

Lea County Planning & Zoning Board
Regular Meeting
Tuesday, September 10, 2019 9:30 A.M.
Commission Chambers, Lea County Courthouse, 100 N. Main, Lovington, NM

MINUTES

Call to Order ~ Roll Call

ITEM 01: BOARD

Chair Kesner called the meeting to order at 9:45 a.m. in the Lea County Courthouse. He asked that the roll be called. Member present were Chair Kesner, Kay Hardin, Johnnie Hopper, Michael Arnold, Randy Pettigrew, and Dickie Wall. Vice-Chair Johncox was absent. Also present were Lea County Assistant County Manager Corey Needham, City of Lovington City Manager James Williams, Mr. and Mrs. Roger Price and County Planner Bruce Reid.

- Consideration of Approving the Following Meeting Minutes:

Chair Kesner asked for motion to approve the minutes of April 9, 2019 Regular Meeting. Randy Pettigrew made the motion and Johnnie Hopper seconded. Unanimous approval vote followed. Chair Kesner asked if anyone had any public comments. No public comments were made.

ITEM 02: PUBLIC HEARINGS:

- Western Trails Subdivision in Section 19, Township 16 South, Range 36 East N.M.P.M., Lea County, New Mexico located at the Southeast corner of Sumruld Road and Western Trails Road. The Subdivision is Approximately 2 Miles Southwest of Brian Urlacher Street and 17th Street.

At 9:50 a.m. Chair Kesner called the Public Hearing to order. County Planner Reid was sworn in. Planner Reid outlined the Western Trails Subdivision and what right-of-ways and easements would be dedicated to the County. Explained the discrepancy between the plat and actual physical layout of the property. Mr. Needham was sworn in and spoke to the discrepancy. Mr. and Mrs. Price were sworn in and spoke to the discrepancy stating that the realtor who sold them their residential property told them 'everything to the fence was theirs'. Chair Kesner told the Price's that they should find a solution as soon as possible. Board Member Hopper inquired about an emergency vehicle turnaround with a radius of 60 feet at the end of Western Trails Road. Which is required by the Lea County adoption of the 2009 International Fire Code. Neither the subdivider or the surveyor were present to answer the Boards questions. . Board Member Pettigrew inquired about the east and west right-of-way boundaries to Western Trails Road as well as the relationship of the Western Trails boundary and the unexecuted easement on the Price Property. Board Member Pettigrew moved the approval to be postponed till answers could be provided. Seconded by Member Wall and approved by all members present.

- Williams Subdivision in Section 5, Township 16 South, Range 36 East N.M.P.M., Lea County, New Mexico located on Northeast corner of Jackson Ave and 20th Street.

Chair Kesner opened the Public Hearing for Williams Subdivision. Planner Reid identified the subdivision and stated the subdivision would be supplied water use from the Lovington city water system and sanitary sewer. Mr. Williams, the subdivider for this project was sworn in and continued to answer questions about the project. Member Hopper stated that the Lea County Subdivision Regulation 16.4.4. paragraph C.2 asks for “an engineer’s report and preliminary plans for the proposed extension to the existing liquid waste system.” He would want the report before making a decision. Member Pettigrew moved the Hearing be postponed until an engineer’s report can be obtained. Seconded by Member Wall and approved by all members present.

ITEM 03: ACTION ITEMS

- Consideration of Approval of Western Trails Subdivision.

Board Member Pettigrew moved the approval to be postponed till answers could be provided. Seconded by Member Wall and approved by all members present.

- Recommendation to Board of Commissioners on the Williams Subdivision.

Member Pettigrew moved the Hearing be postponed until an engineer’s report can be obtained. Seconded by Member Wall and approved by all members present.

ITEM 04: DISCUSSION ITEMS:

- Requirement of road development in of a Type-3 Subdivision in Woodville Acres in Section 28, Township 17 South, Range 38 East, N.M.P.M., Lea County, New Mexico.

Planner is asking for advisement on whether to make a lot owner in Woodville Acres to build a 60-foot roadway on the east line of his property because it is at the right distance and the intersection was not drawn on the plat or improved on site when the subdivision was originally approved. The City of Hobbs Planning Department is requesting the road placement as part of the approval process for the landowners to divide the land, so each partner has their own individual lot. Member Arnold asked what road it would connect to in the future. No present road or future road would connect with the proposed road. The Board stated that they do not see a reason for this road and would not require one to be developed.

ITEM 05: ADJOURN

Chair Kesner adjourn the meeting at 11:15 a.m.