

Lea County Planning & Zoning Board
Regular Meeting
Tuesday, April 14, 2015 9:30A.M.
Lea County Commission Chambers, 100 N. Main, Lovington, NM

ITEM 01: CALL TO ORDER - Chairman Kallie Windsor called the meeting to order at 9:35A.M. at the Lea County Commission Chambers. Members present were Kallie Windsor, Guy Kesner, Johnnie Hopper, Gary Eidson and Daniel Johncox. Member Robbie Robinson arrived after the meeting was called to order. Member absent was Kay Hardin. Also present were City of Hobbs Planning Director Kevin Robinson, Lea County Planner Bruce Reid, and Lea County Administrative Coordinator Monica Russell.

ITEM 02: Comments from the Public

There were no comments from the public..

ITEM 03: Consideration of Approval of the March 10, 2015, Minutes

Mr. Johncox motioned to approve the minutes of the March 10, 2015, meeting, upon correction of the minutes reading "Approval of the February 10, 2015, Minutes" instead of "Approval of the March 10, 2015, Minutes". Motion seconded by Mr. Kesner and carried unanimously.

ITEM 10: Consideration of Approval of a Variance for Addressing on Noyes Lane

Kevin Robinson, the City of Hobbs Development Director introduced himself and addressed the board. The City of Hobbs adopted a resolution creating an addressing manual, which is primarily for the municipality but also extends to the 5-mile extraterritorial zone, as addressing authority has been given to the City of Hobbs by Lea County for habitable structures withing the extraterritorial zone. Mr. Robinson stated that this item is in front of the board today is because one of the principals in the addressing manual is that every structure should be accessible from a dedicated public right of way that is maintained by the county, and therefore access to emergency services. Another provision is that if a structure is no accessible off of a county-maintained roadway, then it is the property-owner's responsibility to develop a private roadway to the minimum standards, that being a 21' back to back double penetration chip seal roadway. These standards are for any existing structure that has more than two dwellings on the same driveway.

Mr. Reid stated that a the owner of a trailer on Noyes Lane is asking for a variance to allow it an address without chip sealing the road. This trailer will be occupied by the parents of the owner of one of the two structures that is already on this road and will be placed on the same land as the owners' structure.

Mr. Robinson stated that Hobbs has spoken to Corey Needham, the Lea County Public Works Director, and they are in the process of receiving a blanket variance

that any roads that are maintained by the county can be addressed.

Mr. Johncox motioned to approve the variance. Motion seconded by Mr. Robinson and carried by a 4 to 1 vote with Mr Kesner opposing.

Mr. Robinson stated that by bringing this request to the LCPZB, Hobbs is looking for cover for addressing outside of policy.

ITEM 04: Consideration of Approval of Variance Request for Sagebrush Subdivision, Unit 2, Located in the NW/4 of Section 32, Township 15 South, Range 36 East, Lea County, New Mexico, NMPM

Mr. Reid stated that Mr. Johncox brought it to his attention that these lots didn't meeting the County's minimum requirements for liquid waste. There should have been an average of two acres for the subdivision and minimum one-acre lots. Mr. Johncox has gotten variances for Sagebrush Subdivisions, Units 2 and 3, and La Paloma Subdivisions, Units 5 and 6. Everything meets state minimum requirements but not county minimum requirements.

Ms. Windsor asked when the county started to be more stringent than the state. Mr. Johncox stated that he didn't know when this happened.

Mr. Kesner motioned to approve variance request for Sagebrush Subdivision, Unit 2, Located in the NW/4 of Section 32, Township 15 South, Range 36 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Eidson and carried unanimously.

ITEM 05: Consideration of Approval of Variance Request for Sagebrush Subdivision, Unit 3, Located in the NW/4 of Section 32, Township 15 South, Range 36 East, Lea County, New Mexico, NMPM

Mr. Kesner motioned to approve variance request for Sagebrush Subdivision, Unit 3, Located in the NW/4 of Section 32, Township 15 South, Range 36 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Robinson and carried unanimously.

ITEM 06: Consideration of Approval of Variance Request for La Paloma Subdivision, Unit 5, Located in the NW/4 of Section 2, Township 18 South, Range 38 East, Lea County, New Mexico, NMPM

Mr. Kesner motioned to approve variance request for La Paloma Subdivision, Unit 5, Located in the NW/4 of Section 2, Township 18 South, Range 38 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Robinson and carried unanimously.

ITEM 07: Consideration of Approval of Variance Request for La Paloma Subdivision, Unit 6, Located in the NW/4 of Section 2, Township 18 South, Range 38 East, Lea County, New Mexico, NMPM

Mr. Kesner motioned to approve variance request for La Paloma Subdivision, Unit 6, Located in the NW/4 of Section 2, Township 18 South, Range 38 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Robinson and carried unanimously.

ITEM 08: Consideration of Approval of Vacation Requests in Camino Del Norte Subdivision, Located in the E/2 of Section 33, Township 17 South, Range 38 East, Lea County, New Mexico, NMPM

Mr. Reid stated that Mr. Noguess, the owner and subdivider, is asking for a vacation of the alleys on blocks 1 and 4 of Camino Del Norte as well as Arizona Avenue between blocks 1 and 4. The property is between Tomlinson and Lewellen south of Alabama. The utility companies are being consulted for approval. Mrs. Fowler will be asked to sign a quitclaim deed to Mr. Noguess for these areas. None of the alleys have been developed. Mr. Noguess will pay appraisal price for the land and will replat these into larger lots so there will be access of an already maintained road.

