



CITY OF ELEPHANT BUTTE PLANNING & ZONING COMMISSION
REGULAR MEETING - OPEN TO THE PUBLIC

Tuesday, September 14, 2021 - 9:00 am

103 Water Street, Elephant Butte, NM 87935

The City will also make the meeting open to the public through WebEx number: (415) 655-0001, Access Code: 126 791 3791, Password: 87935, or see www.cityofelephantbutte.com for more information.

MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair 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
Vice-Chair Tami Smith – Present
Commissioner Sheridan Fuss – Present
Commissioner Orlando Saavedra - Present
Commissioner Cathy Vickers – Present (arrived late)

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. Commissioner Saavedra seconded. 4-0. **Motion Carried.**

5. APPROVAL OF MINUTES

- a. Commissioner Saavedra motioned to approve the August 3, 2021 minutes. Vice-Chair Smith seconded. 4-0. **Motion Carried.**
- b. Commissioner Fuss motioned to approve the August 11, 2021 minutes. Vice-Chair Smith seconded. 4-0. **Motion Carried.**

6. PUBLIC INPUT

None

7. COMMISSIONERS' COMMENTS

Vice-Chair Smith commented on how wonderful it is to see all the new homes and buildings. Then Commissioner Saavedra commented on the conditions of some of the roads after the latest rainstorms.

Commissioner Cathy Vickers arrived.

Chair LaFont reported on a discussion with Fire Chief Toby Boone about the need for the City to approve the pertinent parts of the latest version of the International Fire Code.

8. CITY MANAGER REPORT

City Manager Vicki Ballinger reviewed her report with the Commission and updated them on several items.

9. ZONING/LAND USE REPORT

Land Use Admin Moore reviewed her reports with the Commission. She also asked for direction about a conflict in Code regarding whether storage lot business registrations are permitted or conditional (Chapter 155.033(f)(5) versus 155.033(g)(28)). Chair LaFont and City Attorney Alan Dahl advised considering them conditional until Code can be corrected.

10. REGULAR ITEMS

a. Discussion/Possible Action: Ordinance XXX - Short Term Rentals

City Attorney Dahl explained the ordinance, which was adopted from Ruidoso. Next, the Commission discussed the ordinance and asked City Attorney Dahl to make the following revisions: clarifying the text about third party entities as managing partners, clarifying that multiple rentals units on the same property are permissible in certain zones, and expanding the definition of a dwelling unit including that RV's are allowed in R-1-D.

Commissioner Saavedra motioned to table Ordinance XXX - Short Term Rentals until the next meeting. Commissioner Vickers seconded. 5-0. **Motion Carried.**

b. Discussion/Possible Action: Sign Guidelines & Sign Ordinance Amendments

Chair LaFont explained the guidelines and amendments. He suggested that at least some of the guidelines should be adopted as code. He asked the Commission and Legal to review them and bring back suggestions at the next meeting.

Commissioner Fuss motioned to table Sign Guidelines & Sign Ordinance Amendments until the next meeting. Commissioner Vickers seconded. 5-0. **Motion Carried.**

c. Discussion: RV Parking Utilities Definition

Chair LaFont explained the current definition and explained that it needs to be revised especially concerning what "permanently" means and how many can be hooked up at a single residence.

11. ADJOURNMENT

Commissioner Vickers motioned to adjourn. Commissioner Fuss seconded. 5-0. Motion Carried.

Minutes approved and adopted at the Planning and Zoning meeting on October 5, 2021.



Nathan LaFont
Chair

ATTEST:



Rani Bush
Clerk-Treasurer

