla town code, development standards 18.35.060(B) canopies and accessory structures in the rear yard shall not be more than 50% of the required area and can be set back 3 feet from the side of the rear yards if they are made of fire resistant materials. Any temporary structures can be set back three feet from the side or rear yards if they are made with fire resistant materials as well.

We are discussing this case during our special meeting. Mesilla Town Code 18.10 definition defines a guest house to be an accessory to the primary residence and not to be rented/ business. It shall also not exceed 600 square ft. A guest house is an attached or detached unit used as an accessory building to the primary single family home not rented out otherwise conducted as a business. A guest house shall not exceed 600 square feet outside dimensions. Structures constructed of rammed earth should be considered to be a fire resistant material to meet the 3 ft requirements. Small

windows facing the property line will need to be constructed with fire resistant glass as allowed by the fire and the building code.

Supporting information, applications, rammed earth, satellite pictures, street views, elevations, site plans, floor plans, electrical plans, plumbing, foundation plan, and wall sections have been submitted as well.

I want to address some of the comments that was made earlier during public comment. The five foot setback I believe there was a confusion with that. Let me get it straight from code.

The 5 foot setback is required by code in section 15.15 if you are suggesting or requesting to build/structure within 5-feet and it needs to be engineer stamped. Okay, that is the only

Time it talks about a 5 foot setback. If you're proposing to put a building close enough to your setback within five feet, we need to have a plat survey or a property plat to show us where the boundary lines is. So that way we know exactly where that building is going to sit compared to the edge of the property line because it's too close, right? The applicant is aware of that. Is aware that a property plat is required and it is mentioned here in our code, but his thought like many other cases he is willing to get that property plat if approved right I mean it makes sense that why pay three four \$5,000 for his property plat if he's not going to get approved. So I am sure that if that is a requirement or necessary that he is happy to do so. So I'm getting here closer. is 15.15 or building codes and see there's no mention of 5-foot setback there, but I'll read it anyway. Case says New Mexico building code is hereby adopted by the town for the purpose of prescribing regulations governing erections, constructions, enlargements, alterations, repairs, removal, change of use, demolition, occupancy use, height, area and maintenance of buildings or structures and providing for the issuance of permits and collections of fees and providing penalties for violations thereof. New Mexico building code is hereby adopted and incorporated as set in full except uh to the section of NMBC relating to building permits which

fee shall best established in accordance with 15.50.040. Then 15.15.030 application for building permit procedures. Any person desired to construct any residence or business or other structures on in the town or to make any alterations or improve to existing buildings or structures shall make a written application the prescribed form being used by the town of Mesilla to the community development department of the town specifying the nature of the work being proposed its location and proposed costs of the same. No excavations or clearing of land before construction will be permitted without having first obtained a building permit. And then it gives you an explanation of the three types of building permits. The very first one is an administrative approval permit, historic zone or commercial zone permit or a nonhistorical zone permit. So 1B is the one that we will fall under. Moving after that administrative approvals, we're not going to go through that because that does not fall under that section. Application is submitted with plans, site plan and other requirements such as but not limited to property plat plot/plan or site plan showing the dimensions of the lot line, the buildings and the locations of the buildings upon the lot. The drawing or plat shall be prepared by a certified registered New Mexico surveyor engineer for the building permit applications for additions to existing residential structures or auxiliary structures there too which can be readily verified by the building officials as being substantially within the required setback outside easements areas. The building official may wave the survey requirement and allow the applicant to prepare the drawings containing all information required under this subsection. For the purpose of this subsection, the term substantially within the required setbacks shall mean 5 ft or more in excess of required setbacks. The drawing shall contain notification indicating the proposed use of all lands and buildings. Again, it goes through the foundation, the floor plans, etc., etc., etc. So all the ones that are listed here with the exception of the property plat have been submitted and they're in front of you. What the public comment the gentleman, Ken Dixon was saying is that the town requires 5 foot setback. It doesn't require a five foot setback. Substantially within five feet it will require a plat survey which is was not submitted and we understand the applicant understands that upon approval the condition would be for him to go out make sure the survey is done. He knows exactly where the property set. The three-foot issue versus 5 if it's nonflammable material. The setback required for the historic residential zone is 7 feet. Right. Okay. 7 feet all the way around. Now it is mentioned on your board action form that the Mesilla town code 18.35.060(B) and we can reference that. I can well I think I listed it right on there.

