

MINUTES

Planning and Zoning Commission



June 22, 2022 – 5:30 P.M.

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 5:37 PM. Roll Call was administered – a quorum was present.

Members Present:

Rachel Adler, Chair
Neal D. Martin, Vice Chair
Stephanie Nakhleh, Commissioner
Beverly Neal-Clinton, Commissioner
Benjamin Hill, Commissioner
Rodney Roberson, Commissioner

2. PUBLIC COMMENT

No comment.

3. APPROVAL OF AGENDA

Vice Chair Martin moved to approve the agenda as presented. Commissioner Nakhleh seconded. Motion carried unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Planning and Zoning Commission Meeting Minutes – June 8, 2022.

Vice Chair Martin moved to approve the Minutes as presented. Commissioner Hill seconded. Motion carried unanimously.

5. PUBLIC HEARING(S)

A. CASE NO. SUB-2022-0013. Greg Gonzales, dba Columbus Capital, is seeking Subdivision Plat approval for a planned development consisting of 85 single family lots addressed as 659 San Ildefonso Road, Los Alamos, NM. The property, NM1 D, is within the North Mesa Community and zoned Planned Development Residential District (PD-5).

Greg Gonzales, applicant, presented the plans for an 85-lot subdivision at the subject site. He highlighted its design that will provide multiple buying options with different sized lots. He shared that the subdivision would have a Homeowner's Association with a purpose to maintain amenities and spaces that will not be under the county's purview. Mr. Gonzalez gave an overview of the subdivision's proposed infrastructure, which are designed to county standards and conformity with the Comprehensive Plan. He stated that they have worked to align the egress on the left with the street across San Ildefonso Road, but the one on the right does not, so they are in the process of finalizing a complete traffic impact study. He discussed the subdivision's accommodation for drainage with the use of underground ponding, impacts on adjacent properties, and proposed street names. He concluded that the project would provide multiple benefits to the community and county in general by meeting the criteria and providing multiple options for housing that requires minimal modification to the existing infrastructure.

Commissioner Hill inquired the likelihood of a development without natural gas to lessen carbon omissions. Mr. Gonzales responded that developers have not seen, at the buyers' level, that such development is a big requirement; from the home builders the best production is with what they are familiar with – gas. He expressed that getting to that level of green building is still a way away, but it is being explored.

Commission Roberson questioned the price point for the lots being provided. Mr. Gonzales stated that with the home-mix that is proposed, it will be one of the more economical subdivisions with some more affordable options.

Vice Chair Martin asked if internet connectivity has been integrated into the plans. Mr. Gonzales replied that there have not been any formal accommodations, but for the past five-years all their developments with CenturyLink, now Lumen, has been provided with fiber to all the homes. They will work with the communications provider to ensure that fiber is accessible in this subdivision – if fiber is in existence within the community. Vice Chair Martin questioned provisions for parks within the subdivision. Mr. Gonzales noted open spaces throughout the subdivision and stated that there is not a formal central park. Vice Chair Martin inquired the nearest park distance to the project site. It was noted that a baseball park, play lot, soccer fields and tennis courts are within walking distance from the project site.

Commissioner Nahkleh questioned the drainage and associated maintenance with the underground ponding. Mr. Gonzales explained that they would need annual cleaning and acknowledged that it is standard of a Homeowner's Association.

Ms. Sayeda presented staff's report that gave an overview of the applicant's request; fulfillment of public notice requirements; response to the review criteria, and Interdepartmental Review Committee comments and recommended conditions.

Vice Chair Martin questioned the approval process for the subdivision to move forward. Ms. Sayeda explained that if approved, staff will work with the applicant to resolve any issues and conditions, and a new submittal will be made for final plat approval. He asked for a clarification on the open space to the west. Ms. Sayeda stated that it is public land with a Wilderness Overlay – designated as Open Space. Vice Chair Martin asked about bicycle access on San Idelfonso Road. It was determined that there is at least on designated bicycle lane along San Idelfonso Road.

