

**Lea County Planning & Zoning Board
Regular Meeting
Tuesday, March 11, 2019 1:30 P.M.
Commission Chambers, Lea County Courthouse, 100 N. Main, Lovington, NM**

MINUTES

ITEM 01:

The meeting was call to order at 1:38 p.m.

ITEM 02:

Roll call was take with Guy Kesner, Daniel Johncox, Kay Hardin, Michael Arnold, Johnnie Hopper, and Dickie Wall present. Kallie Windsor was not present at the meeting.

ITEM 03:

Mr. Eidson, Lea County Commissioner District 2, stated that the Lea County Planning Board was doing a good job.

ITEM 04:

February 12, 2019 Minutes were moved for approval by Kay Hardin and seconded by Daniel Johncox with approval by all.

ITEM 05:

Subdivision of Tract 6 of the Bensing Tracts located in Section 30, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico was presented to the Board by County Planner, Bruce Reid. The Planner stated the originally Tract 6 was 2.50 acres and Mr. Culver, owner, would like to split the property into two Tracts a 6A & 6B. 6A will be 1.14 acres and 6B will be .96 acres with the rest of the .40 acres being dedicated to the county as Bender Boulevard. Mr. Reid apologized for the lateness of the board packet. It was waiting for this plat revision showing the location for the septic on Tract 6A. Both tracts have water wells and septic systems. Mr. Reid suggested that if the .96 - acre size is a problem; he would request the surveyor to increase the boundary line for 6B eight feet to the west. Mr. Johncox stated that he thinks that is unnecessary because the tract meets the state minimum for lot size and Mr. Culver should not have to incur the extra expense to move a boundary line 8 feet. Mr. Johncox asked if the land is not on Hobbs city water services. Mr. Reid stated it is not that both properties are supplied by individual water wells. Mr. Arnold asked if the property was owned by a single owner. Mr. Reid gave an affirmative response. Discussion ensued about roadways around the west side of Hobbs

and how important West Bender could be in the future and why a 100-foot right-of-way is need for this roadway. Discussion about approving a .96-acre property. Michael Arnold moved the question with a second by Kay Hardin and approved by all.

ITEM 06:

Subdivision of lot 4 of Roberts Subdivision located in the northwest quarter intersection of Catchings Road and Stiles Road and being in the southeast quarter of Section 3, Township 17 South, Range 37 East, N.M.P.M., Lea County, New Mexico. Mr. Reid asked the board exactly what legal decision they requested at the last meeting. He made mention that he did not request a formal opinion from County Attorney. Mr. Johncox stated that the board wanted to know if the Board could retrofit the present subdivision into a Type 3B after the fact. Roberts Subdivision should have become a Type 3B in 2010 when the original lot 4 was split into lot 4A and lot 4B as a succeeding subdivision. The Board stated the Mr. Perez needed to submit a water sample for testing and send the results to the Office of the State Engineer. Mr. Reid stated that by the time the water sample is completed; Mr. Caldwell should have his opinion ready and then the item will be brought back before the Board. A discussion about the seven-year period for subdivision. Is the seven period the ultimate limit on subdivision? Kay Hardin moved postponement until a legal opinion could be given with a second by Johnnie Hopper. Unanimous Approval.

ITEM 07:

Daniel Johncox moved for adjournment with Johnnie Hopper seconding and approval by all. Meeting ended at 2:28 pm.