



RUSTY HELTON, VICE CHAIR
STEPHANIE DUBOIS, COMMISSIONER

SCHANEN YATES UNSER, SECRETARY
VIRGIL JOHNSON III, COMMISSIONER

AGENDA ITEMS FOR PLANNING & ZONING, REGULAR MEETING OCTOBER 13, 2026

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. SALUTE THE FLAG OF NEW MEXICO

IV. ROLL CALL – QUORUM

Skaggs_____ Helton_____ Yates Unser_____ Johnson_____ DuBois_____

V. APPROVE AGENDA

Skaggs_____ Helton_____ Yates Unser_____ Johnson_____ DuBois_____

VI. APPROVAL OF PREVIOUS MINUTES

Skaggs_____ Helton_____ Yates Unser_____ Johnson_____ DuBois_____

VII. PUBLIC COMMENT

- Joan Price would like to comment on the pending Vacant Building Registration ordinance.

- _____

VIII. OPENING COMMENTS

IX. ACTION ITEMS:

1. POTENTIAL NEW COMMISSIONERS

Introduction and brief comments from David Gonzales and Efren Gonzales. They are both willing to step in and volunteer for positions open on the commission.

2. 2026-SUP-003 SUNVEST/SOMOS SOLAR ENERGY COMMUNITY SOLAR PROJECTS

P&Z Review and Findings of Fact. Somos was awarded 4 Community Solar Projects in and around Tularosa. The Village previously issued zoning approvals for two of the properties (2000 La Luz Ave & 1649 St. Francis).

3. 2026-SUP-004 REACTIVATE SOLAR OPTION AND LEASE AGREEMENT

P&Z Review & Findings of Fact. Reactivate is looking to lease 34.84 acres of Village owned property for a community solar generating project and have issued a draft lease agreement.

4. 2026-2LP-002 ANDERSON / ALAMOTERO TWO-LOT SPLIT 654/674 RIATA RD

P&Z Review and Recommendation for a two lot split at 654 Riata Rd.

5. 2026-STR-001 ROXANNA SEGOVIA AIRBNB/STR 901 6TH ST.

P&Z Review and Recommendation for a Short Term Rental / Air BnB license at 901 6th St.

6. 2026-BP-018 KAILEIGH SCOTT / WHITE MOUNTAIN RE-ROOF 310 ROSALIO LN

P&Z Review and Recommendation for a Re-Roof permit at 310 Rosalio Ln. The job is already complete. White Mountain informed the owners that they had been permitted. NMCID issued a permit without the Village permit approval. We spoke with White Mountain and they are now aware they must permit through the village first for any new roof/re-roof. The Village must send a follow up letter to NMCID.

7. 2026-VAR-001 LANCE GIEST EXCHANGE OF EASMENT FOR PROPERTY

P&Z Review of exchange of easement for property, review proposal from Lance Giest.

UNFINISHED BUSINESS:

1. P&Z REFORM

Status of P&Z Reforms and Draft Ordinances

- Developmental Impact Fees
- Vacant Building Registration Ordinance Status

2. 2026-ABT-001 MORENO ABATEMENT

- What is the current status of the Abatement?
- How long does the village wait until it lawfully carries out the abatement?

3. CODE ENFORCEMENT RECOMMENDATIONS

- Recommendations for Code Enforcement Title XV Schedule.

X. NEW BUSINESS

XI. ADJOURNMENT

_____PM