



County of Los Alamos

1000 Central Avenue Los
Alamos, NM 87544

Minutes- draft 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

December 9, 2020

5:30 PM

In accordance with New Mexico Department of Health's public emergency order governing mass gathering due to COVID-19, this meeting was held remotely via Zoom.

Proceedings can be viewed at:

<http://losalamos.legistar.com/Calendar.aspx>

1. **CALL TO ORDER/ ROLL CALL**

5:30 PM

Present:

Terry Priestley, Chair

Neal D. Martin

April Wade

Jean M. Dewart

Michelle Griffin

Stephanie V. Nakhleh

Sean J. Williams

Craig Martin

Absent:

Beverly Neal-Clinton, Vice Chair

2. **PUBLIC COMMENT**

- Dennis Brandt, 4910 Quemazon, spoke.
- Pat Wells spoke.

3. **APPROVAL OF AGENDA**

Commissioner Neal Martin motioned to approve the Agenda as presented; seconded by Commissioner Craig Martin. Motion passed unanimously.

4. **PUBLIC HEARING (S)**

- A. **Case No. SIT-2020-0043. A request for site plan approval of a mixed-use development of residential units along with commercial space located at 30 Mirador Blvd. The property is Tract D of the former A-19-A-2-A Mirador land. The proposed development will consist of a 57-unit residential multi-family housing development along with attached commercial space on 2.24± acres of land zoned Downtown District-Neighborhood Center Overlay District (DT-NCO).**

Commissioner Dewart motioned to approve Case No. SIT-2020-0043 for a mixed-use development, located at 30 Mirador Blvd., to allow for the construction of a 57-unit multi-family development with commercial/retail space. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing, subject to the following conditions:

- 1. The applicant shall be responsible for the following traffic mitigations measures:
 - a. The design and construction of a traffic signal and related improvements to the NM 4/Sherwood -Mirador Blvd. intersection, to include a fully operational and ADA-compliant signalized intersection.**
 - b. Deter pedestrian crossing at NM4/La Vista Drive intersection and re-route pedestrians to the NM4/Sherwood-Mirador Blvd. signalized intersection through the installation of directional signage along with physical barriers.**
 - c. These measures shall be installed and operational prior to or upon issuance of any certificate of occupancy within the site and/or as required by NMDOT. The design, permitting and construction of these items shall adhere to all applicable standards, specifications and approval processes as required by NMDOT and Los Alamos County.****
- 2. The Applicant assess feasibility for a pedestrian connection from the Confianza Street cul-de-sac of the single-family subdivision to the new mixed-use development and shall report back to Planning and Public Works staff on this feasibility prior to the issuance of building permits.**
- 3. The Applicant shall address all technical corrections and comments from the Public Works Department as transmitted on Memorandum dated October 27, 2020 (Exhibit 6).**
- 4. The Applicant shall provide a landscape agreement on installation and maintenance at such time that the landscape is installed, considering appropriate weather conditions; this shall be submitted prior to the issuance of Certificate(s) of Occupancy. Alternatively, a performance bond may be required at permit.**
- 5. All Electrical requirements to be addressed as noted by the Department of Public Utilities (Exhibit 6)**

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

Motion seconded by Commissioner Nakhleh. Motion passed 7-0 vote.

In Favor:

Terry Priestley, Chair
Neal D. Martin
Jean M. Dewart
Michelle Griffin
Stephanie V. Nakhleh
Sean J. Williams
Craig Martin

Abstained:

April Wade

Absent:

Beverly Neal-Clinton, Vice Chair

A. **Minutes from the Planning and Zoning Commission Meeting on October 28, 2020.**
Commissioner Williams motioned to approve the Minutes as amended. Commissioner Neal Martin seconded. Motion passed unanimously.

B. **Calendar for Planning and Zoning Meetings for 2021; for approval**
Commissioner Neal Martin motioned to approve the 2021 Calendar. Commissioner Nakhleh seconded. Motion passed 7-0 vote, with Commissioner Williams abstaining.

C. **COMMISSION/DIRECTOR COMMUNICATIONS**

A. *Department Report*

B. *Chair's Report*

C. *Board of Adjustment Report*

D. *Commissioner Comments*

D. **PUBLIC COMMENT**

None.

E. **ADJOURNMENT**

Meeting adjourned at 8:53 pm