

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, May 7, 2018, at 5:00 p.m.

**Meeting Held in the Annex Planning Room
114 S. Halagueno**



CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION

Monday, May 7, 2018 at 5:00 PM
Municipal Annex 114 S. Halagueno Street
Planning Room

1. Roll call of voting members and determination of quorum.
2. Approval of Agenda.
3. Approval of Minutes from the Meeting held April 2, 2018.
4. Variance for 20' Front Setback for Martin Farms Subdivision.
5. Consider recommendation for a Zone Change at Warachie Lane and Old Cavern Hwy.
6. Consider approval of a Preliminary Plat for Martin Farms Unit 2 Subdivision.
7. Consider recommendation for Temporary Use at 1211 W. Rose Street.
8. Consider recommendation for a Zone Change at 111 E. Farris Street.
9. Consider a request for a Variance for side setback of 2 feet for a carport located at 4910 Mesilla Street.
10. Consider a Variance for a side setback of 3 feet for rebuilding a burned garage at 1414 N. Country Club Circle.
11. Report regarding Summary Review Subdivisions.
12. Adjourn.

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

MINUTES OF A REGULAR MEETING OF THE CITY OF CARLSBAD PLANNING & ZONING COMMISSION HELD IN THE MUNICIPAL ANNEX PLANNING ROOM, 114 S. HALAGUENO STREET, MAY 7, 2018, AT 5:00 P.M.

VOTING MEMBERS PRESENT:

**JAMES KNOTT
JAMES MCCORMICK
LASON BARNEY**

**CHAIRPERSON
COMMISSION SECRETARY
COMMISSIONER**

VOTING MEMBERS ABSENT:

**BRIGIDO GARCIA
BRAD NESSER**

**COMMISSIONER
COMMISSIONER**

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
GEORGIA GOAD**

**PLANNING DIRECTOR
PLANNING DEPUTY DIRECTOR**

SECRETARY PRESENT:

PATTIE PISTOLE

**PLANNING AND REGULATION
DEPARTMENT SECRETARY**

OTHERS PRESENT:

**GEORGE DUNAGAN
TOMMY RINCON
SCOTT HICKS
LARRY TROUBLEFIELD
ROBERT CASTRO
EDNA WASHBURN
JACK DOLAN
STEVE WALTERSCHEID
GARY WALTERSCHEID
TREY HUGHES
TOMMY HARDESTY
OFFICER C. GARCIA**

**212 W. STEVENS
SMITH ENGINEERING
SMITH ENGINEERING
3708 STANDPIPE RD
4910 MESILLA
111 FARRIS #61
1414 N. COUNTRY CLUB
1706 E. WOOD
1206 W. RIVERSIDE
4311 MONICA LN
506 ELGIN RD
101 N. HALAGUENO**

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 [5:00:37 PM]

0:00:08 **1. Roll call of Voting Members and Determination of Quorum.**

Roll was called, confirming the presence of a quorum of commission members. The following members were present—Mr. McCormick, Mr. Knott, Mr. Barney; Absent— Mr. Nesser, Mr. Garcia.

0:00:31 **2. Approval of Agenda.**

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

0:01:03 **3. Approval of Minutes from Meeting held April 2, 2018.**

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

0:01:37 **4. Variance for 20' Front Setback for Martin Farms Subdivision.**

Mr. Dunagan, Mr. Hicks, Mr. Gary Walterscheid, and Mr. Steve Walterscheid came forward to represent the application. To conform with other lots in the Martin Farms Subdivision and to allow people to have more back yard than front yard, the applicants want to have a 20' front setback, rather than the usual 30'. Many other subdivisions also have this same setback. **Mr. Patterson** added that this does not affect the right of way or width of the streets.

There was no public comment. **Mr. Knott** made a motion to approve the Variance, and **Mr. McCormick** seconded the motion. The vote was as follows: **Yes–Mr. McCormick, Mr. Knott, Mr. Barney**; No–None; Abstained–None; Absent–**Mr. Nesser, Mr. Garcia**. The motion carried.

0:08:08 **5. Consider recommendation for a Zone Change at Warachie Lane and Old Cavern Hwy.**

Mr. Dunagan, Mr. Hicks, Mr. Gary Walterscheid, and Mr. Steve Walterscheid were on hand to answer questions about the application. **Mr. Patterson** explained that they want to change the zoning to make it more appropriate for the subdivision. Planning recommends approval. **Mr. Dunagan** added that the 108 lots in Martin Farms Subdivision meet all the criteria for R-1. They will have sidewalks, cinder block fences, and some outbuildings allowed.

There was no public comment. **Mr. Barney** made a motion to recommend approval of the Zone Change, which **Mr. McCormick** seconded. The vote was as follows: **Yes–Mr. McCormick, Mr. Knott, Mr. Barney**; No–None; Abstained–None; Absent–**Mr. Nesser, Mr. Garcia**. The motion carried.

