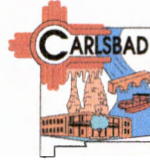


MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, July 12, 2021 at 5:00 p.m.

**Meeting Held in the Annex Council Chambers
114 S. Halagueno St.**



CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION
Monday, July 12, 2021 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 June 7, 2021
4. Consider approval of a Variance request to allow a 2' increase in fence height along the front and side setbacks at 712 W. McKay St., zoned "R-2" Residential 2 District
5. Consider approval of a Variance request to allow the storage of an operable RV in the front setback at 510 Alvarado St., zoned "R-2" Residential 2 District
6. Consider approval of a Variance request to allow the creation of a lot smaller than the required 2,500/sf & a Variance request to allow a reduction in side setbacks at 504 N. Canyon St. & 112 W. Hagerman St., zoned "C-1" Commercial 1 District
7. Consider approval of a Variance request to allow a 0' side setback as opposed to the 5' side setback minimum at 915 N. Edward St., zoned "R-1" Residential 1 District
8. Consider approval of the Final Plat for the Cornum Subdivision, creating 9 new residential lots for development, located on Peach Lane, zoned "R-1" Residential 1 District.
9. Report regarding Summary Review Subdivisions
10. Adjourn

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, August 2, 2021 at 5:00 p.m.

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 COUNCIL CHAMBERS,
114 S. HALAGUENO STREET, JULY 12, 2021 AT 5:00 P.M.

VOTING MEMBERS PRESENT:

JAMES McCORMICK
BRAD NESSER
TRENT CORNUM

CHAIRPERSON
COMMISSIONER
COMMISSIONER

VOTING MEMBERS ABSENT:

JANELL WHITLOCK
VACANT

EX-OFFICIO MEMBERS PRESENT:

TRYSHA ORTIZ

DEPUTY PLANNING DIRECTOR

SECRETARY PRESENT:

JUDITH WEBSTER

PLANNING AND REGULATION
DEPARTMENT SECRETARY

OTHERS PRESENT:

RAY BENAVIDEZ
CHARLIE GARCIA
PAUL HOFFMAN
CAESAR SANCHEZ
MARK WALTERSHEID
LISA WALTERSCHEID
ARTHUR PRICE

CERTIFIED BUILDING OFFICIAL
CITY
510 ALVARADO ST.
712 W. MCKAY ST.
502 E. HAMILTON
502 E. HAMILTON
via virtual meeting

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 [5:02:10 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. Nesser, Mr. Cornum.** Absent-- **Ms. Whitlock.**

0:00:38 **2. Approval of Agenda**

Ms. Ortiz tells the Commissioners that Item #8 will be removed as Commissioner Cornum would have to recuse himself; leaving not enough for a quorum. **Ms. Ortiz** proposes that this item be heard by City Council at their July 27, 2021 meeting.

Mr. Nesser made a motion to approve the Agenda; **Mr. McCormick** seconded the motion. The vote was as follows: **Yes-- Mr. McCormick, Mr. Nesser, Mr. Cornum.** No--None. Abstained--None. Absent-**Ms. Whitlock** . The motion carried.

0:01:53 **3. Approval of Minutes from the regular Meeting held June 7, 2021**

The Motion was made by **Mr. Cornum** and seconded by **Mr. Nesser** for approval of the Minutes. The vote was as follows: **Yes--Mr. McCormick, Mr. Nesser, Mr. Cornum.** No--None. Abstained--None; Absent-- **Ms. Whitlock.** The motion carried.

0:02:27 **4. Consider approval of a Variance request to allow a 2' increase in fence height along the front and side setbacks at 712 W. McKay St., zoned "R-2" Residential 2 District**

The applicant, **Cesar Sanchez**, comes to the podium. **Ms. Ortiz** explains this request is to consider approval of a Variance to increase a fence height 2' above the maximum 4' in the front setback. The property is at the corner of Lake St. and McKay St. The Planning staff recommends approval of this request. The 6' fence height would be on the alley side and on part of the front setback; and have a 16' gate. Floor opened for public comment. There was none.

The Motion was made for approval by **Mr. Nesser** and seconded by **Mr. Cornum.** The vote was as follows: **Yes--Mr. McCormick, Mr. Nesser, Mr. Cornum.** No--None. Abstained--None; Absent--**Ms. Whitlock.** The motion was approved.

