



MINUTES

Planning and Zoning Commission

Tuesday, July 7th, 2026
Silver City Annex, Second Floor Conference Room
1203 N. Hudson St.,
Silver City, New Mexico

Commissioners Present:

Susan Moody, Chair
Dave Stone, Vice Chair
John Balas
Dale Lane
Laura Schoen

Commissioners Absent:

None.

Staff Present:

Susan Mittelstadt, Community Development Director

The regular meeting of the Planning and Zoning Commission was called to order at 6:08 pm. The Pledge of Allegiance and the State Pledge were recited. A roll call from commissioners was taken, and a quorum was present.

Approval of Agenda:

Commissioner Schoen moved to approve the agenda, and Commissioner Lane seconded. The motion passed with a unanimous voice vote, 5/0.

Approval of Minutes:

Commissioner Schoen made a motion to approve the June 2nd Regular meeting minutes as submitted. Commissioner Stone seconded, and the motion passed by a unanimous voice vote of 5/0.

Community Input:

Many interested parties provided input on the proposed ordinance; all of these proceedings are available to the public on the [Town of Silver City's YouTube Channel](#).

Continued Business:

None.

New Business:

Ms. Mittelstadt presented a draft ordinance providing manufactured homeowners an opportunity to purchase their communities. Staff noted that the draft was modeled after an existing Albuquerque ordinance to establish a legally streamlined precedent, and that a formal public hearing and vote would be scheduled for the following month. Commissioners also requested

further study into how the timeline requirements might impact time-sensitive real estate mechanisms. Ms. Mittelstadt committed to researching the timeline provisions and potential adjustments prior to the formal hearing.

Reports from Staff:

Ms. Mittelstadt provided updates on the following upcoming legislative matters and departmental business:

- Descanso (Memorials) Ordinance: Staff presented a draft framework to regulate the placement, size, weight, and safety parameters of roadside memorials within the public right-of-way or on private property. The draft establishes an advisory flagging process for non-conforming structures to allow families time for voluntary adjustment. The ordinance will be placed on the agenda for a formal hearing the following month.
- Sign Ordinance Text Amendment: Staff announced an upcoming housekeeping text amendment to correct an obsolete reference within the municipal sign code.
- State-Mandated Child Care Zoning Revisions: Staff reported on a new New Mexico state law that restricts local municipalities from regulating or taxing home-based childcare facilities within residential zones. Comprehensive updates to the municipal use table and business licensing code will be drafted to ensure statutory compliance.

Ms. Mittelstadt noted temporary operational constraints due to an upcoming maternity leave and an impending retirement. Core business licensing programs will be prioritized to secure municipal gross receipts tax revenues. A formal zone change hearing was announced and tentatively scheduled for the September meeting agenda.

Reports from Commission:

None.

Adjournment:

Commissioner Balas moved to adjourn the meeting. Commissioner Lane seconded the motion, and it passed by a unanimous voice vote of 5/0. The meeting was adjourned at 6:54 pm.

Susan Moody, Chair
Planning & Zoning Commission

Date