

Lea County Planning & Zoning Board
Regular Meeting
Tuesday, December 22 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 9:41A.M. at the Lea County Commission Chambers. Members present were Kallie Windsor, Kay Hardin, Johnny Hopper, Gary Eidson and Daniel Johncox.

Members absent were Guy Kesner and Robbie Robinson.

Also present were Lea County Planner Bruce Reid, Gary Jones, Bobby Shaw, Lea County Mike Gallagher and Lea County Administrative Coordinator Monica Russell.

ITEM 02: Comments from the Public

Mr. Shaw asked if the City of Hobbs has discussed turning over addressing in the extraterritorial zone to Lea County. Mr. Gallagher stated that the City of Hobbs has not consented to Lea County's request to take over addressing. Lea County is trying to find anything that gives the City of Hobbs authority to issue addresses in the ETZ, but nothing has been found yet. Mr. Shaw stated that it's a problem obtaining an address with Hobbs' requirements and that temporary addresses still present logistic problems. This is Hobbs' way to ensure that they have a say in the subdivision approval process. Lea County currently only issues addresses outside of the ETZ.

ITEM 03: Consideration of Approval of Minutes of the November 13, 2015, Meeting.

Mr. Johncox motioned to approve the minutes of the November 13, 2015, meeting. Motion seconded by Ms. Hardin and carried unanimously.

ITEM 04: Consideration of Approval of Type 5 Subdivision, High Lonesome Estates, Unit Three, Section 30, Township 17 South, Range 38 East, Lea County, N.M.P.M.

Mr. Shaw stated that this is not a succeeding subdivision. The name was chosen simply to keep continuity with already existing subdivisions and the existing tracts can never be subdivided again. Setbacks are set at 150 feet. The roads have been signed off on by Pettigrew and Associates and are awaiting a signature from Lea County Public Works Director Corey Needham. Utilities will be underground. Ms. Hardin stated that mentions of AT&T and Nor-Lea need to be corrected. Hungry Horse will be running all the conduit and wiring now and then purchasers will be responsible for running electricity to their lots from these lines.

Mr. Johncox motioned to approve the High Lonesome Estates Subdivision, Unit 3, in Section 30, Township 17 South, Range 38 East, Lea County, N.M.P.M., subject to the corrections to be made to the disclosure statement as mentioned. Motion

seconded by Mr. Eidson and carried unanimously.

ITEM 05: Consideration of Approval of Type 3A Subdivision, Tract 2, Howry Subdivision, Unit Two, Section 25, Township 17 South, Range 38, Lea County, N.M.P.M.

Mr. Reid stated that Tract 2 of Howry subdivision is being split into two lots, six acres each. The plat states that the tracts cannot be subdivided without the express permission of the Lea County Planning & Zoning Board and/or Lea County Commission.

There being no issues, Mr. Eidson motioned to approve Tract 2, Howry Subdivision, Unit Two, Section 25, Township 17 South, Range 38, Lea County, N.M.P.M. Motion seconded by Mr. Johncox and carried unanimously.

ITEM 06: Discussion of Update on Revision of Subdivision Regulations

Mr. Shaw stated that Dorothy Runnels would like to divide up her land near this subdivision into 10 ten-acre tracts and asked if the board would create a paving district. Mr. Eidson stated that based on decisions previously made by the board in similar situations, it would probably require that it be improved. Mr. Reid stated that according to the plat the original intent was to have a caliche road in Howry. Mr. Johncox stated that if documentation stated that if the road was supposed to be brought up to county specs, even though it never was, and the county approved the subdivision and accepted maintenance of it and the properties were sold, he feels that the county should bring that road up to county specs.

ITEM 07: Set/Confirm Next Meeting(s)

The next meetings were set for January 12, 2016, and February 9, 2016.

ITEM 08: Adjourn

Mr. Johncox motioned to adjourn. Motion seconded by Mr. Eidson and carried unanimously. Meeting adjourned at 11:17A.M.