

MINUTES

PLANNING & ZONING COMMISSION

June 30, 2016

The Planning and Zoning Commission met in a regular session on June 30, 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
Kristin Langenfeld
Cheryl Ragsdale
Cody Waldroup
Del Washburn
Dacia Yazzie

P&Z Members Absent:

Clint Freeman
Paul Thompson

Staff Present:

Julie Baird
Cindy Lopez
Keith Neil
Steven Saavedra
Karen Walker

Others Who Addressed the Commission:

Rocky Bridges

Call to Order

Chair Joyce 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 Ragsdale and seconded by Commissioner Waldroup to approve the minutes of the April 28, 2016 P&Z Meeting. This motion was approved unanimously by an 8-0 vote.

Swearing in of Witnesses

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

<p>COMMUNITY DEVELOPMENT PETITION REPORT</p> <p>Petition No. ZC 16-41</p> <p>Zone Change from SF-10 to MF-L</p> <p>5206 Lyle Avenue</p>

Planning & Zoning Commission Discussion of Petition ZC 16-41 on June 30, 2016

Associate Planner Keith Neil presented the staff report for ZC 16-41, a request from Tamrock Investments, LLC, represented by Rocky Bridges, for a Zone Change from SF-10 Single Family Residential to MF-L Multi-Family Low Density, for 0.18 acres of property located at 5206 Lyle Avenue.

The petitioner wants to construct a duplex on the parcel. The property had previously been used as a rental property with a single family residence and a single-section mobile home. Both residences are currently vacant. The petitioner wants to remove the mobile home and demolish the residence, stated Mr. Neil. The intent is to build a two family duplex on the property. The current zoning of SF-10 prohibits multi-family uses.

Mr. Neil stated the area has been changing from single-family to multi-family since 1975. At that time, the property to the west containing Villa View Condominiums changed to MF-M, Multi-Family Medium Density. In 1977 the property to the east changed to MF-L, Multi-Family Low Density. In 1997 the property to the north changed to MF-L as well.

The property has a 2,500 square foot building footprint with the setbacks that are required, explained Mr. Neil. The property can only have two units.

Mr. Neil stated the zone change request is consistent with Farmington's Comprehensive Plan in regards to establishing affordable housing. It is consistent with the character of the neighborhood. The proposed use will provide the same impacts as currently exist with the two residences on site. There will be no adverse effects and it will not be a spot zone.

Staff recommends approval as appropriate.

Rocky Bridges of 4901 Holmes Drive stated the area has been used for Multi Family for years. Mr. Bridges wants to clean up the property.

Planning & Zoning Commission Action of Petition ZC 16-41 on June 30, 2016

A motion was made by Commissioner Davis and seconded by Commissioner Brown to **approve** Petition ZC 16-41, a request from Tamrock Investments, LLC, represented by Rocky Bridges, for a Zone Change from SF-10 Single Family Residential to MF-L Multi-Family Low Density, for 0.18 acres of property located at 5206 Lyle Avenue.

AYE: Chair Cardon, Commissioners Brown, Davis, Langenfeld, Ragsdale, Waldroup, Washburn, and Yazzie.

NAY: None

Abstained: None

Absent: Commissioners Freeman, and Thompson.

Motion passed 6-0

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

Business from the Chair: Chair Cardon welcomed Dacia Yazzie, the newest Planning and Zoning Commissioner. Ms. Yazzie said she is excited to be on the board. She currently works at the Farmington Library and is a graduate of the University of New Mexico with a Bachelor degree in Business Administration.

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

Business from Staff: Ms. Lopez mentioned that the Commissioner training by Randy Van Vleck on June 27 was very informative. Mr. Van Vleck will be doing training sometime in May in Albuquerque. Ms. Lopez said she will let the Commissioners know when that training will be.

Ms. Lopez commented that Petition ZC 16-35, a request from Vera Matthews for a zone change and a variance to allow three horses was withdrawn from the June 29, 2016 City Council Meeting.

Petition ANX 16-02, a request from the City of Farmington to consider an annexation of 235.23 acres of land located east and south of the corporate boundaries of the City along the north side of US 64 from east of 1150 Madison Lane extending eastward to approximately 1,310 feet east of Andrea Drive, plus 5525 US 64, located on the south side of US 64, passed at the June 28, 2016 City Council Meeting.

Ms. Lopez gave each of the Commissioners a copy of the City of Farmington Planning and Zoning Commission Rules of Procedure to review. She asked the Commissioners to make suggestions for any necessary revisions before the July 28, 2016 Planning and Zoning Meeting. Discussion and any motion will be made at that meeting if changes need to be made.

Adjournment: With no further business and a motion by Commissioner Waldroup and seconded by Commissioner Ragsdale, the Planning and Zoning Commission meeting of June 30, 2016 was adjourned at 3:15 p.m.



Joyce Cardon
Chair



Karen Walker
Administrative Assistant

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