

**MINUTES
ADMINISTRATIVE REVIEW BOARD
July 7, 2016 – 6:00 P.M.**

The Administrative Review Board met in regular session on Thursday, July 7, 2016 at 6:00 p.m. in the City Council Chamber, 800 Municipal Drive, Farmington, New Mexico.

Members present:

Chair-Ireke Cooper
Vice Chairman James Dennis
Paul Martin
Lynn Scott

Members absent:

Adam Soukup

Staff present:

Mary Holton
Steven Saavedra
Karen Walker

Others addressing the board:

Bob Echols

Call to Order

The meeting was called to order at 6:00 p.m. by Chair Ireke Cooper and there being a quorum present the following proceedings were duly had and taken.

Approval of the Agenda

A motion was made by Board Member Dennis, seconded by Board Member Martin to approve the agenda. The motion passed unanimously by a vote of 4-0

Approval of the Minutes from the June 9, 2016 Regular Meetings

Board Member Dennis made a motion to approve the minutes of the June 9, 2016 regular meeting. The motion was seconded by Board Member Martin and passed unanimously by a vote of 4-0

Swearing in of Witnesses

All parties that wished to speak on behalf of any agenda item were sworn in by Karen Walker.

**Petition No. ARB 16-47
Variance to the Size of a Flagpole Lot**

Discussion of ARB No. 16-47 on July 7, 2016

Associate Planner Steven Saavedra presented the staff report for ARB 16-47, a request from Jesse Averett, represented by Cheney-Walters-Echols, for a variance to allow a 188.91-foot flagpole lot on properties located at 171 and 181 S. Browning Parkway.

The property is part of the Dos Hombres Subdivision Replat B which creates lots 1A and 2A in the IND Industrial District. Pursuant to Section 6.4.5 (C), the depth of the flagpole or panhandle shall not exceed 150 feet. The flagpole lot will serve as access for lot 2A. Lot 1A houses United Rentals Inc. Mr. Saavedra stated the length of the flagpole lot, according to the UDC, should not exceed 150 feet due to the City's Fire Code which requires that a turn-around for fire trucks be provided within the site. Lot 2A has a turn-around area for emergency vehicles.

The flagpole lot has been utilized as a shared access serving the property for over 10 years. The request is a 25 percent increase, and therefore a minimum easing of the code. The applicant would suffer an unnecessary hardship if the variance were denied as it would not allow access to lot 2A as it has been accessed for the past 10 years.

The Community Development Department recommends approval with the condition the end of the flagpole lot needs to remain clear of all storage and other structures to accommodate an area that can be used by emergency vehicles as a turn-around and that a plat note be put on the plat indicating this approval.

Board Member Martin stated that he thought the properties had originally been one property. Mr. Saavedra explained that a lot split had divided the two properties.

Mr. Martin asked if Lot 2A would be able to place a sign at the end of the flagpole lot. Director Mary Holton stated the petitioner did not ask for a sign variance with this petition and it would have to be discussed at a later date due to noticing regulations.

Bob Echols of Cheney-Walters-Echols, 909 W. Apache, stated that he has no objections.

Administrative Review Board Action of July 7, 2016

A motion was made by Board Member Martin and seconded by Board Member Scott to **approve** Petition No. ARB 16-47, a request from Jesse Averett, represented by Cheney-Walters-Echols, for a variance to allow a 188.91-foot flagpole lot on properties located at 171 and 181 S. Browning Parkway, with the condition the end of the flagpole lot remain clear of all storage and other structures to accommodate a turn-around area for emergency vehicles and that a plat note be put on the plat indicating this approval.

AYE: Chair Cooper, Board Members Dennis, Martin, and Scott.

NAY: None

ABSTAIN: None

ABSENT: Board Member Soukup

APPROVED 4-0

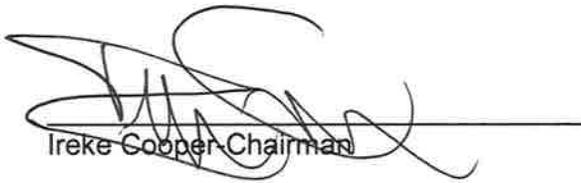
Business from the Floor: There was no business from the Floor.

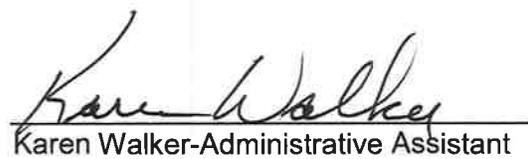
Business from the Chair: There was no business from the Chair.

Business from the Members: There was no business from the Members.

Business from Staff: There was no business from Staff.

Adjournment: The July 7, 2016 meeting of the Administrative Review Board was adjourned at 6:14 p.m.


Ireke Cooper-Chairman


Karen Walker-Administrative Assistant