



Los Alamos County

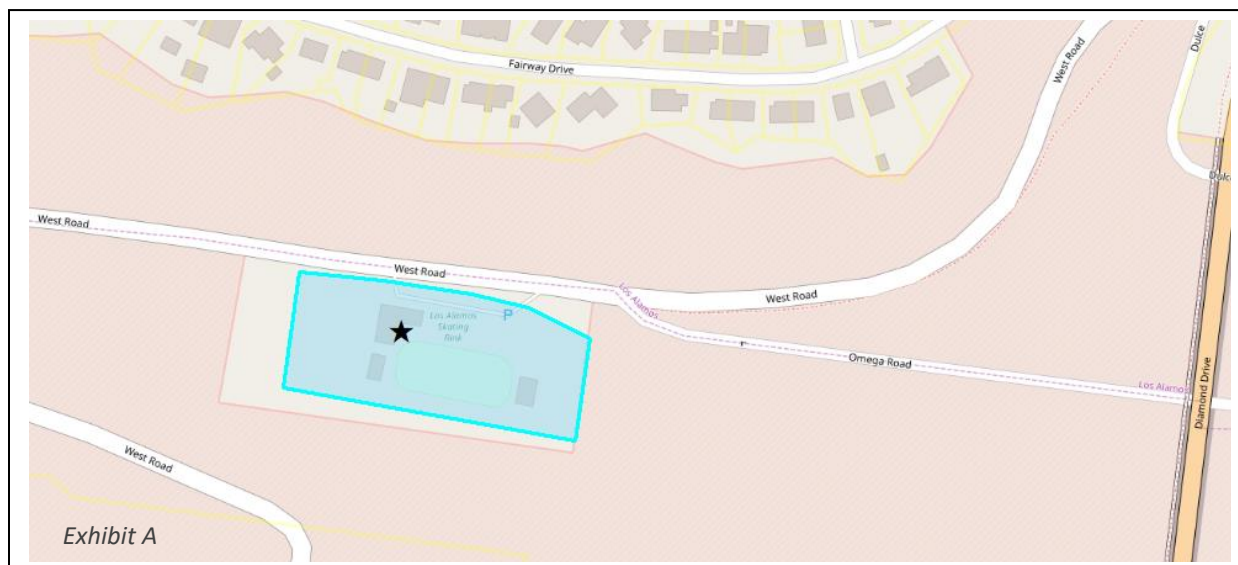
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: November 13, 2019
Subject: Case No. SIT-2019-0039, WVR-2019-0084
Owners/Applicants: Los Alamos County, Owner/Applicant
Case Manager: Desirae J. Lujan, Associate Planner

Case No. SIT-2019-0039, WVR-2019-0084:

A request for Site Plan approval for modifications to the Los Alamos Ice Rink, located at 4475 West Road. Approval would allow for the construction of 2,431 ft² for new locker rooms. This request includes, WVR-2019-0084, an application to waive the Los Alamos County parking requirements. The property is zoned Public-Land (P-L).



Case No. SIT-2019-0039, Motion Option 1:

I move to **approve** Case No. SIT-2019-0039 — request for Site Plan approval for modifications to the Los Alamos Ice Rink, located at 4475 West Road, to allow for the construction of 2,431 ft² for new locker rooms and an electrical/mechanical room. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing, subject to the following condition(s):

1. ...

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.

Case No. SIT-2019-0039, Motion Option 2:

I move to **deny** Case No. SIT-2019-0039 — request for Site Plan approval for modifications to the Los Alamos Ice Rink, located at 4475 West Road, to allow for the construction of 2,431 ft² for new locker rooms and an electrical/mechanical room. Denial is due to the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 — Development Code review criteria within §16-152A, for the following reasons:

1. ...

Case No. WVR-2019-0084, Motion Option 1:

I move to **approve** Case No. WVR-2019-0084 — request for waiver from Los Alamos County off-street parking requirements for the Los Alamos Ice Rink, located at 4475 West Road, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following condition(s):

1. ...

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.

Case No. WVR-2019-0084, Motion Option 2:

I move to **deny** Case No. WVR-2019-0084 — request for waiver from Los Alamos County off-street parking requirements for the Los Alamos Ice Rink, located at 4475 West Road, due to failure to meet the Los Alamos County Code, Waiver review criteria within §16-157, for the following reasons:

