

# MINUTES

## Planning and Zoning Commission



January 22, 2020– 5:30 P.M.

1000 Central Avenue, BCC Room, Suite 110

**Present - 5 Commissioner Martin, Commissioner Dewart, Commissioner Wade, Commissioner Neal-Clinton and Commissioner Williams**

**Absent: -4 Commissioner Priestly, Commissioner Arias, Commissioner Martin and Commissioner Griffin**

**Staff Present:** Ryan Foster, Principal Planner  
Kevin Powers, Assistant County Attorney  
Anita Barela, Associate Planner

### 1. CALL TO ORDER / ROLL CALL

Acting Chair Neal-Clinton called the meeting to order. A quorum was present.

### 2. PUBLIC COMMENTS

None

### 3. APPROVAL OF AGENDA

**Commissioner C Martin made a motion to approve the agenda as presented. Commissioner Wade seconded; motion passed unanimously.**

### 4. PUBLIC HEARING

#### A. Case No. SIT-2019-0037 – Flex Lab

I move to **approve** Case No. SIT-2019-0037 — request for Site Plan approval for construction of a research & development building totaling 83,798 SF, located at 4200 W Jemez. 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. Per Department of Utilities:
  - a. Applicant shall submit final utility plans, stamped by a New Mexico professional engineer, with the application for building permit.
  - b. An Easement Plan dedicating easements for new and existing utilities shall be filed prior to occupying the building.
  - c. See the attached sheets for additional DPU comments.
2. Per County Engineer, Public Works: The applicant shall coordinate with appropriate LANL/Traffic staff ingress/egress and circulation of vehicles, bicycle and pedestrians within the LANL transportation network.
3. Per County Engineer, Public Works: The applicant shall coordinate with appropriate LANL/EM staff for providing storm water management and erosion control measures including, but not limited to the following:

- a. Divert increased storm water runoff from the proposed development away from an existing SWMU to ensure flow is not increased through the SWMU site;
  - b. Utilize LANL’s 2017 Low Impact Development Standards where appropriate; and
  - c. Ensure adjacent trails are not impacted by the proposed development and storm water runoff.
4. Per County Engineer, Public Works: The applicant shall provide the County with confirmation that LANL staff is satisfied with any traffic and storm water mitigation measures proposed.
  5. Per Planning Division: Applicant will provide a bond for waived landscaping requirements before a Certificate of Occupancy is issued. The bond is to ensure the parking lot landscaping requirements are met with, or without, construction of a parking garage within 5 years.

*In Favor:* Commissioner Craig Martin  
 Commissioner Beverly Neal-Clinton  
 Commissioner Jean Dewart  
 Commissioner Wade  
 Commissioner Sean Williams

*Absent:* Melissa Arias  
 Neal D. Martin  
 Michelle Griffin  
 Terry Priestley

**Motion passed 5 -0 vote.**

[waiver: Building Height]

**Case No. WVR-2019-0086, Motion**

request for waiver from §16-537, Los Alamos County building height requirements for the research & development building, located at 4200 W Jemez, for the reasons stated in the staff report and per testimony entered at the public hearing:

**Commissioner Craig Martin motioned to approve the waive from §16-537, Los Alamos County building height requirements for the research & development building. Commissioner Wade seconded.**

**Motion Passed.**

*In Favor:* Commissioner Craig Martin  
 Commissioner Beverly Neal-Clinton  
 Commissioner Jean Dewart  
 Commissioner Wade

*Abstained:* Sean Williams

*Absent:* Melissa Arias  
 Neal D. Martin  
 Michelle Griffin  
 Terry Priestley

**Commissioner Craig Martin motioned to approve the waiver for height. Commissioner Griffin seconded.**

**Motion passed 4 -0 vote. 1 Abstention**

[waiver: Landscaping]

**Case No. WVR-2019-0087, Motion Option 1:**

I move to **approve** Case No. WVR-2019-0087 — request for waiver from §16-574(b), Los Alamos County parking lot landscaping requirements for the research & development building, located at 4200 W Jemez, for the reasons stated in the staff report and per testimony entered at the public hearing,

**Commissioner Craig Martin motioned to approve the waiver for tandem parking to be counted. Commissioner Dewart seconded.**

**Motion passed 5-0 vote.**

- In Favor:*
  - Commissioner Craig Martin*
  - Commissioner Beverly Neal-Clinton*
  - Commissioner Jean Dewart*
  - Commissioner Wade*
  - Commissioner Sean Williams*
  
- Absent:*
  - Melissa Arias*
  - Neal D. Martin*
  - Michelle Griffin*
  - Terry Priestley*

**1. PLANNING AND ZONING COMMISSION BUSINESS**

**A. Minutes from the Planning and Zoning Commission Meeting on December 11, 2019**

**Commissioner Craig Martin motioned to approve the minutes. Commissioner Dewart seconded.**

**Motion passed 4-0 vote:**

- In Favor:*
  - Commissioner Craig Martin*
  - Commissioner Beverly Neal-Clinton*
  - Commissioner Jean Dewart*
  - Commissioner Wade*
  
- Abstained:*
  - Sean Williams*
  
- Absent:*
  - Melissa Arias*
  - Neal D. Martin*
  - Michelle Griffin*
  - Terry Priestley*

**B. Training on The Los Alamos County Development Review Process**

**2. COMMISSION/DIRECTOR COMMUNICATIONS**

**A. Department Report**

**B. Chair's Report**

**C. Board of Adjustment Report**

**D. Commissioners' Comments**

**3. PUBLIC COMMENT**

**4. ADJOURNMENT**

9:23 PM

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Terry Priestley, Chairman

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Paul Andrus, CDD Director

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