RUSTY HELTON, VICE CHAIR/ACTING CHAIR
STEPHANIE DUBOIS, COMMISSIONER
SCHANEN YATES UNSER, SECRETARY
VIRGIL JOHNSON III, COMMISSIONER

VILLAGE OF TULAROSA
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
LOCATION: Village Hall Council Chambers, 609 Saint Francis Drive, Tularosa, NM 88352
DATE: Tuesday, October 13, 2026 | **TIME:** 5:30 PM

I. CALL TO ORDER

The Regular Meeting of the Village of Tularosa Planning and Zoning Commission was called to order at 5:30 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by all present.

III. SALUTE TO THE FLAG OF NEW MEXICO

The Salute to the Flag of New Mexico was led by all present.

IV. ROLL CALL – QUORUM

Roll call was taken, establishing a quorum:

- **Commissioner Helton:** Present
- **Commissioner Yates Unser:** Present
- **Commissioner Johnson:** Present
- **Commissioner DuBois:** Present

V. APPROVAL OF AGENDA

- **Motion:** Motion was made and seconded to approve the agenda as presented.
- **Vote:** Unanimous approval by all Commissioners present.
    - **Motion Carried (4-0).**

VI. APPROVAL OF PREVIOUS MINUTES

- Secretary Yates Unser brought the meeting minutes for both August and September.

- **Vote:** Unanimous approval by all Commissioners present.

VII. PUBLIC COMMENT

- **Joan Price:** Ms. Price addressed the Commission regarding several Historical topics in an effort to contribute her knowledge to continuing Historic Preservation.

VIII. OPENING REMARKS

None.

IX. ACTION ITEMS

1. Potential New Commissioners.

- **Description:** Introduction and brief comments were presented by **David Gonzales** and **Efren Gonzales**. Both candidates expressed their willingness to step forward and serve the Village of Tularosa as volunteer members on the Planning and Zoning Commission.
- **Action/Record:** The Commission acknowledged their interest. Recommendations for appointments will be forwarded to Mayor Margaret Cooksey and the Board of Trustees for formal confirmation.

2. 2026-SUP-003 | SUNVEST / SOMOS SOLAR ENERGY

- **Property / Focus:** Community Solar Projects (Awarded sites including 2000 La Luz Ave & 1649 St. Francis).
- **Discussion:** P&Z review of Findings of Fact for SunVest/Somos. It was noted for the administrative record that Somos was awarded four (4) Community Solar Projects in and around Tularosa by the NMPRC. The Village of Tularosa previously issued municipal zoning approvals for two of the specified project properties (2000 La Luz Ave and 1649 St. Francis).
- **Commission Action:** Motion made to issue Findings of Fact to the Village Board of Trustees.
- **Motion carried [4-0].**

3. 2026-SUP-004 | REACTIVATE SOLAR

- **Property / Focus:** 34.84 Acres of Village-Owned Property (Radio Rd / Riata Rd area).
- **Present:** Cutter Brewer, Developer for Reactivate.
- **Discussion:** P&Z review and formulation of Findings of Fact regarding the proposed Draft Option and Lease Agreement. Reactivate Solar has submitted a draft lease agreement seeking to lease 34.84 acres of Village-owned property for a utility-scale community solar generating facility. The Commission questioned Mr. Brewer thoroughly and will issue a Findings of Fact regarding the draft lease.
- **Commission Action:** Motion made to issue a Findings of Fact and Recommend that the Draft Lease and Findings of Fact be forwarded to the Village Attorney and Board of Trustees.

- **Motion carried. [4-0].**

4. 2026-2LP-002 | ANDERSON / ALAMOTERO

- **Property / Focus:** 654 / 674 Riata Rd (Two-Lot Split).
- **Discussion:** P&Z review and recommendation for a standard two-lot land division at 654 Riata Rd. Compliance with Title XV access, setback, minimum lot area, and utility easement requirements was evaluated.
- **Commission Action:** Motion made to recommend APPROVING the two-lot split as presented.
- **Motion carried [4-0].**

5. 2026-STR-001 | ROXANNA SEGOVIA

- **Property / Focus:** 901 6th St. (Short-Term Rental / Airbnb Application).
- **Discussion**: P&Z review and recommendation for a Short-Term Rental / Airbnb license at 901 6th St. Staff verified that short-term lodging operations do not qualify under a standard Home Occupation permit and require a dedicated STR license under Title XV safety, off-street parking, and GRT/Lodgers' Tax compliance standards.
- **Commission Action:** Motion made to **APPROVE** the STR license.
- **Motion carried [4-0].**

6. 2026-BP-018 | KAILEIGH SCOTT / WHITE MOUNTAIN ROOFING

- **Property / Focus:** 310 Rosalio Ln. (Re-Roof Permit Review).
- **Discussion:** Review of an unpermitted re-roof at 310 Rosalio Ln. The contractor (White Mountain Roofing) completed the job prior to Village approval, mistakenly informing the property owners that all permits were secured. The New Mexico Construction Industries Division (NMCID) issued a state building permit without requiring prior municipal zoning/building permit approval from the Village. Village staff contacted White Mountain Roofing, and the contractor now understands that Village permit approval is mandatory prior to commencing work.
- **Commission Action:** Motion made to **APPROVE** the after-the-fact Village permit upon payment of standard municipal fees.
- **Motion carried [4-0].**

    1. **Administrative Direction:** Jennifer Bookout to draft a formal inter-agency notification letter to NMCID clarifying that municipal zoning/permit sign-off from the Village of Tularosa is required prior to state permit issuance.

7. 2026-VAR-001 | LANCE AND ROBIN GIEST / LANCON INC.

- **Property / Focus:** 110 Central Ave / Stogden Well Lot 2B (Property & Drainage Easement Exchange).
- **Discussion**: P&Z review of the proposal submitted by Lance Giest regarding an exchange of real property and municipal drainage easements between 110 Central Ave and Village-owned property at Stogden Well Lot 2B. The Commission reviewed statutory restrictions under NMSA 1978, § 3-54-

1 regarding the sale, exchange, or disposition of municipal real property, along with staff interrogatories regarding flood route integrity and utility access.

- **Commission Action**: Motion made to issue Findings of Fact and forward to the Village Board of Trustees for review.
- **Motion carried [4-0].**

X. UNFINISHED BUSINESS

1. P&Z Reform

- **Status Update:** Discussion held regarding the current status of P&Z reforms and draft ordinances being presented to the Village Council:
  - **Developmental Impact Fees.** Status update regarding proposed DIF ordinance.
  - **Vacant Building Registration Ordinance:** Status update on the registration and maintenance policy framework.

2. 2026-ABT-001 | Moreno Abatement

- **Status Update & Discussion:**
  - Reviewed the current legal and physical status of the abatement proceeding.
  - Discussion regarding timeline requirements and legal parameters governing how long the Village must wait before lawfully carrying out the physical property abatement.

XI. NEW BUSINESS

XII. ADJOURNMENT

- **Motion:** Motion was made and seconded to adjourn the meeting.
- **Action:** Meeting adjourned at 7:18PM.

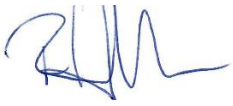
RESPECTFULLY SUBMITTED BY:



Schanen Yates Unser, Secretary

Planning & Zoning Commission | Village of Tularosa

APPROVED BY:



Acting Chairperson

Planning & Zoning Commission | Village of Tularosa