

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 April Wade
Commissioner 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 5 -0 vote.

[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 4-0 vote. 1 Abstention

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

Terry Priestley, Chairman

Paul Andrus, CDD Director

DRAFT