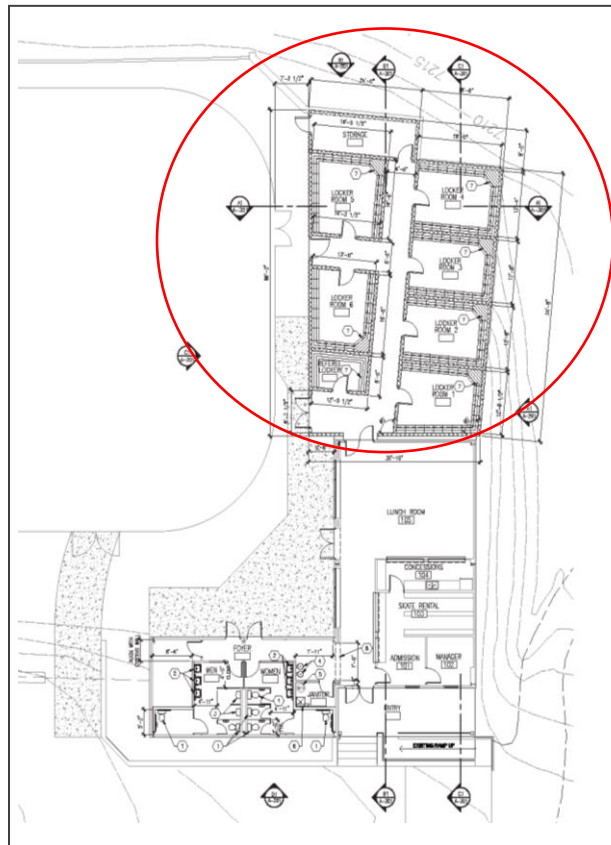
1. ...

HISTORY

The Los Alamos Ice Rink, county-owned, has been in operation since the 1970s; providing the community with the enjoyment of ice skating, hockey and summer activities. In 2012 Capital Improvement Project funding provided for the construction of a new equipment building, enlarging the ice rink and installing refrigeration equipment. The project resulted in a Site Plan request where the Planning and Zoning Commission voted to approve the project with conditions— none of which address the total number of parking spaces but did require one additional handicapped parking space and delineation of the parking entrance and exit.

SUMMARY

In 2019, funding was again appropriated to continue improvements to the Ice Rink. This time creating additional facilities that would provide more locker rooms where female players would have a secure changing room. The project



consists of bathroom interior remodel; removing the existing locker rooms (766 ft²) located on the southeast; and replacing them with six (6) new locker rooms and an electrical/mechanical room that will connect to the main building. At the end of construction, the main building existing at 2,362 ft², would nearly double — enlarging the building to 4,793 ft².

The recreational facility improvements will not change the site’s use or its intensity. However, as staff believes that the change in appearance would be significant, including the need for a parking waiver, the application has been deferred to the Planning and Zoning Commission for review.

IDRC REVIEW

On October 17, 2019, the Interdepartmental Review Committee (IDRC) reviewed the application and unanimously approved to move both the Site Plan and Waiver applications forward to the Planning and Zoning Commission without conditions. They acknowledged the parking conditions and constraints for growth; voicing no concerns.

VOTING MEMBERS IN ATTENDANCE

Planning Division, Community Development	Ryan Foster, Principal Planner	✓
Building Division, Community Development	Michael Arellano, Chief Building Official	✓
Engineering Division, Public Works	Desirae L. Lujan, Senior Engineer	✓
Fire Department	Wendy Servey, Fire Chief	✓
Department of Public Utilities	Clay Moseley, Engineering Project Mgr.	✓

PUBLIC NOTICE

Notice of this public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-192 (a), and included: U.S. mail to owners of real property within 100 yards (300’) of the subject property; publication in the Los Alamos Daily Post (published 10/24/19), the County’s official newspaper of record; and posting at the Los Alamos County Municipal Building.



Exhibit C

SITE PLAN REVIEW CRITERIA

Section 16-152A of the Los Alamos County Development Code states that during the course of the review of any Site Plan, the Planning and Zoning Commission shall utilize the following criteria in making its determination of approval, conditional approval or denial:

- (a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.**

Applicant Response: The modifications to the facility improves the site by modifying the restrooms to create more fixtures. It will also create more locker facilities and provide for secure changing facilities for female players. There are currently 4 locker rooms which is inadequate if there are female players. If games are back to back, the 4 locker rooms are generally occupied by male players, meaning that the few female players generally change in the restroom. This will solve this issue. We will be utilizing existing empty space on the property. We are simply providing for more and better areas to be used by the public and the number of users is not expected to change.

Staff Response: The project conforms to the Comprehensive Plan by investing and improving on county-owned facilities that will support tourism and economic development by promoting Los Alamos as a venue for athletic events and competitions; and marketing it as a destination for recreation.

- (b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.**

Applicant Response: This will not be impacted or changed due to the construction.

Staff Response: Off-street parking shall be provided in accordance with Section 16-370 at the time any building or structure is constructed, *enlarged*, relocated, or at the time there is a change in its principal use. As the off-street parking requirement table does not specifically refer to an “Ice Rink”, the recreational use category applied for parking space calculation will be: “athletic club, country club, clubhouse, swimming club, gymnasium”, which is 1 space per 4 persons at maximum capacity.

