

Meeting Minutes

Planning & Zoning Commission

February 11, 2021

The Planning & Zoning Commission met in a regular session on February 11, 2020 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico via Zoom at <https://us02web.zoom.us/j/88043419649>.

P&Z Members Present:

Chair-Joyce Cardon
 Ryan Brown
 Shay Davis
 Cheryl Ragsdale
 Cody Waldroup

P&Z Members Absent:

Vice Chair-Clint Freeman
 Elizabeth Lockmiller
 Gary Smouse
 Mitch Sewell

Staff Present:

Anita Vigil
 Beth Escobar
 Elizabeth Sandoval

**Others Who Addressed the Commission:
 (Via Zoom Virtual Platform)**

Paul Martin, Sakura Engineering

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 & Approval of the Agenda

There were no changes to the agenda. A motion was made by Commissioner Waldroup and seconded by Commissioner Davis. A roll call vote was taken and this motion was approved unanimously by an 5-0 vote.

Approval of the Minutes

A motion was made by Commissioner Ragsdale and seconded by Commissioner Brown to approve the minutes of the January 28, 2021 P&Z Meeting. A roll call vote was taken and this motion was approved unanimously by an 5-0 vote.

Swearing in of Witnesses

Witnesses were sworn in by Elizabeth Sandoval, Administrative Assistant.

Petition No. PP 20-45 – Mesa Vista Subdivision No. 8

Beth Escobar, Planning Manager, presented Petition No. PP 20-45.

Applicant: Mike Hamilton, Mesa View Development
 Representative: Paul Martin, Sakura Engineering

Location: Parcel No. 2072171297198 located at the eastern terminus of Wildflower Mesa Dr. City of Farmington

Existing Zoning: MF-M – Multi-Family Medium

The applicant is requesting Preliminary Plan approval per Section 8.8.9.D of the Unified Development Code.

The Preliminary Plan review provides for identification of any issues and determination of compliance with all regulations.

The Planning & Zoning Commissions is being asked to make a recommendation.

Council provides final approval of a Preliminary Plan; the Final Plat may then be submitted.



The petitioner is requesting preliminary plan approval for the Mesa Vista Subdivision No. 8, a Class 1, 80-lot subdivision on a 20-acre undeveloped parcel located east of Mesa Vista Subdivision No 7.

This Preliminary Plan is being brought forth in conjunction with an amendment to Cecil's Subdivision No. 2 to carve out right-of-way from the adjacent parcel to the east to provide a connection of Wildflower Drive to Andrea Drive. The parcel to the east is owned by San Juan County.

In addition, Mesa Vista Subdivision is being amended to align right-of-way for Wildflower Drive.

Phases 1-7 of the Mesa Vista Subdivision are almost completely built out.

Mesa Vista No. 8 is not part of the Mesa Vista Planned Unit Development approved in 2007.

The developer will be responsible for construction of all roads and infrastructure shown on the plat, including Lauren Road and the detention pond shown in the southwest corner. Maintenance of the pond shall be the responsibility of the Mesa Vista Property Owner's Association. This will be noted on the final plat.

