

MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, May 6, 2019, 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 6, 2019 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 1, 2019.
4. Remove from Table a Consideration for approval of a Variance request to allow a 6' fence in the front setback at 904 W. Fox St.
5. Consider approval of a Variance request to allow a 6' fence in the front setback at 904 W. Fox St.
6. Consider a recommendation to Council for a Zone Change request for approximately 1.75 acres located at the 3000 block of W. Texas St, legal description subject to final survey, from "R-1" Residential 1 District to "C-2" Commercial 2 District
7. Consider a recommendation to Council for a Zone Change request for approximately 18.83 acres located at 3101 Boyd Dr., legally described as Quarter: SE S 13, T 22S, R 26E, part of S2SE, BEGINNING SE CORNER OF 30'N OF SOUTH LINE, N 00 DEGREE 06'52"E693.86, N88 DEGREE 52'W 1325.46', S 161.06, 3 225.46', S 562.8', E 1100' TO POINT OF BEGINNING, from "I" Industrial District to "C-2" Commercial 2 District
8. Consider a recommendation to Council for a Zone Change request for approximately 16.162 acres located at 1224 W. Derrick Rd., legally described as Tract K-2, James Stafford Land Division #5, from "I" Industrial District to "C-2" Commercial 2 District
9. Consider a recommendation to Council for a Zone Change request for approximately 9.66 acres located at 1318 W. Derrick Rd., legally described as Tract J1B2B, James Stafford Land Division #3, from "I" Industrial District to "C-2" Commercial 2 District
10. Consider approval of a Conditional Use Permit to allow a Congregate Housing at 1200 W. Derrick Rd
11. Consider approval of a Conditional Use Permit to allow a Home Occupation-Sales & Service at 214 N. Ash St.
12. Consider approval of a Temporary Use Permit for Temporary Housing at 2009 E. Orchard Ln

13. Consider approval of a Temporary Use Permit for Temporary Housing at 2112 Standpipe Rd & 2109 Curry St.
14. Consider approval of a Temporary Use Permit for Temporary Housing at 2610 Tulip St.
15. Consider approval of a Preliminary Plat for Copperstone Estates Subdivision Phase 3
16. Consider naming an alley: Carnation Alley
17. Consider naming an alley: Sakura Alley
18. Report regarding Summary Review Subdivisions.
19. 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 6, 2019, AT 5:00 P.M.**

VOTING MEMBERS PRESENT:

**JAMES KNOTT
BRAD NESSER
LASON BARNEY
BRIGIDO GARCIA**

**CHAIRPERSON
COMMISSIONER
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

**JAMES MCCORMICK
COMMISSIONER**

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
TRYSHA CARRASCO**

**PLANNING DIRECTOR
DEPUTY PLANNING DIRECTOR**

SECRETARY PRESENT:

JUDITH WEBSTER

**PLANNING AND REGULATION
DEPARTMENT SECRETARY**

OTHERS PRESENT:

**ZACHARY THEUS
J.R. DOPORTO
GERALD FOX
MARTINA GONZALES
KYLE SMALL
CHELSEA CABLE
MARK COMER
SHANNON HAYCRAFT
JASON RAGLAND
BABU PATEL
CINDI OWENS
GEORGE DUNAGAN
BOB GAGE
AMANDA MASHAW
TREVOR HOOPES
RAMEY HOOPES
KACEY CORNUM
TRENT CORNUM
COBY CROUCH
JESUS FIERRO
THOMAS ESCARCEYA
ANTHONY COOK**

**2700 MISSOURI, LAS CRUCES, NM
112 DOPORTO CT.
307 S. 11TH ST.
214 N. ASH
200 DOPORTO CT.
200 DOPORTO CT.
522 W. MERMOD #721
1200 W. DERRICK
2610 TULIP ST.
3804 NATIONAL PARKS HWY.
303 S. 11TH
212 W. STEVENS
9010 OVERLOOK, NASHVILLE, TN
212 W. STEVENS
204 DOPORTO CT.
204 DOPORTO CT.
106 DOPORTO CT.
106 DOPORTO CT.
3003 S. BOYD
214 W. PEACH LANE
2112 STANDPIPE
409 SUNNYVIEW**

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 [5:03:39 PM]

0:00:23 **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. Barney, Mr. Knott, Mr. Nesser**. Absent—**Mr. McCormick**.