0:10:52 **6. Consider approval of a Preliminary Plat for Martin Farms Unit 2 Subdivision.**

Mr. Dunagan, Mr. Hicks, Mr. Gary Walterscheid, and Mr. Steve Walterscheid were present to answer any questions and present the application. **Mr. Patterson** expressed how the housing situation is dire, and the applicants want to move ahead with the second phase of development. Their engineer is developing more detailed plans of the streets and lot layout. The Planning Department recommended approval. **Mr. Dunagan** said they are building and selling as quickly as they can to provide for the need. The detailed plans should be ready by the end of the month. Everything will meet City standards. They want to start on the dirt-work, grading and clearing, and the retention pond. **Mr. Patterson** said that should be fine, but the contractor should understand what is allowed and should not start trenching until the plans are approved. The plans have to be in-house and approved before permanent structures or

trenching can be started. The applicants need to go through Mike Abell in Infrastructure and consult with him, so he can oversee what they are doing.

There was no public comment. **Mr. Barney** made a motion to approve the Preliminary Plat provided the final construction plans are at hand before any permanent structures or trenching is begun. The grading and dirt work will be at their own risk, contingent on the plans being approved. **Mr. McCormick** seconded the motion. The vote was as follows: **Yes–Mr. McCormick, Mr. Knott, Mr. Barney;** No–None; Abstained–None; **Absent–Mr. Nesser, Mr. Garcia.** The motion carried.

0:23:29 **7. Consider recommendation for Temporary Use at 1211 W. Rose Street.**

Mr. Hughes and Mr. May were there for the Temporary Use application. **Mr. Patterson** said that their access is from Boyd, and the entrance is wide enough for trailers. They want to start with RV's, with an eye to having a mobile home park in the future. It is for 176 units. Planning Department recommends approval. The spaces will be 50' wide and 100' long, with 30' wide streets. The actual park will be fenced and meet all the City ordinance requirements. The applicants will need to come back if they want to expand. Water and sewer is available. **Mr. Hughes** added that they will need to do a road bore for water, but sewer is already on the west side of the street. There is a need for housing, and they want to fill the need.

There was no public comment. **Mr. Knott** made a motion to recommend approval of the Temporary Use, and **Mr. McCormick** seconded the motion. The vote was as follows: **Yes–Mr. McCormick, Mr. Knott, Mr. Barney;** No–None; Abstained–None; **Absent–Mr. Nesser, Mr. Garcia.** The motion carried.

0:30:20 **8. Consider recommendation for a Zone Change at 111 E. Farris Street.**

Mr. Troublefield came forward to request a zoning change from R-1 to R-2. **Mr. Patterson** explained that this is an existing mobile home park, and the new zoning would better fit the use of the property. Planning Department recommended approval. **Ms. Goad** added that mobile home parks are not allowed in R-1, but the property had been grandfathered in when the zoning ordinance had been changed. Changing the zone will be a corrective action. **Mr. Troublefield** said he wants to get the older trailers out and move in newer ones. To upgrade electrical or anything else, the park needs to conform to all new rules. They can't improve the park without the zone change.

There was no public comment. **Mr. McCormick** made a motion to recommend approval of the Zone Change; **Mr. McCormick** seconded the motion. The vote was as follows: **Yes–Mr. McCormick, Mr. Knott, Mr. Barney;** No–None; Abstained–None; **Absent–Mr. Nesser, Mr. Garcia.** The motion carried.

0:35:33 **9. Consider a request for a Variance for side setback of 2 feet for a carport located at 4910 Mesilla Street.**

Mr. Castro wants to put up a carport that has three sides open and has gutters, so no water will drain onto the adjoining property. **Mr. Patterson** said that Planning recommends approval and added that when the applicant gets a building permit, the building official will remind him that three sides have to remain open.

There was no public comment. **Mr. Barney** made a motion to approve the Variance. **Mr. McCormick** seconded the motion. The vote was as follows: **Yes–Mr. McCormick, Mr. Knott, Mr. Barney;** No–None; Abstained–None; **Absent–Mr. Nesser, Mr. Garcia.** The motion carried.

0:40:36 **10. Consider a Variance for a side setback of 3 feet for rebuilding a burned garage at 1414 N. Country Club Circle.**

Mr. Dolan came forward to ask that he be permitted to rebuild his burned garage on the original site, which is three feet from his property line. He added that it will be metal this time.

There was no public comment. Mr. McCormick made a motion to approve the Variance, and Mr. Barney seconded that motion. The vote was as follows: Yes—Mr. McCormick, Mr. Knott, Mr. Barney; No—None; Abstained—None; Absent—Mr. Nesser, Mr. Garcia. The motion carried.

0:48:47 **11. Report regarding Summary Review Subdivisions.**

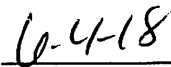
There was brief discussion regarding some of the plats in the report.

0:50:55 **11. Adjourn.**

There being no further business, the meeting was adjourned.

0:50:55 Stop Recording [5:51:33 PM]


Chairman


Date