



## Lea County Planning & Zoning Board Regular Meeting

Tuesday, March 10, 2020 9:30 A.M.

Lea County Courthouse - Commission Chambers – 100 North Main Avenue, Lovington, New Mexico

### MINUTES

#### **ITEM 01: BOARD**

All members were present: Guy Kesner, Chair; Daniel Johncox, Vice-Chair; Kay Hardin, Michael Arnold, Dickie Wall, Randy Pettigrew, and Jeremy Baker. Other attendees were Bruce Reid, County Planner, Bobby Shaw, Matt Kinney, Brenda Gomez, and Rick Scott.

Guy Kesner opened the meeting at 9:30 a.m. All members were present at the meeting. The Chair opened nomination for 2020 Lea County Planning and Zoning Board Chairman. Guy Kesner was nominated for the 2020 Lea County Planning and Zoning Board Chairman with no one else being nominated and Daniel Johncox was nominated for 2020 Lea County Planning and Zoning Board Vice-Chairman with no other nominations. Guy Kesner and Daniel Johncox were elected unanimously to their positions.

Guy Kesner and the Board welcomed Jeremy Baker to the board as a District 3 appointee to fill the remainder of Johnnie Hopper's term.

The December 20, 2019 Meeting Minutes were approved. Daniel Johncox made the motion and Kay Hardin second the motion.

A Public Comment was given by Rick Scott, a dairy farmer, stated that with all the new subdivision coming into the County that he wanted the Board to know that there is a right to farm act in the State of New Mexico. That no subdivision can infringe upon the right to farm. No Board Member Comments.

#### **ITEM 02: DISCUSSION/ACTION ITEMS**

Sweet Home on Alabama Subdivision in Section 27, Township 17 South, Range 38 East, N.M.P.M., Lea County, New Mexico located at the corner of Alabama Street and North Knowles Road. Is a 16 acre subdivision to be completed in 2 phases. The first phase will be two lots fronting Knowles Road. The second phase will be Unit 2 fronting Alabama Street. A new road Blue Skies Road will be developed in Unit 2. Two opinions were returned from the New Mexico Office of State Engineer(OSE) and New Mexico Environment Department (NMED). OSE return a negative opinion stating their model shows their will not be water in Lea County in 40 years. NMED opinion stated that the subdivision needs to comply with all environmental regulations. Matt Kinney, a profession engineer, spoke on behalf of Sweet Home on Alabama Subdivision as rebuttal to the OSE opinion. He stated that this subdivision did on come under the control of the OSE for approval. NMSA 47-6-11.2 states any subdivision with more than ten(10) lots and two acres or less in size must have approval from the New Mexico Office of the State Engineer prior to the establishment of the subdivision. Sweet Home on Alabama does not fall into this category. Daniel Johncox made the motion to recommend Sweet Home on Alabama Subdivision for approval to the Lea County Board of Commissioners. Kay Hardin second the motion. Motion passed by all present with Dickie Wall abstaining.

Approval of Corral Land Subdivision in Section 11, Township 19 South, Range 38 East, N.M.P.M., Lea County, New Mexico Located on Everglade Road, south of Stanolind Street. Corral Subdivision is 5 lots on 69.9 acres making it a Type 3A Subdivision. First, concern was to draw the south easement roadway line to the east line of the flagpole portion of Tract 5 and become a dedicated right-of-way. The new 50' access easement road needs to be enlarged to 60' access easement road. Kay Hardin moved Corral Subdivision be postponed until the City of Hobbs Planning Board review is completed. Daniel Johncox second the motion. Approved Unanimously.

Chair Guy Kesner (Hobbs ETZ); Vice Chair Daniel Johncox (District 5)

Members: Kay Hardin (District 1); Michael Arnold (District 2), Jeremy Baker (District 3), Dickie Wall (District 4); Randy Pettigrew (Lovington ETZ)

Approval of Anna Gardner Subdivision in Section 4, Township 17 South, Range 38 East, N.M.P.M., Lea County, New Mexico. Located at the at the Northwest corner of Stiles Road and Knowles Road. Subdivision will be a Type 3A subdivision the land borders both Stiles Road and Knowles Road. Addition to the Disclosure Statement about farm activities bordering the subdivision (effluent pond & manure piles), notation of set-back lines ROW dedications on plat. Motion made by Jeremy Baker, second by Michael Arnold and approved by all.

Approval of Amy and Ben Donahue Subdivision in Section 5 Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico Located at the Southeast corner of Davis Lane and Kansas Street. Type 3A Subdivision on 18 acres with 4 lots, smallest lot will be 2.10 acres and the largest is 7.70 acres that fronts Davis Lane. A 60' easement on the north line of Tract 3A-1-B projecting DeVargas Avenue. Set-back lines need to be shown on the plat. Motion made by Daniel Johncox, second by Michael Arnold and approved by all.

### **ITEM 03: OTHER BUSINESS**

Date were confirmed as presented. Randy Pettigrew requested a sign-in sheet to be posted as part of the minutes for all non-board members who wants to speak at the meeting. Meeting adjourned at 11:15 am.