

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION  
WEDNESDAY, MARCH 26, 2014 @ 4:00 P.M.  
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET**

**PURPOSE OF MEETING:**

- Consideration of Approval of Setback Variance – 303 W. Ave J
- Consideration of Approval of Setback Variance – 1300 W. Ave K

**PRESENT:** Members: Chairman Kallie Windsor, David Lynch, Abel Cabello, Randy Pettigrew, Betty Price and Bobby Kimbro

**NOT PRESENT:** Member Vice Chairman Lynda Kreybig and City Clerk Carol Ann Hogue

**ALSO PRESENT:** City Manager James Williams, City Attorney Patrick McMahon, Code Enforcer Laura Brock, Fire Chief Terrance Lizardo, Fire Inspector Skip Moorhead, Assistant City Manager Jared Cobb, and Administrative Assistant Imelda Gutierrez.

**CALL TO ORDER:** The meeting was called to order by Chairman Kallie Windsor at 4:00 p.m.

**APPROVAL OF AGENDA:** Chairman Windsor called for a motion to approve the agenda as submitted. Member Pettigrew so moved. Member Price seconded. Motion was approved.

**APPROVAL OF REGULAR MINUTES OF FEBRUARY 3, 2014:** Chairman Windsor called for a motion to approve the regular minutes of February 3, 2014. Member Price so moved. Member Kimbro seconded. Motion was approved.

**ACTION ITEMS:**

**CONSIDERATION OF APPROVAL OF SETBACK VARIANCE – 303 W. AVE J:** Chairman Windsor called for a motion to approve the setback variance located at 303 W. Ave J. Paula Alonzo addressed the members to request a 27.5 foot backyard setback variance. Member Pettigrew so moved. Member Lynch seconded. Member Price opposed. Motion was approved.

**CONSIDERATION OF APPROVAL OF SETBACK VARIANCE – 1300 W. AVE K:** Chairman Windsor called for a motion to approve the setback variance located at 1300 W. Ave K. David Gallegos addressed the members to request a 22 feet front yard setback variance and a 5 feet side yard setback variance from property lines. Mr. Gallegos did mention that he is removing the request of the additional 4 feet of the front yard setback. Robert Caudle addressed the members stating he is for the variance. Member Lynch so moved. Member Kimbro seconded. Motion was approved.

**NON-ACTION ITEMS:**

**DISCUSSION OF SUMMARY PLAT APPROVALS:** City Manager Williams stated that the City approved a summary plat for February, 20 and another for March 18, 2014. The city approved Haarmeyer Electric, Inc plat on Love & Avenue D and Mike & Carolyn Taylor plat on West Avenue N & South Main Street. City Attorney McMahon explained to the members what the difference is between Summary Plat and a Summary Review.

**PUBLIC COMMENT:** None

**OTHER:**

- Member Pettigrew has 2 perspectives for granting variances: If the board members are not going to grant variances, then why have a committee? Mr. Pettigrew stated that he is not a fan of variances but he did not find a safety reason not to grant the variance.
- Member Kimbro stated that neighbors have a chance to oppose to the request. The members will have to at a point compromise with the applicants.
- City Manager Williams did ask the members to write down their thoughts on “What constitutes to grant a variance” and give guidance to the public as to what to expect.
- City Attorney McMahon gave an explanation of the duties for Police Officers and Code Enforcement.

**ADJOURNMENT:**

Member Price made the motion for adjournment at 5:11 p.m. Member Lynch seconded.

**APPROVED:** \_\_\_\_\_

**CHAIRMAN, KALLIE WINDSOR**

**ATTEST:** \_\_\_\_\_

**MEMBER, RANDY PETTIGREW**

**CITY OF LOVINGTON**  
STAFF SUMMARY FORM



MEETING DATE: May 14, 2014

TYPE:  RESOLUTION  ORDINANCE  PROCLAMATION  INFORMATION  OTHER ACTION

SUBJECT: 4 Way Stop Sign Installation at Avenue J and 2nd  
DEPARTMENT:  
SUBMITTED BY: Montana Farnum  
DATE SUBMITTED: April 24, 2014

**STAFF SUMMARY:**

Mr. Farnum has requested that the City convert the intersection at Avenue J and 2nd Street into a 4-way stop. He feels that this will increase the safety of pedestrians in the area and enhance school zone safety. He also states that this measure will help to curtail speeding.

