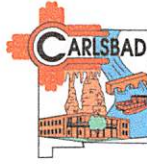


MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, October 7, 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, October 7, 2019 at 5:00 PM
Municipal Annex 114 S. Halagueno Street
Council Chambers

1. Roll call of voting members and determination of quorum.
2. Approval of Agenda.
3. Approval of Minutes from the Meeting held September 9, 2019.
4. Consider approval of a request for a Conditional Use Permit to allow an Artisan Craft Shop as a Home Occupation at 903A Hueco St., zoned "R-2" Residential 2 District.
5. Consider approval of a request for a Conditional Use Permit to allow Sales and Service (Beauty Shop) as a Home Occupation at 2507 Missouri St, zoned "R-1" Residential 1 District.
6. Consider a recommendation to Council regarding an application for a Temporary Use Permit for Temporary Housing to be located at 1902 Coyote Ct., zoned "R-R" Rural Residential District.
7. Consider a recommendation to Council regarding an application for a Temporary Use Permit for Temporary Housing to be located at 3221 National Parks Hwy., zoned "C-2" Commercial 2 District.
8. Consider approval of a Variance to allow a 0' side setback at 506 N. Olive St., zoned "R-1" Residential 1 District.
9. Consider a recommendation to Council for a Zone Change request from "C-2" Commercial 2 District to "R-2" Residential 2 District for approximately 4.55 acres located at 410 S. 6th St., legally described as Quarter: SW S: 1 T: 22S R: 26E S2 OF TR 2 IN W2SW MAP# 218-5 LOC 410 S SIXTH EXEMPT.
10. Consider naming a private road: NGL Road.
11. Report regarding Summary Review Subdivisions.
12. Adjourn
- 13.

FOR INFORMATION ONLY

Agendas and Planning and Zoning Commission meeting minutes are available on the City web site:

cityofcarlsbadnm.com

or may be viewed in the Office of the City Clerk or at the Carlsbad Public Library during normal and regular business hours

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

- Regular meeting – Monday, November 4, 2019 at 5:00 p.m.

**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 7, 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

EX-OFFICIO MEMBERS PRESENT:

JEFF PATTERSON

PLANNING DIRECTOR

SECRETARY PRESENT:

JENNIFER CAMPOS

**PLANNING AND REGULATION
DEPARTMENT EXECUTIVE SECRETARY**

OTHERS PRESENT:

**RON MYERS
JOE OSBORN
CLORISSA OSBORN
GERRY WASHBURN
CHRIS C. LUCERO JR.
FRED J. HILL
DENNIS MILLER
ROBBY HANSEN
EQUETHIA DIXON
STACEY SLADE
DON OWEN
SHANE CARPENTER
JEANNIE WATSON
LAVERN SHAR**

**CITY
903 HUECO ST.
903 HUECO ST.
CMS
401 S. 6TH ST.
402 S. 6TH ST.
2411 E. GREENE ST.
2411 E. GREENE ST.
2507 MISSOURI
506 N. OLIVE
408 N. CANYON
3221 NATIONAL PARKS HWY.
306 CIMARRON TRL.
CARLSBAD SCHOOLS**

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

0:00:02 Start Recording [5:02:59 PM]

0:00:05 **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.

0:00:26 **2. Approval of Agenda.**

Mr. Nesser 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.

0:00:52 **3. Approval of Minutes from the Meeting held September 9, 2019.**

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

0:01:25 **4. Consider approval of a request for a Conditional Use Permit to allow an Artisan Craft Shop as a Home Occupation at 903A Hueco St., zoned “R-2” Residential 2 District.**

Joe and Clorissa Osborn come to the podium. Mr. Patterson explains the request, noting the Planning Department recommends approval with a few caveats. The Utilities Department will review utility usage and the applicants must adhere to requirement for on-street parking. Mr. Osborn explains that Carlsbad would benefit for having a gunsmith shop. The floor was opened for public comment, there was none.

Mr. Barney made a motion to approve; 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.

