

**MINUTES  
PLANNING & ZONING COMMISSION**

**August 25, 2016**

The Planning and Zoning Commission met in a regular session on August 25, 2016 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico

P&Z Members Present:

Chair-Joyce Cardon  
Clint Freeman  
Ryan Brown  
Kristin Langenfeld  
Cheryl Ragsdale  
Paul Thompson  
Cody Waldroup  
Del Washburn

P&Z Members Absent:

Shay Davis  
Dacia Yazzie

Staff Present:

Julie Baird  
Mary Holton  
Cindy Lopez  
Steven Saavedra  
Karen Walker

Others Who Addressed the Commission:

Wayne Leupold

**Call to Order**

Chair Joyce Cardon called the meeting to order at 3:04 p.m. There being a quorum present the following proceedings were duly had and taken.

**Presentation of the Agenda**

Cindy Lopez stated that Petition SUP 16-66, a request from Heather Stotz for a Special Use Permit to allow chickens on five acres in the RE-2 Residential Estates District, for property located at 6116 Jackrabbit Junction was tabled at the August 11, 2016 meeting and was to be continued at this meeting. Due to scheduling of the site visit, the petition should be postponed to the next meeting on September 15, 2016.

A motion was made by Commissioner Waldroup and seconded by Commissioner Langenfeld to postpone the hearing of Petition 16-66 until September 15, 2016. This motion was approved by an 8-0 vote.

**Approval of the Minutes**

A motion was made by Commissioner Waldroup and seconded by Commissioner Ragsdale to approve the minutes of the August 11, 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.

## COMMUNITY DEVELOPMENT PETITION REPORT

### Petition No. ZC 16-70

#### From RA to MF-M

#### Southside River Road

#### Planning & Zoning Commission Discussion of Petition ZC 16-70 on August 25, 2016

Senior Planner Cindy Lopez presented the staff report for ZC 16-70, a request from the City of Farmington, represented by Julie Baird, Assistant City Manager, for a zone change from RA Rural Agriculture to MF-M Multiple Family Medium Density Residential, for 5 lots totaling 1.113 acres of vacant land located south of Southside River Road and east of Dekalb Avenue.

The parcels of land are remainder parcels left over after the city purchased the land for the widening of Southside River Road. The 5 lots are in the process of being consolidated into one lot. The city is requesting the zone change and lot consolidation in preparation of selling this property.

The Comprehensive Plan calls for more multiple family to accommodate a portion of the city's residential growth. Medium Density will allow up to 24 dwellings. An apartment complex is located to the west on the southwest corner of Dekalb and Southside River Road. To the southeast is a single-family mobile home area.

Staff concludes that approval of ZC 16-70 is appropriate.

Commissioner Thompson asked why the city was asking for a zone change prior to selling the property. Ms. Lopez said there is a party interested in purchasing the property and they would like to put in multi-family residences.

Julie Baird, Assistant City Manager, stated the City's right-of-way for Southside River Road will take some of the property. The total property will end up being less than 1 acre once the right-of-way is taken. The City is working with an interested party who would like to exchange this property for property the City is interested in owning.

#### Planning & Zoning Commission Action of Petition ZC 16-70 on August 25, 2016

A motion was made by Commissioner Freeman and seconded by Commissioner Thompson to **approve** Petition ZC 16-70, a request from the City of Farmington, represented by Julie Baird, Assistant City Manager, for a zone change from RA Rural Agriculture to MF-M Multiple Family Medium Density Residential, for 5 lots totaling 0.797 acres of vacant land located south of Southside River Road and east of Dekalb Avenue.

AYE: Chair Cardon, Commissioners Brown, Freeman, Langenfeld, Ragsdale, Thompson, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioners Davis and Yazzie.

**Motion passed 8-0**

**COMMUNITY DEVELOPMENT PETITION REPORT**

**Petition No. ZC 16-72**

**From RE-1 to OP**

**Piñon Frontage Road**

**Planning & Zoning Commission Discussion of Petition ZC 16-72 on August 25, 2016**

Senior Planner Cindy Lopez presented the staff report for ZC 16-72, a request from William Fortner, represented by George Walters of Cheney-Walters-Echols, for a zone change from RE-1 Residential estates to OP Office Professional for 2.5 acres of vacant land located west of College Boulevard and north of Piñon Hills Boulevard and Piñon Frontage Road.

The property fronts College Boulevard on the east where College Boulevard starts to curve from a northerly direction to the east. The 2002 Comprehensive Plan Land Use Map recommends the lot as Residential Estates; however, the 2004 Piñon Hills Boulevard Corridor Plan recommends this area as Office/Business Park.