Canopies and accessory buildings in the rear yard should not be more than 50% of the required area and can be set back 3 ft from the side or rear yards if they are made of fire resistant material. Any temporary structures the same can be within 3 ft. I believe the fire chief and building inspector has deemed a rammed earth to be fire resistant material with the condition that the windows facing that property line be made out of fire resistant material as well. I didn't include the signature page but I did turn it in at the beginning of this meeting. Again, meeting their requirement, their expectations, right? Any other questions? Well, I know the gentleman that got up first talked about drainage concerns, but I understand it says right here on our sheet is that it's not required. A drainage plan is not required in HR. There are some circumstances that a drainage plan would be considered depending on the situation and I believe Mr. Maese

will come up and maybe talk a little bit more explicit about that. . If your development on your property is more than 40%, you know, just like the way it says if it would have I think it says 40% has got to be undeveloped on the property. Now the house and the proposed casita being built on there don't hit 40%. So if it would have hit 40% maybe we would impose a drainage plan due to you know the development being above 40%. But it's not. So I'd like Mr. Maese to come up here talk a little bit more about that.

Commissioner Alvillar - Have a quick question before that. So the plot or whatever property plat property plat survey what is the worst case scenario we approve it and the plot is it just to determine where exactly but it's already three feet from where it's supposed to be.

CED Salazar - correct reason to do that is just to make sure that it's that way correct just to make sure where to start measuring from in case there's any dispute between neighbors or anything like that. So again, I mean, these are all civil things that come up between neighbors that really we don't have the purview to be discussing those kind because that's not our expertise.

Chairman Walkinshaw - So given that since we're talking about it, would you be able to go back and I mean the other building next to him, which that owner is, he apparently his building doesn't meet the setbacks. So I mean it probably doesn't I guess what I'm asking is should we actually be concerned about it? It's more of a civil issue. We just need to look at what's on the property line.

CED Salazar - Correct. I don't know. I mean, my recommendation is something that's been there for years, right? It's so and I don't know why. Everything has their own condition. Everything maybe there was something, maybe there wasn't. We don't know. We just deal with what the request is in front of us. Now, if they want to open up a case with the code enforcement or even with the commission, they're more than able to bring that up at a different time. But for now, I think we need to concentrate on this permit.

CID Maese - commissioners, uh, go back a little bit and talk about the drainage issue. First off, in regards to the drainage issue, Mr. Salazar is correct in his comment about the size of lot versus how much drainage is needed, how many structures are on the property. And a lot of it too, remember, has to deal with commercial. And when it's commercial, we want to make sure that we maintain that water without flooding the streets as much as possible. Now, there are other municipalities that will tell you that based on their zoning codes, they are required to have ponding, on-site ponding. That's going to be up to you guys to decide because I don't think it is in Mesilla's zoning requirements that it must be a mandatory thing. If it is mandatory, then all these jobs that we've been improving as far as construction would have to have had a drainage calculation submitted along with their plans. Okay? So, that's kind of doesn't pertain as far as far as the way the house is going to be drained. That's going to be up to the to the building inspector to make that determination when he's out there doing his inspections. If it does require gutters and own spouts, we will make sure that is done to make sure that we keep it away from the property lines and we keep it away from the house itself. Right. and that's going to be adjustment called at as the discretion of the inspector once construction starts. As far as the required setbacks, when it does come to my office for a building permit approval, we will request that there be some kind of a site plan associated with those building plants. We require that so that when my inspectors go out to do their foundation inspections or any type of inspection that we have a reference to go off of. If there is an encroachment, whether it be on this property or the neighbor's property, if there is some type of encroachment, that becomes a civil matter. and as long as the applicant is fulfilling his obligation to build according to what he has submitted and make sure that he's meeting his setback requirements, then it's going to be a civil matter between the two property owners. Okay. We have had that happen in the past and we're not going to get into the civil matter portion of it. So that becomes up to them how they want to settle that. In regards to the building side as far as the fire protection, the building code does allow you to build within 3 foot or 5 foot of the property line with the understanding that the materials being used will be fire resistant. that if you do have any openings that those openings be fire protected as far as glazing or doors or anything like that. And since this house does have a Spanish style, there is a parapet. So the roof the parapet is now protecting the roof. So the roof will not have to be fire protected or fire rated because it has that parapet on the outside wall protecting it. So, the building concept has made consideration for that fire protection and at this point based on our reviews, we don't see that is a problem.

