

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, October 1, 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, October 1, 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 September 10, 2018.
4. Consider a recommendation to Council for a Zone Change request for an approximately 0.25 acre parcel, located at 111 & 113 Kircher St., legally described as Quarter: SE Section 18, Township 22S, Range 27 E 45' of Tract 57 & Quarter: SE Section 18, Township 22S, Range 27E W 55' of Tract 57, "C-2" Commercial 2 District to "R-2" Residential 2 District
5. Consider a recommendation to Council for a Zone Change request for an approximately 7.26 acre property, located at to the south of Kircher St. and west of National Parks Hwy., legally described as Quarter: SW S: 18 T: 22S R: 27E Tr 55 in SESE; Quarter: SW S: 18 T: 22S R: 27E Tr 56 in SESE; & Quarter: SW S: 18 T: 22S R: 27E Tr 63 in SESE, "R-1" Residential 1 District to "C-2" Commercial 2 District.
6. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 1012 Airport Rd.
7. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 2608 Tulip St.
8. Consider approval of a Variance request to allow Temporary Housing/RV Park on approximately 1.10 acre parcel as opposed to 2 acre minimum requirement at 901 Malaga Ave.
9. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 901 Malaga Ave.
10. Consider approval of a Variance request to allow Temporary Housing/RV Park on an approximately 0.83 acre property as opposed to the 2 acre minimum requirement, located at 1524 S. Canal St.
11. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 1524 S. Canal St.

12. Consider approval of a Variance request to reduce the required front-yard setback from 30' to 20' at Farmview Subdivision Phase 6, zoned "R-R" Rural Residential District.
13. Consider approval of a Variance request to install a perimeter fence in the front setback to a height of 7' at 2401 Utah St., zoned "R-1" Residential 1 District.
14. Consider approval of a Road Dedication at 2115 San Jose Blvd.
15. Consider approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.
16. Consider approval of a Preliminary Plat for Oasis Subdivision, zoned "R-1" Residential 1 District.
17. Report regarding Summary Review Subdivisions.
18. 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, OCTOBER 1, 2018, AT 5:00 P.M.

VOTING MEMBERS PRESENT:

**JAMES KNOTT
JAMES MCCORMICK
BRAD NESSER
BRIGIDO GARCIA**

**CHAIRPERSON
COMMISSION SECRETARY
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

LASON BARNEY

COMMISSIONER

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
TRYSHA CARRASCO
RON MYERS**

**PLANNING DIRECTOR
PLANNING DEPUTY DIRECTOR
DIRECTOR OF UTILITIES**

SECRETARY PRESENT:

JENNIFER CAMPOS

**PLANNING AND REGULATION
DEPARTMENT EXECUTIVE SECRETARY**

OTHERS PRESENT:

**SHEILA WALTERSCHEID
PHILLIP WALTERSCHEID
CODY LAYTON
JIMMY PADILLA
JEROME M. VILLA
JOE BASSO
JON PUTMAN
MELISSA WALTERSCHEID
CINDY & GARY TAYLOR
JOE D. JENKINS
JAYDEN JENKINS
DORA WEBBER
JOHN NESTOROWICH
LORI ELYASEVICH
PAUL THOMPSON
CHARLES THOMPSON
KEN THURSTON
KEVIN KERST
KELLY SANDERS
KATHY LAREZ
OFFICER C. GARCIA**

**6430 TIDWELL
1011 SENECA LN.
2608 TULIP
206 W. ROSE ST.
118 W. ROSE
5231 TIDWELL
6430 TIDWELL
5050 NATIONAL PARKS HWY
413 W. CHERRY
802 W. ORCHARD
609 N. ASH
610 N. ASH
4011 JESSE JAMES CT.
1802 N GUADALUPE
4818 NATIONAL PARKS HWY
1800 E. LOHMAN, LAS CRUCES, NM
2401 UTAH ST.
2903 PECOS HWY
609 N. ASH**

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 [5:01:31 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. The following members were present—Mr. Garcia, Mr. Nesser, Mr. McCormick, Mr. Knott; Absent—Mr. Barney.

0:00:28 **2. Approval of Agenda.**

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

0:01:49 **3. Approval of Minutes from the Meeting held September 10, 2018.**

Mr. Garcia indicated that on item #4 the last paragraph his name was mentioned twice on the voting. Mr. McCormick made a motion to approve the Minutes with the correction; Mr. Garcia seconded the motion. The vote was as follows: Yes— Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser; No—None; Abstained—None; Absent— Mr. Barney. The motion carried.

