



CITY OF ELEPHANT BUTTE ZONING COMMISSION
NOTICE OF REGULAR MEETING
Tuesday, May 7, 2024 - 10:00 am
103 Water Street, Elephant Butte, NM 87935

Minutes*

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Commissioner Lee Morris called the meeting to order and led the pledge of allegiance.

2. ROLL CALL/IDENTIFICATION OF VOTING MEMBERS

Chairman Lee Morris – Present

Vice-Chair Christine Logan – Present

Commissioner John Masce – Present

Alternate Commissioner Alberta Mortensen -Present Non-Voting – Discussion Only

City Clerk Cobleigh conducted a roll call and declared a quorum.

3. APPROVAL OF AGENDA - Declaration of conflict of interest

Vice Chair Logan made a motion to approve the agenda as submitted. Commissioner Masce seconded the motion. 3-0.

4. PUBLIC COMMENT

*The Open Meetings Act is in effect and there is a 3-minute limit per speaker on all non-agenda items.

None submitted.

5. CONSENT ITEMS

- a. Approval of Special Meeting Minutes from April 10, 2024

Vice Chair Logan made a motion to approve the meeting minutes with one amendment to the last page from “Planning & Zoning Commission” to “Zoning Commission”. Commissioner Masce seconded. 3-0.

6. DISCUSSION

- a. Commercial Code – 155.033

Staff and the Commission had an in-depth discussion on the current status of the commercial code. Land Use Administrator Lindsey Cobleigh brought up numerous inconsistencies that are found throughout the commercial code. Cobleigh stated that one of her main goals with the commercial code is creating a well written code that removes the gray area and misunderstanding of code. Within the conditional use businesses Cobleigh requested that actual conditions be placed within the code to make processing these conditional use business registration requests easier on staff and the commission. Vice Chair Logan agreed with

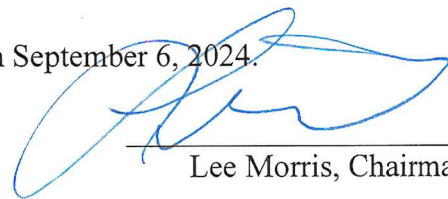
Cobleigh that if businesses are distinguished as conditional use, then why do they still require a hearing before the board? There was a discussion on having Administrative Conditional Use that would be able to be approved by the Land Use Administrator as long as all conditions set forth in code had been met and then there would be Restrictive Conditional Use which would require going before the Zoning Commission. Cobleigh stated that RV Parks and RV Storage lots would be fitting for the Restrictive Conditional Use as it is always best to have numerous eyes on these projects. Chairman Morris made the recommendation for each commissioner to take a portion of the commercial code to begin reviewing and redlining to aid staff in the revisions needed and requested.

7. COMMISSIONER COMMENTS & REPORTS

8. ADJOURNMENT

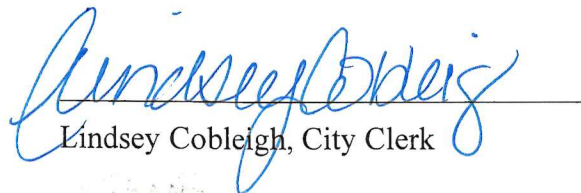
Chairman Morris adjourned the meeting.

Minutes approved and adopted at the Zoning meeting on September 6, 2024.



Lee Morris, Chairman

ATTEST:



Lindsey Cobleigh, City Clerk