Chairman Walkinshaw - Getting back to the drainage issues, I didn't see on plan sheet eight of eight, it shows where the vigas are and they're it shows them kind of slope from the middle. So my assumption is that and that's a front view of the upper left-hand corner of that sheet. That's a front view of as I understand that's the front door. Maybe I'm not right on that but it seems like it looks like if that's the case it looks like it's draining. Here's the building here. It's draining. It's not draining through the back.

CID Maese - Okay. the applicant has tried to make sure that they keep all the water to the front side and away from the property lines. So again the roof design as far as the vigas have been done, they do drain the water away from those areas of concern.

Chairman Walkinshaw - Okay. Thank you. Any other comments? I did have if you don't mind standing up. We talked about a little bit before the venting for the hornos and I kind of misread that because most hornos I've seen around or a round structure and so I think and they're pointing it at the round it's what 3 point something 3.5 diameter so it's confusing to me that it's big but maybe it's a misnomer about where they put the arrow for the hornos. The hornos is in front.

CID Maese - Yes. in reality, what they're what they're noting is that they have allowed enough room around to be able to walk around or get a wheelchair around it and not be confined to the front, the side or anything. So, you do have room to work around. That is what they're trying to denote by having that circle there. And I guess the other part of that is it doesn't show on any of the plans what the venting is going to be made out of and how high it's going to go above the roof and all that. So that's because the fact that you have different styles that you that you can buy now. You can have one that's already pre-made for the most part. You can build your own just like a you would a a fireplace, right? Or what am I thinking? For a stone or something like that. Yeah. So, when we go out to do our inspections, we're going to inspect it based on what's being submitted. And what we're going to require from the applicant or from the contractor is to provide us documentation as to whether this a factory built unit and all it is to be pieced together. make sure that the parts are fire resistant and do maintain a fire resistance as they go through the roof, right? Or they're going to show us how they plan on building it and there are specific methods on how it's supposed to be built so that the fire draws properly and you're not going to get smoked out inside. So, this these are items that will be looked at during the construction process. A lot of times it's not shown on here because maybe they don't know what they're going to use yet. So, we're going to require that as the inspection agency, we will require that information during construction.

Chairman Walkinshaw - Okay, good. Thank you. I guess Mr. Mr. Salazar, that does bring up another question for myself and also for the commission is the only thing we're really interested in is the out outside of the building. So I would like to well I'd like to know whether we based on what Tom said is it would seem like I would like to see what kind of chimney it's going to be. In other words, it could be just a double walled metal chimney with a cap on it and a bend for keeping sparks from getting out of there, but it could also be a round structure. They'll do it in adobe or whatever. And so, so I'm wondering if that has to be part of our condition as far it could applicant is here also.

CED Salazar – the applicant is here. You might want to ask him maybe he be able to answer that today and say what kind of chimney he's proposing to put up.

Chairman Walkinshaw - Okay, you want to go up?