0:03:00 **4. Consider a recommendation to Council for a Zone Change request for an approximately 0.25 acre parcel, located at 111 & 113 Kircher St., legally described as Quarter: SE Section 18, Township 22S, Range 27 E 45' of Tract 57 & Quarter: SE Section 18, Township 22S, Range 27E W 55' of Tract 57, "C-2" Commercial 2 District to "R-2" Residential 2 District.**

Mr. Patterson explained this is a Zoning Change from "C-2" Commercial 2 District to "R-2" Residential 2 District for approximately 0.25 acres, legal descriptions attached, located at 11 and 113 Kircher St. The properties to the north, south and east are zoned "C-2" Commercial 2 District. The properties to the west are zoned "R-1" Residential 1. This zone change would create a spot zone. Mr. Jenkins said the zone change request would allow for small scale apartments on the lots, which will provide housing in Carlsbad. Mr. Villa said he lives on Rose Street, he has no issue as far as housing development going up, but 2 years ago they had voted for the zoning to be residential is it going to change his property in any way. Mr. Patterson said what Mr. Jenkins is asking for will not change anyone's property. Mr. Basso also approached the table and he also lives on Rose Street and would like to understand what the properties are. Mr. Jenkins explained pointed out in the packet where the properties are located. Mr. Patterson said based on review of the application and staff comments, planning staff recommends approval of this request based on the following findings on page 14.

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

0:08:31 **5. Consider a recommendation to Council for a Zone Change request for an approximately 7.26 acre property, located to the south of Kircher St. and west of National Parks Hwy., legally described as Quarter: SW S: 18 T: 22S R: 27E Tr 55 in SESE; Quarter: SW S: 18 T: 22S R: 27E Tr 56 in SESE; & Quarter: SW S: 18 T: 22S R: 27E Tr 63 in SESE, "R-1" Residential 1 District to "C-2" Commercial 2 District.**

Mr. Patterson explained this is a Zone Change from "R-1" Residential 1 District to "C-2" Commercial 2 District for an approximately 7.26 acre property located at 117 and 125 Kircher St. The properties to the north, west, and south are currently zoned "R-1" Residential 1 District. The properties to the east are zoned "C-2" Commercial 2 District. As such, this zone change would not create a spot zone. You can see

in your packet, the legal description and the surrounding uses on the East are C-2 district going towards the highway. Anything allowed in C-2 district will be allowed on the property if the zoning is changed. **Mr. Basso** asked for clarification on the map where the properties in question are located. **Mr. Jenkins** explained to **Mr. Basso** the properties that are being in question. **Mr. Basso** said that he bought the property 17 years ago and it was peace and quiet. **Mr. Patterson** said based on review of the application and staff comments, planning staff recommends approval of this request.

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

0:16:43 **6. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 1012 Airport Rd.**

Mr. Patterson explained this is an expansion to the existing Temporary RV Park located at 1012 Airport Ave. The applicants want to expand in front of National Parks Hwy. There is an existing RV Park on Airport Ave they want to create a total of 37 spaces. The applicant provided a site plan how they're going to run the utilities and how the spaces will be laid out. **Ms. Taylor** said she does have a new architect drawing. **Mr. Taylor** explained they have purchased 3 lots and **Mr. Jenkins** owns the rest; joining together they are asking for approval for the Temporary Use for Temporary Housing. They are in the process of putting up a fence; there will be three ways to come in and out of the property. **Mr. Jenkins** said he no longer wants to have this property to be used for trucks parking there. **Mr. Jenkins** proposed plans indicate that they will utilize the alley to connect the existing RV Park to the expansion, but the alley would have to be vacated. **Mr. Patterson** said the city is looking into vacating it and they need to make sure that there are not utilities, but a decision hasn't been made. **Mr. Nesser** asked if the water line continues to National Parks Hwy through the property or does it end. **Mr. Patterson** replied that it does not continue.

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

0:27:47 **7. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 2608 Tulip St.**

Mr. Patterson explained the applicant is requesting a Temporary Housing as a Temporary Use at 2608 Tulip St. the subject property is close to 5.17 acres that the applicant owns. Planning staff recommends approval based on the conditions:

1. The applicant will need to secure approval from the Utilities Dept. regarding his sewer and water lines for the park.
2. The applicant will need to secure approval from the Solid Waste Dept. for the locations of the trash receptacles for the park.
3. The applicant will need to work with the City's Electrical Inspector as to the installation of electrical service to the park.

Mr. Padilla asked to put an RV Park using partial of his property on the northern half. He's has contacted the utilities department in anticipation of the approval; there is also a fire hydrant on Tulip Street. Depending on how fast his lots fill up then he may consider doing the rest of his property; until then he just wants RV's, not Modular or Mobile Homes.