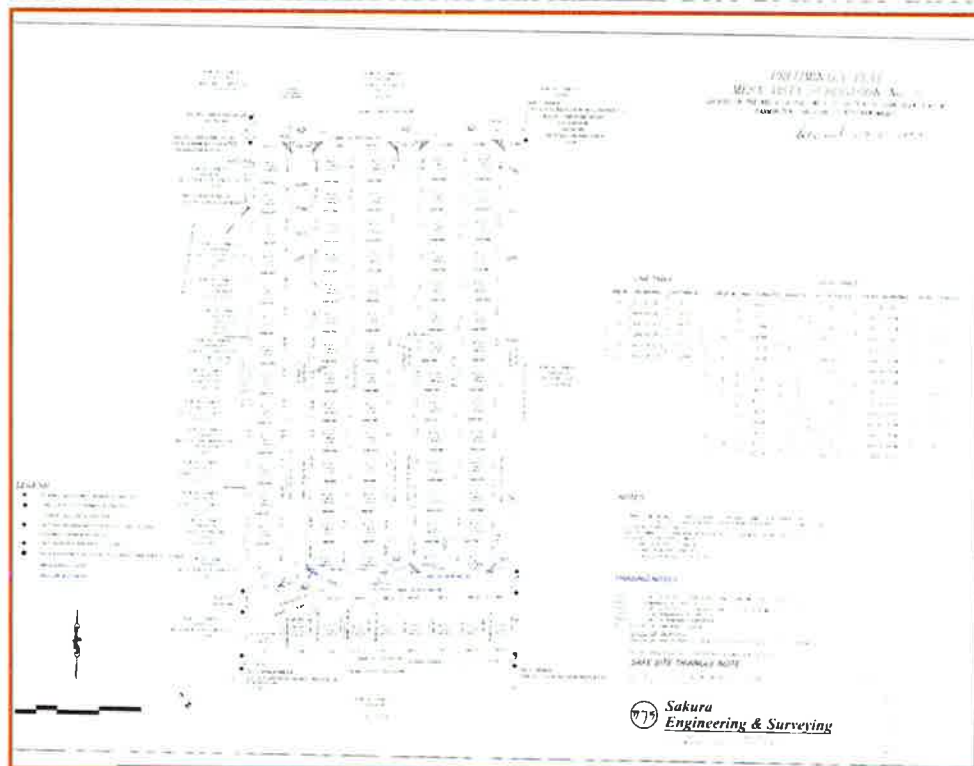
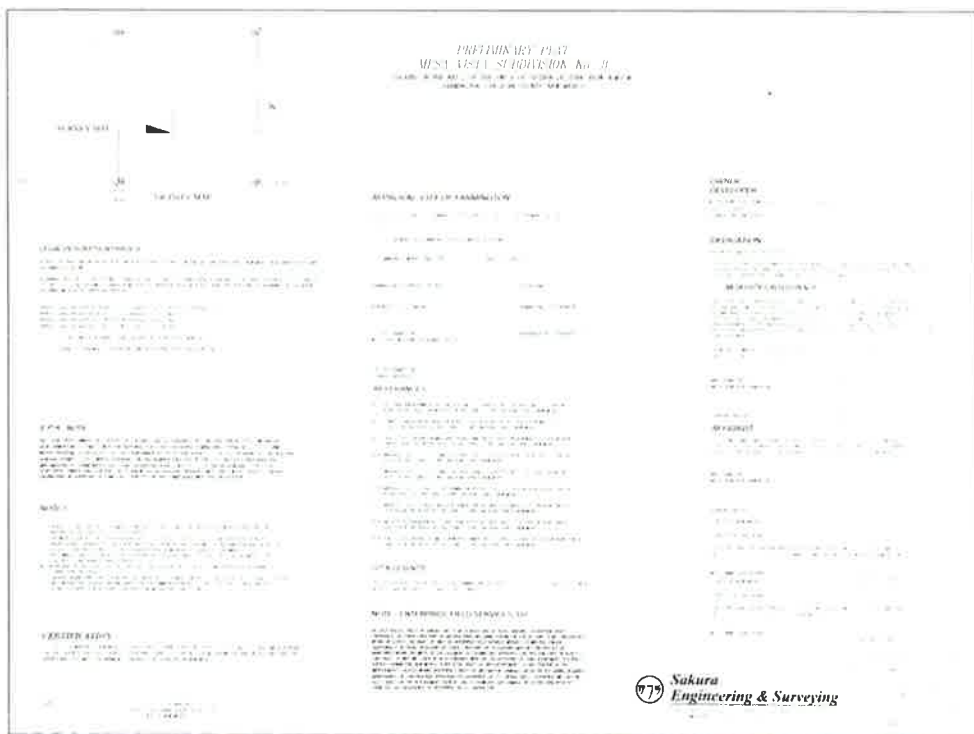
The developer will also be responsible for construction of the extension of Wildflower Mesa Drive to the Andrea Drive intersection, along with the required intersection improvements identified in the Traffic Impact Analysis prepared by the project engineer.

A sidewalk will be required on the north side of the Wildflower Mesa Drive. San Juan County has requested that no sidewalk be constructed on the south side of this road extension due to security concerns with the Juvenile Detention Center.

The developer will be responsible for the construction of a 6-foot chain link fence with slats along this perimeter. San Juan County has agreed to construct a similar fence along the western property boundary.

A non-vehicular access easement (NVAE) is being required for lots whose northern property lines abut Wildflower Mesa Drive. This is to prevent driveway access to this street, which, upon connection to Andrea Drive will be designated as a collector street. Lots 1 through 8 at the south end of the plat will also be restricted from accessing Lauren Street.

Standard review agencies have commented on the plat. Many comments have been addressed. Discussion regarding the drainage is ongoing. Extensive comments related to construction plans. Lauren Street will need to be a 50 foot right-of-way.



Mesa Vista No. 7 Replat C



Cecil's Subdivision Replat

**Staff Conclusion**

Staff concludes **approval** of Petition PP 20-45, Mesa Vista Subdivision No. 8 is appropriate, subject to technical and corrective changes as enumerated in this report.

