

# MINUTES

## Planning and Zoning Commission



March 8, 2023 – 5:30 P.M.

*Due to COVID-19, virtual participation for this meeting was made available via Zoom.*

*The proceeding can, also, be viewed at <http://losalamos.legistar.com/Calendar.aspx>*

### 1. CALL TO ORDER / ROLL CALL

Chair Adler called the meeting to order at 5:40 PM. Roll call was administered. A quorum was present.

#### **Members Present:**

Rachel Adler, Chair  
Neal D. Martin, Vice Chair  
Stephanie Nakhleh, Commissioner  
Charlene Hutchinson, Commissioner  
David Hampton, Commissioner  
Benjamin Hill, Commissioner  
Rodney Roberson, Commissioner  
Karen Easton, Commissioner – Arrived at 6:05

### 2. PUBLIC COMMENT

No comment.

### 3. APPROVAL OF AGENDA

Commissioner Hutchinson motioned to approve the agenda as presented. Commissioner Chair Adler seconded. The motion carried unanimously.

### 4. PLANNING AND ZONING COMMISSION BUSINESS

#### **A. Minutes from the Planning and Zoning Commission Meeting on February 8, 2023.**

*Commissioner Hill motioned to approve the Minutes as presented. Seconded by Commissioner Nakhleh. Motion carried unanimously.*

### 5. PUBLIC HEARINGS

#### **A. OR0973-23 Case No. ZCA-2023-0013. A request for recommendation to County Council to amend Chapter 16, with revisions related to the building height south of Trinity Drive through Ordinance 02-342, an Ordinance Repealing and Replacing the Text of Chapter 16, “County of Los Alamos Development Code”.**

***Presenters:** Dekker/Perich/Sabatini, Sobia Sayeda, Planning Manager*

Paul Andrus, CDD Director, briefly gave the Commission background on the case. He said that the reason this Commission is seeing the case is Council remanded it back to planning and zoning to refine two (2) items that will then go back to them for their consideration.

Sobia Sayeda, Planning Manager, said that CDD was instructed by Council to look at building height related to downtown south of Trinity Drive and come back with recommendations and

possible adoption of what building height needs to be within the Canyon Edge; one of their concerns was Canyon Edge protections.

Jessica Lawlis with DPS made their presentation. She gave an overview of why the changes are being requested and the options of heights of buildings abutting the canyon edge. The recommended alternative that they presented is the maximum height within 150 feet of the canyon edge to be 54 feet abutting the canyon and an 86-foot maximum everywhere else, she said that is closer to the intent of what was in the original code.

The floor was opened to the Commissioners' questions. They discussed the aspects of the visual impacts of building heights south of Trinity Drive.

**Motion:**

Chair Adler moved to recommend approval of Case No. ZCA-2023-0013 to County Council to amend Chapter 16, with a text amendment update through Ordinance 02-342, an Ordinance Amending Article II Division. 2. Section 16-6(c) Table 16 and Division 3. Table 24 of Chapter 16, "County of Los Alamos Development Code" as presented in the application. This recommendation is based on the conclusion that the application is in conformity with the applicable review criteria contained in Section 16-75(d) of the Los Alamos County Development Code and is not materially detrimental to public welfare, pursuant to Section 16-72(f)(5)(a) of the Development Code. The motion was seconded by Commissioner Hutchison.

I further move to authorize the Chair to sign a Recommendation to be forwarded to Council, approving the application for this case, based on this decision and to be subsequently prepared by County staff.

Roll Call Vote: 7 Yes - 1 Abstention by Commissioner Easton.

**MOTION CARRIES 7-0 VOTE.**

- B. OR0974-23 Case No. ZCA-2023-0014.** A request for recommendation to County Council to amend Chapter 16, with revisions related to alternative parking regulations and reduction allowances in Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) Zone Districts through Ordinance 02-343, "County of Los Alamos Development Code".

***Presenters:** Dekker/Perich/Sabatini, Sobia Sayeda, Planning Manager*

**Motion:**

Chair Adler moved to recommend approval of Case No. ZCA-2023-0014 to County Council to amend Chapter 16, with a text amendment update through Ordinance 02-343, an Ordinance Amending Article II Division 1. Section 16-6(b)(3)c 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29 to revise the required amount of off-street parking in Downtown Los Alamos (DTLA) and White Rock town center (WRTC) Zone Districts; and Section 16-30(b) of Chapter 16, "County of Los Alamos Development Code" as presented in the application. This recommendation is based on the conclusion that the application is in conformity with the applicable review criteria contained in Section 16-75(d) of the Los Alamos County Development Code and is not materially detrimental to public welfare, pursuant to Section 16-72(f)(5)(a) of the Development Code.

I further move to authorize the Chair to sign a Recommendation to be forwarded to Council, approving the application for this case, based on this decision and to be subsequently prepared by County staff. The motion was seconded by Commissioner Nakhleh.

Roll Call Vote: 8 Yes

**MOTION CARRIES 8-0 VOTE.**

- C. **17141-23 Case No. SIT-2023-0062.** Marcus Hall, on behalf of Secret City Parking, LLC., is requesting Site Plan approval for the construction of a parking lot facility at 3292 Trinity Drive. The property, Tract RM, within Eastern Area 3, is zoned Professional-Office (PO).

*Presenters: Marcus Hall, Agent Desirae Lujan, Associate Planner*

**Motion:**

Chair Adler moved to recommend approval of Case No. ZCA-2023-0014 to County Council to amend Chapter 16, with a text amendment update through Ordinance 02-343, an Ordinance amending Article II Division 1. Section 16-6(b)(3)C 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29, and Section 16-30(b) of Chapter 16, "County of Los Alamos Development Code" as presented in the application. This recommendation is based on the conclusion that the application is in conformity with the applicable review criteria contained in Section 16-75(d) of the Los Alamos County Development Code and is not materially detrimental to public welfare, pursuant to Section 16-72(f)(5)(a) of the Development Code. The motion was seconded by Commissioner Hutchison.

I further move to authorize the Chair to sign a Recommendation to be forwarded to Council, approving the application for this case, based on this decision and to be subsequently prepared by County staff.

Roll Call Vote: 8 Yes

**MOTION CARRIES 8-0 VOTE.**

**6. COMMISSION/DIRECTOR COMMUNICATIONS**

**A. Department Report**

**B. Chair's Report**

Chair Adler noted that she will be unable to attend the Boards and Commissions meeting this on the 9<sup>th</sup>. She requested someone to step in for her.

**C. Council Liaison's Report**

**D. Commissioners' Comments**

**7. PUBLIC COMMENT**

None.

**8. ADJOURNMENT**

8:58 PM