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

0:44:22 **8. Consider approval of a Variance request to allow Temporary Housing/RV Park on approximately 1.10 acre parcel as opposed to 2 acre minimum requirement at 901 Malaga Ave.**

Mr. Patterson explained this is a variance to allow a Temporary Housing/RV Park on a 1.10 acre parcel, as opposed to the 2 minimum acre requirement at 901 Malaga Avenue. The applicant has provided a site plan showing how the park will be laid out and was able to provide for all of the setback and spacing requirements found in the Zoning Ordinance for a Temporary RV Park. Even with the lack of two acres, the applicant could install 14 new RV spaces on this site. With the significant need for temporary housing in this community, the request to place a Temporary RV Park at this location would be beneficial to the community. The site is zoned correctly for Temporary Housing it's going to be directly adjacent to a possible expansion of RV Park just to the West. Planning Staff recommends approval of this request. **Mr. Knott** asked **Mr. Patterson** about the addressing. **Mr. Patterson** said that our GIS Coordinator is aware of the issue some of the addressing was out of sequence. She has been working with **Mr. Thompson** changing the property to 1009 instead of 901 Malaga Avenue.

Mr. Thompson said he's representing this request on behalf of his parents who own the property. They've had offers to sell, but rather than selling they would like to have an RV Park that would benefit the city. He does plan to put fencing around the proposed site, his parents happen to live across the street for this request.

Mr. Garcia made a motion to recommend approval of the Variance to allow Temporary Housing/RV Park. **Mr. Nesser** seconded the motion. The vote was as follows: **Yes— Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser**; No—None; Abstained—None; Absent—**Mr. Barney**. Motion carried.

0:49:39 **9. Consider recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 901 Malaga Ave.**

Mr. Patterson explained this request is the subject property as the previous item which is now 1009 Malaga Avenue. He has already mentioned from the previous item before what he's requesting. He's provided a site plan which has been included in the packet. He wants to install 14 RV spaces on this property. The first condition was to have his variance approved by this board from the previous item. Planning staff recommended approval based on the following conditions:

1. The applicant's Variance request for lack of acreage is approved by the Planning and Zoning Commission.
2. The applicant needs to indicate where the required perimeter fence will be located.
3. The Utilities Dept. needs to approve of the connections to the water and sewer mains at this location, as well as the solid waste receptacle locations.
4. The City's Electrical Inspector shall approve of the electrical plan prior to the start of development.

Mr. Garcia made a motion to approve the Temporary Use for Temporary Housing. **Mr. Nesser** then seconded the motion. The vote was as follows: **Yes— Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser**; No—None; Abstained—None; Absent—**Mr. Barney**. Motion carried.

0:53:16 **10. Consider approval of a Variance request to allow Temporary Housing/RV Park on an approximately 0.83 acre property as opposed to the 2 acre minimum requirement, located at 1524 S. Canal St.**

Mr. Patterson explained this variance is a request from the applicant to allow a Temporary Housing/RV Park on an approximately 0.83 acre parcel, as opposed to the 2 minimum acre requirement at 1524 S. Canal St. Also, on the next item of the agenda they are asking for a Temporary Use Permit for Temporary Housing. **Ms. Larez** said they have had an oil company approach them to purchase the property for their offices using the existing restaurant as their primary office to support their personnel in the back. It's to ease the cost of housing in the city; they wanted to have this done as soon as possible. She knows it takes time because of the rules and ordinances they have to abide by. They decided to continue with the variance where there may be a possibility that the company may still be interested once there is an approval. If they are not interested in the property, the family has decided to proceed and rent it out to another company. They don't want to rent it out to individuals. **Mr. Knott** asked **Ms. Larez** looking at the site plan that was presented at the meeting where would she have the RV turn around and having all the requirements with their setbacks and fencing how would a personal vehicle or a fire truck turn around. **Ms. Larez** asked what you would recommend the amount of RV's for that property. **Mr. Patterson** said the ordinance says there's 24' wide drive ale, 10' clear separation between all temporary structures, 10' clear separated all RV spaces, 20' setback from the fence on all sides. There would be no way to fit 15 RV's inside the property. Whoever draws your site plan would have to figure all that to make it work. **Ms. Larez** asked if the property doesn't fit what the company wants they could move forward with just the minimum requirements. **Mr. Patterson** said, "yes" if its approved.

Mr. Nesser made a motion to recommend approval of the Variance to allow Temporary Housing/RV Park. **Mr. Garcia** then seconded the motion. The vote was as follows: **Yes— Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser; No—None; Abstained—None; Absent—Mr. Barney.** Motion carried to recommend approval.

