

**Lea County Planning & Zoning Board**  
**Regular Meeting**  
**Tuesday, July 12, 2016 9:30A.M.**  
**Lea County Commission Chambers, 100 N. Main, Lovington, NM**

**ITEM 01: Call to Order/Roll Call**

Chairman Kallie Windsor called the meeting to order at 9:35A.M. Members present were Kallie Windsor, Gary Eidson, Johnnie Hopper, Dickie Wall, Daniel Johncox, Kay Hardin and Guy Kesner.

Also present were Assistant County Manager Corey Needham, 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 Minutes of June 7, 2016, Meeting**

Mr. Eidson motioned to approve the June 7, 2016, minutes. Motion seconded by Mr. Wall and carried unanimously.

**ITEM 04: Preview of Division of Tract "B-1" First Unit, Lovelady-Woodfin Subdivision, A Type Three-A Subdivision, Lea County, New Mexico.**

Mr. Reid stated that he is bringing these subdivisions before the board for review for any issues before final documents are submitted.

Mr. Reid stated that this is Tract B of Lovelady-Woodfin which is south of Lovelady Road and east of Cochran, which hasn't been built. The surveyor has been notified that the plat needs to note that these lots cannot be divided again.

Mr. Kesner asked who will be responsible to building Cochran. Mr. Reid replied that there shouldn't be a problem because, Lovelady and Jason are paved and Grimes is on the west side. Mr. Eidson stated that this is a dedicated roadway that hasn't been improved yet.

Mr. Kesner suggested that Cochran be vacated and added to each individual parcel adjacent to it. Mr. Reid stated that this land was dedicated to the county free of charge when it was subdivided.

Ms. Windsor asked if this board has the authority to suggest the vacation of Cochran and give it to the adjacent property owners. Mr. Kesner stated that the board has the authority to enforce the development of the property and if the developer doesn't build the road now, it might never be built.



Mr. Eidson stated that the road either needs to be built or request a vacation. He also suggested getting all adjoining landowners to vacate all the way down to Jason.

Mr. Hopper stated that it needs to be assured of how the Lovelady and Woodfin tracts were passed to the county. Mr. Reid stated that he believed that A, B, C and D were dedicated tracts. Mr. Hopper stated that if it's unimproved and vacated, the county should have the prerogative to vacate it and as the rule of vacation states, it goes to the adjoining tract.

**ITEM 05: Preview of Hughes Land Division, a Summary Subdivision in Northwest Quarter of Section 34, Township 19 South, Range 37 East, N.M.P.M., Lea County, New Mexico.**

Ms. Windsor asked what the purpose in subdividing this is. Mr. Reid stated that Blackwell split this in 2013 under a One in Five claim of exemption. The new owners would like to split it again with a summary review.

Mr. Eidson stated the western tract that's being created (A3) will be conveyed to the owner's sister and Tract A2 will be sold. There is not a house on this tract.

There were no recommendations from the board for this division.

**ITEM 06: Preview of Roberts Subdivision, A Type Three B Subdivision, Lea County, New Mexico in Section 3, Township 17 South, Range 37 East, N.M.P.M. Lea County, New Mexico.**

Mr. Reid didn't have a map from the surveyor for Roberts Subdivision. This was originally done in 2008 as a Type 3. Then in 2010 a claim of exemption was done for Tract 4, rather than a Type 3B subdivision. Access to Tract 4 is by way of Catchings, a caliche road. Mr. Needham stated that this road is maintained by the county by prescriptive easement two mile north of Stiles.

Mr. Johncox asked if a variance to subsequent subdivision law can be done for this. He also stated that a county spec caliche road should be required for this subdivision. Ms. Windsor asked if the county would accept this for maintenance.

Mr. Reid stated that subdivision regulations stated that any road built in a subdivision is to be double penetration chip seal. Section 16-5.7 states that the county can allow a caliche road to be built outside the ETZ. Mr. Wall pointed out that a statement on Roberts' application says that any future subdividing of thirty-plus acre tracts will require the current owner of record to build a double penetrated chip seal road.