0:06:43 **5. Consider approval of a request for a Conditional Use Permit to allow Sales and Service (Beauty Shop) as a Home Occupation at 2507 Missouri St, zoned “R-1” Residential 1 District.**

Equethia Dixon comes to the podium. Mr. Patterson explains the request to open a beauty shop. The Planning Department recommends approval. Ms. Dixon states she has had a beauty shop in the past, but closed it because of illness. Floor opened for public comment. Stacey Slade comes to the podium to express his support for this request. Chris Lucero comes to podium next, stating he has known the applicant for a long time; and supports her request.

Mr. Nesser made a motion to approve; 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.

0:12:11 **6. Consider a recommendation to Council regarding an application for a Temporary Use Permit for Temporary Housing to be located at 1902 Coyote Ct., zoned “R-R” Rural Residential District.**

Robby Hanson comes to the podium. Mr. Patterson explains this request, noting the Planning Department recommends approval with the condition that the applicant provide an electrical plan to the City Electrical Inspector. Mr. Hanson states the property has had electricity for over a year and was approved. Floor opened for public comment.

Mr. Nesser made a motion to approve; 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 explains this item will go before City Council for final approval and the applicant will be notified of the date.

0:17:56 **7. Consider a recommendation to Council regarding an application for a Temporary Use Permit for Temporary Housing to be located at 3221 National Parks Hwy., zoned "C-2" Commercial 2 District.**

Shane Carpenter comes to the podium. Mr. Patterson explains the request, noting that the Planning Department recommends approval, with the condition that the applicant provide an electrical plan to the City Electrical Inspector. Also the parcels included in the application should be platted into one parcel to meet the minimum acreage. Floor opened for public comment.

Mr. Barney made a motion to approve; 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 the applicant that this will appear before City Council, and that he will be notified of the meeting date.

0:22:21 **8. Consider approval of a Variance to allow a 0' side setback at 506 N. Olive St., zoned "R-1" Residential 1 District.**

Stacey Slade is present for the meeting. Mr. Patterson explains the request. The Planning Dept. recommends denial based on meetings with multiple City Departments. Floor opened for public comment. There was none.

Mr. Nesser made a motion to deny; 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 tells the applicant he can appeal this decision within 15 days, and it will go before City Council.

0:29:16 **9. Consider a recommendation to Council for a Zone Change request from "C-2" Commercial 2 District to "R-2" Residential 2 District for approximately 4.55 acres located at 410 S. 6th St., legally described as Quarter: SW S: 1 T: 22S R: 26E S2 OF TR 2 IN W2SW MAP# 218-5 LOC 410 S SIXTH EXEMPT.**

Garry Washburn comes to the podium. Ms. Patterson explains the request. This is property owned by Carlsbad Municipal Schools, and will be used for teacher housing; the R-2 zoning will provide for maximum density housing. The property is adjacent to City Utilities. The Planning Dept. recommends approval of this request. The floor was opened for public comment. Fred Hill comes to the podium and states that the property is in a flood area and floods every year. He would like to know what types of homes are planned. Mr. Patterson explains that the zoning would allow only double wide trailers or modular homes. Mr. Washburn explains they would be modular homes, affordable and long-lasting.

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

Mr. Patterson states this will go before City Council for final approval, and the applicant will be notified of the date.

0:41:11 **10. Consider naming a private road: NGL Road.**

Mr. Patterson explains there is no applicant for this request. Usually the Planning Dept. brings it before the Board. The Planning Dept. recommends approval. There was no public comment.

Mr. Nesser made a motion to approve; **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.

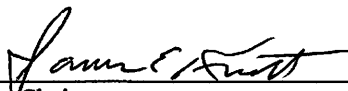
0:43:34 **11. Report regarding Summary Review Subdivisions.**

Mr. Patterson explains this is a private road off National Parks Highway and addresses are needed.

0:46:24 **12. Adjourn.**

There being no other business, the meeting was adjourned.

0:46:30 Stop Recording [5:49:29 PM]



Chairman

11-4-19
Date