

MINUTES

Planning and Zoning Commission



June 9, 2021 – 5:30 P.M.

In accordance with New Mexico Department of Health's public emergency order governing mass gatherings due to COVID-19, this meeting was held remotely via Zoom. The proceeding can be viewed at <http://losalamos.legistar.com/Calendar.aspx>

1. CALL TO ORDER / ROLL CALL

Chairman Priestley called the meeting to order at 5:30 PM. Roll call was administered. A quorum was present.

Members Present:

Terry Priestley, Chair
Beverly Neal-Clinton, Vice Chair
Jean M. Dewart, Commissioner
Michelle Griffin, Commissioner
Stephanie Nakhleh, Commissioner
April Wade, Commissioner
Neal D. Martin, Commissioner
Rodney Roberson, Commissioner

2. PUBLIC COMMENT

Greg White provided public comment.

3. APPROVAL OF AGENDA

Commissioner Griffin motioned to approve the agenda as presented; seconded by Commissioner Roberson. Motion carried unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Planning and Zoning Commission Minutes, May 12, 2021

Edits were noted and accepted.

Commissioner Griffin moved to approve the Minutes as amended; seconded by Commissioner Dewart. Motion passed 6-0 vote with Commissioner Martin and Wade abstaining.

B. Planning and Zoning Commission Minutes, May 26, 2021

Commissioner Dewart moved to approve the Minutes as presented; seconded by Commissioner Neal-Clinton. Motion passed 7-0 vote with Commissioner Wade abstaining.

5. PUBLIC HEARING(S)

A. Case No. ZCA-2021-0007, Ordinance No. 02-317, an Ordinance amending the text of Chapter 16, Articles XIII and XIV, to add a new section 16-543 to create a new downtown overlay zone.

Applicant: Steven Lynne, Acting County Manager, Los Alamos County
Case Manager: Bryce Ternet, Planning Manager

Commissioner Martin motioned to recommend approval of Case No. ZCA-2021-0007 to County Council for text amendments to Los Alamos County Code, Chapter 16-543 as presented in the application. Recommendation is based on the Findings of Facts established at the hearing and conclusion that the application has met each applicable review criteria contained in Section 1-158 of the Los Alamos County Development Code and that the commission is acting under the authority granted by Section 16-452 (b)(1) of the Development Code. He further moved to authorize the Chair to sign a Final Order recommending approval of the application to County Council and Findings of Fact and Conclusion of Law for this case, based on the decision and to be subsequently prepared by County Staff.

Commissioner Nakhleh seconded the motion.

Motion carried 5-2 vote:

In Favor:

Beverly Neal-Clinton, Vice Chair
Michelle Griffin, Commissioner
Stephanie Nakhleh, Commissioner
Neal D. Martin, Commissioner
Rodney Roberson, Commissioner

Opposed:

Terry Priestley, Chair
Jean M. Dewart, Commissioner

Abstained:

April Wade, Commissioner

- B. Case No. SIT-2021-0054, Steven Maestas, dba Maestas Development Group, is requesting a Site Plan approval for a new commercial building with a drive-through at 1247 Trinity Drive. The property is located within the Downtown Neighborhood Center.**

Applicant: Ryan Hebert, Agent and Project Manager, Maestas Development Group
Wes Butero, Chief Development Officer, Maestas Development Group
Case Manager: Sobia Sayeda, Senior Planner

Commissioner Griffin motioned to approve Case No. SIT-2021-0054 a request for a Site Plan approval for a new commercial building with a drive-through at 1247 Trinity Drive on a property within the Downtown-Neighborhood Center Overlay (DT-NCO) as presented in the application. Approval is based on the Findings of Fact established at the hearing and conclusion that the Applicant has met each applicable review criteria contained in Section 16-152A of the Los Alamos County Development Code and that the Commission is acting under the authority granted by Section 16-452 (b)(1)(a) of the Development Code. Approval is based on analysis within the staff report and per additional testimony entered at the public hearing. It was further moved to authorize the Chair to sign a Final Order approving the application and Findings of Fact and Conclusion of Law for this case, based on the decision and to be subsequently prepared by County Staff.

Commissioner Martin seconded the motion.

Motion carried unanimously.

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

B. Chair's Report

C. Council Liaison's Report

D. Commissioners' Comments

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

9:06 PM

Terry Priestley, Chair

Paul Andrus, CDD Director