Staff Recommendation

The Community Works Department recommends **approval** of Petition PP 20-45, a request from Mike Hamilton, Mesa View Development, represented by Paul Martin of Sakura Engineering, for a preliminary plan of a Class 1, 80-lot subdivision on a 20.00-acre undeveloped parcel located at the eastern terminus of Wildflower Mesa Dr. in the City of Farmington. The lot sizes for No. 8 vary from 7,200 square feet to 11,749 square feet.

All technical corrections to the plat and construction drawings will be finalized and approved prior to submittal of the final plat, including noted issues in this report, redline letters and engineering emails.

The Summary Plat for Amended Cecil's Subdivision No. 2 Replat A dedicating the right-of-way for the extension of Wildflower Drive shall be recorded prior to submittal of the final plat for Mesa Vista No. 8.

A Subdivision Improvements Agreement enumerating the developer's responsibilities will be recorded with the final plat.

Discussion

Commissioner Davis asked what the reason was for the non-vehicular easement.

Planning Manager Escobar stated that Wildflower Mesa will be categorized as an atrial street, once the connection to Andrea Dr. is completed.

Commissioner Davis asked about Lauren St.

Planning Manager Escobar stated that Lauren St. serves as a second access for the property, with future plans to also connect Lauren St. to Andrea Dr., eventually becoming an atrial street.

Commissioner Waldroup asked how you stop people from using Lauren St. when it is their backyard.

Planning Manager Escobar stated that access can be managed through the building permit process.

Commissioner Davis stated that the detention pond seems quite small.

Planning Manager Escobar stated that Toni Sitta with Engineering has brought the concern forward and comments have been sent to the surveyor.

Commissioner Davis asked if first flush would be required for this area.

Planning Manager Escobar stated that first flush is usually not discussed for residential plans.

Commissioner Waldroup asked if there were other retention ponds in the area.

Planning Manager Escobar stated yes there are and those ponds have remained in private ownership. Engineering has noted in their review that those ponds may not be working properly.

Paul Martin, Sakura Engineering, joined the meeting.

Planning Manager Escobar asked Mr. Martin if he had heard the discussion that was being had.

Mr. Martin stated landscaping will be similar to what was done in the past with previous homeowners. There is a detention pond on Daisy St. that has not been accepted by the City.

Planning Manager Escobar asked Mr. Martin if he and the petitioner were good with the recommendations for approval.

Mr. Martin stated yes they are.

Chair Cardon asked the Commission if they had any questions for Mr. Martin.

There were no questions from the Commission for Mr. Martin.

Chair Cardon asked if there were any other persons interested in speaking regarding the petition, PP 20-45.

There was no one.

A motion was made by Commissioner Davis and seconded by Commissioner Waldroup to **approve** Petition No. PP 20-45, a request from Mike Hamilton, Mesa View Development, represented by Paul Martin of Sakura Engineering, for a preliminary plan of a Class 1, 80-lot subdivision on a 20.00-acre undeveloped parcel located at the eastern terminus of Wildflower Mesa Dr. in the City of Farmington. The lot sizes for No. 8 vary from 7,200 square feet to 11,749 square feet, as presented by staff with the conditions recommended by staff.

A roll call vote was taken and this motion was approved unanimously by a 5-0 vote.

This petition will move forward to City Council to be heard February 23, 2021.

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: Commissioner Davis stated that it is exciting to see more land opening up for development.

Business from Staff: Planning Manager Escobar stated that Council has begun the review of the UDC last Tuesday. Next Tuesday at the Council work session, a page by page review will begin. March 9, 2021 is still the goal to get the UDC adopted. There are currently no petitions for the next meeting. Planning Manager Escobar stated that she plans to share some exciting news in regards to commercial development at the second meeting in March.

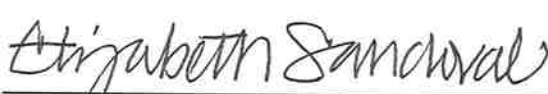
Commissioner Davis asked if Planning Manager Escobar could share any of the information regarding the projects now.

Planning Manager Escobar stated that a new assisted living facility is being built at the old American Furniture site; the Anasazi Inn property has been purchased, with Council allocating \$150,000 to assist with demolition. There are two projects on east Main St. that are in talks.

Adjournment: With no further business and a motion by Commissioner Waldroup and seconded by Commissioner Ragsdale, the Planning & Zoning Commission meeting of February 11, 2021 was adjourned at 3:25 p.m. A roll call vote was taken and this motion to adjourn was approved by a 4-1 vote.



Joyce Cardon
Chair



Elizabeth Sandoval
Administrative Assistant