



CITY OF ELEPHANT BUTTE PLANNING & ZONING COMMISSION
REGULAR MEETING - OPEN TO THE PUBLIC
Tuesday, May 3rd, 2022 9:00 am
103 Water Street, Elephant Butte, NM 87935

The meeting is also open to the public through this Zoom link: <https://zoom.us/j/81271694051>
Meeting ID: 812 7169 4051 or see www.cityofelephantbutte.com for more information.

MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Nathan LaFont called the meeting to order at 9:00 am and led the Pledge of Allegiance.

2. ROLL CALL

Chairman Nathan LaFont – Present
Vice-Chair Tami Smith – Present
Commissioner Sheridan Fuss – Present
Commissioner Orlando Saavedra – Present
Commissioner Lee Morris – Present

Deputy Clerk Newberry conducted a roll call and declared a quorum was in attendance.

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.*

Chairman LaFont declared a conflict of interest on the two public hearings items a & b, as he is involved with another RV park in Elephant Butte. He recuses himself from both public hearings. In his stead, Vice-Chair Smith will be running those public hearings.

4. APPROVAL OF AGENDA

Commissioner Fuss moved to approve the agenda with the change of moving the commissioner comments to be after Regular Items. Commissioner Smith seconded the motion.
Motion carried unanimously.

5. APPROVAL OF MINUTES

- a. Regular Meeting Minutes, April 5th, 2022

Commissioner Morris moved to approve the minutes as written. Commissioner Smith seconded the motion.

Motion carried unanimously.

6. PUBLIC COMMENT

None.

7. CITY REPORT

City Manager Archuleta presented that the city staff is working on the third quarter report, the budget for next year, and Elephant Butte Days on October 14th, 15th & 16th. The 11th annual Easter Eggs hunt was on April 16th. The BOR is going to start releasing water today. May 1st was the start of the Angler Challenge that the Chamber of Commerce is putting on, and it will last until September 30th. Repaving Warm Springs Blvd. On April 13th City Engineer presented to the council a preliminary report on the Water System, a \$3 million upgrade, including fire flow and an overall redo of the water distribution. May 2nd had a company come in to do an overall audit of the sewer plant to see what upgrades are needed. Electric vehicle charging stations, convenience center, restrooms, picnic tables and an RV dump across from City Hall. We completed the audit. We are still working on the purchase agreement for the Golf Course.

8. LAND USE/CODE ENFORCEMENT REPORT

Land Use Admin Lindsey Cobleigh reported that the short-term rental goes into effect tomorrow (5/4/2022); an application and an inspection form were drafted. There will also be an information packet once a short-term rental has been approved through the city. The new fire Chief is willing to assist with getting the initial inspections done. We will mail out the application on May 4, 2022.

A total of forty-three permits have been issued since the beginning of the year, making a total of fifty-seven open permits: ten new residential, ten commercial and thirty-seven improved residential.

9. PUBLIC HEARINGS

Chairman LaFont recused himself from the Public Hearings because of a conflict of interest.

- a. Rio Lago RV Park Laundromat is seeking a new business registration under new ownership of the pre-existing eighteen space RV Park, including a public laundromat within the Elephant Butte City limits.

Vice-Chair Smith called the public hearing a. Rio Lago RV Park and Laundromat to order. Deputy Clerk Newberry conducted a roll call.

Vice-Chair Tami Smith – Present
Commissioner Sheridan Fuss – Present
Commissioner Orlando Saavedra – Present
Commissioner Lee Morris – Present

Deputy Clerk Newberry swore in Kent Dalman and Land Use Admin Cobleigh.

Lindsey Cobleigh Land Use Administrator for the City of Elephant Butte presented the case, Public Hearing a. to the Commission, explained the business has changed owners and has a drainage plan for the RV park.

Kent Dalman, the property owner, explains more about the drainage plan.

Commissioner Fuss moved to approve public hearing item a. 22-0048, the request presented by Kent Dalman. Commissioner Saavedra seconded the motion. Deputy Clerk Newberry conducted roll call vote:

Vice-Chair Tami Smith – Approve
Commissioner Sheridan Fuss – Approve
Commissioner Orlando Saavedra – Approve
Commissioner Lee Morris – Approve
Motion carried.

- b. CN LLC is seeking a new business registration for The Crow's Nest Motel & RV, as well as the proposed development of a thirty-one space RV Park, including a clubhouse within Elephant Butte city limits.

Vice-Chair Smith called the public hearing b. to order.

Vice-Chair Tami Smith – Present

Commissioner Sheridan Fuss – Present

Commissioner Orlando Saavedra – Present

Commissioner Lee Morris – Present

Deputy Clerk Newberry swore in Donald Peters, Chad Sells and Land Use Administrator Cobleigh.

Lindsey Cobleigh, Land Use Administrator for the City of Elephant Butte, presented the case, Public Hearing b. CN LLC to the Commission, explaining that the business is requesting a proposed RV park with thirty-one spots along with a clubhouse. There is a drainage and erosion plan as well as a landscaping plan in the design.

Chad Sells, the engineer on the project, explains more on the egress by HWY 195 (Butte Blvd), the egress is currently right at the stop sign, and they shifted it down the road so they T into Country Club and not exit right to the stop sign at HWY-195 (Butte Blvd).

Commissioner Morris moved to approve public hearing item b. 22-0049 and to include a request for the staff to prepare written findings of fact and conclusions of law and the chair be authorized to sign them as a written decision in this case. Commissioner Fuss seconded the motion. Deputy Clerk Newberry conducted roll call vote:

Vice-Chair Tami Smith – Yes

Commissioner Sheridan Fuss – Yes

Commissioner Orlando Saavedra – Yes

Commissioner Lee Morris – Yes

Motion carried.

10. REGULAR ITEMS

a. Discussion/Possible Action: Conditional use for Bus and Motor Freight Terminals.

A discussion was held over the conditional use for Bus and Motor Freight Terminals. Discussion included additional requirements on fences, gates, landscaping, apron, and gutters. Needs legal review and city engineers clarification.

Commissioner Morris moves to send the Bus and Motor Freight Terminals back to legal and postpone approval until a future meeting. Commissioner Saavedra seconded the motion. Motion carried unanimously.

b. Discussion /Possible Action: Conditional requirements for storage lots in commercial zone (C-2).

A discussion was held over requirements for storage lots in the commercial zone.

Commissioner Saavedra moved to accept the requirements for storage facilities in Elephant Butte, and he amended the motion to add paving an apron to the road with a change of hands for the business. Commissioner Fuss seconded the motion. Motion carried unanimously.

11. COMMISSIONER'S COMMENTS

Commissioners introduced themselves and talked about why they wanted to be on the Planning and Zoning Commission.

They went over the Rules of Procedure for the Elephant Butte Planning and Zoning Commission.

12. ADJOURNMENT

Chairman LaFont adjourned the meeting.

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

Nathan LaFont, Chairman

ATTEST:

Jessica Newberry, Deputy Clerk