



City of Elephant Butte
Planning & Zoning Commission

City Hall - 103 Water Street, Elephant Butte, NM

Official Meeting Minutes
Tuesday, March 3, 2015 Regular Meeting

- I. **Call to Order** – Chairman Chuck Looney called the meeting to order at 9:00 a.m.
Roll Call – City Planner Bradford Dyjak took roll with Chairman Looney, Commissioners Les Buchanan, Nathan LaFont and Sheridan Fuss present. Vice-Chair Cathy Vickers was absent.

Code Enforcement Officer Robert Leavitt was also in attendance during the Continuing Business section of the meeting.

- II. **Public Comment** – Chairman Looney stated that “the open meetings act is in effect and there is a five minute limit per speaker on all non-agenda issues” and asked if there was anyone that wanted to comment, and Mr. Mike Ormand indicated that he wished to comment regarding the New Business item. Chairman Looney indicated that Mr. Ormand would be welcome to speak at that time; there was no further public comment.

- III. **Minutes** –

Motion: To approve the February 16th special meeting and workshop minutes as submitted.

Made: Commissioner LaFont *Second:* Commissioner Fuss *Vote:* Carried 4-0

- IV. **Public Hearing Action Item** – There was no item scheduled for consideration.

- V. **New Business** – Residential Keeping of Chickens

Mr. Dyjak reintroduced the Commission’s previous discussion on whether to allow chickens within residential zones that was briefly touched upon toward the end of the year. Councilor Skinner has mentioned that there are a few residents still interested in partaking in such activity, although a code amendment would be required for this to be enabled. Mr. Dyjak and Mr. Leavitt provided an overview of other municipal regulations and general considerations for the topic, including a copy of the existing Town of Silver City code regarding residential keeping of chickens along with an ordinance approved by the Town of Myersville, Maryland that Mr. Dyjak drafted during his tenure with that municipality.

Chairman Looney recognized Mr. Mike Ormand whom had previously spoken with Commissioner LaFont and Councilor Skinner regarding his interest to keep chickens. He presented a copy of a 2008 University of New Mexico student report examining chicken keeping regulations in 25 United States cities. Additionally, Mr.

Ormand gave an overview of chicken considerations, stating that it would be ideal to raise 4 - 6 chickens and he then distributed a product sheet for a typical chicken coop for reference.

There was general discussion amongst the commissioners regarding the suitability of raising chickens on residential or commercial properties within the city and what limitations may need to be considered. There was consensus that if the practice ultimately were to be allowed, that it would only include hens and that some type of enclosure would need to be installed to prevent roaming and deter coyotes. Mr. Leavitt further recommended that if residential keeping was determined to be allowed, that it would require a city permit at a nominal fee of \$5 similar to the potentially dangerous dog registration. After the discussion, the Commission indicated that it was interested in researching the matter further and Mr. Dyjak pledged to present additional research and possible regulations at the Commission's April 7th regular meeting.

Mr. Leavitt departed the meeting following this discussion.

- VI. **Continuing Business** - There was no continuing business scheduled.
- VII. **City Planner & Zoning Administrator's Report** - A planning and code enforcement update was provided by Mr. Dyjak, a copy of which is on file with the Planning & Code Enforcement Department.
- VIII. **Commissioners Comments** - There were no comments from the Commissioners.
- IX. **Public Comment** - There were no comments from the public.
- X. **Adjournment - Motion:** *To adjourn the regular meeting at 9:52 a.m. and convene the scheduled workshop after a brief recess.*
Made: Commissioner Fuss **Second:** Commissioner Buchanan **Vote:** Carried 4-0

Workshop Minutes

- I. Chairman Looney called the workshop to order at 9:57 a.m.
- II. **Draft C-2 Commercial Zoning District Regulations -**
As the final stage of revisions ensues, Mr. Dyjak sought to clarify the revised landscaping standards in accordance with recent discussion with the Commission. Mr. Dyjak recommended modifying elements of the City of Socorro landscaping regulations as a template and further correlating the standards as part of the Comprehensive Plan update. The Commission was amenable to these standards and requested that Mr. Dyjak speak with the City of Socorro regarding their effectiveness.

III. Comprehensive Plan Update- Information & Discussion -

Commissioners continued reviewing highlights from the City's Marketing Plan, Fiscal Year 2016 Infrastructure Capital Improvement Plan and Comprehensive Plan updates. The review focused on marketing the city and economic development including the prioritization of goals.

IV. *The workshop was adjourned by unanimous consent at 11:19 a.m.*

Minutes Approved:

April 7, 2015

Respectfully prepared and submitted:



Bradford Dyjak,
City Planner

