



**CITY OF ELEPHANT BUTTE ZONING COMMISSION
NOTICE OF REGULAR MEETING
Tuesday, June 3, 2025 – 10:00am
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 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 May 6, 2025

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

6. REGULAR ITEMS

- a. Discussion/Possible Action: Review of Water Retention Process

Chairman Morris introduced this item to the Commission stating this was a request of the city council.

Vice Chair Logan asked who served as the City of Elephant Butte's engineer and flood plain. City Clerk Cobleigh stated that the engineer is Bohannan Huston and the city utilizes the county for their flood plain.

Chairman Morris made a statement that all lot owners are responsible for maintaining their own water on their properties no matter what.

Code Enforcement Officer, Tudy Romero spoke on this matter with an incident from last summer. There was water runoff originating across San Andres and

running down across lots on San Mateo. Chairman Morris stated that here were subdivisions created without drainage and flood control provisions in place. It was discussed to review the platted subdivisions for drainage standards individual to each subdivision.

Vice Chair Logan stated she does not feel qualified to be making these changes to this code.

Chairman Morris stated that all property owners are required to control the water on their own lots, and we need to enforce the 50-year storm standards that are already in code.

Commissioner Masce stated that the City cannot overregulate ourselves to death on this matter.

Vice Chair Logan suggested an amendment to the current code to include pictures of approved drainage styles and ponding types to meet the storm standards adopted in code.

Vice Chair Logan made a motion to have staff draft an amending ordinance to specifically amend 154.05 b to state “all landowners” and tie into the ten-year design storm plan. Commissioner Masce seconded the motion. 3-0.

Roll Call Vote

Chairman Morris – Yes

Vice Chair Logan – Yes

Commissioner Masce – Yes

Motion Carried

b. Discussion/Possible Action: Comprehensive Plan

Vice Chair Logan spoke on this item. City Clerk Cobleigh provided the commission with copies of the most current comprehensive plan for the City of Elephant Butte.

No Action Taken.

City Manager Janet Porter-Carrejo joined the meeting at 10:29am.

c. Discussion/Possible Action: Night Skies

Chairman Morris introduced this item to the Commission with the statement that previously there had been two ordinances; night skies and lighting that had been joined into one ordinance. Chairman Morris stated there are concerns with the current ordinance and inconsistencies.

Code Enforcement Officer, Tudy Romero spoke about a light meter that the codes department has for measuring lumens. Romero stated that reading the lumens with the meter from the roadway is at times difficult to gain an accurate reading.

City Clerk Cobleigh mentioned the commission could propose to rescind the most current ordinance and review the previous ordinances individually.

City Manager, Janet Porter-Carrejo asked that Land Use Administrator, Rachel Black, begin the review of the lighting ordinances and work on this matter.

Vice Chair Logan stated that solar lights on fences should not be allowed as it is interfering with line of sight while driving.

No Action Taken

d. Discussion/Possible Action: Fencing

Chairman Morris began this discussion item and clarified that it was more for the fencing around Storage Lots. Chairman Morris offered suggestions for different styles of solid fencing that could be utilized for these areas. City Clerk Cobleigh made a statement that solid fencing is already defined in the storage lot code and is dependent on the Zoning Commission for enforcement of those conditions.

Vice Chair Logan stated there is a double standard as well as pros and cons on screening in storage lots.

Chairman Morris brought up that the Zoning Commission should potentially look into a moratorium of storage lots for Butte Blvd. City Manager, Janet Porter-Carrejo asked if there is a specific zone that allows for storage lots only. Chairman Morris stated that an overlay zone would be the easiest way to manage this. With an overlay storage lots would only be permitted in certain areas of the commercial district. For example, once a storage lot on Butte Blvd was to sell it would potentially not be able to be a storage lot any longer.

Vice Chair Logan asked that the Zoning Commission receive cheat sheet packets with conditional use requests or public hearings that point out the code areas to meet; landscape, fence, height, square footage, road access, driveway etc.

No Action Taken.

e. Discussion/Possible Action: Amending Ordinance Requesting a 5-Member Board

Land Use Administrator, Rachel Black stated this was not needed by State Statute. City Clerk Cobleigh reminded the board and staff that a three (3) member board was adopted by ordinance and would require an ordinance amendment to change.

Vice Chair Logan requested the board be moved back to a full Planning & Zoning Commission by State Statute.

Vice Chair Logan requested staff to prepare a draft ordinance establishing a Planning & Zoning Commission as by State Statute to replace the current Zoning Commission. A request to review all actions of the past two years; Planning v. Zoning. Commissioner Masce seconded the motion. 3-0.

Roll Call Vote

Chairman Morris – Yes

Vice Chair Logan – Yes

Commissioner Masce – Yes

Motion Carried

7. COMMISSIONER COMMENTS & REPORTS

Vice Chair Logan spoke on attending the NMLZO Conference in May that was held in Taos, NM.

Commissioner Masce – No Report

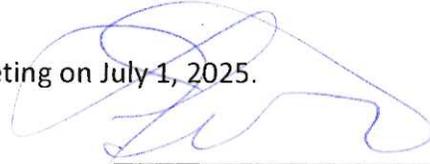
Chairman Morris spoke about having to back out of attending the NMLZO Conference and was able to give his spot to Land Use Administrator, Rachel Black. Chairman Morris stated he felt she would get more out of the training than he would.

Land Use Administrator, Rachel Black introduced herself to the commission formally.

8. ADJOURNMENT

Chairman Morris adjourned the meeting.

Minutes approved and adopted at the Zoning meeting on July 1, 2025.



Lee Morris, Chairman

ATTEST:



Lindsey Cobleigh, City Clerk

