



County of Los Alamos

Minutes

Planning and Zoning Commission

1000 Central Avenue
Los Alamos, NM 87544

*Philip Gursky, Chair; Michael Redondo, Vice Chair;
Philip Kunsberg; Ashley Mamula; Jaret McDonald; Catherine Mockler;
Larry Warner and Amy Woods, Members*

Wednesday, September 28, 2016

5:30 PM

Council Chambers
1000 Central Avenue

1. CALL TO ORDER/ROLL CALL

Present 7 - Chair Gursky, Commissioner Redondo, Commissioner Warner, Commissioner Woods, Commissioner Mamula, Commissioner Mockler and Commissioner Kunsberg

Absent 2 - Commissioner Brueggeman and Commissioner McDonald

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

Chair Gursky moved to move item B ahead of item A.

4. PUBLIC HEARING(S)

5. PLANNING AND ZONING COMMISSION BUSINESS

A. Case No. SIT-2016-0004:

Paul Mifsud, agent for Vista del Este Partnership, requests Site Plan approval to develop eight (8) new attached single family residential units, located in the Quemazon Subdivision at 4725 Quemazon. The proposed development will consist of 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation. The property contains 22,590 Ft² (0.519± acres), and is zoned PD 3.5 SP (Special Plan District, 3½ dwelling units per acre).

Attachments: [Exhibit A: Application/Vicinity Map/Aerial Photo; Photographs of the Existing Site](#)
[Exhibit B: Site Plan, landscape plan, elevations, renderings](#)
[Exhibit C: Petitioner's response to issues raised at IDRC meeting](#)
[Exhibit D: Map and List of Property Owners within 100 Yards \(300 Feet\)](#)

Commissioner Redondo moved to Deny Case No. SIT-2016-0014, a Site Plan Amendment for 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation, located at 4725 Quemazon,

1. The applicant did not meet the criteria for a site plan.

Yes: 4 - Chair Gursky, Commissioner Warner, Commissioner Woods and Commissioner Mamula

No: 3 - Commissioner Redondo, Commissioner Mockler and Commissioner Kunsberg

Absent: 2 - Commissioner Brueggeman and Commissioner McDonald

- B.** Case No. SUP-2016-0007: The petitioners are requesting approval of a Special Use Permit to operate a kennel. The subject property is located at 127 East Gate Drive, Suite #114, Los Alamos, and is zoned M-2 (Heavy Industrial). The subject property is located in the East Gate Park subdivision, Block 03, Lot TR1.

Attachments: [Exhibit 1 AerialPhoto-VicinityMap.pdf](#)
[Exhibit 2 Application narrative.pdf](#)
[Exhibit 3 Internal Floor Plan.pdf](#)
[Exhibit 4 Property Owner Letter.pdf](#)

Commissioner Redondo Move to Approve Case No. SUP-2016-0007, with Commissioner Mockler seconding the motion, a Special Use Permit to allow for the operation of a Kennel, located at 127 East Gate Drive, Suite #114, Los Alamos, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The applicant shall apply for and receive a Certificate of Occupancy prior to operating the business.
2. The applicant shall obtain a new or modified business license prior to operating the kennel.
3. Any additional signage shall be reviewed and approved separately by the Community Development Department.
4. All proposed drains inside the building shall drain into the sanitary sewer and not into the storm sewer.

Motion passed 7-0

Yes: 7 - Chair Gursky, Commissioner Redondo, Commissioner Warner, Commissioner Woods, Commissioner Mamula, Commissioner Mockler and Commissioner Kunsberg

Absent: 2 - Commissioner Brueggeman and Commissioner McDonald

- C.** **Case No. SUB-2016-0002:** The petitioners are requesting approval of a sketch plan and preliminary subdivision plat to divide each of four existing duplex lots into two (2) lots, thereby creating eight (8) total lots from the four (4) existing lots. Each existing lot contains a duplex residential dwelling unit, constructed in early 2002. The purpose of the petition is to split each of the four duplex lots so that each dwelling unit has a unique lot rather than a shared lot.

Attachments: [Exhibit 1: Vicinity Map/Aerial Photo of the Subject Property](#)
[Exhibit 3: Condominium Declaration for Las Brisas Condominium, Lots 29 & 30](#)
[Exhibit 4: Map and List of Property Owners within 100 Yards \(300 Feet\)](#)
[Exhibit 2 Application, narrative and site layout; Plot of subdivision before split and](#)
[Exhibit 5 Photographs of Subject Property; Staff \(11\).pdf](#)

Commissioner moved to approve, with Commissioner Kunsbering seconding, Case No. SUB-2016-0002, a request for approval of a sketch plan and preliminary subdivision plat to divide each of four existing duplex lots into two (2) lots, thereby creating eight (8) total lots from the four (4) existing lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The petitioner shall submit a Final Subdivision Plat for Planning and Zoning Commission approval, which complies with all Conditions of Approval identified by the IDRC and which is signed by all property owners.
2. All proposed lot lines shall be monumented and marked in accordance with the provisions of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act), and illustrated on the Final Subdivision Plat.
3. Units shall be re-addressed, as necessary, to identify each unit as an individual unit.

Yes: 7 - Chair Gursky, Commissioner Redondo, Commissioner Warner, Commissioner Woods, Commissioner Mamula, Commissioner Mockler and Commissioner Kunsberg

Absent: 2 - Commissioner Brueggeman and Commissioner McDonald

A. Draft Los Alamos County 2016 Comprehensive Plan

Los Alamos County 2016 Comprehensive Plan Draft #2

Attachments: [A. Alamos County 2016 Comprehensive Plan Draft #2](#)

Lisa Roig, 1212 9th Street, commented that she would like to see more vetting of the future land use map and it needs to be more readily available.

6. COMMISSION/DIRECTOR COMMUNICATIONS

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.