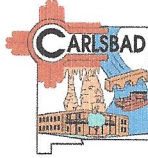


MINUTES OF THE REGULAR MEETING OF THE

**City of Carlsbad
Planning & Zoning Commission**

Monday, December 5, 2022 at 5:00 p.m.

**Meeting Held in the Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno St.**



CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION

Monday, December 5, 2022 at 5:00 PM
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street
GoToMeeting ID: 325-383-677
US Phone: (224) 501-3412 Access Code: 325-383-677

1. Roll call of voting members and determination of quorum
2. Approval of Agenda
3. Approval of Minutes from the Meeting held November 7, 2022
4. Consider approval of a Variance to allow 0' street frontage for the creation of a lot located at 1008 Spring St., zoned "R-2" Residential 2 District zoning
5. Consider approval of a Conditional Use Permit to allow a Community Services Center for the property located at 2314 W. Vermont St., zoned "R-1" Residential 1 District zoning
6. Consider approval of 2023 Planning & Zoning Commission meeting dates
7. Report regarding Summary Review Subdivisions
8. 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, January 9, 2023 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 JANELL WHITLOCK MUNICIPAL COMPLEX
COUNCIL CHAMBERS,
114 S. HALAGUENO STREET, DECEMBER 5, 2022 AT 5:00 P.M.**

VOTING MEMBERS PRESENT:

**JAMES MCCORMICK
LINDA WILSON
VALERIE BRANSON**

**CHAIRPERSON
COMMISSIONER
COMMISSIONER**

VOTING MEMBERS ABSENT:

**BRAD NESSER
TRENT CORNUM**

EX-OFFICIO MEMBERS PRESENT:

**JEFF PATTERSON
TRYSHA ORTIZ**

**PLANNING DIRECTOR
DEPUTY PLANNING DIRECTOR**

SECRETARY PRESENT:

JUDITH WEBSTER

**PLANNING AND REGULATION
DEPARTMENT SECRETARY**

OTHERS PRESENT:

**CHARLIE GARCIA
DENISE MADRID BOYEA
SHAMROCK P. HALL
SHERRY REDDING
JOELIE JONES
BRIAN JONES
DAVID LOZANO
ROBYN THORP
JIM HOLLEN**

**CITY
CITY ATTORNEY
2321 MISSOURI ST.
2321 MISSOURI ST.
2007 PATRICIA DR.
2007 PATRICIA DR.
P.O. BOX 2453
1801 PEARL
704 SPYGLASS DR.**

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 [5:00:24 PM]**

0:00:21 **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, Ms. Wilson, Ms. Branson.** Absent— **Mr. Nesser, Mr. Cornum.**

0:00:23 **2. Approval of Agenda**

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

0:00:56 **3. Approval of Minutes from the regular Meeting held November 7, 2022**

Ms. Wilson made a motion to approve the minutes from the regular meeting held on November 7, 2022; **Ms. Branson** seconded the motion. The vote was as follows: **Yes— Mr. McCormick, Ms. Wilson, Ms. Branson.** No—None. Absent— **Mr. Nesser, Mr. Cornum.** Abstained—None. The motion carried.

0:01:28 **4. Consider approval of a Variance to allow 0' street frontage for the creation of a lot located at 1008 Spring St., zoned "R-2" Residential 2 District zoning**

The applicants, **Joelie Jones** and **Brian Jones**, come to the podium. **Mr. Patterson** explains the request is to split the lot in half with a house on the eastern half cutting it off from Spring Street. There is access to the property via an alley to the south of the property, but the alley is not considered a platted street frontage. The Planning staff recommends approval with the following conditions: the alley shall be surfaced with all-weather surface; and no parking will block the Right-of-Way/Alley. **Ms. Jones** states they purchased the property a year ago, and at that time both houses were rented. They have renovated the front house for a short-term rental; and then when the back house was vacated, they remodeled it and now would like to sell it. **Mr. McCormick** asks the applicants if they understand the conditions from the Planning Dept. **Ms. Jones** states they have added gravel to make a parking area on the south side and is there anything else they need to do to comply. **Mr. Patterson** states the access to both of the homes must remain all-weather. Floor opened for public comment. There was none. **Mr. Patterson** states he received a call from a property owner on the south who was concerned if they would still have access to their property from the alley. **Ms. Branson** asks how the owner of the back house be prevented from blocking the alley. **Ms. Jones** states there are currently "no parking" signs posted. **Mr. Patterson** states because it is City right-of-way, the City has the authority to have vehicles and obstructions removed. The City could also put up some "no parking" signs.

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

0:09:48 **5. Consider approval of a Conditional Use Permit to allow a Community Services Center for the property located at 2314 W. Vermont St., zoned "R-1" Residential 1 District zoning**

The applicant, **David Lozano**, and **Robin Thorpe**, come to the podium. **Mr. Patterson** explains this request is allow a community services center. The applicant plans to erect a 30' x 60' metal building with parking for approximately 25 vehicles. The center will provide a central location for services and information to the recovery community; and secondarily provide space for 12-step recovery groups to meet. The Planning staff recommends approval. **Mr. Lozano** states the recovery community has been growing for many years, straining churches and other locations. **Shamrock Hall** comes to the podium. She states she lives nearby and informs the commissioners that the abutting property at 2319 Missouri is a known drug house, with recent arrests of residents with amounts of fentanyl, heroin and methamphetamine. She doesn't think this would be a good place for the center with all the drug traffic coming through the property. **Ms. Branson** asks who owns the lot. **Mr. Lozano** states he bought it from the church. **Ms. Wilson** states there are several centers in town offering help to the recovery community, and she would struggle if this were next to her home. There may be other suitable locations. **Ms. Thorpe** states they would like the center to provide a place for people in long term sobriety. They have been meeting at the church across the street. **Ms. Thorpe** tells them it will not be a residential facility, just for meetings. **Mr. Lozano** tells them the participants would park around the building which would be placed in the middle of the lot; and overflow parking would be at the church parking lot across the street. **Ms. Thorpe** states they would place a tall fence around the property.

Mr. McCormick made a motion to approve; **Ms. Wilson** seconded the motion. The vote was as follows:
Yes— Mr. McCormick, Ms. Wilson. No— Ms. Branson. Absent— Mr. Nesser, Mr. Cornum.
Abstained—None. The motion did not carry.

Mr. Patterson tells the applicant that if he wishes to appeal this decision, he must write a letter to his office within 15 days; and then it will be scheduled for City Council for final decision.

0:27:04 **6. Consider approval of 2023 Planning & Zoning Commission meeting dates**

Ms. Ortiz explains they are still recommending having the meetings on the first Monday of the month with the exception of July and September because they conflict with holidays; that would move them to July 10th and September 11th. Also the January meeting would fall on January 9th.

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

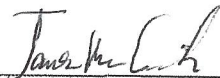
7. Report regarding Summary Review Subdivisions

The Chairman neglected to address this agenda item.

0:28:28 **8. Adjourn**

The meeting was adjourned.

0:28:37 Stop Recording [5:29:01 PM]



Chairman

1-9-23

Date