1:03:01 **11. Consider a recommendation to Council for a Temporary Use Permit for Temporary Housing to be located at 1524 S. Canal St.**

Mr. Patterson this item goes hand and hand with the previous item, the applicant is requesting to install Temporary RV on the subject property 1524 S. Canal Street, it's correctly zoned for C-2 for this use Planning Department recommends approval. **Ms. Larez** said she will bring in a professional drawing of the site plan before the item is to go before City Council.

Mr. McCormick motioned to recommend approval for a Temporary Use Permit for Temporary Housing. **Mr. Nesser** seconded. The vote was as follows: **Yes— Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser; No—None; Abstained—None; Absent—Mr. Barney.** Motion carried to recommend approval.

1:05:11 **12. Consider approval of a Variance request to reduce the required front-yard setback from 30' to 20' at Farmview Subdivision Phase 6, zoned "R-R" Rural Residential District.**

Mr. Patterson explained the developer is requesting a variance to reduce the front set-back from the required 30' to a setback of 20' for the planned 114 new lots in Farmview Subdivision, Phase 6, located south of Farmview Subdivision Phases 1-4, and west of Thomason Rd. The applicant states that this change in setback will result in less storm water runoff being conveyed in the City's ROW, along the City streets, in this development. The reduction in front setback will allow for larger back yards within the development. The Planning Staff recommends approval of this request based on the surrounding existing uses. **Mr. Thurston** said they still have the 60' right of way that's required by the city, but this request

will reduce the front set back to 20' instead of 30'. It gives them a chance to reduce the parkway from 20' on each side of the curb and sidewalk to a 10' but still allowing 20' setback which you will still have 30' from the back from the sidewalk. The drainage in this subdivision utilizes curbing to direct the water to a pond. **Ms. Elyasevich** said she lives on 4011 Jesse James at the end of the cul de sac of Farmview, she is not certain what the letter she received means. **Mr. Patterson** explained that a new subdivision on the south of her house is going to be developed. They want to build 10' closer that what is normally required reducing to 20' from a 30' in the front. It doesn't apply to her property. **Mr. Thurston** said the only reason why she received the letter is that the Planning Department recommends anyone living within a 100' radius to receive a letter. **Mr. Layton** said he understands the setbacks, but his question is as to why this was his first letter he received. **Mr. Patterson** said this was his first request. **Mr. Layton** said there are no notifications sent for a subdivision. **Mr. Patterson** said he doesn't believe that there are any notifications for subdivisions.

Mr. McCormick motioned to recommend approval for a Variance. **Mr. Garcia** seconded. The vote was as follows: Yes—**Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser**; No—None; Abstained—None; Absent—**Mr. Barney**. Motion carried to recommend approval.

1:12:57 **13. Consider approval of a Variance request to install a perimeter fence in the front setback to a height of 7' at 2401 Utah St., zoned "R-1" Residential 1 District.**

Mr. Patterson explained this variance is a request from the applicant to erect a 7' fence around his property, including into his front setback. Section 56-70(d)(5)(d) states:

Fences, walls and hedges shall not exceed four-feet (4ft.) in height from the front property Line, or right-of-way line if the front property line is the street centerline, to the front building line of any existing dwelling or front setback line, whichever is further from the street.

Apparently the applicant and his neighbor have a conflict that's escalated to a point where he thinks by having a 7' tall fence for privacy and safety concerns are necessary. Planning Staff recommends approval based on the following conditions:

1. The applicant should provide the type of material to be used in the construction of the fence.
2. The applicant shall work with the Building Official to ensure the fence is built to applicable Building Code.

Mr. Kerst explained that for over a year he and his wife have had constant issues with their neighbor. He just wants peace and not be able to have any eye contact with her. The Building Inspector said the fence could be 7' tall except in the front of the house, but that's why he's asking to go to 7' all the way to the curb. He doesn't think it would be an eye sore and there are no sidewalks in the neighborhood. **Mr. Knott** asked if there was a permit in place. **Mr. Kerst** said, "yes" he has one for metal fence, but he wants to continue to go with this permit all the way to the front. **Mr. Knott** asked why there were 2 addresses on the property. **Mr. Kerst** said he had a mother in laws living quarter there. **Mr. Nesser** mentions that he should stop the fence at 4' from the curb due to parking and pulling out of the driveway. **Mr. Kerst** said he has a cement driveway all the way to the curb. His plan is to actually taper it down the last 5' of the fence. **Mr. Knott** asked if he has had his property surveyed. **Mr. Kerst** said, "no" actually his neighbor had it done with all this argument going on. He said come to find out she's encroached 7" to his property and everything else in the back is right on his property. He's requesting for the 7' fence on the west side of his property only.