According to those specifications, the total amount or parking spaces required for the site is 242, of which 8 are required to be handicapped.

	Occupancy Calculation (IBC)	Occupancy, Maximum
New Locker Rooms	2,431/50	48
Existing Main Building	2,362/100	24
Ice Rink	17,463/50	350
Deck	8,218/15	548
Total Maximum Capacity:		970
Total Required Parking Spaces:		242

The subject site provides 24 parking spaces — inclusive of three (3) handicapped. Within 200 feet and east of the site, the county has an agreement with Los Alamos National Laboratory for 51 additional parking spaces totaling 75 spaces. Further parking will not be proposed with these improvements, as it is not included within the scope of the approved project. Consequently, the applicant is requesting waiver from the parking requirements. The existing ingress, egress and traffic circulation will not be affected by the new construction and will remain as-is. Events at the Ice Rink that exceed the average attendance, such as tournaments, would address overflow parking through an Event Permit. The possibilities could include shuttle service but would be resolved at the permitting process.

- (c) ***The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.***

Applicant Response: Currently, any storm water drains off the site to the adjacent channel running alongside West Road. The construction will not add to the volume of stormwater discharge.

Staff Response: The construction will not increase the volume of the stormwater. The Engineering Division, within Public Works, has reviewed the plans and has no concerns regarding storm drainage.

- (d) ***The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.***

Applicant Response: The construction will not require any new, or abandonment of any current easements.

Staff Response: All necessary easements exist — there are no changes.

- (e) ***The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.***

Applicant Response: The area around the rink is natural forest vegetation. Within the confines of the rink, it is concrete floors and bleacher seating for the spectators. It is mostly a winter use site and so landscaping would be covered during its use. Rooftop HVAC unit will be screened.

Staff Response: Landscaping will have no changes from the original Site Plan approved in 2012. The site is located within proximity to the Santa Fe National Forest making it naturally landscaped by spruce and ponderosa pine trees — covering more than the required 5%.

- (f) ***Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts adjacent properties or public right-of-way.***

Applicant Response: The parking lots are already in place and no new parking is being planned. Street lighting is already in place for the parking lots. There are 2 existing storage sheds which will be relocated to another area. The rink lighting is down facing to the rink surface. The new mechanical equipment will be screened from view.

Staff Response: The project will not impact the current outdoor lighting.

- (g) Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.**

Applicant Response: All of the existing utilities are sufficient to serve the needs of the facility.

Staff Response: The footprint of the enclosed facility will not change, making the closest distance to the property line 15' on the south. As the setbacks within the Public-Land zoning district are zero on all sides, the improvements comply. The maximum allowed lot coverage of all structures within the district is 70%; the proposed lot coverage, inclusive of the rink, is calculated as 30%. Additionally, the maximum height is planned at 25', where the maximum allowed height is 50'.

- (h) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.**

Applicant Response: The existing elevation of the current facilities will be the basis for the floor elevation of the replacement locker facilities and the expanded restrooms will encompass the current Locker Rooms 1 and 2 areas. All work will be within the confines of the property.

Staff Response: All public services needed for improvements to the facility are existing and adequate. Department of Public Utilities had no requests or conditions.

- (i) Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of the comprehensive plan in lieu of the development of tot lots or neighborhood parks.**

Applicant Response: This is a recreational facility which mostly serves the winter activities of hockey and recreational skating, along with some summer Roller Derby activities.

Staff Response: The criterion is not applicable to the scope of this project.

Under the provisions within Section 16-53 (c)(1)(b), the Planning and Zoning Commission shall have the following power and duties:

(c) Final action.

1. *The planning and zoning commission shall hold a public hearing in accordance with the requirements of article XI and shall have the authority to approve, conditionally approve or disapprove the following applications:*
 - b. *Application for approval of a site plan with waiver where the waiver is part of a site plan application and a separate waiver application has not been filed for a hearing with the board of adjustment. The planning and zoning commission may take a single vote to approve the site plan and either approve or deny the waiver. If the planning and zoning commission votes to deny the site plan the waiver shall also be denied. Such powers shall not include the consideration of waiver to design and construction standards promulgated or administered*

by the public works department as described in section 16-572 nor in association with a special plan (SP) district application.

WAIVER REQUIREMENTS

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which to base a decision to approve, approve with conditions and limitations, or deny a waiver request. The decision shall depend upon the extent to which the request meets or fails to meet these criteria:

- (a) *Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement.***

Applicant Response: Existing parking does not impede any utilities.

Staff Response: Waiving parking requirements will not intrude on any utilities or other easements. All easements will remain as-is and will not be affected.