**FISCAL IMPACT:**

REVIEWED BY: \_\_\_\_\_

(Finance Director)

Installation of stop signs <\$300

**ATTACHMENTS:**

Diagram of area  
Request from Mr. Farnum  
Police Department opinion

**RECOMMENDATION:**

Motion to recommend installation of a 4-way stop at 2nd and Avenue J

\_\_\_\_\_  
Department Head

*James R. Williams*  
\_\_\_\_\_  
City Manager



Google Earth

Imagery Date: 2/13/2014 32°56'18.41" N 103°21'00.05" W elev 3912 ft eye alt 5885 ft

 Existing Stop  Existing Yield  Proposed Sign

MONTANA W.L. FARNUM

1101 S. 2<sup>ND</sup> Street  
Lovington, New Mexico 88260

(575) 263-4118  
montanafarnum@gmail.com

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April 24, 2014

James Williams  
City Manager  
City of Lovington  
214 S. Love  
Lovington, NM 88260

Mr. Williams,

I am writing to ask you to support a few changes that I feel will make Lovington a safer and more beautiful community. These modifications to Lovington will prove necessary for the overall health of the community environment. In my six years as a resident in Lovington, I have witnessed the safety, related to the traffic situation at the intersection of 2<sup>nd</sup> and J Street, deteriorate exponentially.

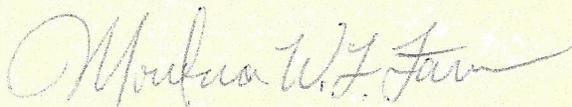
The mentioned intersection would be better served if there were a four-way stop implemented and speed bumps placed in the adjacent school zones. A significant education establishment, Llano Elementary, occupies this hectic intersection with school zones and crossings inhabiting both streets. Numerous car accidents have been documented at this intersection, as well as the undocumented near misses. The racing of cars on Avenue J is a daily occurrence. This is a very dangerous combination when paired with a kindergarten and pre-kindergarten on the corner. It is hard to believe that a school for such little children is not flanked by stop signs.

As well, the extreme level of semi-truck traffic observed on 2<sup>nd</sup> Street, which is a direct feed from Arkansas Junction, is one more factor further congesting and polluting this intersection. Therefore, it seems that Lovington truly needs a designated truck route, in order to alleviate the nuisance of semi-truck traffic inside the city limits.

The purpose of these needed regulations is not to deter and hinder activity around Lovington, but to help make it a safer and more beautiful community for its citizens. I think that these are important changes needed for Lovington. It will benefit the community at large by assisting in maintaining a safe environment in a constantly and rapidly moving world.

Thank you for your support and consideration in this matter.

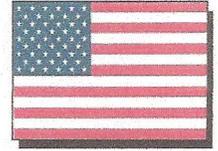
Sincerely,



Montana W.L. Farnum



# Lovington Police Department



*Danny Bryant*  
Chief of Police

213 South Love Street  
Lovington, NM 88260

Phone: (575) 396-2811  
Fax: (575) 396-3597

Mr. Williams,

As you requested I have looked into your request in reference to the intersection of Second Street and Avenue J.

As of December 2013 we have had 1 documented traffic accident at the intersection dated December 10, 2013 report # 13-0029. It is impossible to track any moving violations as to a particular intersection, as we are only able to track violations by ticket number, date and time, person it was issued too, offense, officer, and vehicle information.

After monitoring the area at various times throughout the day, I learned traffic was light during normal business hours with the exception of early morning and after school, due to the fact the intersection is on the southeast corner of Llano Elementary School. The north and south bound traffic during those peak hours get extremely congested due to a school zone going through the intersection on Second Street and Avenue J.

In my opinion a 4 way stop would be extremely efficient in providing safety to the people who live in the area as well as pedestrians. It would also assist tremendously in regulating traffic flow created during the peak hours of school as they drop off and load children from school.

We as the Police Department would support converting the intersection into a 4 way stop as it would assist in numerous safety aspects.

If you have any other questions please feel free to contact me.

David Rodriguez  
Administrative Lieutenant  
Lovington Police Department  
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Lovington New Mexico 88260  
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[drodriguez@lovington.org](mailto:droduiguez@lovington.org)