

Meeting Minutes

Planning & Zoning Commission

January 14, 2021

The Planning & Zoning Commission met in a regular session on January 14, 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/86060354302>.

P&Z Members Present:

Chair-Joyce Cardon
 Vice Chair-Clint Freeman
 Ryan Brown (via Zoom)
 Shay Davis
 Elizabeth Lockmiller
 Cheryl Ragsdale
 Mitch Sewell
 Gary Smouse (via Zoom)

P&Z Members Absent:

Cody Waldroup

Staff Present:

Andrea Jones
 Beth Escobar
 Elizabeth Sandoval

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

Robert Echols

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 Vice Chair Freeman and seconded by Commissioner Sewell. A roll call vote was taken and this motion was approved unanimously by a 7-0 vote.

Approval of the Minutes

A motion was made by Commissioner Sewell and seconded by Commissioner Davis to approve the minutes of the December 10, 2020 P&Z Meeting. A roll call vote was taken and this motion was approved unanimously by a 7-0 vote.

Swearing in of Witnesses

Witnesses were sworn in by Elizabeth Sandoval, Administrative Assistant.

Note

Commissioner Smouse joined the meeting via Zoom.

Petition No. PP 20-56

Beth Escobar, Planning Manager, presented Petition No. PP 20-56, Little Creek Subdivision Phase VII.

Petition from Joe & Stan, LLC - Joe Kozimor, Manager

Representative: Robert Echols, Cheney-Walters-Echols

Location: Parcel No. 2080172214410, located at the north terminus of Sparrowhawk Dr. and Soaring Eagle Dr.

Existing Zoning: SF-7, Single-family residential

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 Little Creek Subdivision Phase VII, Class 1, a 13-lot subdivision on a 24.15-acre undeveloped parcel located north of the terminus of Sparrowhawk Drive in West Farmington. Lot sizes for Phase VII range from 1.23 acres to 2.31 acres.

The proposed subdivision is an addition to previous Little Creek Subdivisions developed on properties to the south.

Phase VII includes two non-buildable lots, numbers 11 and 12. Lot 12 has an existing gas well and supporting infrastructure as well as a solar array. The topography of Lot 11 is too challenging to support development.

Lot numbers 3, 4 & 6 are impacted by an existing gas line. Buildings must be set back 30 feet from the gas line easement.

Standard review agencies have commented on the plat. Majority of comments have been addressed. Discussion regarding drainage is ongoing.

Staff concludes approval of Petition 20-56, a preliminary plan for Little Creek Subdivision Phase VII, is appropriate, subject to technical and corrective changes as identified.

Staff Recommendation

The Community Works Department recommends approval of Petition 20-56, a request from Joe and Stan, LLC (Joe Kozimor, Manager) represented by Robert Echols of Cheney-Walters-Echols, Inc. for a preliminary plan of a Class 1, 13-lot subdivision on a 24.15-acre undeveloped parcel located north of the terminus of Sparrowhawk Drive in West Farmington. The lot sizes for Phase VII range from 7,000 square feet to 2.53 acres.

All technical corrections to the plat and construction drawings will be finalized and approved prior to submittal of the final plat, including the drainage report.

Discussion

Chair Cardon asked the Commissioners if they had questions of staff.

Commissioner Sewell asked if the easement for the gas line was from the edge of the easement.

Planning Manager Escobar stated that since it is centered it is from both sides.

Commissioner Freeman asked if was it is 30 feet from the gas line or 30 feet easement.

Planning Manager Escobar stated 30 feet from the edge of the easement. The plat does include the setbacks for the lots that are impacted by the gas line. All lots are buildable, except for lot eleven.

Chair Cardon asked if the petitioner or the petitioner's representative were present.

Robert Echols, the petitioner's representative, stated that he is representing Joe and Stan Kozimor and agrees with staff's recommendation for approval.

Chair Cardon asked if the Commissioners had any questions for Mr. Echols.

Chair Cardon asked if there were any interested parties that would like to speak.

There were none.

Chair Cardon asked if there was a Commissioner prepared to make a motion regarding PP 20-56.

A motion was made by Vice Chair Freeman and seconded by Commissioner Ragsdale to **approve** Petition No. PP 20-56, a request from Joe and Stan, LLC (Joe Kozimor, Manager) represented by Robert Echols of Cheney-Walters-Echols, Inc. for a preliminary plan of a Class 1, 13-lot subdivision on a 24.15-acre undeveloped parcel located north of the terminus of Sparrowhawk Drive in West Farmington. The lot sizes for Phase VII range from 7,000 square feet to 2.53 acres. Also including that all technical corrections to the plat and construction drawings will be finalized and approved prior to submittal of the final plat, including the drainage report.

A roll call vote was taken and this motion was approved unanimously by an 8-0 vote.

Chair Cardon stated that this petition will move forward to City Council and will be heard at the January 26, 2021 City Council meeting.

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: Planning Manager Escobar stated that two more preliminary plans have been submitted to the Planning Division and will be brought forward to the Planning & Zoning Commission.

Adjournment: With no further business and a motion by Commissioner Sewell and seconded by Commissioner Ragsdale, the Planning & Zoning Commission meeting of January 14, 2021 was adjourned at 3:18 p.m. A roll call vote was taken and this motion to adjourn was approved by an 8-0 vote.



Joyce Cardon
Chair



Elizabeth Sandoval
Administrative Assistant