- (b) *The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed.***

Applicant Response: The Rink has been in this location since the 1970s and is landlocked by LANL and Santa Fe National Forest. Parking is only a problem during Friday night Varsity Hockey Games (6 times per year or so) and tournaments during the holiday season. Other times, the lots may approach filling up but generally so not.

Staff Response: The subject site is surrounded by Los Alamos National Laboratory owned land and the Santa Fe National Forest, which significantly limits the potential for any future parking expansion. The use of existing area to the west for more parking would create difficulty due to its topography and the flood plain. Additionally, removing mature trees for parking and expanding development beyond the existing disturbed footprint would (1) never accommodate the 167 spaces lacking, and (2) additional impervious surfaces could have a negative impact on the natural forested area that encompasses the current landscaping for the ice rink.

- (c) *Granting of the waiver will not create a health or safety hazard or violate building code requirements.***

Applicant Response: The times when this parking condition occurs is only during select times. There is not the ability to expand parking on County-owned land.

Staff Response: The waiver will not affect current health and safety conditions. The Building Code will be adhered with and managed during permitting with the State of NM Construction Industries Division.

- (d) *Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security,***

increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

Applicant Response: The areas around the rink are natural wilderness area which will not be impacted, as parking would not be increased. Moving into wilderness areas would not be publicly accepted and the County does not own the land adjacent. A Site Plan modification to construct a new Zamboni and refrigeration equipment building in 2002 briefly discussed this but a waiver was not determined to be needed at that time.

Staff Response: Granting of the waiver will not create negative physical impacts, but instead allows for consideration of the environment by limiting any disturbance and protecting wildlife habitat.

STAFF RECOMMENDATION

Staff has applied the applicable review criteria for both Site Plan and Waiver and recommends approval for the construction of new locker facilities at the Los Alamos Ice Rink located at 4475 West Road. Furthermore, staff recommends that parking requirements be waived for the subject site.

FINDINGS OF FACT

- The Site Plan application is a request to amend the Site Plan approved in 2012 for modifications to the Los Alamos Ice Rink, located at 4475 West Road, by constructing 2,431 ft² for new locker rooms. The property is zoned Public-Land (P-L).
- The Site Plan application includes a Waiver application from minimum off-street parking requirements per Section 16-370 of the Los Alamos County Development Code.
- The proposed construction will be confined to the existing developed boundary and will not be detrimental to health, safety, or welfare of the community.
- The Site Plan review criteria, Section 16-152A, has been applied and was met.
- The Waiver review criteria, Section 16-157, has been applied and is satisfied.
- Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by U.S. mail, all in accordance with the requirements of §16-192 of the Los Alamos County Development Code.

EXHIBITS

Exhibit A: Vicinity Map and Applications

Exhibit B: Site Plan; Floor Plan; Elevations

Exhibit C: Notification Map and Property Owner listing – 100 yards (300') from site location

SITE PLAN APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Address and Use of Property to which the application applies:

4475 West Road, Los Alamos County Ice Rink

Current Use: Vacant **Other:** Ice Rink

Zoning District: P-L **Acreage:** 2.36 **Lot Coverage:** 30% **Related Applications (if any):**

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Wayne Kohlrust, Project Manager **Phone:** xt 1873 **Cell #:** 412-5794
Please Print

Company Name: Los Alamos County Public Works Department, Engineering and Project Management

Address: 1000 Central Avenue, Suite 16 **Email:** wayne.kohlrust@lacnm.us

NCA Architects is under contract to LAC for Design Services

SIGNATURE

DATE

PROPERTY OWNER

Check here if same as above

Name: Harry Burgess, County Manager **Phone:** 505-662-8080 **Cell #:** _____
Please Print

Address: 1000 Central Avenue, Suite 300 **Email:** harry.burgess@lacnm.us
Owner's Address

My signature below indicates that I authorize the Applicant to make this Amendment application on my behalf.

10/11/19

SIGNATURE

DATE

Pre-Application Meeting Date(s):

IDRC Date:

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Date of Submittal: 10/11/2019

Staff Initial: Sh

CDD Application Number: SIT-2019-0039

Fees Paid: 0

SITE PLAN REVIEW CRITERIA

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-152A establishes the following criteria for recommendation by IDRC, or for determination by the CDD Director or P&Z, of approval, conditional approval or denial of the application. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.*

The modifications to the facility improves the site by modifying the restrooms to create more fixtures. It will also create more locker facilities and provide for secure changing facilities for female players. There are currently 4 locker rooms which is inadequate if there are female players. If games are back to back, the 4 locker rooms are generally occupied by male players, meaning that the few female players generally change in the restroom. This will solve this issue. We will be utilizing existing empty space on the property. We are simply providing for more and better areas to be used by the public and the number of users is not expected to change.

- (b) *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*

This will not be impacted or changed due to the construction.

