

MINUTES

Planning and Zoning Commission



July 10, 2019– 5:30 P.M.

1000 Central Avenue, Council Chambers

Members Present: Terry Priestly, Chair
April Wade, Commissioner
Craig Martin, Commissioner
Melissa Arias, Commissioner
Jessie Dixon, Commissioner
Michelle Griffin, Commissioner

Members Absent: Beverly Neal-Clinton, Vice Chair
Neal D. Martin, Commissioner

Staff Present: Paul Andrus, Community Development Director
Ryan Foster, Principal Planner
Kevin Powers, Assistant County Attorney
Anita Barela, Associate Planner
Desirae J. Lujan, Associate Planner
Joanie Ahlers, Economic Developer Administrator
Eric Martinez, County Engineer

1. CALL TO ORDER / ROLL CALL

Chairman Priestly called the meeting to order. Desirae J. Lujan administered the roll call. A quorum was present.

2. PUBLIC COMMENTS

Pauline Flynn, 3705 Trinity Drive, was advised that her questions and concerns would be addressed during the Site Plan's public hearing.

3. APPROVAL OF AGENDA

Commissioner Dixon made a motion to approve the agenda as presented. Commissioner Craig Martin seconded; motion passed unanimously.

4. PUBLIC HEARING

A. SIT-2019-0036, LASO The Hill

Bernadette Scargall, Santa Fe Engineering Consultants, requests Site Plan and Waiver approval for the construction of 149 new dwelling units totaling 239,225 ft² to be located at 121 & 141 35th Street. The property consists of approximately 9.23 acres; is currently vacant and is zoned Mixed-Use (MU).

Owner/Applicant: Peter Kerwick
Agent/Applicant: Bernadette Scargall, Santa Fe Engineering Consultants
Case Manager: Ryan Foster, Principal Planner

Mike Perry, Santa Fe Engineering Consultants detailed their request for 1-4 story buildings to be located at 121 & 141 35th Street. He provided a presentation [entered as exhibit] to depict the building heights in relation to one another and from a Trinity Drive view point; building elevations; color scheme and landscaping. He addressed their requests for three (3) waivers: parking, horizontal fiber lap siding and height restrictions.

Commissioners and public were given an opportunity to comment and ask questions.

Ryan Foster, Principal Planner, on behalf on County staff, gave an overview of the request for Site Plan approval, in conjunction with three (3) waiver request. He outlined all review criteria and staff's recommendations for approval.

Commissioners and public were given an opportunity to comment and ask questions.

Meeting recessed at 8:18 PM and reconvened at 8:30 PM.

[waiver: horizontal fiber cement lap siding]

Commissioner Dixon motioned to deny the request to allow horizontal lap siding. Commissioner Dewart seconded. Commissioner Dixon expressed that the request does not meet the criteria; compliance is not a hardship, nor inherent to the lot. Chairman Priestley agreed.

Motion failed.

- In Favor:*
 - Commissioner Craig Martin*
 - Commissioner Michelle Griffin*
 - Commissioner Jean Dewart*
- Opposed:*
 - Commissioner Terry Priestley*
 - Commissioner Jessie Dixon*
- Abstained:*
 - Melissa Arias*
- Absent:*
 - Beverly Neal-Clinton*
 - Neal D. Martin*

Commissioner Craig Martin motioned to approve the waiver for horizontal lap siding. Commissioner Griffin seconded.

Motion passed 6-0 vote.

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

[waiver: tandem parking]

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

Motion passed 6-0 vote.

*In Favor: Commissioner Craig Martin
Commissioner Michelle Griffin
Commissioner Jean Dewart
Commissioner Terry Priestley
Commissioner Jessie Dixon
Commissioner Melissa Arias*

*Absent: Beverly Neal-Clinton
Neal D. Martin*

[waiver: height]

Commissioner Dewart motioned to approve the waiver from height restrictions. Commissioner Dixon seconded.

Motion passed 5-1 vote.

*In Favor: Commissioner Craig Martin
Commissioner Michelle Griffin
Commissioner Jean Dewart
Commissioner Jessie Dixon
Commissioner Melissa Arias*

Opposed: Commissioner Terry Priestley

*Absent: Beverly Neal-Clinton
Neal D. Martin*

[site plan]

Commissioner Dixon motioned to approve Case No. SIT-2019-0036, a request for site plan approval to develop a multi-family market rate rental housing complex, with associated on-site landscaping, parking and traffic circulation, located at 121 & 141 35th Street, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following conditions of approval:

- 1. Provide Final Drainage Study at time of building permitting incorporating the following comments:**
 - (a) Provide analysis of pipe sizing;**
 - (b) Volume, pond areas/volumes;**
 - (c) Erosion control details throughout; and**
 - (d) Provide data analysis comparing the pre-development (greenfield development) and the redevelopment of the property as proposed.**

Note: Coordinate outfall volumes and erosion control details with DOE.

2. *A revised and re-platted Site Plan shall be prepared and submitted prior to filing an application for a Building Permit, incorporating all items as required by the Planning & Zoning commission at the public hearing.*
3. *A final Utility Plan shall be submitted prior to building permitting.*
4. *All exterior lighting shall comply with County Code 16-276 (Outdoor Lighting) and with the New Mexico Dark Sky Protection Act (Article 74-12 NMSA 1978).*
5. *Approval of Building Permits is required prior to commencing construction.*

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.

Commissioner Griffin seconded the motion.

Commissioner Craig Martin requested an amendment to include:

6. *A Tot Lot shall be included on the site plan.*

Commissioner Dixon accepted; Amendment was seconded by Commissioner Griffin.

Commissioner Terry Priestley requested an amendment to include:

7. *An ingress and egress plan from SR 502 shall be developed in conjunction with NM DOT prior to construction.*

Commissioner Dixon accepted; Amendment was seconded by Commissioner Dewart.

The amended motion to approve SIT-2019-0036 passed 6-0 vote.

In Favor:

*Commissioner Craig Martin
Commissioner Michelle Griffin
Commissioner Jean Dewart
Commissioner Terry Priestley
Commissioner Jessie Dixon
Commissioner Melissa Arias*

Absent:

*Beverly Neal-Clinton
Neal D. Martin*

1. PLANNING AND ZONING COMMISSION BUSINESS

A. Minutes from the Planning and Zoning Commission Meeting on June 12, 2019

Commissioner Dewart motioned to approve the minutes with an amendment to correct the attendance of Commissioner Priestley. Commissioner Dixon seconded.

Motion passed 4-0 vote:

In Favor:

*Commissioner Michelle Griffin
Commissioner Jean Dewart
Commissioner Terry Priestley*

Commissioner Jessie Dixon

Abstained:

*Commissioner Craig Martin
Commissioner Melissa Arias*

Absent:

*Beverly Neal-Clinton
Neal D. Martin*

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

Terry Priestley, Chairman

Paul Andrus, CDD Director