

Lea County Planning & Zoning Board
Regular Meeting
Tuesday, February 9, 2016 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 9:48A.M. at the Lea County Commission Chambers. Members present were Kallie Windsor, Guy Kesner, Kay Hardin and Gary Eidson.

Members absent were Dickie Wall, Johnnie Hopper and Daniel Johncox.

Also present were Lea County Planner Bruce Reid and Lea County Administrative Coordinator Monica Russell.

ITEM 02: Election of Lea County Planning & Zoning Chair

Ms. Hardin nominated Kallie Windsor for Chair. Motion seconded by Mr. Kesner and carried unanimously.

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

Ms. Windsor nominated Guy Kesner for Vice-Chair. Motion seconded by Mr. Eidson and carried unanimously.

ITEM 04: Comments from the Public

There were no comments from the public.

ITEM 05: Consideration of Approval of Minutes of the December 22, 2015, Meeting.

Mr. Eidson motioned to approve the minutes of the December 22, 2015, meeting. Motion seconded by Ms. Hardin and carried unanimously.

ITEM 06: Consideration of Approval of Tipton Subdivision, a Type 3A Subdivision in the Northwest Quarter of Section 2, Township 20 South, Range 38 East, Lea County New Mexico, N.M.P.M.

Mr. Reid stated that Mr. Oswaldo Juarez is seeking to split tract C into three parcels. Lots 1, 2 and 3. The access road is Tipton Drive, a county maintained road. The road isn't dedicated to the county because there but there is currently a lawsuit in progress regarding the absence of a cattle guard on the road. Mr. Kesner stated that it makes sense to get a dedication. There is a written easement on deeds for a thirty foot roadway. There was a claim of exemption done two years ago.

Mr. Kesner motioned to approve Tipton Subdivision, in the northwest quarter of

Section 2, Township 20 South, Range 38 East, Lea County, New Mexico, N.M.P.M, with the requirement that a thirty foot right of way be dedicated to the county. Motion seconded by Mr. Eidson and carried unanimously.

ITEM 07: Discussion of Revised Subdivision Regulations Article I Through Article VII.

Mr. Reid stated that he red-lined the changes, and blue marks are things that he wants to omit and green marks are items awaiting input from the board.

Definitions:

Add: “Contiguous: Parcels that share one or more boundary lines. Reference to adjacent parcels sharing a boundary line or separated only by a local or a collector road.” To avoid confusion, Mr. Reid suggested instead adding the definition “non-contiguous: any land that doesn’t share one or more boundaries or is separated by a dedicated road.”

Change: County - The entity responsible for administering these regulations, i.e. County Manager, County Planner, or designee for each.

Change: Drainage channel - Any depression used for storm water to flow along a defined course.

Eliminate: Double penetration asphalt paving. Mr. Reid stated that he thinks the county only chip seals roads now, so he will contact Public Works Director Corey Needham about this before eliminating the definition.

Change: Dwelling Unit: change “which contains living facilities” to “having living facilities.”

Change: Individual liquid waste disposal system. Change from “A disposal system which receives waste from one dwelling unit and could include, but is not limited to, a septic tank system and aerobic disposal system” to “A disposal system receiving waste from one dwelling unit and could include, but is not limited to, a septic tank system or an aerobic disposal system.”

Add: “Lot - Unit of land capable of being described by location or metes & bounds up to two [2] acres of land and not dedicated for public or common use.” Mr. Reid wanted to describe “lot” differently as previous definitions for lot, parcel and tracts are all exactly the same in interchangeable.

Add: “Maximum annual water requirements - the maximum useable amount of water a subdivision would eliminate from a ground water sources in one year, includes all water to be used for indoor and outdoor purposes for every property in a subdivision.” Mr. Reid suggested using this state definition instead of repeating the phrase in its entirety every time water requirements are referred to in the regulations.

Add: "Purchase - an act of buying, leasing, or other conveyance of land from one entity to a second entity."

Add: "A street may be maintained by Lea County or may be privately maintained" to the definition of "Street."

Change: Subdivide definition. Change from "To divide surface area of land into a subdivision" to "To divide surface area of land into lots or tracts."

Add: "Subdivision Exemptions - the following are not to be considered as subdivisions:"

Mr. Eidson recommended redefining the phrase "one in five."

Mr. Reid asked that the board member review and comment on his proposed changes and additions. He also stated that he wanted to work on these sections because they are what the most discussions involve. The board will pick up where they left off at the next meeting.

ITEM 08: Set/Confirm Next Meeting(s)

The next two meetings were set for Tuesday, March 8 and Tuesday, April 12, 2016.

ITEM 09: Adjourn

Mr. Eidson motioned to adjourn. Motion seconded by Ms. Hardin and carried unanimously. Meeting adjourned at 10:51A.M.