

**MINUTES****PLANNING & ZONING COMMISSION****February 11, 2016**

The Planning and Zoning Commission met in a regular session on February 11, 2016 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico

**P&Z Members Present:**

Chair-Joyce Cardon  
 Ryan Brown  
 Shay Davis  
 Clint Freeman  
 Kristin Langenfeld  
 Cheryl Ragsdale

**P&Z Members Absent:**

Rory Jaquez  
 Paul Thompson  
 Cody Waldroup  
 Del Washburn

**Staff Present:**

Mary Holton  
 Cynthia Lopez  
 Keith Neil  
 Toni Sitta  
 Karen Walker

**Others Who Addressed the Commission:**

Marlo Webb

**Call to Order**

Chair Cardon called the meeting to order at 3:00 p.m. There being a quorum present the following proceedings were duly had and taken.

**Presentation of the Agenda**

There were no changes to the agenda.

**Approval of the Minutes**

A motion was made by Commissioner Davis and seconded by Commissioner Ragsdale to approve the minutes of the January 14, 2016 P&Z Meeting. This motion was approved unanimously by a 6-0 vote.

**Swearing in of Witnesses**

All parties that wished to speak on behalf of any agenda items were sworn in by Karen Walker.

<p><b>COMMUNITY DEVELOPMENT PETITION REPORT</b></p>
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<p><b>Petition No. ZC 16-01</b></p>
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<p><b>Zone Change from IND to SF-MH Fox Street</b></p>
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**Planning & Zoning Commission Discussion of Petition ZC 16-01 on February 11, 2016**

Associate Planner Keith Neil presented the staff report for ZC 16-01, a request from Keystone Investments, LLC, John and Amy Clawson, and Russell Casazza, represented by Marlo Webb for a zone change from IND Industrial to SF-MH Single Family-Mobile Home, located at 2601, 2605, 2607, 2609, 2701, and 2703 Fox Street.

The properties are north of Herrera Road and south of Hannon Drive directly behind Webb Toyota. The mobile home located at 2701 Fox Street was destroyed by fire this fall and Mr. Webb of Keystone Investments would like to replace the mobile home. The mobile home was located in the IND Industrial District, which does not permit residences. It was a legal non-conforming structure. According to Section 9.3.3 which states "If a non-conforming structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this UDC". This means Mr. Webb is not permitted to replace the mobile home.

Keystone Investments, LLC is the property owner for 2607, 2609, 2703 and 2701 Fox Street. Russell Casazza is the property owner of 2605 Fox Street. John and Amy Clawson are the property owners for 2601 Fox Street. These property owners are together seeking a zone change to SF-MH, Single Family-Mobile Home. A small area of property on Fox Street toward the south will remain IND and is used by Webb Toyota for parking.

These parcels and a large area that surrounds them were annexed into the City of Farmington in 1956 and entered as IND Industrial properties. Since that time, the property to the west, Webb Toyota, had a zone change to GC General Commercial and the residential properties to the east had a zone change to SF-7, SMHA Special Mobile Home Area Overlay.

Staff concludes that approval of ZC 16-01 is recommended.

Commissioner Freeman asked what the Master Plan for the area was. Mr. Neil explained that the Comprehensive 2020 Future Land Use Plan shows the area as Commercial, but the area has always been residential. Senior Planner Cindy Lopez commented that the residential zoning for this area came into existence prior to the Comprehensive Plan. She explained that the Comprehensive Plan is a visionary plan that was done in 2002 and this area has remained residential since 1956. The area is not following the recommendation of the Comprehensive Plan to change the Commercial area. Ms. Lopez said the proposed zoning suits the current conditions in the area.

Marlo Webb of 5425 San Teresa Court noted that the area would never be appropriate as Industrial because there is not enough room on the lots and with the setbacks required for Industrial zoning. If Webb Toyota chooses to expand, the area could be re-zoned to GC. Mr. Webb mentioned that he did not see the expansion of Webb Toyota happening anytime soon.

**Planning & Zoning Commission Action of Petition ZC 16-01 on February 11, 2016**

A motion was made by Commissioner Freeman and seconded by Commissioner Ragsdale to **approve** Petition ZC 16-01, a request from Keystone Investments, LLC, John and Amy Clawson, and Russell Casazza, represented by Marlo Webb for a zone change from IND Industrial to SF-MH Single Family-Mobile Home, located at 2601, 2605, 2607, 2609, 2701, and 2703 Fox Street.

AYE: Chair Cardon, Commissioners Brown, Davis, Freeman, Langenfeld, and Ragsdale.

NAY: None

Abstained: None

Absent: Commissioners Jaquez, Thompson, Waldroup, and Washburn.

**Motion passed 6-0**

**Business from the Floor:** There was no business from the Floor.

**Business from the Chair:** There was no business from the Chair.

**Business from the Members:** There was no business from Members.

**Business from Staff:** Ms. Lopez commented that Petition PFP 15-01, which was approved by the Planning & Zoning Commission on January 14, 2016, has been postponed until the February 23, 2016 City Council Meeting.

**Adjournment:** With no further business and a motion by Commissioner Davis and seconded by Commissioner Ragsdale, the Planning and Zoning Commission meeting February 11, 2016 was adjourned at 3:16 p.m.

  
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Joyce Cardon  
Chair

  
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Karen Walker  
Administrative Assistant

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