Mr. Roberts is the owner of record, having sold the land on a real estate contract, and has provided a consent form saying the buyers are allowed to subdivide.

Ms. Windsor stated that the board needs to know what the intentions are with the road. Mr. Reid stated that the intention is to extend the oilfield road as wide as it



needs to be in caliche. Mr. Eidson stated that he will look through the subdivision regulations for

**ITEM 07: Discussion of Subdivision Regulation Revisions**

Mr. Eidson asked if county attorney John Caldwell has reviewed the regulations so far. Mr. Reid stated that Mr. Caldwell was supposed to attend this meeting, but couldn't make it.

Mr. Johncox stated that he would like to avoid talking about two acre lot minimums. The board agreed to reference the current state regulations for this and include the state's language for this regulation.

Mr. Johncox suggested changing the statement the requires favorable opinions from the state engineer to allow modifications. Mr. Reid stated that once an opinion is modified it is considered a favorable opinion.

Mr. Reid stated that S1, S2, S3 and S4 subdivision types will all require state agency approval. The SR subdivision types don't require state approval.

Mr. Kesner suggested changing "alley" and "minor public way" to "utility access." Public way may cause issues with how these access areas are required to be maintained.

Mr. Kesner asked if 1,320 feet is the standard block size. Mr. Reid replied that an intersection is required every quarter mile.

Mr. Kesner asked why in definitions, subdivisions are defined as splitting surface areas into four or fewer lots. Mr. Reid replied that city dividers decided that every small split couldn't result in a new subdivision. All other transactions are considered a division of land.

Mr. Eidson asked if there is an easy way to access a data base to avoid duplicating subdivision names.

Mr. Reid will change the definition of "lot" which includes a description of up to two acres.

Mr. Eidson reminded the board that they don't want to make the regulations more restrictive than the state regulations, except for certain circumstances. county manager

Mr. Kesner asked if the requirements and supporting documentation will be numbered like they were in the previous version of the regulations. Mr. Reid stated that he will number them if the board prefers.

Mr. Johncox pointed out that Lea County doesn't have a critical water management situation, it is rather has critical water management areas. He also stated that there

is no documentation where sewage has contaminated the water table at 95 feet deep.

