

Lea County Planning & Zoning Board

Regular Meeting

Tuesday, May 9, 2017 9:30A.M.

Lea County Basement Meeting Room, Lea County Courthouse,

ITEM 01: Call to Order

Chairman Kallie Windsor called the meeting to order at 9:35A.M.

Members present were Kallie Windsor, Guy Kesner, Gary Eidson, Johnnie Hopper and Dickie Wall.

Members absent were Kay Hardin and Daniel Johncox.

Also present were Lea County Planner Bruce Reid, Kevin with Basin Surveys, Andy Morley with the State Land Office, Levi with Young's Homes and Lea County Administrative Coordinator Monica Russell.

ITEM 02: Consideration of Approval of the March 20, 2017, Meeting

Mr. Eidson motioned to approved the minutes of the March 20, 2017, meeting. Motion seconded by Mr. Wall and carried unanimously.

ITEM 03: Consideration of Approval of Palmer Subdivision, Type Three-A, Section 35, Township 17 South, Range 38 East N.M.P.M., Lea County, New Mexico.

Ms. Reid stated that this is east of the Mendoza Subdivision on Kansas. Mr. Palmer would like for his parcel to be divided into three tracts. Lea County asked for the Kansas streets to be dedicated but Mr. Palmer refused. According to the Subdivision Regulations, the road must be offered for dedication by the owner.

Mr. Reid stated that Mr. Palmer has completed all necessary items.

Mr. Eidson stated that there should be no problem for changing the set back for future planning. Mr. Reid stated that this can be either seventy feet from the middle of the road or forty-five feet from the road.

Mr. Eidson motioned to approve the Palmer Subdivision pending changes required by Lea County or City of Hobbs regarding the setback line, whichever is greater. Motion seconded by Mr. Hopper and carried unanimously.

ITEM 04: Consideration of Approval of Appleton Subdivision, Type Three-A, A Subdivision of Tract A, Section 9, Township 18 South, Range 38 East N.M.P.M., Lea County, New Mexico.

Mr. Reid stated that the owners want to divide Tract A into three parcels of land,

with dedicated rights-of-way on the west and north sides.

Mr. Kesner asked if Tracts A1, A2 and A3 all have public access to College Lane and utilities. Mr. Reid stated that they do. Ms. Windsor asked if the county can tell the owner what kind of road. Mr. Reid replied that the county can require a road built to county specifications. Mr. Reid stated that a driveway down the center is used for access and he is trying to get the surveyor to put in an easement for that driveway.

Mr. Kesner motioned to approve Appleton Subdivision with the exception that the water well that is showing on the east side of Tract A2 must be ten feet off of the property line. Motion seconded by Mr. Eidson and carried unanimously.

ITEM 05: Discussion of Sketch Plan for Libba Land Subdivision, Type Two, Section 34, Township 17 South, Range 38 East N.M.P.M., Lea County, New Mexico.

Mr. Reid stated that Mr. Johncox has changed the original plan as state approval for water wasn't given.

Andy Morley with the State Engineer's Office happened to be in the building and answered questions from the board about water.

Mr. Morley stated that according to the Lea County subdivision requirements, there's not a forty-year life expectancy for lots the size that were proposed. The state engineer is using Lea County's subdivision regulations to make that determination. He stated that one way to get around this is to make the lots larger in the requirements. ents. drafted and need to be reviewed by the Planning & Zoning Board. He also stated that water could be provided by a cooperative or by a municipality.

Mr. Morley also offered to have New Mexico Water Use & Conservation meet with Lea County to address the concerns expressed by the board.

Mr. Reid stated that he just wanted to give the board a heads up that this project will be coming ups for approval in the future.

Mr. Eidson left the meeting at 10:53A.M.

ITEM 06: Discussion of Subdivision Ordinance Modifications.

Mr. Reid stated that the county attorney John Caldwell has not yet reviewed this version as he is still working on design standards. Mr. Hopper stated that there are still some typographical errors to be corrected.

ITEM 07: Set/Confirm Next Meeting(s)

The next meeting was set for June 13, 2017, at 9:30A.M. at the Lea County Commission Chambers.

ITEM 08: Adjourn

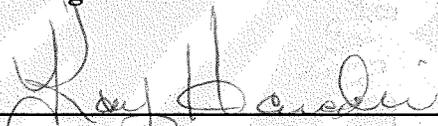
Ms. Windsor adjourned the meeting at 10:59A.M.

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