Mr. McCormick motioned to recommend approval for a Variance. **Mr. Nesser** seconded. The vote was as follows: **Yes– Mr. Knott, Mr. McCormick, Mr. Nesser**; **No–Mr. Garcia**; **Abstained–None**; **Absent–Mr. Barney**. Motion carried to recommend approval.

1:27:30

14. Consider approval of a Road Dedication at 2115 San Jose Blvd.

Mr. Patterson explained the applicant is requesting to dedicate a street that will be constructed at 2115 San Jose Blvd. The street will meet the City's specifications on design and construction, including the required 60' of ROW, and will be approximately 408' long. The street will connect to a private street within the Horseshoe Creek RV Park to the west. The street will provide access to this RV park, and will serve as the primary access for NM Gas on the south side of the new street. The applicant's engineer, Smith Engineering, will provide construction plans to City staff, and staff will review and approve the plans if they meet City specifications. City staff will monitor the construction of the street, and once built and approved, the City will take over ownership and maintenance. Based on review of the application and staff comments, planning staff recommends approval on the condition that the street be constructed to City specifications. **Mr. Puttman** said Scott Hicks will draw the plan with curb, gutter, and sidewalks as specified. **Mr. Dunagan** said they just received the plans and they will get with the city to finalize them.

Mr. Garcia motioned to recommend approval for a Road Dedication. **Mr. Nesser** seconded. The vote was as follows: **Yes– Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser**; **No–None**; **Abstained–None**; **Absent–Mr. Barney**. Motion carried to recommend approval.

1:32:12

15. Consider approval of a Preliminary Plat for the Southeast Bypass Industrial Park, zoned "I" Industrial District.

Mr. Patterson said he would recommend for this item to be tabled to the next meeting.

Mr. McCormick motioned to table this item to the next meeting. **Mr. Garcia** seconded. The vote was as follows: **Yes– Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser**; **No–None**; **Abstained–None**; **Absent–Mr. Barney**. Motion carried to table the item.

1:33:57

16. Consider approval of a Preliminary Plat for Oasis Subdivision, zoned "R-1" Residential 1 District.

Mr. Patterson explained Preliminary Plat for Oasis Subdivision, creating 308 new residential lots, zoned "R-1" Residential 1 District, located at to the north of Farmview Subdivision and west of Thomason Rd. This subdivision will create 308 new residential lots for single family housing development. The applicant has submitted preliminary plans and plat that have been included in the packet. **Mr. Thurston** has been working with the city and this has been annexed in previously this year. Based on review of the application and staff comments, planning staff recommends approval. If approved, the following conditions shall be addressed prior to sign off of the final plat:

1. The engineer shall provide information from the on-going sewer infrastructure analysis so that the developer and the City can identify any improvements or upgrades will be needed to handle this development.
2. A letter of acceptance from the Infrastructure Construction Inspector and City Engineer shall be obtained by the developer and provided to planning staff should the City decide to accept the infrastructure installed.

3. The developer and engineer shall continue to work with City staff as to the infrastructure installed and the design of the infrastructure.
4. The developer and engineer shall continue to keep the City informed as to any private agreement entered into by the owners of Oasis Subdivision and the owners of Martin Farms Subdivision.

Mr. Thurston would like to have his item approved as a preliminary plat the will come back in phases, he would like to move forward with the city. They have been working with Engineers and Utilities Department, and several other people with this preliminary plat. **Mr. Patterson** said he's not aware that the city has had a development this size ever happen.

Mr. Nesser motioned to recommend approval for a Preliminary Plat. **Mr. Garcia** seconded. The vote was as follows: **Yes— Mr. Garcia, Mr. Knott, Mr. McCormick, Mr. Nesser**; **No—None**; **Abstained—None**; **Absent—Mr. Barney**. Motion carried to recommend approval.

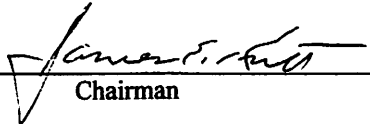
1:46:44 **17. Report regarding Summary Review Subdivisions.**

There was discussion of the various plats signed by the designees.

1:48:49 **18. Adjourn.**

There being no other business, the meeting was adjourned.

1:49:10 Stop Recording [6:51:35 PM]



Chairman

Date

the city has had a development this size ever before. The apartment and several other people with this building plan, Mr. Tolson said in a news release last week. "I would have been working with Tolson and other officials. The situation would have been very different as a government plan. He will come back in place, probably in 1960, and will have a good idea of what to do."

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