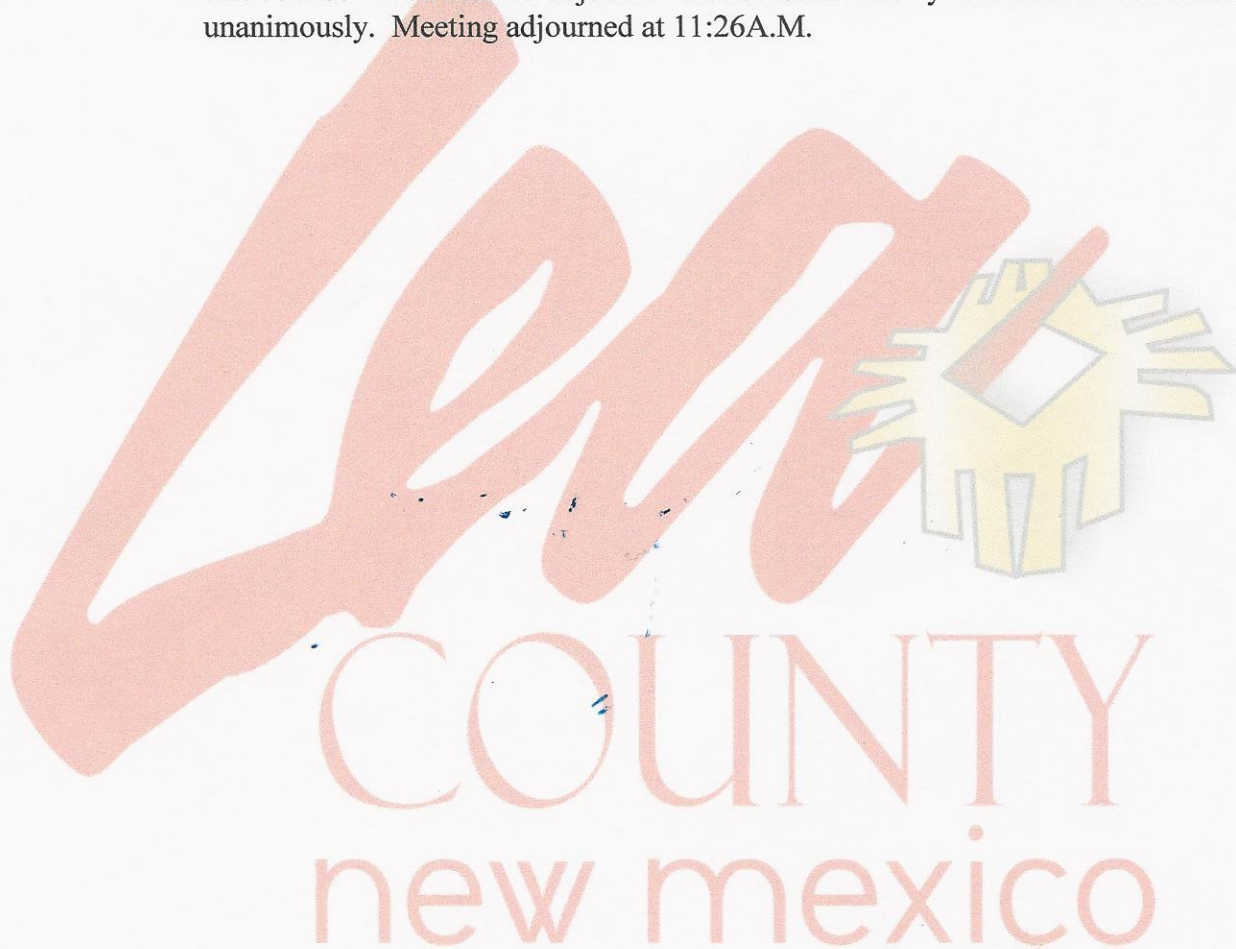
Mr. Reid stated that the board needs to continue to review the regulations for any changes and he will get Mr. Caldwell's opinion on what steps to take after this for approval of the document.

**ITEM 08: Set/Confirm Next Meeting(s)**

The next meeting was set for August 9, 2016.

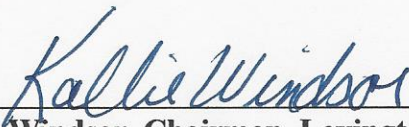
**ITEM 07: Adjourn**

Mr. Johncox motioned to adjourn. Motion seconded by Mr. Kesner and carried unanimously. Meeting adjourned at 11:26A.M.



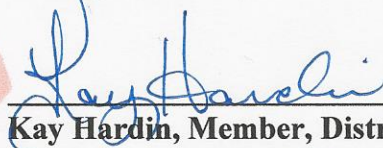


**Lea County Planning & Zoning Board**



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

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



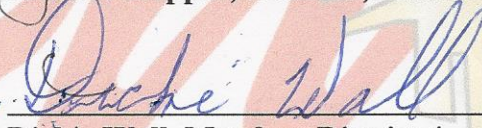
**Kay Hardin, Member, District 1**



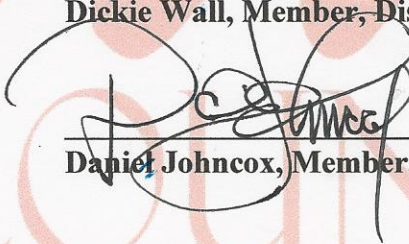
**Gary Eidson, Member, District 2**



**Johnnie Hopper, Member, District 3**



**Dickie Wall, Member, District 4**



**Daniel Johncox, Member, District 5**