



# 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; Ashley Mamula; Craig Martin; Neal Martin; and April Wade, Commissioners*

Wednesday, April 11, 2018

5:30 PM

Council Chambers  
1000 Central Avenue

#### 1. CALL TO ORDER/ROLL CALL

Present 8 - Commissioner Arias, Commissioner Dixon, Commissioner Mamula, Commissioner Dewart, Commissioner Wade, Commissioner Martin, Commissioner Priestley and Commissioner Neal-Clinton  
Absent 1 - Commissioner Martin

#### 2. PUBLIC COMMENT

#### 3. APPROVAL OF AGENDA

#### 4. ELECTIONS

Commissioner Neal Martin nominated Commissioner Mamula to be Chair of the Planning and Zoning Commission. Ms. Mamula respectfully declined the nomination. Commissioner Mamula nominated Commissioner Priestley to be chair. Mr. Priestley accepted the Nomination. By a roll-call vote, Mr. Priestley was nominated Chair of the Planning and zoning Commission with a vote of 7 in favor and Mr. Priestley abstaining.

Commissioner Arias nominated Beverly Neal-Clinton to be Vice-Chair of the Planning and Zoning Commission and Commissioner Mamula nominated Jessie Dixon.  
By roll-call vote, Commissioner Neal-Clinton was elected Vice Chair of the Planning and Zoning Commission. The vote was five (5) for Ms. Neal-Clinton, one (1) for Ms. Dixon and two (2) abstentions.

Yes: 7 - Commissioner Arias, Commissioner Dixon, Commissioner Mamula, Commissioner Dewart, Commissioner Wade, Commissioner Martin and Commissioner Neal-Clinton

Abstain: 1 - Commissioner Priestley

Absent: 1 - Commissioner Martin

#### 5. PUBLIC HEARING(S)

- A. A request for Final Subdivision Plat approval to create 161 new residential lots and one commercial lot on Tracts A-19-A-1, A-19-A-2A and A-19-A-2B, in White Rock, NM.

Attachments: [Staff Report for the Final Plat of the Mirador Subdivision- A-19](#)

Scott Eddings presented to the commission the development plan for the Mirador Subdivision, formerly known as A-19.

Commissioner Neal Martin said he has safety concerns for the households in close proximity to any blasting that would be occurring for placement of utility lines. He inquired of Mr. Eddings as to whether there had been any damage to residences. Mr. Eddings said there will be public meetings where the neighbors will be invited for information on the process.

Commissioner Martin asked how established the blasting process is. Mr. Eddings said it was well established and currently being used in a development in Albuquerque.

Commissioner Mamula confirmed that the foot path that the Commission asked about at the preliminary plat hearing was taken off the final plat. Mr. Eddings confirmed that it was.

Commissioner Neal-Clinton asked how often would there be blasting. Mr. Eddings said it would be done in phases as the work progresses and as needed.

Commissioner Arias asked about foot traffic at the intersection of State Road 4 (SR4) and La Vista and Commissioner Dewart asked what the requirements were for placing a light for pedestrians who want to cross SR4. Mr. Eddings said that the conditions on the staff report addresses the concern for when a new traffic study should be done.

Tamara Baer, Planning Manager, made the report for Los Alamos County Staff.

Commissioner Dixon asked how long it will be before the commercial portion would be developed. Ms. Baer said according to the development agreement the maximum time allowance for development was up to 5 years. It could be developed before then.

Commissioner Dewart asked if the pedestrian warrants were different than the ones for vehicles. Mr. Eddings said they were.

Commissioner Neal Martin asked how much of the property is considered undevelopable. Tamara said the amount was 2.9 acres and showed on the projected map where the undevelopable pieces are in the project.

