



County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Minutes

Planning and Zoning Commission

*Terry Priestley, Chair; Beverly Neal-Clinton, Vice-Chair; Jean Dewart; Michelle Griffin;
Stephanie Nakhleh; Craig Martin; Neal Martin; April Wade, and Sean Williams,
Commissioners*

Wednesday, September 23, 2020

5:30 PM

Council Chambers
1000 Central Avenue

Due to COVID-19 concerns, this meeting will be conducted remotely. The Public can view proceedings at <http://losalamos.legistar.com/Calendar.aspx>.

1. CALL TO ORDER/ROLL CALL

Present 7- Commissioner Williams, Commissioner Neal-Clinton, Commissioner Craig Martin, Commissioner Wade, Commissioner Dewart, Commissioner Neal Martin, Commissioner Nakhleh,

Absent 2- Commissioner Griffin and Commissioner Priestley

2. PUBLIC COMMENT

This section of the Agenda is reserved for comments from the public on items that are not otherwise included in this Agenda.

3. APPROVAL OF AGENDA

A motion made by Commissioner Dewart and seconded by Commissioner Craig Martin that this item be approved. The motion passed unanimously.

4. PUBLIC HEARING (S)

- A. Cases SIT-2020-0050 and WVR-2020-0090 - Site Plan Approval to develop a multi-family affordable rental housing complex, located at 135 DP Road The subject site is currently vacant, contains approximately 3.13 acres, and is zoned M-U (Mixed Use).

* Note Commissioner Nahkleh lost connection to the ZOOM meeting half way through the public hearing.

Commissioner Dewart moved to approve Case No. SIT-2020-0050, a request for Site Plan Approval to develop a 64-unit, age-restricted, multi-family affordable rental housing complex, located at 135 DP 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. Clarify in the final Grading and Drainage plan the location of the emergency release drainpipe from the retention pond, and the drainpipe discharge location should incorporate storm water controls to maintain or restore to predevelopment hydrology, including temperature, rate, volume, and duration of flow. If that plan changes, please inform DOE EM-LA/N3B, and allow us to make comments prior to any approval (Department of Energy EM-LA/M3B);
 2. If any drainage flow or volume changes are made to this design, please allow DOE EM-LA/N3B to review and provide comments (Department of Energy EM-LA/M3B);
 3. Working directly with the Department of Public Utilities, post improvement bonds for the water and electric public utility infrastructure improvements included in the project per the development code. The bond will be based on 100 percent of the developer's engineer's estimate for the water and electric work (DPU);
 4. The water, sewer and electric engineering shall be finalized and stamped by a Professional Engineer registered in New Mexico as part of the building permit application (DPU);
 5. Add DPU construction notes provided in Attachment 3 of Exhibit D. Add a note sheet to the engineering plan set with these notes and address all redlined comments as shown prior to Planning and Zoning Commission (DPU). Public Utility Easements shall be granted for the onsite water, sewer and electric public utility improvements (DPU);
 6. Construct all electric conduits, vaults and electrical services for the distribution system. DPU will provide the labor and materials to install the conductors, switches and transformers. The cost for these items will be billed to the developer and must be paid prior to approval of the building permit. The design prepared by the developers' engineer will determine the locations and sizes of the transformers. Additional Contractor responsibilities are provided in Exhibit D. (DPU);
 7. Provide a final Grading and Drainage Plan for approval by the County Engineer and address comments from DOE as applicable (County Engineer); Prior to the issuance of a Certificate of Occupancy, the Applicant shall:
 8. Design and construct roadway improvements of the section of DP Road from the terminus of the improvements made by the Canyon Walk Apartments to the eastern property boundary. The design, permitting and construction of road infrastructure improvements and bonding requirements shall be made in accordance with the Public Works Design & Construction Standards and County approval processes (Department of Public Works).
 9. If at all possible, applicant should add six (6) or more parking spaces.
- I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Commissioner Craig Martin seconded the motion.

Motion carries 4-2:

4 yes votes- Commissioners Craig Martin, Jean Dewart, April Wade, Beverly Neal-Clinton

2 No votes- Commissioners Neal Martin and Sean Williams

Case No. WVR-2020-0090

Commissioner Dewart moved to approve Case No. WVR-2020-0090 — A request for waiver from Los Alamos County Code Section § 16-578-t1. - Downtown district and mixed-use district development standards to exceed the 50-foot building height limit at The Bluffs Apartments, located at 135 DP Road, for the reasons stated in the staff report and per testimony entered at the public hearing. Commissioner Craig Martin seconded the motion.

Motion carries 6-0

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

5. PLANNING AND ZONING COMMISSION BUSINESS

A. Minutes from the Planning And Zoning Commission Meeting September 9, 2020.

Commissioner Craig Martin moved that the Commission approve as amended the Minutes for September 9, 2020.

Commissioner Neal Martin Seconded the motion.

Motion carries 5 yes.

Commissioner Neal Martin abstained.

6. COMMISSION/STAFF COMMUNICATIONS

A. Department Report

B. Chair's Report

C. Council Liaison's Report

D. Commission 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 the 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

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 Office at 505-662-8006 if a summary or other type of accessible format is needed.