



CITY OF ELEPHANT BUTTE PLANNING & ZONING COMMISSION

REGULAR MEETING - OPEN TO THE PUBLIC

Tuesday, December 7, 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 - Absent
Commissioner Cathy Vickers – 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.*

4. APPROVAL OF AGENDA

Commissioner Vickers motioned to approve the agenda. Vice-Chair Smith seconded. 4-0. Motion Carried.

5. APPROVAL OF MINUTES

a. Regular Meeting Minutes, November 2, 2021

Commissioner Fuss motioned to approve the minutes as written. Commissioner Vickers seconded. 4-0. Motion Carried.

6. PUBLIC INPUT

None

7. COMMISSIONERS' COMMENTS

Commissioner Vickers inquired about the City Christmas tree. Chair LaFont is working on updating the rules and procedures for the Commission's meetings.

8. CITY MANAGER REPORT

Mayor Edna Trager informed the Commission that the city manager is no longer with the City effective yesterday. Instead, she will act as manager until the newly elected mayor, Philip Mortensen, begins his term on January 3, 2022.

Next, she updated the Commission on the Warm Springs construction project, the fire flow upgrade, the water conservation plan, the Public Utility Advisory Board, Lodgers' tax for short-term rentals. She also answered questions about the NM Outdoor Economic Conference and sewer/infrastructure funding. Finally, suggestions were made for the following projects: improvements to Exit 83, the road to Tularosa through White Sands, and a Railrunner stop in Engle.

9. ZONING/LAND USE REPORT

Land Use Admin Lindsey Cobleigh reported that 105 permits have been issued so far this year. Commissioner Fuss let her know that the Church of the Butte project is on hold. There will be a realtor workshop at the end of January.

10. CODE ENFORCEMENT REPORT

Land Use Admin Cobleigh updated the Commission on several of the violations listed in her report.

11. REGULAR ITEMS

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

City Attorney Alan Dahl went through his revisions on the draft ordinance. Then a discussion was held regarding sub-unit addressing, business registration, managing agencies, occupancy load, and inspections. Land Use Admin Cobleigh will follow up with Keith Whitney, Sierra County GIS Coordinator, about sub-unit addressing.

Commissioner Vickers motioned to postpone the draft ordinance until the next meeting. Vice-Chair Smith seconded. 4-0. **Motion passed.**

b. Discussion/Possible Action: Draft Ordinance – Mobile Home Standards

Commissioner Vickers motioned to postpone the draft ordinance until the next meeting. Commissioner Fuss seconded.

Chair LaFont explained the ordinance in further detail. Then Commissioner Vickers withdrew her motion.

Commissioner Vickers motioned to approve Draft Ordinance – Mobile Home Standards. Commissioner Fuss seconded. 4-0. **Motion passed.**

c. **Discussion/Possible Action: Trucking / Transportation Companies – Special Use Zone vs. Conditional Use**

Commissioner Vickers motioned to postpone the action required on the special use zone vs. conditional use on trucking and transportation companies. Vice-Chair Smith seconded. 4-0. Motion passed.

Chair LaFont will follow up with Legal about getting a draft ordinance on this issue.


d. **Discussion: Dark Skies Regulations – Lumens vs. Watts vs. Types of Fixtures**

The Commission discussed the inconsistencies in City Code regarding this issue. Chair LaFont requested the Commission review Chapters 94.01 and 155.034 in the Code.


12. ADJOURNMENT

Chair LaFont adjourned the meeting.

Minutes approved and adopted at the Planning and Zoning meeting on January 4, 2022.


Nathan LaFont
Chair

ATTEST:


Rani Bush
Clerk-Treasurer

