

**Lea County Planning & Zoning Board
Regular Meeting
Tuesday, April 09, 2019 9:30 A.M.
Commission Chambers, Lea County Courthouse, 100 N. Main, Lovington, NM**

MINUTES

ITEM 01:

Planning Board Chairman, Guy Kesner, called the meeting to order at 9:32 a. m. on Tuesday, April 09, 2019.

ITEM 02:

Member present are Guy Kesner, Daniel Johncox, Michael Arnold, Johnnie Hopper, Dickie Wall, & Randy Pettigrew. Absent member, Kay Hardin,

ITEM 03:

No comments were given from the public.

ITEM 04:

Minutes of March 11, 2019 Meeting were approved by all present. The motion came from Daniel Johncox and seconded by Johnnie Hopper. All members present signed the approval sheet.

ITEM 05:

Consideration for Approval of the Replat of Lot 4 of the Mid-Way Acres Subdivision located in Section 23, Township 17 South, Range 37 East, N.M.P.M., Lea County, New Mexico. Mr. Reid, the County Planner, presented the information about Lot 4 of Mid-Way Acres Subdivision. The lot is 9 acres and the owner would like to divide the lot into 4 tracts. One tract being three acres in size and the other three tracts being two acres each in size. The lot has access from Monarch St., Macaw St. and Meadowlark St. Mr. Corey Needham mentioned to the Board that being in the extraterritorial zone of the City of Hobbs that the Board should start looking at fire accessibility to subdivision when approving subdivision lots to be subdivided. The more densely populated an area becomes then alternate accessibility routes to the area becomes a necessity. Mr. Arnold asked at what point in the future does more accessibility become an issue? The problem will be who will build the road stated by Mr. Kesner. Mr. Kesner stated the could not see a problem with approving the replat because by approving the replat would not cause any more problems than what has already been there for thirty years. Mr. Johncox made the motion to approve the replat of Lot 4 of Mid-Way Acres Subdivision. Mr. Hopper seconded the motion

and all approved, except for Mr. Pettigrew and he abstained from the vote. Yea-5, Nay-0, Abstain-1.

ITEM 06:

Consideration for Approval of the Glover Subdivision a Type 3A Subdivision located in the southeast quarter of the southwest quarter Section 20, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico. Mr. Reid presented the information about Glover Subdivision talked about the encroachment areas on Trevino Road. He gave the Board information about water accessibility and disclosure statement information. Mr. Johncox question about the depth of the water table in this section and the date of the water well logs. Mr. Needham asked if the disclosure statement asked about water quality. The request the water quality would come from the NMENV for drinking water, not from the NMOSE. A discussion ensued about the water quality because there are many environmental concerns as far as water quality because of oil field disposal concern in the area. Mr. Johncox recommended the developer to do a water quality test as stated in LCSR 16.4.3.

ITEM 07:

Discussion of Robert's Subdivision opinion. Mr. Reid stated that Mr. Caldwell stated that the ultimate limit to combine a subdivision with a previous portion is seven years. So, Mr. Perez will make Lot 4B into a Type 3-A subdivision calling it Perez Subdivision. Questions about whether Catchings is a county maintained road or not. Ask for east 30' of Lot 4A for a dedication to connect to Catchings Road.

ITEM 08:

Mr. Kesner thanked Mr. Needham for coming to the Board meetings over the last couple of months and that he has been invaluable and a wealth of information to the Board members. All joined in to thank Mr. Needham for his present and continual service. Adjournment made by Mr. Johncox and seconded by Mr. Hopper. Adjournment at 10:36 a.m.