0:00:50 **2. Approval of Agenda.**

Mr. Patterson requested to move Item 16 – Consider approval of a Preliminary Plat for Copperstone Estates, Subdivision Phase 3 - up to Number 6 on the Agenda, moving other items down.

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

0:02:08 **3. Approval of Minutes from the Meeting held April 1, 2019.**

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

0:02:38 **4. Remove from Table a Consideration for approval of a Variance request to allow a 6' fence in the front setback at 904 W. Fox St.**

The applicant, **Claudia Martinez**, did not appear. **Mr. Patterson** suggested the board should either vote to not remove it from the table or remove it, consider it, and deny it.

Mr. Barney made a motion to not to remove from table and **Mr. Nesser** seconded the motion. The vote was as follows: **Yes— Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; **No—None**; **Abstained—None**; **Absent— Mr. McCormick**. The motion carried.

0:3:55 **5. Consider approval of a Variance request to allow a 6' fence in the front setback at 904 W. Fox St.**

Item Number 5 is part of **Item Number 4**.
Item Number 16 moves up to **Number 6**.

0:16:36 **6. Consider approval of a Preliminary Plat for Copperstone Estates Subdivision Phase 3**

Zachary Theus is the applicant and he is present. **Mr. Patterson** explains that the approval of this application will start the process of creating six new single family residential lots at Copperstone Estates just south of the assisted living facility on Teak Lane. The developer wants to create six lots to finish out Redwood Loop that will connect with Teak Lane and dedicate Teak Lane that runs in front of the assisted living facility to Cherry Lane. After review by City staff, the Planning Dept. recommends approval with conditions the developer and engineers work with City staff as to infrastructure to finish the development, that the infrastructure inspector be allowed to monitor the installation of the infrastructure and prior to signing of the final plat, the City has signed off on all infrastructure installed. **Mr. Theus** stated their remaining piece of land to the Southeast is being considered for purchase for an orchard. Floor opened for Public comment, there was none.

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

0:37:07 **7. Consider a recommendation to Council for a Zone Change request for approximately 1.75 acres located at the 3000 block of W. Texas St, legal description subject to final survey, from “R-1” Residential 1 District to “C-2” Commercial 2 District**

