



CITY OF ELEPHANT BUTTE PLANNING & ZONING COMMISSION
REGULAR MEETING - OPEN TO THE PUBLIC
Tuesday, February 2, 2021 - 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: 87935 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 Tami Smith - Present via WebEx
Commissioner Sheridan Fuss – Present via WebEx
Commissioner Cathy Harmon - Present via WebEx
Commissioner Cathy Vickers - Present via WebEx

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 Harmon motioned to approve the agenda with the amendment of changing Regular Item 11b to 11a. Vice-Chair Smith seconded. Clerk-Treasurer Bush conducted a roll call vote.

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

Motion Carried.

5. APPROVAL OF MINUTES

Commissioner Fuss motioned to approve the January 5, 2021 minutes. Vice-Chair Smith seconded. Clerk-

Treasurer Bush conducted a roll call vote.

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

Motion Carried.

6. PUBLIC INPUT

None

7. COMMISSIONERS' COMMENTS

Chair LaFont informed the Commission that the Council discussed the Commission's composition at the last council meeting. City Attorney Ben Young added that the Council discussed changing the Commission from five members to three; however, State Statute 3.19.2 requires no less than five members on planning & zoning commissions.

8. CITY MANAGER REPORT

City Manager Vicki Ballinger updated the Commission on an RV parking violation, Devon Jones's resignation (the City's code enforcement officer), the Comprehensive Plan survey, the CARES Act reimbursement money, and the Colonias funding application for Mescal Loop drainage and erosion prevention. She also attended the Sierra County Commission meeting, where the Floodplain Management Memo of Understanding was approved.

The City still needs three customers to serve on the Public Utility Advisory Board. With the passage of Ordinance 194, there are now no identified red lots in the City.

9. CODE ENFORCEMENT REPORT

Code Enforcement Officer Devon Jones reviewed his January report with the commissioners. There were twenty-one cases; one is still open. The Commission thanks him for his service and wished him luck in future endeavors.

10. ZONING/LAND USE REPORT

Land Use Admin Lindsey Moore reported there were eight residential and one commercial permits issued in January. There have been a lot of questions as people are moving in, especially regarding the R-1-A Zone.

Commissioner Cathy Vickers signed into the meeting.

11. REGULAR ITEMS

- a. **Discussion/Possible Action: Recommendation that the City adopt an Ordinance Re-Zoning Camelback, Carousel, and San Pedro Loop from R-1-C to R-1-P**

Attorney Young reviewed the draft ordinance he prepared for the Commission. Once passed by the Commission, the next step is to hold a public hearing and send letters to all residents rezoned. The

Commission discussed the draft and zoning maps that would be included with the ordinance.

Commissioner Vickers motioned to rezone Camelback Place, Carousel Place, Elephant Circle, and San Pedro Loop to R-1-P with a height requirement of 18 feet and a setback of 10 feet against Bureau of Land Management/Bureau of Reclamation property for sides and rears on the maps as provided. Commissioner Harmon seconded. Clerk-Treasurer Rani Bush conducted a roll call vote.

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

Motion passed.

b. Discussion/Possible Action: Draft Ordinance - Home Occupations

City Manager Ballinger explained the revisions she made since the workshop (Version 1.13.21). Then the Commission went through the draft and made further revisions.

Commissioner Vickers motioned to approve Draft Ordinance - Home Occupations with the following changes: 1) use a conditional permitting process and 2) have annual scheduled inspections by the fire chief and code enforcement officer or their designees. Commissioner Fuss seconded. Clerk-Treasurer Rani Bush conducted a roll call vote.

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

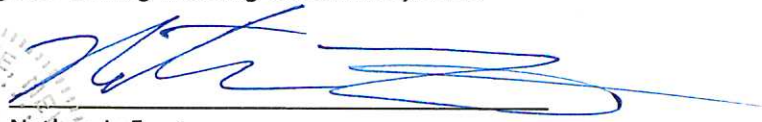
Motion passed.

12. ADJOURNMENT


Commissioner Fuss made a motion to adjourn. Commissioner Harmon seconded. 5-0. Motion Carried.

Minutes approved and adopted at the Planning and Zoning meeting on March 2, 2021.




Nathan LaFont
Planning & Zoning Chair

ATTEST:


Rani Bush
Clerk-Treasurer

