

STATE OF NEW MEXICO)
CITY OF CLOVIS) ss.

The Planning & Zoning Commission met at 3:00 p.m., Wednesday, January 11th, 2023 at the North Annex, Clovis-Carver Library, 701 N. Main in full conformity with the laws of the State of New Mexico and the ordinances and resolutions of said city with the following members present:

Chairperson Vincent Soule
Commissioner Juan Garza
Commissioner Marcus Smith
Commissioner Cody Stewart
Vice Chairperson Candace London

ABSENT:

Commissioner Thom Moore
Commissioner Travis Cline

ALSO PRESENT:

Les Ciancio, Zoning Administrator
Daron Roach, Building Safety Director
Justin Howalt, City Manager
Jared Morris, City Attorney
Members of the public

Chairperson Soule called the meeting to order at 3:00 p.m. and established the presence of a quorum.

Agenda Item No. 1 – Call to Order

a. Approval of Agenda

Commissioner Smith moved for approval of the agenda; Commissioner Garza seconded the motion, which passed by acclamation.

b. Approval of minutes of October 12, 2022

Vice Chairperson London made a motion to approve the minutes of October 12, 2022; Vice Commissioner Smith seconded the motion, which passed by acclamation.

Agenda Item No. II – New Business

a. Discussion and recommendation regarding approval of a variance for industrial lot setback requirements at Clovis Original Townsite. Address of property is 713 E. 1st

Attorney Morris advised this was regarding a billboard on 60/84 and Prince. The NMDOT is doing road construction in that area to include the extension or building of a new right turn lane and it will require that billboard to come down. If the billboard does come down there are some things to remember about the sign code. The biggest issue is that the billboard would have to be

1,000 feet away in any direction from any other billboard. There are 3-4 other billboards within 100 feet currently.

Attorney Morris advised they would have to be 15 feet from the property line, but he understood they were moving further south. The review and approval criteria for any kind of UDO variance were sent by Mr. Ciancio last week. There is an appeal process to the district court, but in terms of final action with the city, that will take place in this meeting.

Vice Chairperson London asked if the city had a recommendation. Mr. Ciancio advised they did not. The only recommendation they have is going through the standards and making sure it passes everything in the new sign code.

Mr. Howalt advised city staff has to enforce the codes and ordinances that are put into place so when it comes to this billboard since there is going to be major repair, that is when it is non-conforming.

Vice Chairperson London advised she would be much more inclined to approve it if that flashing light would stop. Mr. Ryan Zaloudik, Lindmark Outdoor, 2700 Technology Place, Norman Oklahoma, advised the nature of a variance is a hardship and their hardship is that the DOT is taking this property. The NMDOT have paid Elite Media because they thought they could move under the old ordinance and two years since that time the ordinance was changed. They also own the lot and there is not a lot of other use for that lot. They are not asking to create a new billboard, they just want to move the existing billboard back.

Commissioner Stewart made a motion to approve the variance; Vice Chairperson London seconded the motion. Upon a roll call vote, with all voting in the affirmative with the exception of Commissioner Garza who voted against, the motion carried.

Agenda Item No. III – Future Agenda Items

None.

Agenda Item No. IV – For the good of the order

Chairperson Soule advised the next meeting would be at 3:00 p.m., Wednesday, February 8th.

Agenda Item No. V – Adjournment

There being no further business come before the commission the meeting adjourned at 3:15 p.m.

SEAL
(ATTEST)

Chairperson

City Clerk