Mr. Johncox motioned to approve the vacation requests in Camino Del Norte Subdivision. Motion seconded by Mr. Kesner and carried unanimously. Mr. Eidson abstained.

ITEM 09: Consideration of Approval of Re-plat of Blocks 1 & 4, Camino Del Norte Subdivision, Located in the E/2 of Section 33, Township 17 South, Range 38 East, Lea County, New Mexico, NMPM

Mr. Reid presented the proposed re-plat of Blocks 1 & 4 of Camino Del Norte Subdivision.

Mr. Johncox motioned to approve the re-plat of Blocks 1 & 4, Camino Del Norte Subdivision, located in the E/2 of Section 33, Township 17 South, Range 38 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Kesner and carried by majority, with Mr. Eidson abstaining.

ITEM 11: Discussion of Juarez Subdivision, Located in the NW/4 of Section 24, Township 16 South, Range 35 East, Lea County, New Mexico, NMPM

Mr. Reid stated that Mr. Juarez applied for a claim of exemption last year to give a 10-acre parcel of land to his brother. However, the claim of exemption came through as a one in five instead of a family member claim of exemption. He then wanted to give a parcel of land to his sister and was going to have to process it as a subdivision. This is being amended as a three parcel claim of exemption. Mr. Reid just wanted the board to be aware of the situation.

ITEM 12: Consideration of Approval of Verdano Grande Subdivision Located in the S/2 of Section 24, Township 16 South, Range 35 East, Lea County, New Mexico, NMPM

Mr. Reid stated that Mr. Lee is looking for a summary subdivision for four lots out

of the 107 acre tract on Stanolind Road. Lots will be accessed off Stanolind.

Mr. Kesner motioned to approve Verdano Grande Subdivision Located in the S/2 of Section 24, Township 16 South, Range 35 East, Lea County, New Mexico, NMPM. Motion seconded by Mr. Johncox and carried unanimously.

ITEM 13: Discussion of Subdivision Regulations Revisions

Mr. Reid asked if any of the board members might have an updated copy of the revisions. Mr. Robinson stated that he may have a copy of the most recent updates and will share it with the board. The committee was trying to streamline regulations in line with state policies so that fewer variances will need to be granted.

Ms. Windsor suggesting trying to get the committee to reactivate to get this finalized.

Mr. Johncox stated that he thinks the changes will need to be approved by the state once they are approved by the county attorney and county commission.

ITEM 14: Consideration of Other Business

Ms. Windsor stated that she received a call concerning Minnie Pocket. A resident heard that another resident is going to put in a tire/rubber recycling operation and wanted to know if that was allowed. She will need to check with the Lovington ETZ board. There are no restrictive covenants of record. The developer stated in his disclosure statements that he would build a private road but only blade a pasture. The county attorney became involved and the developer finally put down caliche.

Mr. Reid stated that depending on how far out it is, it is possibly in a commercial zone even though there is a residence there. Mr. Johncox stated that she may not have any recourse if that is the case.

Ms. Windsor asked if Hobbs and Lea County has an agreement in place for the ETZ zone. Mr. Robinson said no, there is not, the regulations stop at city limits. The municipality doesn't have zoning so it is a use by right community. This is the same with the county.

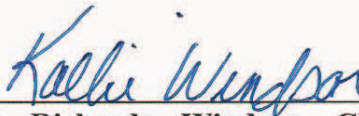
ITEM 15: Set/Confirm Next Meeting(s) - Tuesday, May 5, 2015

The next meetings were set for May 5, and June 9, 2015, at the County Commission chambers. The in Camino Del Norte Subdivision,

ITEM 16: Adjourn

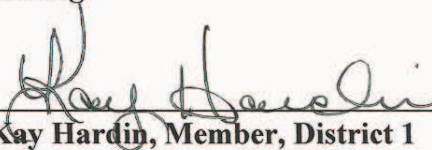
Mr. Eidson motioned to adjourn. Motion seconded by Mr. Johncox and carried unanimously. Meeting adjourned at 10:54A.M

Lea County Planning & Zoning Board



**Kallie Richards Windsor, Chairman, Lovington
Extraterritorial Zoning Board**

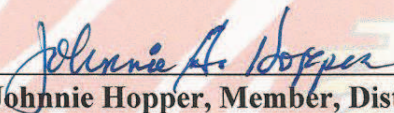
**Guy Kesner, Vice-Chairman, Hobbs Extraterritorial
Zoning**



Kay Hardin, Member, District 1

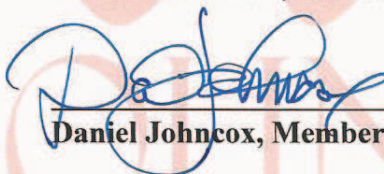


Gary Eidson, Member, District 2



Johnnie Hopper, Member, District 3

Robbie Robinson, Member, District 4



Daniel Johncox, Member, District 5