The applicant, **Bob Gage**, GBT Realty, Development Company from Nashville, Tennessee was present. **Mr. Patterson** explained this Request for Zone Change from “R-1” Residential 1 District to “C-2” for an approximately 1.75 acres of property in the 3000 block West Texas Street. **Mr. Patterson** explains the applicant’s letter states they are looking to install a variety/retail store on the property, and that there is C-2 Zoning on the north side of Texas Street, which is sort of adjacent over the right-of-way. If the applicant can provide a plat showing the legal description, the Planning Department recommends approval. **Mr. Knott** asks if the applicant has received the same letters containing feedback from the neighbors that the Planning Department has received. They will be provided to the applicant. **Mr. Patterson** states some of the adjacent residents are here to speak against the zone change. **Mr. Gage** explains they want to build a 9,100 square foot retail store with parking and utilities on the location. He says it is an underserved area. **Mr. Gage** states he has not received any negative feedback. Floor is opened for public comment. **Trent Cornum** addressed the board and states that he is against the zone change. He lists the Dollar General-type stores currently in Carlsbad, are not in residential areas. He observed that they tend to get run down quickly, and are not the type of stores he would want in his neighborhood. He estimates that the five homes being built in his neighborhood could be worth \$2 million and that they would not expect that type of retail store near them. For the sake of future development, he does not want the commercial zoning for the property. He suggests Mermod Street would be more appropriate. **Mr. Cornum** asks that the homeowners’ wishes be respected in regard to this zoning change. **J.R. Doporto** comes to the podium. He is opposed to the zone change, would be OK with development, but residential. He suggest that closer to Happy Valley further west on Texas Street. He is also opposed because of increased traffic, and the type of traffic this would attract. **Kacey Cornum** comes to the podium. She is opposed to the zone change, but is not against development if it is residential. She states she is not against business opportunity, but GBT Realty may not have ties to Carlsbad, and would bring the property value of her home down. She asks that the zoning be kept Residential. **Mr. Knott** asks **Mr. Patterson** the current zoning of subject property, and he states it is R-1. **Jerry Fox** approaches the podium next. He states he is concerned about infrastructure, as there is no sewer or water available in that area. The new houses have septic tanks. He wouldn’t mind residential development, but not commercial. **Trevor Hoopes** comes to podium. He is currently building on Doporto Court. He supports those who spoke before him. He feels the commercial development would adversely affect his property value. His big concern is having a place for his family therefore choosing his property near the edge of town. He states there are other places in Carlsbad that some infill could take place, such as behind Albertson’s, and that the proposal, if passed, would not be in line with the desired purpose of Zoning Ordinance of the City of Carlsbad. **Mr. Knott** points out to the audience that they are a recommending board, and do not consider what is going to go into the zone, they just make a recommendation to the City Council; and that anything that is allowed in that zone is allowed on that property. There is no condition from the commission or City Council to approve a particular item on that property. Next to the podium is **Kyle Small**. He states he would like the property to remain residential. He states there is a lack of nicer properties that would bring in higher income employees of the oil and gas industry. He asks that keeping the property zoned R-1 for the safety of children also. **Mr. Knott** asks **Mr. Patterson** what are the nearest commercial properties in the vicinity of subject property. **Mr. Patterson** states on the Zoning Map there are some properties on the north side of West Texas Street that are zoned C-2, after that a more commercial corridor begins near the intersection of Texas Street and Eighth St. **Mr. Patterson** states the proposed property would not be a spot zone. The use would be a spot use. **Mr. Knott** noted that the extension of water and sewer services would be the expense of the developer and not the City of Carlsbad. **Mr. Gage** understands the utilities expense and they typically

hook into septic and well when they build these stores. The usage of this building is less than a 3 bedroom house. He states they are conscious of the residents when they go into a neighborhoods, they provide a 6 foot fence and landscaping around the store. The drawing of the site is not to scale. **Mr. Nesser** asks if the eastern border of the property is along Doport Court. **Mr. Dunagan**, who represents the seller, states that it is immediately adjacent to Dorporto Subdivision. It is sharing a property line with Doport Court. **Mr. Gage** states the site could be flipped and the entrance only off West Texas Street only. **Mr. Patterson** reminds audience that the subject property has not been subdivided from the larger piece yet and the Planning Department was not sure where building was going to be located. No more questions from committee.

Mr. Garcia made a motion to deny the zone change request and **Mr. Nesser** seconded the motion. The vote was as follows: Yes– **Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; No–None; Abstained–None; Absent– **Mr. McCormick**. The motion was denied. **Mr. Patterson** informed the applicant would need to provide a plat showing a legal description for the property before a date could be set for it to appear before Council.

0:37:15 **8. Consider a recommendation to Council for a Zone Change request for approximately 2.87 acres located at 3804 National Parks Hwy, legally described as Lot 4, Block 3, Holiday Unit Subdivision, from “R-1” Residential 1 District to “C-2” Commercial 2 District**

Mr. Patel comes to the podium. **Mr. Patterson** explains the request for the Zone Change is so that **Mr. Patel** could use the property for commercial purposes in combination with the hotel along National Parks Highway. The Planning Department recommends approval. **Mr. Knott** asks if this is a man camp. **Mr. Patterson** explains it could be used that way with C-2 Zoning. Floor is opened for comment. **Mr. Nesser** asks if there would be 8 units placed there. **Mr. Patterson** states that would be a separate application that he would have to make.