Commissioner Arias asked which elementary school the children would go to in the new development. Joan Ahlers, the Economic Development Manager for the County, said that that has not been determined yet because the district lines could be restructured but the closest elementary school is Piñon Elementary,

Commissioner Mamula asked if the open space would be a Park developed by the County or would it just be open space. Ms. Baer said some spaces would become parks and some would remain as smaller open spaces belonging to the subdivision.

Dennis Ericson, former chair of the White Rock Implementation Committee, gave an overview of the White Rock Masterplan and how this development fits into the envisioning of the plan.

**Motion:**

Commissioner Mamula made the following motion:

I move to approve Case No. SUB-2018-005, a request for approval of Final Subdivision Plat, creating 161 new residential lots and one commercial lot pertaining to the Property as described, and known as A-19, or Mirador. I so move for the reasons stated in the staff report and per testimony at the public hearing, and subject to the conditions of approval.

**Conditions of Approval:**

1. The developer shall be responsible for future installation of a traffic signal and related equipment at the NM 4/Mirador/Sherwood Boulevard intersection if engineering warrants are met. This shall not preclude the developer from seeking financial participation from other sources.
  2. The developer shall provide an updated Traffic Impact Analysis (TIA) at the time of any of the following:
    - Site Plan submittal for Commercial Tract D, or any portion thereof; or
    - As may be required by the County Engineer based on traffic operational performance, safety and/or capacity issues upon completion of Phases I, II or III of residential build-out; or
    - As may be required by the New Mexico Department of Transportation.
  3. Applicant's engineer shall address all County Engineer's Conditions of Approval of Preliminary Plat (Exhibit A), and additional comments in the County Engineer's memorandum dated February 28, 2018 (Exhibit B) with submittal of construction drawings for Building Permit. Based on input from the U.S. Army Corps of Engineers, if drainage outfalls are below the ordinary high water mark, then a USACE nationwide permit will be required.
  4. A financial guarantee, approved by the county attorney, shall be provided in an amount sufficient to cover the costs of construction of all public improvements and public utilities. The utilities manager and county engineer shall certify that the amount is adequate.
  5. Prior to recording the plat, the developer shall provide a written statement describing the date for commencement and completion of construction, by phase, and a chart indicating the approximate construction period for each of the utilities, and public and private roadway improvements. Reasonable amendments or changes to such phasing shall be accepted by the County.
- Commissioner Dewart seconded the Motion.

During the discussion of the motion, Commissioner Mamula said she was excited about the development but she wants the county to be proactive in making it easy for the residents in the new development to be able to connect to the amenities on the other side of the highway.

The motion passed with the following vote: 7-0 and 1 abstention by Commissioner Neal Martin.

Yes: 7 - Commissioner Arias, Commissioner Dixon, Commissioner Mamula, Commissioner Dewart, Commissioner Wade, Commissioner Priestley and Commissioner Neal-Clinton

Abstain: 1 - Commissioner Martin

Absent: 1 - Commissioner Martin

## **6. PLANNING AND ZONING COMMISSION BUSINESS**

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

**Attachments:** [A - Draft Minutes for March 28, 2018.](#)

Commissioner moved that the Commission approve the Minutes for March 28, 2018. Approved 8-0

## 7. PLANNING AND ZONING COMMISSIONER TRAINING

- A. Informed Decisions - Planning And Zoning Commissioner Training: A 50 minute audio presentation from APA and the Lincoln Institute of Land Policy, followed by Discussion and Q&A.

**Attachments:** [Informed Decisions: PowerPoint Slides](#)

Training will be rescheduled for April 25, 2018 due to the late hour of the meeting.

## 8. COMMISSION/DIRECTOR COMMUNICATIONS

- A. Department Report
- B. Board of Adjustment Report
- C. Commissioners' Comments

## 9. PUBLIC COMMENT

## 10. ADJOURNMENT

**\*\*No meeting is scheduled for April 25, 2018. The next regularly scheduled meeting of the Planning and Zoning Commission is May 9, 2018, unless there are no agenda items for that meeting.**

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.

