



County of Los Alamos

Minutes

Planning and Zoning Commission

1000 Central Avenue
Los Alamos, NM 87544

Michael Redondo, Chair; Jaret McDonald, Vice Chair; Ashley Mamula; Larry Warner; Melissa Arias; Craig Martin; Jessie Dixon; and Amy Woods, Commissioners.

Wednesday, August 23, 2017

5:30 PM

Council Chambers
1000 Central Avenue

1. CALL TO ORDER/ROLL CALL

Present 5 - Chair Redondo, Commissioner Arias, Commissioner Dixon, Commissioner Warner and Commissioner Woods

Absent 3 - Commissioner Mamula, Commissioner Martin and Commissioner McDonald

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

4. PUBLIC HEARING(S)

- A. Public Hearing on an Application for rezoning 8 Parcels on Entrada Drive - Case No. REZ-2017-0007.

Attachments: [Entrada Staff Report.pdf](#)

Paul Andrus 113 El Viento, Los Alamos, NM 87544 and Sam Gardner 191 Dome Road, Jemez Springs, NM were parties to the case. Paul presented the case on behalf of the County as an agent for the applicant and Sam Gardner is the representing the Main Gate, LLC which owns 4 parcels in the application.'

Tamara Baer, Los Alamos County Planning Manager, gave the staff presentation.

Commissioner Warner asked what a CCR was which was mentioned in the IDRC report. Ms. Baer explained that it was Covenants, Conditions, and Restrictions that often are created between homeowners and developers. It's not a requirement, especially since the County cannot require one, it just was mentioned during the meeting regarding housing being near an airport.

Chair Redondo also asked if there were any plans to add a road through the parcel 110 Entrada Drive and also if the storm water plans are adequate since lot coverage will increase.

Ms. Baer said that the stormwater plans are adequate now and when a new site plan comes in for consideration, any new lot coverage will be addressed then. The same will go for any road that may be necessary to go through 110 Entrada Dr.; it will be addressed when any new site plan is considered

A motion was made by Commissioner Warner and seconded by Commissioner Woods, that the Planning and Zoning Commission recommend that the Los Alamos County Council approve the application, Case No. 17-REZ-007, a rezoning of 8 parcels located at [comprising the] the Entrada Business Park from C-3 (Heavy commercial district) to MU (Mixed Use), and that the Community Development Director is authorized to make any minor formatting or editing changes that may be necessary for final presentation to County Council.

The motion passed with the following vote: 5-0

Yes: 5 - Chair Redondo, Commissioner Arias, Commissioner Dixon,
Commissioner Warner and Commissioner Woods

Absent: 3 - Commissioner Mamula, Commissioner Martin and Commissioner McDonald

5. PLANNING AND ZONING COMMISSION BUSINESS

- A. Minutes from the Planning And Zoning Commission Meeting on July 12, 2017.

Attachments: [A - Draft Minutes for July 26, 2017](#)

Commissioner Woods moved that the Commission approve the Minutes for July 12, 2017.

Commissioner Warner seconded the motion and the motion was approved unanimously.

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

Ms. Baer reported to the Commission that there will be a meeting of the Board of Adjustment on September 11th and the next P&Z meeting will be on September 27th with a possible SUP and a draft of the Sign Code revision.

B. Chair's Report

C. Committee Reports

D. Board of Adjustment Report

E. Commissioner's Comments

7. PUBLIC COMMENT

8. ADJOURNMENT

The meeting was adjourned at 6:06.

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.