Mr. Nesser made a motion to approve and **Mr. Garcia** seconded the motion. The vote was as follows: Yes– **Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; No–None; Abstained–None; Absent– **Mr. McCormick**. The motion carried. This item will go before Council on the June 11, 2019 meeting.

0:42:38 **9. Consider a recommendation to Council for a Zone Change request for approximately 18.83 acres located at 3101 Boyd Dr., legally described as Quarter: SE S 13, T 22S, R 26E, part of S2SE, BEGINNING SE CORNER OF 30°N OF SOUTH LINE, N 00 DEGREE 06°52'E693.86, N88 DEGREE 52'W 1325.46', S 161.06, 3 225.46', S 562.8', E 1100' TO POINT OF BEGINNING, from “I” Industrial District to “C-2” Commercial 2 District**

Coby Crouch comes to the podium, representing Constructors, Inc. **Mr. Patterson** explains the request. This change would not create a spot zone; the property to the East as indicated in the packet is C-2, not R-1. The Planning staff recommends approval of this request. **Mr. Crouch** states the zone change to C-2 would open up marketing opportunities to sell the land. No public comment.

Mr. Nesser made a motion to approve zone change and **Mr. Garcia** seconded the motion. The vote was as follows: Yes– **Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; No–None; Abstained–None; Absent– **Mr. McCormick**. The motion carried. **Mr. Patterson** states this item will come before Council on June 11.

0:45:51 **10. Consider a recommendation to Council for a Zone Change request for approximately 16.162 acres located at 1224 W. Derrick Rd., legally described as Tract K-2, James Stafford Land Division #5, from “I” Industrial District to “C-2” Commercial 2 District**

The applicant, **Shannon Haycraft**, attended. **Mr. Patterson** explained the request. The property is adjacent to C-2 zoned property, just to the east of National Parks Highway. The Planning Department recommends approval of this request. **Mr. Haycraft** states that they have 3 parcels, the ones to the east and west and they are building a transportation facility, and zoning has already been changed. They would like all the parcels to be the same zoning. They have brought in water from National Parks Highway and there is a utility easement coming off National Parks Highway. They have problems with run-off water from the airport. They have put in all their septic and waste treatment systems. Floor opened for public comment. There was none.

Mr. Garcia made a motion to approve the zone change and **Mr. Nesser** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; **No–None**; **Abstained–None**; **Absent– Mr. McCormick**. The motion carried. **Mr. Patterson** states this item will appear before City Council on June 11, 2019.

0:50:26 **11. Consider a recommendation to Council for a Zone Change request for approximately 9.66 acres located at 1318 W. Derrick Rd., legally described as Tract J1B2B, James Stafford Land Division #3, from “I” Industrial District to “C-2” Commercial 2 District**

Mr. Patterson explains this request and is the same applicant as last item. The Planning Dept. recommends approval of this request. **Mr. Haycraft** states this is adjacent to the previous property and he would like them all to have the same C-2 zoning. No public comment.

Mr. Garcia made a motion to approve the zone change and **Mr. Barney** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; **No–None**; **Abstained–None**; **Absent– Mr. McCormick**. The motion carried. **Mr. Patterson** states this item will appear before City Council on June 11, 2019.

