

**MINUTES OF THE REGULAR MEETING OF THE**

**City of Carlsbad  
Planning & Zoning Commission**

**July 11, 2016, at 5:00 p.m.**

**Meeting Held in the Planning Room**

CITY OF CARLSBAD  
CARLSBAD, NEW MEXICO

**PLANNING AND ZONING COMMISSION**

Monday, July 11, 2016, at 5:00 PM  
Municipal Building 101 N. Halagueno Street  
Planning Room (Second Floor)

1. Roll call of Voting Members and Determination of Quorum.
2. Approval of Agenda.
3. Minutes from Meeting Held on June 6, 2016.
4. Consider Approval of Hillcrest Subdivision Alleyway Vacation.
5. Consider Extension of El Dorado Planned Unit Development.
6. Report Regarding Summary Review Subdivisions.
7. Adjourn.

If you require hearing interpreters, language interpreters, auxiliary aids in order to attend and participate in the above meeting, please contact the City Administrator's offices at (575) 887-1191 at least 48 hours prior to the scheduled meeting.

**MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING & ZONING COMMISSION HELD IN THE MUNICIPAL BUILDING PLANNING ROOM, 101 N. HALAGUENO STREET, JULY 11, 2016, AT 5:00 P.M.**

**VOTING MEMBERS PRESENT:**

**JAMES KNOTT  
BRIGIDO GARCIA  
WANDA DURHAM  
LASON BARNEY**

**CHAIRPERSON  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER**

**VOTING MEMBERS ABSENT:**

**JAMES MCCORMICK**

**COMMISSION SECRETARY**

**EX-OFFICIO MEMBERS PRESENT:**

**JEFF PATTERSON  
GEORGIA GOAD  
TOM CARLSON  
STEPHANIE SHUMSKY**

**PLANNING DIRECTOR  
PLANNING DEPUTY DIRECTOR  
PUBLIC WORKS DIRECTOR  
DEPUTY CITY ADMINISTRATOR**

**SECRETARY PRESENT:**

**PATTIE PISTOLE**

**PLANNING, ENGINEERING  
AND REGULATION DEPARTMENT  
SECRETARY**

**OTHERS PRESENT:**

**JAMES & ANNIE LOWERY  
RAMON VILLAPANDO  
SHANNON SUMMERS  
MYRA CARLSON  
GARY LANE  
TODD SELLS  
JIM STROZIER**

**2202 HILLCREST  
2110 HILLCREST  
CDOD  
907 N. EDWARD  
ALBUQUERQUE, NEW MEXICO  
SCOTTSDALE, ARIZONA  
ALBUQUERQUE, NEW MEXICO**

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:00 Start Recording [5:07:51 PM]

0:00:12 **1. Roll call of Voting Members and Determination of Quorum.**

Roll was called, confirming the presence of a quorum of commission members. Present –**Mr. Knott, Mr. Barney, Mr. Garcia**; Absent – **Ms. Durham, Mr. McCormick**. (Ms. Durham came in at 5:25 p.m., during discussion of Item #4.)

0:00:39 **2. Approval of Agenda.**

**Mr. Barney** made a motion to approve the Agenda, and **Mr. Garcia** seconded the motion. The vote was as follows: **Yes – Mr. Knott, Mr. Barney, Mr. Garcia**; No – None; Abstained – None; Absent – **Ms. Durham, Mr. McCormick**. The motion carried.

0:01:11      **3. Approval of Minutes from the Meeting Held June 6, 2016.**

**Mr. Barney** made a motion to approve the Minutes. **Mr. Garcia** seconded the motion. The vote was as follows: **Yes – Mr. Knott, Mr. Barney, Mr. Garcia**; No – None; Abstained – None; Absent – **Ms. Durham, Mr. McCormick**. The motion carried.

0:02:00      **4. Consider Approval of Hillcrest Subdivision Alleyway Vacation.**

The City was the applicant in the matter, represented by **Mr. Patterson**. This Vacation was approved in 2013, but the original applicant did not carry through with replatting the property. **Ms. Shumsky** explained that vacation of the property had already been approved in 2013, and that the two-week time period to dispute the decision had expired directly after. The vacation stands, and we can hear opinions on the matter, but we cannot overrule it. There is no time limit, however, on finalizing and recording the vacation with the County. During public comment, **Ms. Lowery** spoke against the matter, and **Mr. Villapondo** spoke in favor. **Mr. Patterson** said that he would pursue getting a resolution before the Council, so that the Vacation could be formally filed with the County.

0:41:56      **5. Consider Extension of El Dorado Planned Unit Development.**

In 2014 Annexation and preliminary plans for a PUD were approved by City Council. The second part of implementing the development was to have a final plan for development. Once the project stalled, for lack of an investor, an extension was granted. In asking for another extension, this time the owner has hired **Mr. Lane** to help it on to completion. **Mr. Lane** doesn't think the original master plan by Phoenix fits the City of Carlsbad's comprehensive plan. We need more retirement housing, more affordable housing, and more industrial space. They are in the process of hiring an engineering and planning team, and want community meetings for more input and better PUD results. **Mr. Strozier** is doing the Eddy County community plan, so he is a very good fit. **Mr. Sells** added that now there is only one owner to deal with, so the project can move along. **Mr. Patterson** expressed that the Final and approved Preliminary plans are supposed to line up. Some of the content of the concept plan will need to be changed for the final plan to match. He likes the direction they want to take it, and Staff recommends approval. He also likes the idea of public forums.

During public comment, **Mr. Carlson** stated that he is excited about the plans for moving forward and that this is good timing for the investor. **Ms. Shumsky**, who had also met with **Mr. Lane**, said she was confident in his abilities as a planner, and is in favor. **Ms. Shannon** said that CDOD is meeting with them on Tuesday and was glad to see the project moving forward. **Mr. Patterson** explained that if the changed plan is approved at the August 9<sup>th</sup> City Council meeting, they would be coming back to P & Z with the new concept plan. **Mr. Lane** said they had three concept plans to show them for input.

**Ms. Durham** made a motion to approve the extension for the PUD, provided that the changes in the original concept were approved by City Council and that P & Z would get a chance to review the alternative plans once they were completed. P & Z would also like to get periodic updates during the progress of the project, at least every 90 days. **Mr. Barney** seconded the motion. The vote was as follows: **Yes – Ms. Durham, Mr. Knott, Mr. Barney, Mr. Garcia**; No – None; Abstained – None; Absent – **Mr. McCormick**. The motion carried.

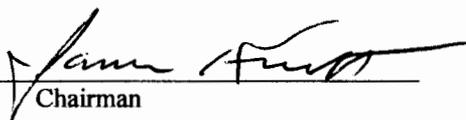
1:06:52      **6. Report Regarding Summary Review Subdivisions.**

There was brief discussion of the plats signed by the commission designees during the previous month.

1:08:52      **7. Adjourn.**

There being no further business, the meeting was adjourned.

1:08:52      Stop Recording [6:16:43 PM]

  
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Chairman

8-1-16  
Date