



City of Elephant Butte
Planning & Zoning Commission

City Hall - 103 Water Street, Elephant Butte, NM

Official Meeting Minutes

Tuesday, May 5, 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, Vice-Chair Cathy Vickers, Commissioners Sheridan Fuss and Nathan LaFont present.
Commissioner Les Buchanan provided advance notice that he was unable to attend.
- 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 there was not.
- III. **Minutes** –
***Motion:** To approve the April 7th regular meeting and workshop minutes with an edit to page 3 removing reference to Commissioner Fuss who was not in attendance at that meeting.*
***Made:** Vice-Chair Vickers **Second:** Commissioner LaFont **Vote:** Carried 3-0-1
With Commissioner Fuss abstaining after noting his absence from that meeting.*
- IV. **Public Hearing Action Item** – There were no items scheduled for public hearing.
- V. **New Business** – There was no new business scheduled.
- VI. **Continuing Business** – Public Input
 - A. **Commercial Zoning District Regulations- Proposed Revisions** – An overview of revisions was presented by Mr. Dyjak within a memorandum. It was further noted that several definitions were added or amended as well and these definitions would be covered during the workshop. There were no public comments.
 - B. **Residential Keeping of Chickens** – In response to the Commission’s discussion of chicken keeping at its last meeting, Mr. Dyjak updated possible regulations for consideration. The merits of allowing such a use were discussed as Vice-Chair Vickers relayed concerns from several residents regarding the issue. Continued public input would be sought through the June 2nd meeting. There were no public comments.
- 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. Included in his report were updates on the progress of the second monument welcome sign, forthcoming street and wastewater projects and recent dog case. Furthermore, Mr. Dyjak indicated that he and Chairman Looney would attend the New Mexico League of Zoning Officials Conference and that he would coordinate training from league counsel Randy Van Vleck. Finally, Mr. Dyjak discussed budget

priorities, including capital projects, an asset management system and funding for nuisance property abatements.

- VIII. **Commissioners Comments** – There were no comments from any commissioners.
- IX. **Public Comment** – There were no comments from the public.
- X. **Adjournment – Motion:** *To adjourn the regular meeting at 10:04 a.m. and convene the scheduled workshop after a brief recess.*
Made: Commissioner Fuss **Second:** Vice-Chair Vickers **Vote:** Carried 4-0

Workshop Minutes

I. Chairman Looney called the workshop to order at 10:10 a.m.

II. **Draft C-2 Commercial Zoning District Regulations -**

The Commission reviewed proposed additions and amendments to the zoning code definitions and refined the provision for allowing primary and accessory residential units on C-2 zoned properties. Commissioners would consider final revisions at its special meeting on May 19th, at which point it could potentially vote to recommend a final ordinance for City Council Consideration.

Vice-Chair Vickers departed the meeting upon the conclusion of this item.

III. **Comprehensive Plan Update- Information & Discussion -**

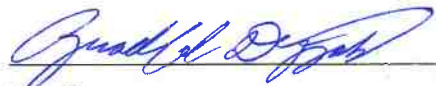
Commissioners continued reviewing the Comprehensive Plan and discussed the Land Use and Housing chapters. Of particular interest, commissioners expressed a desire to expand housing options, update definitions for housing types and identify the best locations for apartments, condominiums and townhouses.

IV. *The workshop was adjourned by unanimous consent at 11:02 a.m.*

Minutes Approved:

May 19, 2015

Respectfully prepared and submitted:



Bradford Dyjak,
City Planner