



City of Elephant Butte
Planning & Zoning Commission

City Hall - 103 Water Street, Elephant Butte, NM

Official Meeting Minutes
Tuesday, July 7, 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 and Nathan LaFont present. Commissioner Sheridan Fuss provided advance notice that he was unable to attend and Vice-Chair Cathy Vickers was also not present. City Manager Andrew Finzen was in attendance to observe the Commission’s proceedings.
- 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** – The minutes from the June 25th special meeting were tabled as there was not a quorum present of members whom attended that meeting.
- IV. **Public Hearing Action Item** – There were no items scheduled for public hearing.
- V. **New Business** –
 - A. **Future Subdivision and Zoning Code Amendments** – Continuing the momentum from the adoption of the C-2 Zoning District and Limited Chicken keeping ordinances, Mr. Dyjak conveyed that he had identified numerous additional City Code provisions for review, clarification, revision or wholesale rewrite. Mr. Dyjak shared a total of 39 preliminary amendments – varying in both priority and scope – that were categorized into four themes: Organizational/Procedural, Planning, Zoning and Codes & Regulations. The Commission discussed several of the proposals and agreed to provide input to Mr. Dyjak at its forthcoming meetings to prioritize and in turn develop a feasible timetable for revisions.
- VI. **Continuing Business** – There were no continuing business items 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. Included in his report were updates on the completed monument welcome sign, receiving over \$15,000 in flood-related funding, establishing a bus stop at the Community Center for the Regional Transit District, announcement of the Dirt Streets Maintenance bid and the City’s final budget hearing on July 15th.

Mr. Dyjak also thanked Chairman Looney in his capacity with the Friends of Elephant Butte Lake State Park for hosting a well-received fireworks display and for hosting the inaugural Boat, RV and Sports Show. Commissioners Buchanan and LaFont joined in their appreciation of a successful weekend and also mentioned that intersection traffic was manageable over the weekend, despite the absence of deputy-directed traffic control.

- 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 10:11 a.m. and convene the scheduled workshop.*
Made: Commissioner Buchanan Second: Commissioner LaFont Vote: Carried 3-0

Workshop Minutes

- I. Chairman Looney called the workshop to order at 10:12 a.m.
- II. **Commissioner Training** – This item was tabled until the all members would be present.
- III. **Comprehensive Plan Update- Information & Discussion** –
The Commission followed-up on its review of commercial corridors held during its June 2nd workshop. Mr. Dyjak and Commissioners shared their visions for viable and distinct commercial areas throughout the city with distinct uses, but a unified feel. Commissioner LaFont specifically suggested concentrating condominium and apartment development within the center of Butte Boulevard and Mr. Dyjak expanded upon that idea by offering a special district called the “Butte Boulevard Corridor/District” that would include tourism-related retail and dining establishments. There was consensus that the monolithic commercial zoning district should be separated to accommodate 3-5 unique commercial areas/corridors, with Mr. Dyjak elaborating upon the options to incorporate a combination of overlay zones, performance zoning, form-based zoning and new zoning to accomplish this goal.
- IV. *The workshop was adjourned by unanimous consent at 11:05 a.m.*

Minutes Approved:
August 4, 2015

Respectfully prepared and submitted:



Bradford Dyjak,
City Planner