- (c) *The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.*

Currently, any storm water drains off the site to the adjacent channel running alongside West Road. The construction will not add to the volume of stormwater discharge.

- (d) *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

The construction will not require any new, or abandonment of any current easements

(i) Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.

This is a recreational facility which mostly serves the winter activities of hockey and recreational skating, along with some summer Roller Derby activities.

SUBMITTALS:

Provide all information necessary for a complete review of the Site Plan request. Check each of the boxes to indicate which information you have provided. Provide two hard copies of all plans and also provide one complete copy of all materials on disk:

- Agent Authorization, if applicable.
- Proof of property ownership (Warranty deed, recorded Plat, etc.).
- Scaleable copies of Site Plan drawings including:
 - Footprint and square footage of all buildings and structures on the site.
 - Building/structure elevations.
 - Existing and proposed lot coverage.
 - All existing and proposed easements.
 - All existing and proposed setbacks.
 - Existing and proposed trails.
- Preliminary Landscape Plan.
- Preliminary Grading and Drainage Plan.
- Preliminary Utilities Plan.

Note: Final construction plan set will be required at Building Permit.

Additionally, per Sec. 16-571, at or before the first IDRC meeting, the County Engineer may require the following Impact Studies:

- Traffic impact analysis (TIA).
- Stormwater drainage report.
- Utility capacity analysis.
- Soils report.
- Other. Describe: _____

You are advised to meet with the County Engineer early in the planning process to determine which studies will be required.

Please provide any other information that you believe is relevant to or supports this application.

This is an existing facility. We are modifying the Locker Rooms 1 and 3 and existing restrooms to create more restroom facilities. We are replacing the building which houses Locker Rooms 3 and 4, some storage and Referee Changing Area to create 6 player changing areas/locker rooms, a Referee Changing Area, storage, and a small mechanical room. The rink size will not change and will stay within the confines of the existing facility overall.

The rink has been undersized in terms of restroom facilities for at least 20 years, and with more female hockey players, separate changing facilities are needed. These modifications will accomplish these needs.

- (e) *The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections [16-574](#) and [16-575](#).*

The area around the rink is natural forest vegetation. Within the confines of the rink, it is concrete floors and bleacher seating for the spectators. It is mostly a winter use site and so landscaping would be covered during its use. Rooftop HVAC unit will be screened.

- (f) *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*

The parking lots are already in place and no new parking is being planned. Street lighting is already in place for the parking lots. There are 2 existing storage sheds which will be relocated to another area. The rink lighting is down facing to the rink surface. The new mechanical equipment will be screened from view.

- (g) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.*

All of the existing utilities are sufficient to serve the needs of the facility.

- (h) *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

The existing elevation of the current facilities will be the basis for the floor elevation of the replacement locker facilities and the expanded restrooms will encompass the current Locker Rooms 1 and 2 areas. All work will be within the confines of the property.

LOS ALAMOS
Community Development

WAIVER APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Note: The Board of Adjustment considers Applications for Waivers at a public hearing. Waiver means an adjustment of dimensional requirements, parking regulations, or design standards contained in the Land Development Code. Waivers shall not apply to regulations controlling density or land use.

Describe the Waiver request:

Waive the parking requirements. The Rink has been in this location since the 1970's. The work to expand the locker rooms does not increase the usership: rather it makes the accommodations better for the players by expanding the locker rooms and expanding the toilet areas for the patrons. The area is landlocked by the Lab and Santa Fe National Forest. In 2017, the Lab granted an easement to add some additional parking east of the Rink.

Address of Property to which the Waiver Request applies:

4475 West Road

Zoning District: P-L Acreage: 2.36 Lot Coverage: 30% Related Applications (if any):

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Wayne Kohlrust, Project Manager Phone: x 1873 Cell 412-5794
Please Print

Address: 1000 Central Ave, Suite 160 Email: wayne.kohlrust@lacnm.us

SIGNATURE

DATE

PROPERTY OWNER (If different from Applicant)

Check here if same as above

Name: Harry Burgess, County Manager Phone: 662-8080 Cell #: _____
Please Print

Address: 1000 Central Ave, Suite 300 Email: harry.burgess@lacnm.us
Owner's Address

My signature below indicates that I authorize the Applicant to make this Waiver application on my behalf.

SIGNATURE

DATE

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: _____

Staff Initial: *df*

CDD Application Number: WVR-2019-008A

Fees Paid: _____

WAIVER REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which the Board of Adjustment shall base its decision to approve, approve with conditions and limitations, or deny the waiver request. The Board's decision shall depend upon the extent to which the request meets or fails to meet these criteria. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) **Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and**

Existing parking does not impede any utilities.