**Planning & Zoning Commission Action of Petition ZC 16-72 on August 25, 2016**

A motion was made by Commissioner Brown and seconded by Commissioner Waldroup to **approve** Petition ZC 16-72, a request from William Fortner, represented by George Walters of Cheney-Walters-Echols, for a zone change from RE-1 Residential Estates to OP Office Professional for 2.5 acres of vacant land located west of College Boulevard and north of Piñon Hills Boulevard and Piñon Frontage Road.

AYE: Chair Cardon, Commissioners Brown, Freeman, Langenfeld, Ragsdale, Thompson, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioners Davis and Yazzie.

**Motion passed 8-0**

**COMMUNITY DEVELOPMENT PETITION REPORT**

**Petition No. SUP 16-73**

**To Allow a Family Care Unit (Mother-in-Law Quarters)**

**1803 Sage Drive**

**Planning & Zoning Commission Discussion of Petition SUP 16-73 on August 25, 2016**

Associate Planner Steven Saavedra presented the staff report for SUP 16-73, a request from Wayne and Mary Frances Leupold for a special use permit to allow a detached Family Care Unit (Mother-in-Law Quarters) at 1803 Sage Drive, in the SF-7 Single Family Residential zoning district.

The proposed two-story structure totals 2,239 square feet. The family care unit will be 500 square feet. There will be a 1,200 square foot two-car garage on the first floor. The family care unit will be on the northwest section of the property. The living space will be used by Ms. Leupold's parents.

Staff concludes approval of SUP 16-73 is appropriate.

Commissioner Freeman asked if the care unit will access from the main level. Ms. Lopez said the first floor will be from the street level. The second story will be built at grand level at the top of the slope; therefore, it will have direct access to the yard.

Commissioner Waldroup asked what the difference was between a care unit and a guest house. Mr. Saavedra said a care unit was allowed to have a kitchen stove. The reasoning behind that is to prevent the unit from becoming a rental in a single-family zoning district.

Commissioner Thompson asked if the neighbors who were notified had made any comments. Mr. Saavedra said there had not been any comments from neighbors.

Wayne Leupold of 1803 Sage commented that his mother-in-law is 84 years of age, and his father-in-law is 92 years of age. Mr. Leupold said his wife is the only one in the family who is available to take care of her parents. They felt this was the best option.

**Planning & Zoning Commission Action of Petition SUP 16-73 on August 25, 2016**

A motion was made by Commissioner Thompson and seconded by Commissioner Washburn to **approve** Petition SUP 16-73, a request from Wayne and Mary Frances Leupold for a special use permit to allow a detached Family Care Unit (Mother-in-Law Quarters) at 1803 Sage Drive, in the SF-7 Single Family Residential zoning district.

AYE: Chair Cardon, Commissioners Brown, Freeman, Langenfeld, Ragsdale, Thompson, Waldroup, and Washburn.

NAY: None

Abstained: None

Absent: Commissioners Davis and Yazzie.

**Motion passed 8-0**

**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 PP 16-65, a request from Joe Kozimor for a Preliminary Plan for the Little Creek Subdivision, Phase VI, located north of Piedras Street and Petition PFP 16-67, a request from the City of Farmington and Kenneth Kendrick, for a preliminary final plat for Kendrick Summary Subdivision, located south of Murray Drive, east of Farmington's Sewer/Water Treatment Plant and west of Curtis Place, passed at the August 23, 2016 City Council Meeting.

Ms. Lopez explained the petitioner, Heather Stotz, will be available on September 2 or September 9, 2016, for a site visit. It is preferable that the Commissioners go to the site visit on the same day and at the same time. If that is not possible, Commissioners who go to the site visit can describe it at the next hearing. Ms. Lopez commented that the legal department has instructed that Commissioners will need to listen to the recording of the Planning & Zoning August 11, 2016 meeting.

Commissioners discussed the days available and decided to go on the site visit on September 9, 2016 at 12:30 p.m.

Commissioner Freeman asked if questions could be asked at the September 15, 2016 Planning & Zoning meeting. Ms. Lopez stated that questions could be asked at that time, but no questions or discussions can take place at the site visit.

Ms. Lopez mentioned that Commissioner Dacia Yazzie has taken a position with Bloomfield Schools and is unable to make the 3:00 p.m. Planning & Zoning meetings. Ms. Yazzie would like to know if the time of the meeting can be moved to a later time of day. Ms. Lopez said the City is unable to pay overtime; therefore, a later meeting will be difficult. Commissioners discussed the issue and decided to keep the Planning & Zoning meeting at the 3:00 p.m. time.

**Adjournment:** With no further business and a motion by Commissioner Ragsdale and seconded by Commissioner Waldroup, the Planning and Zoning Commission meeting July 28, 2016 was adjourned at 3:39 p.m.

  
\_\_\_\_\_  
Joyce Cardon  
Chair

  
\_\_\_\_\_  
Karen Walker  
Administrative Assistant

This page left intentionally blank.