0:52:26 **12. Consider approval of a Conditional Use Permit to allow a Congregate Housing at 1200 W. Derrick Rd**

Mr. Patterson explained this request; the applicant is **Mr. Haycraft**, same as previous items. **Mr. Patterson** states the zoning is already C-2 from a previous action and would allow conditional use of congregate housing, which is needed for employees. He has already begun discussions with the City Building Department on what kind of structures he can bring in. The Planning Department recommends approval of this request, as long as **Mr. Haycraft** is willing to tie into city utilities. **Mr. Knott** asked **Mr. Patterson** to brief him on the limitations on congregate housing. **Mr. Patterson** explains the applicant can open the congregate housing to the larger community; such as Ironhorse, Target Logistics, and others. **Mr. Haycraft** explained he needs housing for his roughly 90 employees, but would like to leave options open. He is primarily focused on his own employee group, not man-camp housing. No public comment.

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

0:57:40 **13. Consider approval of a Conditional Use Permit to allow a Home Occupation-Sales & Service at 214 N. Ash St.**

Ms. Patterson explained this request for a conditional use permit for a salon; the property is zoned R-1 and the conditional use permits do not run with the land, but the applicant. The applicant, **Martina**

Gonzales, is present. The Planning staff recommends approval. **Ms. Martinez** states the state does inspections, and she will get her business registration from the City when this is approved. There was no public comment.

Mr. Barney made a motion to approve and **Mr. Nesser** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; **No–None**; **Abstained–None**; **Absent– Mr. McCormick**. The motion carried. **Mr. Patterson** told the applicant to get her business registration and talk to a building official to make sure her building is suitable.

1:03:09 **14. Consider approval of a Temporary Use Permit for Temporary Housing at 2009 E. Orchard Ln**

Mark Comer came forward to present his request. **Mr. Patterson** explained the applicant is requesting a permit for Temporary Housing at 2009 E. Orchard Ln., zoned “C-2” Commercial 2 District. **Mr. Patterson** says **Mark Comer** brought this before Council in 2014 and it was approved, but he wasn’t able to move on it. A site plan has been provided to show his plans for the layout and his plans for utilities and ingress and egress onto Orchard Lane. **Mr. Comer** states property has quite a slope and he wasn’t permitted to build a structure. The site is needed for housing employees and creates a business. **Mr. Patterson** states that applicant shall work with Building Department to obtain all permits, and the Utilities Department for water and sewer services. **Mr. Comer** states everything has been approved except liquid waste. Using a firm in Albuquerque he outlines his plan using a system that uses waste water which then comes out clean. He explains how much better his proposed system than septic. Floor opened for public comment.

Mr. Nesser made a motion to approve and **Mr. Garcia** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; **No–None**; **Abstained–None**; **Absent– Mr. McCormick**. The motion carried. **Mr. Patterson** tells **Mr. Comer** that he will be notified when he will have to appear before City Council, probably the second meeting in June. **Mr. Comer** asks is he has to wait to get to work until he gets his liquid waste permit or could he get a conditional liquid waste permit. **Mr. Patterson** states that if Council approves it, he can get start working.

1:14:30 **15. Consider approval of a Temporary Use Permit for Temporary Housing at 2112 Standpipe Rd & 2109 Curry St.**

Thomas Escarceya is the applicant and he came to the podium. **Mr. Patterson** explained the request that this is a combination of two properties, and there are already 3 RVs on the Standpipe property, and the property owners have been approached about following our process to continue this use at the location. The site plan states it would be a maximum of three. The Planning Dept. would recommend denial because the properties put together make 2 acres, but are not fully adjacent. **Ms. Carrasco** noted in the ABM that their site plan lacks drive aisles, there is not an emergency turn around, lacks a detailed site plan for utilities, there is not an electrical plan provided and they are not observing setbacks. Until these issues are rectified, the Planning staff recommends denial. **Mr. Knott** asks about where the city and county boundaries are located. The applicant does not know where the nearest county property is. Applicant states he only has 2 RVs and the 3rd one is used for storage. **Mr. Knott** asked **Mr. Escarceya** is he has discussed with Planning Dept. options for keeping those there and such things as turnarounds, roads, electric. **Mr. Patterson** states that there is no country property in the immediate vicinity. **Mr. Knott** reminds applicant that the Planning Commission is a recommending body. **Mr. Patterson** states that this will go on to the City Council with the recommendation from this board. The applicant will be welcome to come in and work with Planning staff to get their plans more in order. The floor is opened for public comment. There was none. **Mr. Nesser** asked if this should be tabled while applicant gets his request in order. **Mr. Patterson** states his site plan needs a lot of work. **Mr. Knott** asks if it would be possible for applicant to do a re-plat and join the two properties. **Mr. Patterson** informs that the properties have separate owners, that this would be a joint venture.