Raul Bara - I'm Raul Bara. I'm the owner of Earthing Ingenuity and the contractor. And so what we're proposing is based on like Mr. Eddie was saying, depending on the product we're going to use, if you know this double wall stove pipe secured through the rafters and the proper cap if we need on the top. That's what we're thinking because, you know, I still don't know what he's going to choose as far as a stove inside the unit. Right. But we will follow protocol.

Chairman Walkinshaw - Very good. Okay. Thank you.

Richard Moreno - Can I add a little bit Oh, yeah. So, I just want to apologize for earlier historical trauma gets the best of you sometime. Just for some history on who I am and how long we've been in Mesilla. My grandmother has been

there since 1900 at that property, that whole block. My mother was born there in 1928. I was born there in 1967, you know, and these neighbors move in and they think that they can just encroach and what you have. And I've stayed quiet and I've stayed quiet because it's really none of my business. As long as they're leaving me alone, I'm fine. But what really upset me about Ken is that he couldn't have knock on my door and ask me what we had because we paid a lot of money for these plans. And I would have gladly invited him in for some Indian coffee and some fried bread because we made it yesterday. That's when he said he found out about this. I would have kindly explained to him everything. But for him to come here and blindsides me here at this commission, I'm sorry, but that's it. My cousin sits right here, right in front of me, right? And the thing is that we've never asked for a lot of stuff. We've just been quiet. We've done what we needed to do with that property. We've taken care of our families there. My brother has been diagnosed with Alzheimer's. He's down syndrome and I know because I took care of my mom with Alzheimer's and I cannot retrofit the house that we live because I'd have to take down some important structure that is historic to us those are our settlement homes. We were granted that land by the government that those are our settlement homes and that house has never been touched. It's in the same format that it was when my grandmother and my grandfather carried the mud from the river to make those adobes and the whole nine yards and a door here and a window there was retrofitted. But other than that and none out of our family has ever lived in that home. Well, there was a parrot lady. We rented it out to a lady with parrots one time and that was the only outside person from the tribe or from us. I'm the lieutenant governor for our tribe. I have decorum. I'm a schoolteacher. I teach at Arrowhead. I'm a science teacher. So, for Ken to come up here and do this to me today, unconscionable to do that. That's cold. That's some cold stuff to have to deal with. And I know for a fact that he's encroaching because his garage is 6 in from his wall, which is 6 inches from my property line, which is 3 in from my house. So, or 3 feet. So, you know, he opened the Pandora's box and that's what it is. But anyhow, I just wanted to give you some insight on who we are. I just didn't buy that house 10 years ago. We're born and raised here. We're Mesilleros. We're Native American. We're Piro Manso Tiwa. We are the people of this land here. And that's what I wanted to let you guys know. And I take care of my property since I've been back. I've made a ton of improvements to it aesthetically, spiritually, the whole nine yards. That house is intact. Now we're back to where our ancestors the way they had it. And that's my pride and joy. And my mom left me in charge of those two homes. The house next door is ours also. Little Fawn is my cousin. That's our home. Those are our settlement homes. We have the wealth still. We have everything there intact. And so the only thing I'm asking for the commission and for the board of trustees later is to allow us or allow me to be able to take care of my brother in a dignified way. The hornos is important because we use it for ceremony. It has to be inside the home. It because it's ceremonial and this the passage of my brother as he be as he goes passes into his transition time. We're going to use that hornos for that. And that those were the traditional ways of our people and that's why we want to put it inside the kitchen food and healing comes from that hornos and that's what we intend to use it for. I'm here because that house has been intact. We had an hornos outside. We had a lot of stuff in the outside and eventually it just all went away and I'm back. I'm the steward for the family and I'm back to bring all of our tradition back to that home. That's where my ancestors lived and that's where their spirits are at this evening as we speak. And that's the importance of this project. Otherwise, I wouldn't be here tonight. I just think about it.

