



County of Los Alamos

Minutes

Planning and Zoning Commission

1000 Central Avenue
Los Alamos, NM 87544

Terry Priestley, Chair; Beverly Neal-Clinton, Vice-Chair; Melissa Arias; Jean Dewart; Jessie Dixon; Craig Martin; Neal Martin; and April Wade, Commissioners

Wednesday, February 27, 2019

5:30 PM

Council Chambers
1000 Central Avenue

1. CALL TO ORDER/ROLL CALL

Present 7 - Commissioner Arias, Commissioner Dixon, Commissioner Martin, Commissioner Dewart, Commissioner Wade, Commissioner Martin and Commissioner Priestley
Absent 1 - Commissioner Neal-Clinton

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

A motion was made by Commissioner Craig Martin, seconded by Commissioner Dixon, that the agenda be approved as presented. The motion passed unanimously.

4. PUBLIC HEARING(S)

A. 195 East Road Parking Lot Site Plan Case No. SIT-2019-0032

A motion was made by Commissioner Arias, and seconded by Commissioner Dewart to approve Case No. SIT-2019-0032, a Site Plan to construct a parking lot on Tract MM-1, located at 195 East Road, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following conditions of approval:

1. Landscaping should be completed within one-hundred and eighty (180) days of completion of the 502 roundabout project and as per the seller's agreement.
2. Provide erosion control/scour protection at the proposed stormdrain outfall to the existing culvert pipe inlet at the Canyon Rim Trail.
3. Consult with the Parks Division to ensure the seed mix that is applied is native grass.

The motion passed with the following vote:

Yes: 7 - Commissioner Arias, Commissioner Dixon, Commissioner Martin, Commissioner Dewart, Commissioner Wade, Commissioner Martin and Commissioner Priestley
Absent: 1 - Commissioner Neal-Clinton

B. 1459 Trinity Drive, Los Alamos Shrine Club Property Case No. SUM-2018-0028 Lot Split

Case No. SIT-2019-0031 Site Plan**1. Case No. SUM-2018-0028**

Commissioner Dewart moved to approve and Commissioner Dixon seconded, Case No. SUM-2018-0028, a lot split of 1459 Trinity Drive, in Los Alamos, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following condition:

1.) Approval of a Waiver to Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Sec. 16-154. (b), requiring that “Both lots shall front on an existing, dedicated and improved street.”

The motion passed with the following vote:

Yes: 5 - Commissioner Arias, Commissioner Dewart, Commissioner Dixon, Commissioner Priestley and Commissioner Wade.

Abstained 1 - Commissioner Neal Martin

Recused 1 - Commissioner Craig Martin

Absent 1 - Commissioner Neal-Clinton

2. Case No. SIT-2019-0031

Commissioner Dewart moved to approve Case No. SIT-2019-0031, and Commissioner Wade seconded a request for Site Plan Approval to develop a specialty retail store, with associated on-site landscaping, parking and traffic circulation, located at 1459 Trinity Drive, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following conditions of approval:

1.) Coordinate review of traffic analysis with NMDOT District 5 Traffic Engineer and provide NMDOT's comments and conditions to the County Engineer. Any access improvements to Trinity Drive (NM 502) required by NMDOT shall be made in conjunction with the site development construction and completed by or before certificate of occupancy unless otherwise approved by NMDOT.

2.) Contingent upon approval of the lot split.

The motion passed with the following vote:

Yes: 5 - Commissioner Arias, Commissioner Dewart, Commissioner Dixon, Commissioner Priestley, and Commissioner Wade.

Abstained 1 - Commissioner Neal Martin

Recused 1 - Commissioner Craig Martin

Absent 1 - Commissioner Neal-Clinton

C.

4015 and 3901 Arkansas Avenue, Rezone, Site Plan, and Waiver for the Black Hole Property

Case No. REZ-2019-0011

Case No. SIT-2019-0033

Case No. WVR-2019-0078

1. Case No. REZ-2019-0011 - Rezoning

Commissioner Dixon moved the Planning and Zoning Commission recommend that the Los Alamos County Council approve Case No. REZ-2019-0011 and Commissioner Wade seconded the motion to rezone two (2) parcels, located at 3901 and 4015 Arkansas Ave., also known as Lots K and L of the North Community 1 Subdivision, from C-1 (Light commercial and professional business) to MU (Mixed-Use).

The motion passed with the following vote:

Yes: 6 - Commissioner Arias, Commissioner Dewart, Commissioner Dixon, Commissioner Craig Martin, Commissioner Priestley, and Commissioner Wade.

No: 1 - Commissioner Neal Martin

Absent: 1 - Commissioner Neal-Clinton

2. Case No. SIT-2019-0033 Site Plan

Commissioner Dixon moved and Commissioner Dewart seconded, that the Planning and Zoning Commission approve Case No. SIT-2019-0033, a Site Plan to develop 44 residential dwelling units at 3901 and 4015 Arkansas Avenue, Lots K and L of the North Community 1 Subdivision, with the following conditions:

1) Approval of the Site Plan is contingent upon County Council approval of Rezoning to Mixed-Use (MU).

2) If the Rezoning and Site Plan applications are approved, the applicant shall submit a Subdivision or Consolidation Plat for review and approval subject to all County procedural and platting requirements.

3) The applicant agrees to add a plaque acknowledging the former site of "The Black Hole".

The motion passed with the following vote:

Yes: 7 - Commissioner Arias, Commissioner Dewart, Commissioner Dixon, Commissioner Craig Martin, Commissioner Neal Martin, Commissioner Priestley, Commissioner Wade.

Absent 1 - Commissioner Neal-Clinton

3. Case No. WVR-2019-0078 - Waiver

Commissioner Dixon moved to approve and Commissioner Craig Martin seconded, Case No. WVR-2019-0078 a request for approval of a Waiver to the height restriction of 35 feet adjacent to R-district properties to develop 44 residential townhouses located at 3901 and 4015 Arkansas, for the reasons stated in the staff report and per testimony entered at the public hearing.

The motion passed with the following vote:

Yes: 7 - Commissioner Arias, Commissioner Dewart, Commissioner Dixon, Commissioner Craig Martin, Commissioner Neal Martin, Commissioner Priestley, Commissioner Wade.

Absent 1 - Commissioner Neal-Clinton

5. PLANNING AND ZONING COMMISSION BUSINESS

- A. Minutes from the Planning And Zoning Commission Meeting on November 28, 2018

A motion was made by Commissioner Dixon, seconded by Commissioner Martin, that the minute from November 28, 2018 be approved. The motion passed unanimously.

Absent: 1 - Commissioner Neal-Clinton

6. COMMISSION/DIRECTOR COMMUNICATIONS

- A. Department Report
- B. Chair's Report
- D. Board of Adjustment Report
- E. Commissioner Comments

7. PUBLIC COMMENT**8. ADJOURNMENT**

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.