0:06:22 **5. Consider approval of a Variance request to allow the storage of an operable RV in the front setback at 510 Alvarado St., zoned "R-2" Residential 2 District**

Ms. Ortiz explains the request is to allow the storage of an operable RV in the front setback at 510 Alvarado St. The applicant has provided a site plan of what he is proposing; the side setback will not be affected, only the front setback. The Planning Staff recommend denial of this request; due to the RV when parked, will go onto the sidewalk and encroach over the property line. **Mr. Hoffman** comes to the podium. He states that his RV is a fifth-wheeler and it has been parked there for five years. He says he sees other RVs parked at many properties around town. He states he can move his RV closer to his house; he says he has 2' more room. He cannot park it in the rear of the house and that is not an option. He says he will back up the RV and it will not be on the sidewalk. He had plans for a carport but would rather not have to build one. **Mr. Cornum** asks for clarification of the ordinance; **Ms. Ortiz** tells him the ordinance prohibits RV parking in the front or side setbacks. Floor opened for public comment. There was none. **Mr. Nesser** asks about the plot plan and length of the RV. **Mr. Hoffman** says the RV is 26' long.

The Motion was made by **Mr. Nesser** and seconded by **Mr. Cornum** for approval. The vote was as follows: **Yes--Mr. McCormick, Mr. Nesser, Mr. Cornum.** No--None. Abstained--None; Absent-- **Ms. Whitlock.** The motion was approved.

0:22:41 **6. Consider approval of a Variance request to allow the creation of a lot smaller than the required 2,500/sf & a Variance request to allow a reduction in side setbacks at 504 N. Canyon St. & 112 W. Hagerman St., zoned "C-1" Commercial 1 District**

The applicants, **Mark Walterscheid** and **Lisa Walterscheid**, come to the podium. **Mr. Walterscheid** explains there are two buildings on the property and they need to be split up so he can sell one of the buildings. **Ms. Ortiz** explains the lot line currently goes through one of the buildings. The lot line has been adjusted to go between the buildings. One of the lots is now smaller than the required 2500 sf in size. It does not meet the setback requirements either, but the buildings have been there for a long time. The Planning staff recommends approval of this request. Floor opened for public comment. There was none. **Ms. Ortiz** has received no calls in opposition to this request.

The Motion was made for approval by **Mr. Nesser**; and **Mr. Cornum** seconded the motion. The vote was as follows: **Yes--Mr. McCormick, Mr. Nesser, Mr. Cornum.** No--None. Abstained--None; Absent-- **Ms. Whitlock.** The motion carried.

0:27:03 **7. Consider approval of a Variance request to allow a 0' side setback as opposed to the 5' side setback minimum at 915 N. Edward St., zoned "R-1" Residential 1 District**

The applicant, **Arthur Price**, joins via virtual meeting. **Ms. Ortiz** explains his request would allow the applicant to place a two-car carport over the existing driveway. After review with other departments, the Planning Staff recommends approval with the conditions that the applicant shall obtain all necessary permits from the building department; and the applicant shall provide gutters on the carport to keep rainwater from flowing onto the neighbor's property. **Mr. Price** states he understands these conditions. He is trying to protect the paint jobs of his vehicles. The carport will be metal in the same color as his house, and will be 4.5' from the sidewalk. Floor opened for public comment. There was none. **Ms. Ortiz** received no calls in opposition to this request.

The Motion was made for approval by **Mr. Cornum**; and **Mr. Nesser** seconded the motion. The vote was as follows: **Yes--Mr. McCormick, Mr. Nesser, Mr. Cornum.** No--None. Abstained--None; Absent-- **Ms. Whitlock.** The motion carried.

8. Item Removed from Agenda

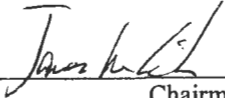
0:33:25 **9. Report regarding Summary Review Subdivisions**

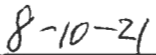
Ms. Ortiz give a report on the Summary Reviews.

0:36:19 **10. Adjourn**

There being no other business, the meeting was adjourned.

0:36:22 Stop Recording [5:38:22 PM]


Chairman


Date