Chairman Walkinshaw - Well, thank you very much. I appreciate that. All right. It was also brought up about the where the sewer line's going to go and connect to the town services and also the water and electrical. So that's something you're going to probably address in CID or...

CID Maese - Mr. Chair, commissioners, when it comes to utility hookups to the street that comes under the public works department for the city. All that has been pre-approved. Um, there isn't going to be anything as far as solid or liquid waste that's being disposed of on site or anything like that. It'll all be hooked up to the main utility lines, so there shouldn't be any problem as far as how it's connected. They already have maps as to where the connections are going to be. Those were done through the city uh staff. So, it's not like they're just going to go in there and start hooking up to anything. As far as if they use the on-site well for domestic use, as long as they hook up to a public sewer system, they're within their boundaries to be able to do that. So, and same thing with the El Paso Electric would it's, as I understand it, it's they don't want to go overhead into a building. They probably go underground. Would that be accurate or that's going to be again uh based on based on the town of Mesilla's ordinances as to whether they have to go underground or overhead. If the zoning requirements say that everything should be underground, then that's what they're going to have to do. That's a preference as far, but that's something that we won't know at this time until EP goes out and does an assessment and presents that.

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Chairman Walkinshaw - Okay. Okay. Thank you.

Raul Bara - I can clarify that for you. I'm the electrician and I redid his electrical, right? And he was forward thinking. So when we installed the existing service that he has on the property now, we installed a 200-amp panel thinking that we would add 100 amps. Yes, sir. So we've got all that covered. Yes, sir. And all the other utilities we've we're very I'm very familiar with the property, so I know where exactly all the connections are going to entail.

Chairman Walkinshaw - Yeah. Very good. Thank you.

Commissioner Miller - I just had a general question. I don't remember these kind of questions coming up before. Is it our purview to determine drains and electrical connections and chimney styles?

CED Salazar - You know, the reasons why we have experts with signatures is for them to give us those signatures. Whenever you have a concerned citizen or you know a neighbor of such then the discussion becomes a little bit more elaborate, right? Just to hopefully bring some kind of understanding between both of them even though it's a civil matter. We understand those concerns but typically no longer as you're sign fire things that's just my understanding but the commission and the board of trustees might have a different opinion. Any other questions? I think we have about five more minutes before six o'clock.

Commissioner Alvillar - I actually have two minutes. So, uh yeah, we need a vote.

CED Salazar - Ready for a vote?

1st Motion to approve made by Commissioner Miller
2nd Motion to approve made by Commissioner Alvillar

| | |
|-----------------------|-----|
| Commissioner Miller | yes |
| Commissioner Alvillar | yes |
| Commissioner Paz | yes |
| Commissioner Lucero | yes |

Approved 4-0.

- c. **PZHAC CASE #062072** – 2319 Calle de Santiago, submitted by The Fancy Pony Beauty & Boutique. Requesting approval install a wall sign. . ZONE: Historical Commercial (HC).

1st Motion to approve made by Commissioner Alvillar
2nd Motion to approve made by Commissioner Miller

| | |
|-----------------------|-----|
| Commissioner Miller | yes |
| Commissioner Alvillar | yes |
| Commissioner Paz | yes |
| Commissioner Lucero | yes |

Approved 4-0.

7. DISCUSSION

- a. ~~Nuisance Ordinance (draft) – discussion over proposed amendments on Mesilla Town Code – MTC 18.15; Nuisance Abatement/Hearing Examiner. POSTPONED~~

8. COMMISSIONERS / STAFF COMMENTS

None

9. ADJOURNMENT @ 5.58pm NOTICE

If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us on 524-3262 at least 48 hours prior to the meeting. Posted on 11/20/25 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Lucky's Food Mart - 2290 Avenida de Mesilla; and the U.S. Post Office – 2253 Calle de Parian; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>


Eric Walkinshaw – PZHAC Chairperson

ATTEST:


Gloria Maya – Town Clerk/Treasurer

