

MINUTES
PLANNING & ZONING COMMISSION

February 28, 2019

The Planning and Zoning Commission met in a regular session on February 28, 2019 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico.

P&Z Members Present:

Acting Chair-Clint Freeman
Ryan Brown
Shay Davis
Kristin Langenfeld
Wayne Mangum
Mitchell Sewell
Cody Waldroup

P&Z Members Absent:

Joyce Cardon
Elizabeth Lockmiller
Cheryl Ragsdale

Staff Present:

Gary Leikness
Toni Sitta
David Sypher
Karen Walker

Others Who Addressed the Commission:

Mike Atchison
Richard Hodges
Denny Krivokapich

Call to Order

Acting Chair Clint Freeman 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 Waldroup and seconded by Commissioner Mangum to approve the minutes of the February 14, 2019 P&Z Meeting. This motion was approved unanimously by a 7-0 vote.

Election of Officers

A motion was made by Commissioner Davis and seconded by Commissioner Waldroup to elect Joyce Cardon as the Planning & Zoning Chair. The vote was 7-0.

A motion was made by Commissioner Davis and seconded by Commissioner Brown to elect Clint Freeman as the Planning & Zoning Vice Chair. The vote was 7-0.

Swearing in of Witnesses

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

CONSIDERATION & RECOMMENDATION

ZC 19-06

RE-20, Residential Estate, to GC, General Commercial West Main Street, north of the intersection of W. Apache Street

Planning & Zoning Commission Discussion of Petition ZC 19-06 on February 28, 2019

Planning Manager Gary Leikness presented the staff report for ZC 19-06, a request from the City of Farmington to rezone 6.13 acres from RE-20, Residential Estate to GC, General Commercial for property located south along West Main Street and north of the intersection of West Apache Street and Westland Park Drive.

Mr. Leikness displayed a map for the Commissioners and explained the location of the property. The land owners are requesting a GC zoning for the entire property.

The split zoning resulted from a past annexation where the boundary lines became confused, said Mr. Leikness. The result of the annexation was two zones that were unintended. The City saw this as an opportunity to correct something that needed correcting. The Director of Community Development initiated the zone change request.

To the north is GC and RE-20. To the south is LNC, Local Neighborhood Commercial, MF-M, Multi-family Medium Density, and some GC.

The request has been reviewed against the criteria for rezoning. It is compatible with the Comprehensive Plan. The property will be required to be screened and protected when it comes through for development at a future date.

Letter D in the Staff Report states, "Is the proposed density and intensity of use permitted in the proposed zoning district?" The zone change for GC offers a wide range of commercial land uses. We have no specific proposal associated with this zone change, said Mr. Leikness.

It has adequate public facilities and services, and the proposed zone change does not constitute a spot zone. There were no comments from other staff members.

Staff concludes that the requested ZC 19-06 meets all six required criteria for approval. Community Development recommends approval.

Commissioner Davis asked for clarification as to why the City is the representative on this zone change. Mr. Leikness said the UDC, Unified Development Code, allows for the City to initiate rezoning on a property with the consent of the land owners.

Acting Chair Freeman asked for clarification on why during the annexation this section of property next to Main Street was zoned as residential rather than GC. Mr. Leikness explained that during annexation, the intent was to have everything north of West Main as RE-20. Everything south of West Main was to be GC. He explained that the boundary for the annexation line was supposed to be the same as the zoning line. Mr. Leikness confirmed that the rezoning is a correction of the zoning lines.

Commissioner Waldroup asked why the property to the northwest, which is also zoned RE-20, is not being corrected as well. Mr. Leikness said rezoning for that property has not been initiated

for this petition. There is a fire station and park land in that area and there is not a need to rezone.

Commissioner Davis asked if the City was paying for the rezoning. Mr. Leikness said the property owner provided information from the title company and the City waved the application fee.

Mike Atchison, 7560 Hwy. 64, Blanco, is one of the property owners for this petition, and said he appreciates what the City has done with the zone change.

Denny Krivokapich, 4102 Skyline Drive, is also a property owner for this petition. He is in agreement with the zone change.

Ron Kronig, 401 Cerrillos Drive, said he owns property across Main Street from the property that is being rezoned. He said he recently inherited the property and said it should also be zoned GC. He asked why his property was not included in the zone change. Mr. Leikness said the property across Main Street does not call for GC in the Comprehensive Plan.

Denny Krivokapich said he was curious as to why the north side of West Main was not also zoned GC. Acting Chair Freeman tried to explain the Comprehensive Plan to Mr. Krivokapich.

David Sypher, Public Works/Community Development Director, noted that the Comprehensive Plan is in the process of being updated. That process will take approximately 18 months.

Mr. Krivokapich expressed an interest in rezoning his property to GC.

Commissioner Waldroup asked the City to make sure the property to the north of Main Street is zoned correctly.

Richard Hodges, 65 Casa Linda Court, said he has lived in the area for 30 years and would like to know what will happen to the property. Mr. Hodges said the property has a large ditch and several large trees. Acting Chair Freeman said currently there is not a clear answer on what the plan is for the property.

Planning & Zoning Commission Action of Petition ZC 19-06 on February 28, 2019

A motion was made by Commissioner Davis and seconded by Commissioner Waldroup to approve Petition ZC 19-06, a request from the City of Farmington to rezone 6.13 acres from RE-20, Residential Estate to GC, General Commercial for property located south along West Main Street and north of the intersection of West Apache Street and Westland Park Drive.

AYE: Acting Chair Freeman, Commissioners Brown, Davis, Langenfeld, Mangum, Sewell, and Waldroup.

NAY: None

Abstained: None

Absent: Chair Cardon, Commissioners Lockmiller, and Ragsdale.

Motion passed 7-0

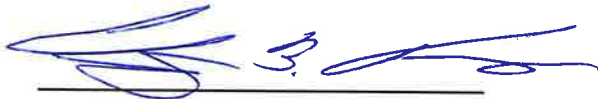
Business from the Floor: There was no business from the Floor.

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

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

Business from Staff: Gary Leikness noted that SUP 18-100, a request from David Kasnoff with Halliburton, represented by Vade Hollingsworth for property located at 3250 Southside River Road stayed on consent at the February 26, 2019 City Council meeting.

Adjournment: With no further business and a motion by Commissioner Mangum and seconded by Commissioner Sewell, the Planning and Zoning Commission meeting of February 28, 2019 was adjourned at 3:28 p.m.



Clint Freeman
Acting Chair



Karen Walker
Administrative Assistant