- (b) **The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and The Rink has been in this location**

The Rink has been in this location since the 1970's and is landlocked by LANL and Santa Fe National Forest. Parking is only a problem during Friday night Varsity Hockey Games (6 times per year or so) and tournaments during the holiday season. Other times, the lots may approach filling up but generally so not.

- (c) **Granting of the waiver will not create a health or safety hazard or violate building code requirements; and**

The times when this parking condition occurs is only during select times. There is not the ability to expand parking on County-owned land.

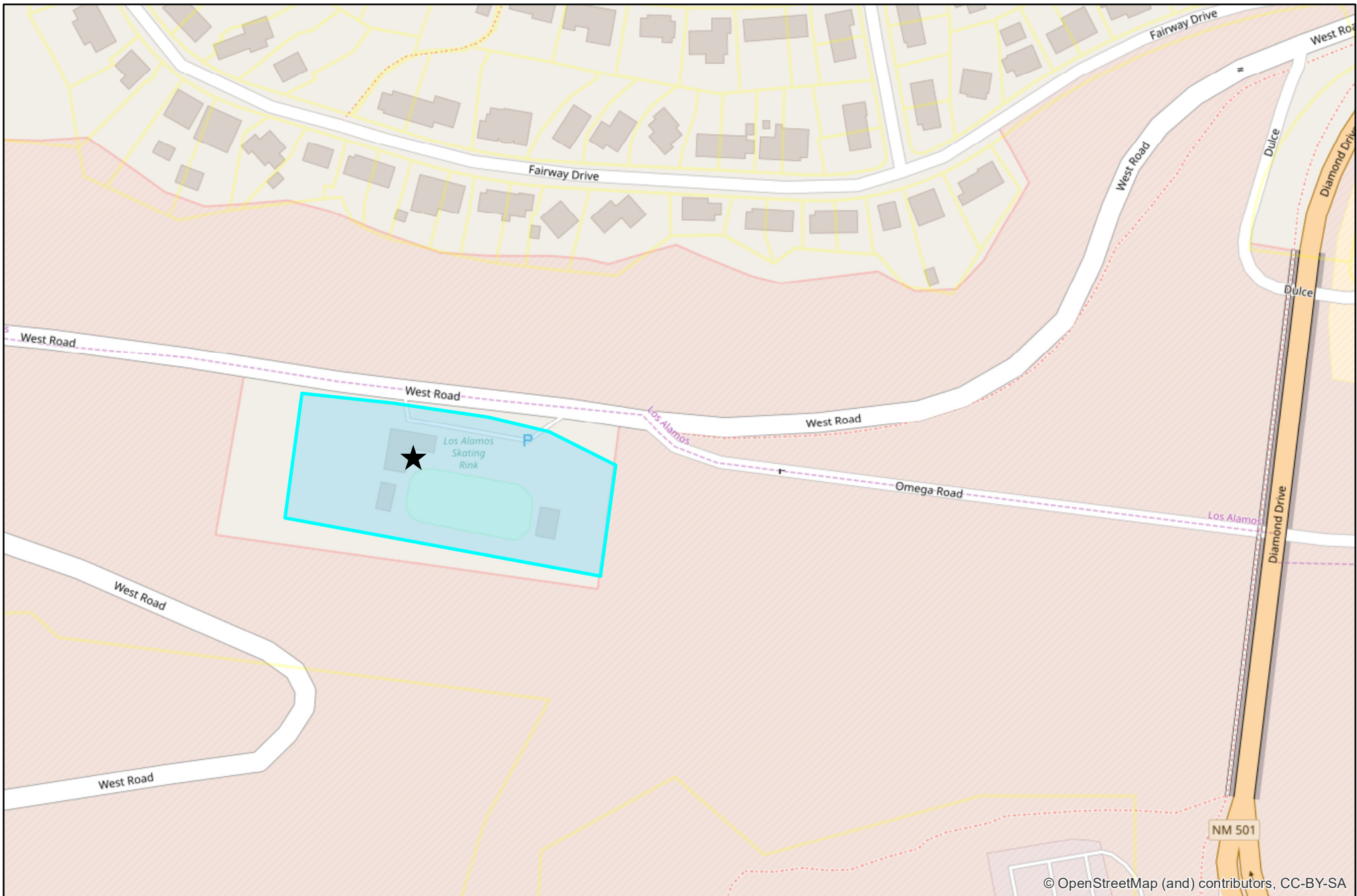
- (d) **Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.**

The areas around the rink are natural wilderness area which will not be impacted, as parking would not be increased. Moving into wilderness areas would not be publicly accepted and the County does not own the land adjacent. A Site Plan modification to construct a new Zamboni and Refrigeration Equipment Building in 2002 briefly discussed this but a waiver was not determined to be needed at that time.

