



CITY OF ELEPHANT BUTTE PLANNING & ZONING COMMISSION
REGULAR MEETING - OPEN TO THE PUBLIC
Tuesday, November 10, 2020 - 9:00 am

Due to the current health risks associated with COVID-19 and orders from the New Mexico Governor's Office and the New Mexico Public Health Department, public attendance at this and future meetings of the Planning & Zoning Commission are temporarily suspended. Until the orders are lifted, and in accordance with the guidance from the New Mexico Attorney General, the City will make its meetings open to the public through dialing into WebEx number: (408) 418-9388, 126 791 3791, Password: 11102020 or going to www.cityofelephantbutte.com for information about accessing the meeting through your computer.

Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairperson Nathan LaFont called the meeting to order, and Commissioner Sheridan Fuss led the Pledge of Allegiance.

2. ROLL CALL

Clerk-Treasurer Rani Bush conducted roll call:

Chair Nathan LaFont – Present via WebEx
Vice-Chair Cathy Vickers – Present
Commissioner Sheridan Fuss – Present
Commissioner Tami Smith – Present

Clerk-Treasurer Bush declared a quorum.

3. DECLARATION OF CONFLICT OF INTEREST & STATEMENT OF OPEN MEETINGS ACT

**The Open Meetings Act is in effect, and there is a three-minute limit per speaker on all non-agenda items.*

None

4. APPROVAL OF AGENDA

Commissioner Fuss motioned to approve the agenda with the change of Charles Looney in Roll Call to Vacant. Vice-Chair Vickers seconded.

Clerk-Treasurer Bush conducted a roll call vote:

Chair LaFont – Yes
Vice-Chair Vickers – Yes
Commissioner Fuss – Yes
Commissioner Smith – Yes

Motion Carried.

5. APPROVAL OF MINUTES

Vice-Chair Vickers motioned to amend the agenda by changing the Workshop Minutes date to October instead of September. Commissioner Fuss seconded.

Clerk-Treasurer Bush conducted a roll call vote:

Chair LaFont – Yes
Vice-Chair Vickers – Yes
Commissioner Fuss – Yes
Commissioner Smith – Yes

Motion Carried.

Vice-Chair Vickers motioned to approve the October 6, 2020, Regular Meeting minutes after correcting Gary Levine’s name and the October 20, 2020 Workshop minutes. Commissioner Fuss seconded.

Clerk-Treasurer Bush conducted a roll call vote:

Chair LaFont – Yes
Vice-Chair Vickers – Yes
Commissioner Fuss – Yes
Commissioner Smith – Yes

Motion Carried.

6. PUBLIC INPUT

None

7. COMMISSIONERS’ COMMENTS

Vice-Chair Vickers thanked the City staff who keep Elephant Butte clean and tidy.

Commissioner Fuss recommended that the City show appreciation for the tremendous job County Commissioner Travis Day did with the cleanup of the Mim’s Pond Fire. City Manager Vicki Ballinger will draft a letter.

8. CITY MANAGER REPORT

City Manager Vicki Ballinger went through her report with the Commission.

9. CODE ENFORCEMENT REPORT

Code Enforcement Officer Devon Jones reviewed his October report with the commissioners. There were nineteen cases; fifteen are still open.

10. ZONING/LAND USE REPORT

Land Use Admin Lindsey Moore reported there were seven permits issued in October; four were

residential. Two of the commercial ones were presented at P&Z last month.

11. PUBLIC HEARING ACTION ITEMS

None

12. REGULAR ITEMS

a. Discussion: Ordinance 191 - Home Occupation Permits

Clerk-Treasurer Bush reported that she had given a draft to the city attorney for review last week. He is still reviewing it and mentioned some concerns about having so many levels. He was unable to attend the meeting. Vice-Chair Vickers mentioned her concern about eliminating the need for commercial property if too much is allowed in residential areas.

b. Discussion: Ordinance 192 – Rezoning

Chair LaFont presented the following options recommended by the city attorney: either rezone all areas (San Pedro Loop, Elephant Place, Camelback and Carousel) in the same ordinance or wait and incorporate the changes during the Comprehensive Plan process. City Manager Ballinger recommended moving forward with an ordinance and not waiting for the plan. The Commission agreed. Chair LaFont will work with the city attorney and staff to get Ordinance 192 drafted.

c. Discussion: Residential Parking Requirements

Chair LaFont started the conversation by asking about time limits on vehicles parked in right-of-ways. Officer Jones responded that vehicles in R-1-D & R-1-P cannot be parked there for more than three consecutive days, according to Code. He will review the Code regarding other zones. The conversation then turned to multiple RVs parked on a single residential lot, which is happening more often in the City. Vice-Chair Vickers is very concerned about commercial businesses being allowed in residential areas. It was decided to have staff work on a new ordinance regarding RV parking in residential areas and move other residential parking issues further down on the priority list.

d. Discussion: Storage Lots

The Commission discussed some of the mitigating circumstances currently affecting lower storage lots usage since COVID restrictions began, especially with the lake being closed. Vice-Chair Vickers commented that storage is the highest and best use for lots in commercial areas without sewer. The issue now is not stopping new ones, but landscaping, parking and offset entrances for them. Chair LaFont will follow up with the city attorney about best ways to address these issues.

e. Discussion: Comprehensive Plan Survey

City Manager Ballinger went through the draft survey with the Commission and requested them to provide feedback to her by the end of the following week.

13. ADJOURNMENT

Commissioner Fuss made a motion to adjourn. Vice-Chair Vickers seconded.

Clerk-Treasurer Bush conducted a roll call vote:

Chair LaFont – Yes
Vice-Chair Vickers – Yes
Commissioner Fuss – Yes
Commissioner Smith – Yes

Motion Carried.

Minutes approved and adopted at the Planning and Zoning meeting on December 1, 2020.



Nathan LaFont
Planning & Zoning Chair

ATTEST:



Rani Bush
Clerk-Treasurer

