



**CITY OF ELEPHANT BUTTE ZONING COMMISSION  
NOTICE OF REGULAR MEETING  
Tuesday, May 6, 2025 – 10:00am  
103 Water Street, Elephant Butte, NM 87935**

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**Minutes\***

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**Commissioner Lee Morris** called the meeting to order, and Vice Chair Logan 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 Matt Casas – Absent
- Alternate Commissioner Mike Finlay – Absent

**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. Motion Carried.

**4. PUBLIC COMMENT**

- a. \*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. Regular Meeting Minutes from April 1, 2025

**Commissioner Masce** made a motion to approve the meeting minutes as presented. Vice Chair Logan seconded the motion. 3-0. Motion Carried.

**6. REGULAR ITEMS**

- a. Discussion/Possible Action: Ordinance 224 - Zoning Definitions Amendments

**City Clerk Cobleigh** reviewed the amendments made by the City Manager and City Council to this ordinance. It was decided to remove the amending definitions for roadways at this

time. City Clerk Cobleigh informed the zoning commission that the ordinance will be up for final adoption on May 14, 2025, before the City Council.

No action required.

b. Discussion/Possible Action: Ordinance 225 – Sewer Fee Requirements

**City Clerk Cobleigh** presented this ordinance amendment draft to the zoning commission. This amendment is for the removal of the clause “Capacity fee will be waived for dwellings with water service prior to March 31, 2006.” All other aspects of the current code on sewer fees shall remain in effect.

**Vice Chair Logan** made a motion to approve the draft Ordinance 225 – Sewer Fee Requirements to go before the City Council. Commissioner Masce seconded the motion. 3-0.

c. Discussion/Possible Action: Review of Water Retention Process

**City Clerk Cobleigh and Code Enforcement Officer Romero brought** this item to the attention of the zoning commission for their review of the currently adopted code. Cobleigh and Romero both stated that there are grey areas of the code in relation to the water retention standards and drainage code. Cobleigh and Romero requested that the zoning commission review and come up with some amendments that can be discussed at the next regular meeting to move forward with a drafted ordinance amendment.

## 7. CASE UPDATES

a. Case No. 25-029 30-day update

**City Clerk Cobleigh** updated the commission that the survey for the vacation of lot line had been scheduled and will be completed within the approved time frame.

b. Case No. 25-030 30-day update – Recorded Plat Provided

**City Clerk Cobleigh** provided the commission with a copy of the Final Plat for Cielo Entrada for their knowledge. The Final Plat was recorded with the Sierra County Clerk’s Office on April 16, 2025.

c. Case No. 25-034 30-day update

**City Clerk Cobleigh** updated the commission that the survey for the vacation of lot line had been scheduled and will be completed within the approved time frame.

## 8. COMMISSIONER COMMENTS & REPORTS

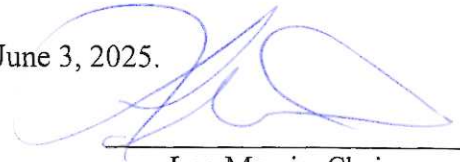
An open discussion between the commission and staff took place regarding topics for future meetings to include minimum required landscaping for residential and commercial, vagrancy, realtor workshops, and becoming a 5-member board.

**No action taken.**

**9. ADJOURNMENT**

**Chairman Morris** adjourned the meeting.

Minutes approved and adopted at the Zoning meeting on June 3, 2025.



Lee Morris, Chairman

ATTEST:



Lindsey Cobleigh, City Clerk