SUBMITTALS:

Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

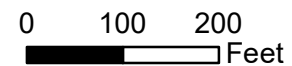
- Proof of property ownership.
- A scaleable drawing including all information pertinent to the waiver request:
 - Existing and proposed lot coverage.
 - Show and label the footprint of all existing buildings and structures on the site.
 - Show, dimension and label all existing and proposed easements.
 - Show, dimension and label all existing and proposed setbacks.
 - Show, dimension and label building/structure elevations.
- Other. Describe: _____



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4475 WEST RD | SIT-2019-0039, WVR-2019-0084

Mapping information is for reference only. Users are solely responsible to confirm data accuracy. Los Alamos County assumes no liability for errors associated with the data.





LOS ALAMOS ICE RINK RENOVATIONS DESIGN DEVELOPMENT

NOVEMBER 2019

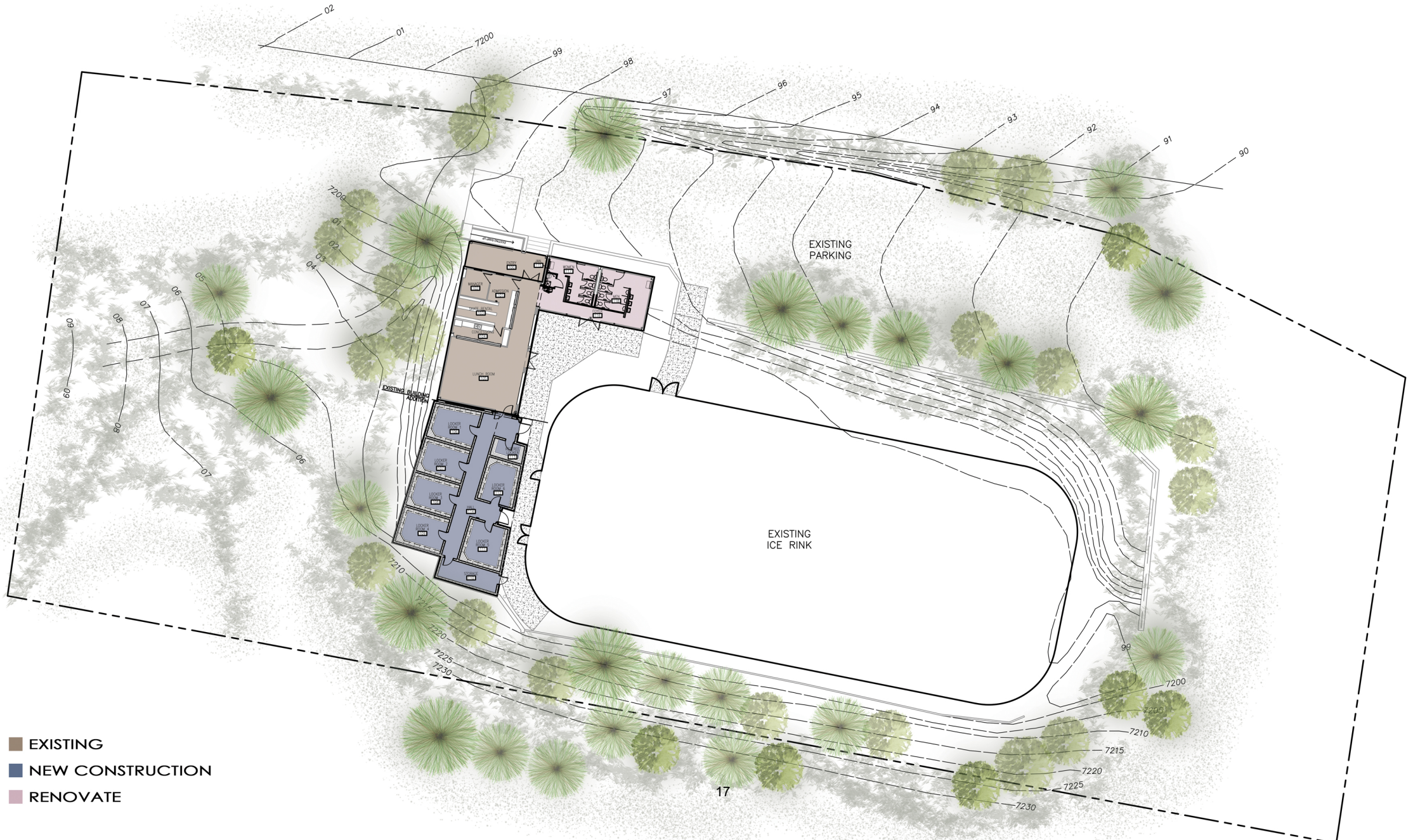


LOS ALAMOS
where discoveries are made



ARCHITECTS • PLANNERS • AIA

LOS ALAMOS ICE RINK RENOVATIONS
SITE PLAN



- EXISTING
- NEW CONSTRUCTION
- RENOVATE

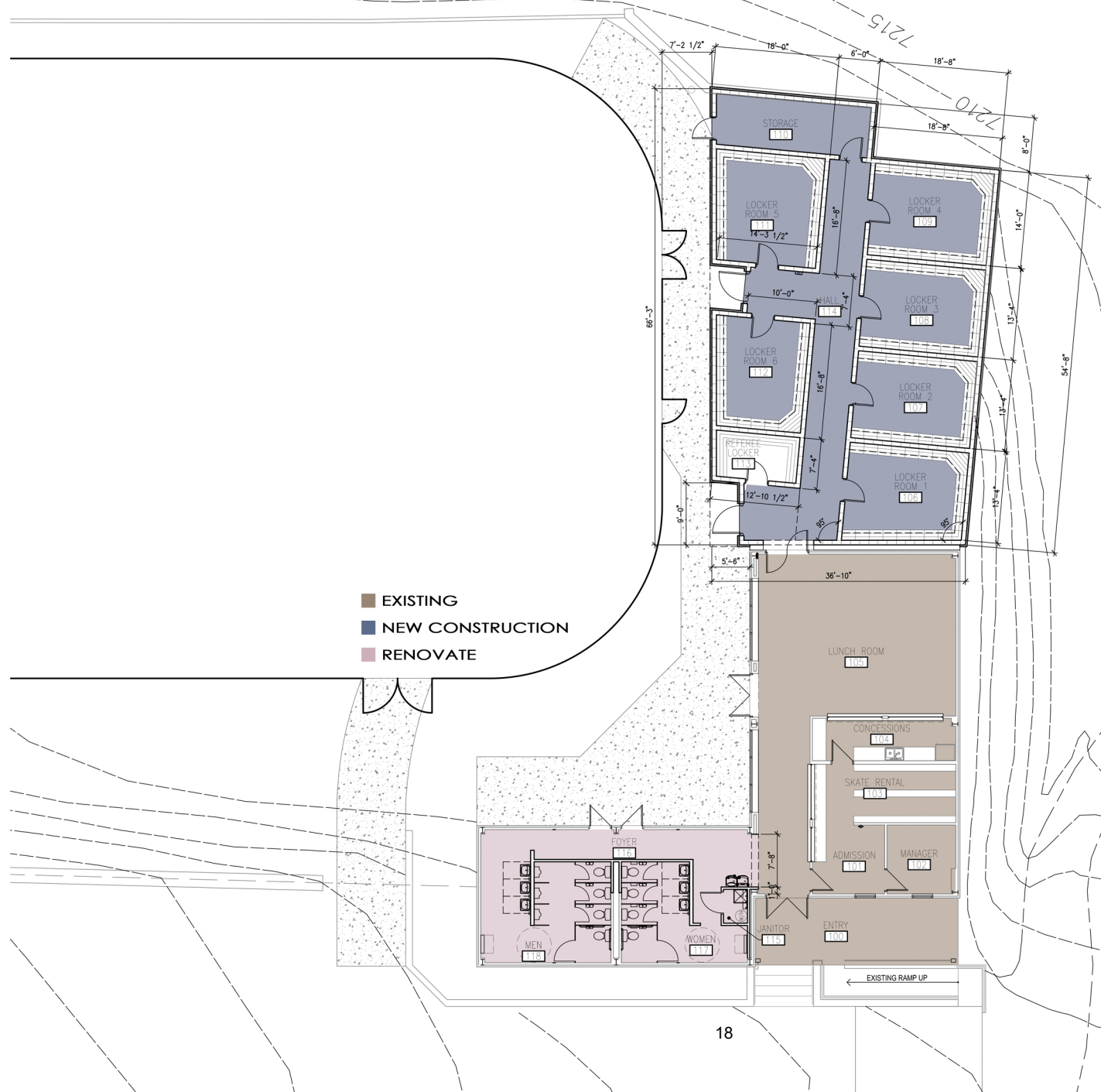


LOS ALAMOS
where discoveries are made

LOS ALAMOS ICE RINK RENOVATIONS FLOOR PLAN



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LOS ALAMOS
where discoveries are made

LOS ALAMOS ICE RINK RENOVATIONS
ELEVATION



ARCHITECTS • PLANNERS • AIA

NORTH ELEVATION

CLERESTORY WINDOWS

CORTEN STEEL PANELS

EAST ELEVATION

EXPOSED WOOD STRUCTURE / SHADING CANOPY

SOUTH ELEVATION



CORRUGATED METAL ROOF

WEST ELEVATION



4475 WEST RD

Mapping information is for reference only. Users are solely responsible to confirm data accuracy. Los Alamos County assumes no liability for errors associated with the data.

-  300' NOTIFICATION BUFFER
-  4475_WESTRD



0 50 100
Feet