

Lea County Planning & Zoning Board
Regular Meeting
Tuesday, February 14, 2017 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 9:36A.M. Members present were Kallie Windsor, Guy Kesner, Gary Eidson, Johnnie Hopper and Daniel Johncox. Dickie Wall arrived after the meeting began.

Member absent was Kay Hardin.

Also present were Lea County Planner Bruce Reid, Lea County Attorney John Caldwell, Assistant County Manager Corey Needham and Administrative Coordinator Monica Russell.

ITEM 02: Election of Lea County Planning & Zoning Board Chair

Mr. Johncox nominated Kallie Windsor for chair. There were no other nominations. Ms. Windsor was elected chairman unanimously.

ITEM 03: Election of Lea County Planning & Zoning Board Vice-Chair

Mr. Johncox nominated Guy Kesner for vice-chair. There were no other nominations. Mr. Kesner was elected vice-chair unanimously.

ITEM 04: Comments from the Public

There were no comments from the public.

ITEM 05: Consideration of Approval of November 14, 2016, Minutes

Mr. Johncox motioned to approve the minutes of the November 14, 2016, meeting. Motion seconded by Mr. Kesner and carried unanimously.

ITEM 06: Discussion of Revised Lea County Subdivision Regulations; Ordinance #93, 2017; Ordinance #35, 1997.

Mr. Johncox asked if the definition of block is correct, stating that it cannot be more than 1,320 feet in length. Mr. Kesner stated that this is correct. A variance can be requested but Mr. Kesner noted that long stretches of road are also associated with higher rates of traffic speed. Mr. Needham stated another reason that this length is standard is that in order to have secondary access to meet the fire code, there can't be over thirty structures, which is about right for these dimensions.

Mr. Johncox asked about the definition of a division. Mr. Reid stated that a division

is defined as four or fewer lots so that there is a distinction between a division and subdivision so that staff will know that there are different things are required for the different processes.

Mr. Johncox asked about the definition for Lot. Mr. Reid stated that previously, Lot, Tract and Parcel were all described as exactly the same thing. Now a Parcel is the original piece of land, a Lot is up to two acres, and Tract is two acres and larger.

Mr. Johncox stated that in the definition for RV Park, requirements such as fire protection and drainage improvements will prevent anyone from doing anything simple. Mr. Hopper asked how the rules for the RV Parks will be enforced. Ms. Windsor stated that this is just a definition, but asked Mr. Caldwell if that makes it a rule. Mr. Caldwell replied that it may not technically be a rule, but the definition can impact how the rule is applied. Mr. Reid stated that he would remove this section to the developmental standards document because it will apply to subdivisions and development in all of Lea County.

Mr. Caldwell stated that the board should consider using "conveyance" instead of "lease," as "conveyance" indicates a change in ownership, whereas "lease" indicates granting use. Mr. Reid stated that the definition for Purchase will be changed to "an act of buying or other conveyance of land from one entity to a second entity." The definition of Lease will be changed to read "a contract by which one conveys land usage..."

Mr. Caldwell stated that he sent this to another attorney to review, which he finished about two weeks ago and sent back several pages of notes of things that needed to be changed or modified.

Mr. Caldwell also stated that county staff has been meeting weekly with City of Hobbs staff to address issues in the ETZ. One of the city's fire districts extends into the ETZ, which is why City of Hobbs has taken over addressing and has had an adverse impact on the county. Mr. Caldwell noted that the City of Hobbs has adopted many of the requirements that are in Chapter 5 of the International Fire Code. He suggested that he and Mr. Reid meet and work the substantive comments from the attorney into the regulations and developmental standards.

Mr. Hopper stated that, in light of these comments, the board should wait until the comments from the attorney are reviewed by Mr. Caldwell and Mr. Reid.

Mr. Johncox suggested changing the summary review classifications to SR-1: two to four acres and doesn't require a disclosure statement; and SR-2: five to nine acres and does require a disclosure statement.

Mr. Johncox pointed out that on page 15, the regulations state that the subdivider can't proceed without a favorable opinion from the office of the state engineer, but the subdivider *can* move forward with a certain lot size and override from the county commission. This section will be removed. Mr. Johncox stated that the main

concern is that the Lea County Board of Commissioners know that they have the ability to use their own discretion in some of these instances.

References for Senate Bill 283 will be made clearer.

ITEM 07: Discussion of Developmental Standards Document

Developmental Standards Document discussion was postponed pending review by the county attorney.

ITEM 08: Consideration of Other Business

There was no other business to address.

ITEM 09: Set/Confirm Next Meeting(s).

The next meeting was set for Monday, March 20, 2017, 9:30A.M., at the Lea County commission chambers.

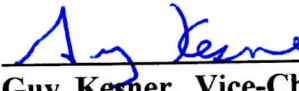
ITEM 10: Adjourn

Mr. Eidson motioned to adjourn. Motion seconded by Mr. Hopper and carried unanimously. Meeting adjourned at 10:26A.M.

Lea County Planning & Zoning Board



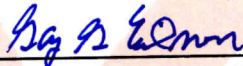
**Kallie Windsor, Chairman, Lovington Extraterritorial
Zoning Board**



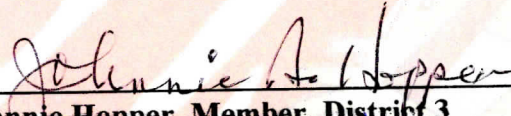
**Guy Kesner, Vice-Chairman, Hobbs Extraterritorial
Zoning Board**



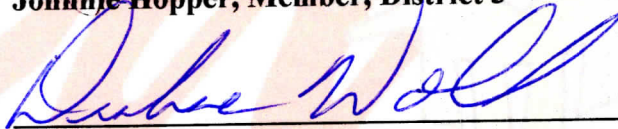
Kay Hardin, Member, District 1



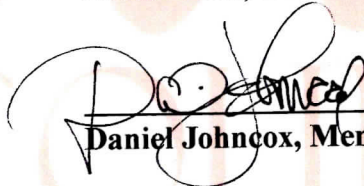
Gary Eidson, Member, District 2



Johnnie Hopper, Member, District 3



Dickie Wall, Member, District 4



Daniel Johncox, Member, District 5