Mr. Nesser made a motion to deny and **Mr. Barney** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; No–None; Abstained–None; Absent– **Mr. McCormick**. The motion was denied. Mr. Patterson informed applicant he would be notified when the next City Council meeting would be.

1:23:57 **16. Consider approval of a Temporary Use Permit for Temporary Housing at 2610 Tulip St**

Mr. Ragland is present. **Mr. Patterson** briefly explained this is a Temporary Use for Temporary Housing at 2610 Tulip. This is actually located in the alley to the south of Jason Street. If you recall this body has approved other temporary housing applications along this alley. This applicant meets the initial requirement for acreage; they are proposing to install 30 RV spaces. The applicant needs to provide electrical plans to the City, and discuss location of trash receptacles with the Utilities Dept. The Planning Dept. recommends approval with the following conditions: that the applicant obtains all proper permits and inspections, and works with the Utilities Dept. to go over connection to city utilities and location of trash receptacles. **Mr. Ragland** states both his neighbors to the left and right were approved for Temporary Housing so he wants to do the same. Floor opened for comment. There was none.

Mr. Nesser made a motion to approve Temporary Use Permit and **Mr. Barney** seconded the motion. The vote was as follows: **Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser**; No–None; Abstained–None; Absent– **Mr. McCormick**. The motion carried. Mr. Patterson informs applicant he will be notified when he will be scheduled before City Council.

1:27:30 **17. Consider naming an alley: Carnation Alley**

Mr. Patterson explains that there are situations around town where property has been divided off of an alley, and they use the alley as their primary access. Emergency Services has approached the Planning Dept. about locating these properties in the 911 system. They need services to be routed to the correct address. The GIS Dept. has done some research about how other communities are dealing with this, and other municipalities are naming their alleys. Our GIS coordinator has gone through our data base to look for sound-alikes and duplications and we are recommending this name for the alley. **Mr. Knott** asked about the measurement of the alley. Once Carnation Alley is named the City can issue addresses. **Mr. Patterson** states the City is not encouraging further development of the alley, but more will be brought forward. Floor is opened for comment. Audience member asks if he will have to change his address and will the City maintain the alley. **Mr. Patterson** replies yes he will have to change his address, and yes the City should be maintaining the alley, stating that owners have to maintain to the middle of the alley.

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

1:33:28 **18. Consider naming an alley: Sakura Alley**

Mr. Patterson explains this item is about the same as last item, and as noted along the west side of Tulip Street the properties in the alley are addressed off of Center Ave., and where emergency services will be routed to get to the properties that front of Sakura would be to a point on Center. Naming some of the alleys to better route emergency services is what some other cities are implementing. The name was vetted with GIS coordinator for sound-alikes and duplicates. The floor was opened for comment.

Mr. Barney made a motion for approval and Mr. Nesser seconded the motion. The vote was as follows: Yes– Mr. Garcia, Mr. Barney, Mr. Knott, Mr. Nesser; No–None; Abstained–None; Absent– Mr. McCormick. The motion carried.

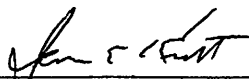
1:35:15 23. Report regarding Summary Review Subdivisions.

Nothing unusual was noted.

1:36:40 24. Adjourn.

There being no other business, the meeting was adjourned.

1:36:44 Stop Recording [6:45:26 PM]



Chairman

6-3-18

Date