Commissioner Nahkleh questioned the need and safety of aligning ingress/egress with the existing streets. Eric Ulibarri, County Engineer, explained the concept known as departure sight triangle, which allows for those exiting a minor street to have a safer exit and prevent vehicular conflict. It increases safety and is a standard across Federal Transportation Guidelines. He explained that staff has asked the applicant's Engineer of Record to submit a Traffic Analysis to determine if there is a potential for any issues at the intersections. Commissioner Hill asked if the two entry points was necessary. Mr. Ulibarri stated that it is a fire issue more than an engineering requirement. Ms. Sayeda confirmed that the Fire Marshal has made it a condition to have two means of ingress/egress pursuant with the newly adopted 2021 Fire Code.

Vice Chair Martin questioned the county-wide effort for broadband. Kevin Powers, Associate Attorney, noted that broadband is not a part of the subdivision requirements, but informed that progress is being made and the Council will be providing a broadband update at their next meeting.

Ms. Nahkleh questioned the stability of the cliff sides. Ms. Sayeda replied that as developments move into construction - during the permitting process - soil reports would be required where needed. At that time setbacks and other site development requirements would also be reviewed.

Public Comment was opened and closed at 6:34 PM without comment(s).

Vice Chair Martin stated that the facts presented for *Criterion A* were persuasive – in particular it is in style with the surrounding area, and North Mesa and was satisfied with the recreational amenities available in the vicinity. Chair Adler affirmed that the Department of Public Utilities has reviewed the project and the area is acceptable with current public utilities. The Commission agreed, therefore meeting *Criterion B*. The Commission voiced future concerns with the safety of ingress, egress and circulation of vehicles, bicyclists, and pedestrians. Bryce Ternet, Planning Manager, explained that the Commission approving the Preliminary Plat is not approving construction. There is still a Final Plat process which will provide more detail; approval only allows the developer to continue with developing a final plat. Commissioner Hill suggested a pedestrian pathway at the southeast corner of the development. It was decided that the preliminary plan meets *Criterion C*. Chair Adler presented *Criteria D-I*. The Commission expressed no concerns, affirming the testimony and evidence presented to be persuasive.

Vice Chair Martin moved to approve Case No. SUB-2022-0013, a request for a subdivision plat approval for a planned development consisting of 85 single-family lots addressed as 659 San Ildefonso Road, Los Alamos, NM. The property NM1 D, is in the North Mesa Community and zoned Planned-Development Residential (PD-5). Approval is based on the Findings of Facts established at the hearing and the conclusion that the applicant has met each applicable review criteria contained within Chapter 16, Section 16-153, the Los Alamos Development Code, and that the Commission is acting under the authority granted by Chapter 16, Section 16-452 (b)(1)(a) of the Development Code.

Vice Chair Martin further moved to authorize the Chair to sign a Final Order approving the application and Findings of Fact and Conclusions of Law, for this case, based on the decision, and to be subsequently prepared by county staff.

Approval is based on the following conditions:

1. All proposed underground storm drain detention systems on Tract 7 & 14 shall be maintained by the applicant. A note specifying this requirement shall be placed on the drawings at the time of final subdivision plat submittal.
2. All proposed open spaces on Tract 1-6, & 8-12 shall be maintained by the applicant. A note specifying this requirement shall be placed on the drawings at the time of final subdivision plat submittal.
3. Traffic analysis shall be performed, and a traffic report shall be included at the time of final subdivision plat submittal.
4. Drainage analysis shall be performed, and a drainage report shall be included at the time of final subdivision plat submittal.
5. Applicant shall submit site runoff design to Department of Energy for their review and coordination and include the findings at the time of final subdivision plat submittal.
6. All proposed utilities and related easements shall be reviewed and approved by DPU at the time of final subdivision plat submittal.

Motion seconded by commissioner Roberson. Motion carried 6-0 vote.

-Roll Call Vote –

For the Motion:

*Benjamin Hill
Beverly Neal-Clinton
Stephanie Nakhleh
Rodney Roberson
Neal Martin
Rachel Adler*

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

B. Chair's Report

C. Board of Adjustment Report

D. Council Liaison Report

E. Commissioners' Comments

7. ADJOURNMENT

6:52 PM

Rachel Adler, Chair