



City of Elephant Butte  
Planning & Zoning Commission

City Hall - 103 Water Street, Elephant Butte, NM

**Official Meeting Minutes**  
**Tuesday, May 19, 2015 Special Meeting**

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

Mayor Eunice Kent was also in attendance for the beginning of the meeting.

- II. **Mayor's Comment** – Chairman Looney acknowledged Mayor Kent who attended the meeting to address the Commission's recent recommendation of implementing a three-way stop at the intersection of Butte and Warm Springs Boulevards. Mayor Kent and Mr. Dyjak confirmed that the recommendation was scheduled for consideration during the May 20<sup>th</sup> City Council meeting and that the Fire Department had expressed concerns regarding the proposal.

After brief discussion, several commissioners expressed that the original intent of the recommendation was more to induce a review of existing conditions and examination of feasible safety improvements. Chairman Looney indicated that further discussion of the matter would occur at the end of the meeting and that Mr. Dyjak would then report back to the City Council at its meeting. Mayor Kent then departed the meeting upon conclusion of the discussion.

- III. **Minutes** –  
***Motion:** To approve the May 5<sup>th</sup> regular meeting and workshop minutes as submitted.*  
***Made:** Commissioner LaFont **Second:** Commissioner Fuss **Vote:** Carried 3-0-1*  
*With Commissioner Buchanan abstaining after noting his absence from that meeting.*

- IV. **Continuing Business** – Public Input  
**A. Residential Keeping of Chickens** – Mr. Dyjak noted that public input had been sought regarding this issue although there was as of yet any comments received from the public other than the initial two individuals whom expressed interest. A recap of the current proposal to allow hens was presented. The Commission agreed to schedule review of a final draft ordinance and possible recommendation to the City Council at its June 2<sup>nd</sup> meeting. There were no public comments.

- V. **Review & Possible Recommendation** –  
**A. Ordinance – C-2 Commercial Zoning District Regulations**– Mr. Dyjak presented the final draft ordinance that would amend various zoning definitions and repeal and replace the existing C-2 zoning district regulations. Mr. Dyjak reviewed each page of the

ordinance, highlighting the major revisions to the existing regulations that included setbacks, lot coverage, site plans, landscaping requirements and conditional use regulations. Upon review, commissioners were satisfied with the changes and requested minor revisions regarding fence heights, RV park standards and greenhouses. Before considering recommendation of the ordinance, the Commission acknowledged the extensive review of the commercial regulations and were pleased that the new requirements would be more consistent, flexible and also yield more aesthetically pleasing commercial development. There were no public comments. Chairman Looney then sought a motion regarding the ordinance.

**Motion:** *To make a recommendation to the City Council for approval of the proposed ordinance amending Sections 155.005 and 155.033 of the Municipal Code with the noted revisions incorporated.*

**Made:** *Commissioner Fuss* **Second:** *Commissioner Buchanan* **Vote:** *Carried 4-0.*

With the majority of the Commission approving the proposed ordinance, it would be scheduled for public hearing and consideration before the City Council.

- VI. **Commissioners Comments** - Pursuant to the Commission's discussion with Mayor Kent at the beginning of the meeting, there was renewed discourse relating to safety improvements at Butte and Warm Springs Boulevards. Mr. Dyjak invited Fire Chief Robert Leavitt to share his concerns and suggestions regarding the proposed three-way stop sign designation.

After this discussion, there was consensus amongst the Commission, Chief Leavitt and Mr. Dyjak that the broader issue of intersection safety improvements should be evaluated and traffic conditions further scrutinized. Therefore, the Commission determined that it would still consider the three-way stop sign solution, but that it would await further internal study before requesting any further action by the Council.

- VII. **Adjournment** - **Motion:** *To adjourn the special meeting at 11:34 a.m. and to defer workshop business until the June 2, 2015 workshop.*

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

**Minutes Approved:**  
June 2, 2015

**Respectfully prepared and submitted:**



Bradford Dyjak,  
City Planner