

**MINUTES
PLANNING & ZONING COMMISSION
FEBRUARY 27, 2020**

The Planning and Zoning Commission met in a regular session on February 27, 2020 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico.

P&Z Members Present:

Chair-Joyce Cardon
Vice Chair-Clint Freeman
Kristin Langenfeld
Elizabeth Lockmiller
Wayne Mangum
Cheryl Ragsdale
Cody Waldroup

P&Z Members Absent:

Ryan Brown
Shay Davis
Mitch Sewell
Gary Smouse

Staff Present:

Beth Escobar
Elizabeth Sandoval

Others Who Addressed the Commission:

David Koury

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 Vice Chair Freeman and seconded by Commissioner Mangum to approve the minutes of the January 30, 2020 P&Z Meeting. This motion was approved unanimously by a 7-0 vote.

Swearing in of Witnesses

Elizabeth Sandoval, Administrative Assistant, swore in all parties that wished to speak on behalf of any agenda items.

CONSIDERATION & RECOMMENDATION

ABD 20-08

Abandonment of a portion of an unnamed City alleyway running parallel to the western property line of 1801 Bloomfield Highway.

Planning & Zoning Commission Discussion of Petition SUP 20-01 on January 30, 2020

Beth Escobar, Planning Manager, presented the staff report for ABD 20-08, a request from Joe G. Maloof Realty, for an abandonment of a portion of a City alleyway platted in the Watson Commercial Subdivision, located at 1801 Bloomfield Highway.

The portion being requested to be abandoned is approximately 4,800 square feet in area. Only a section of the alleyway to the edge of the existing cul-de-sac is included in the abandonment request.

In determining whether to approve, approve with modifications, or deny the proposed abandonment/vacation plat, the City shall consider the following criteria:

- Consistency with the comprehensive plan:
The Comprehensive Plan does not specifically address abandonment of City property. The Comprehensive Plan does encourage the City to pursue compliance with the Unified Development Code. The abandonment would bring the subject property into compliance since it appears the existing structure and related parking currently encroaches into the right-of-way.
- Transportation and circulation needs of nearby property, the neighborhood and the city:
Abandonment of this alleyway should have no impact on the nearby properties. The reconfiguration of the parcels provides direct access to a dedicated City street.
- Right-of-way needs relative to sewer, water, and storm water facilities.
All City of Farmington Utility Departments and New Mexico Gas and Century Link have reviewed the proposed abandonment and have no issues.

Abandonment of this portion of alleyway will not impact access for any of the surrounding properties. Interested parties within 100 feet of subject property were notified. Staff has been contacted by several adjacent property owners, once the area to be abandoned was clarified, no concerns were expressed.

Staff concludes approval of Petition SUP 20-08 is appropriate. Abandonment of an unused alleyway will resolve a non-conforming issue related to building and parking placement. The alleyway to be abandoned does not currently provide access to property owned by anyone other than the petitioner.

The Community Development Department recommends approval of Petition SUP 20-08, a request from Joe G. Maloof Realty to abandon the alleyway that currently transects two parcels to be consolidated with the following condition:

- An abandonment/vacation plat shall be recorded in the office of the San Juan County Clerk within (1) year from the date of approval of City Council.

Ms. Escobar asked if there were any questions.

David Koury, President of Joe G. Maloof Realty, 2020 Sutterville Cove, Austin TX, stated that he did not have any questions and that this is the final step in the replat process.

Commissioner Freeman stated that the building was built on the alleyway and would like to know if there is any way to determine if there are more buildings like this.

Ms. Escobar stated that she is finding that as abandonment applications come forward, she is seeing that there are more buildings built in alleyways, mostly in places that have been annexed. Ms. Escobar will bring the suggestion of fee waivers to the Director for future similar abandonment applications.

Planning & Zoning Commission Action of Petition ABD 20-08 on February 27, 2020

A motion was made by Commissioner Waldroup and seconded by Commissioner Ragsdale to approve Petition ABD 20-08, a request from Joe G. Maloof Realty, for an abandonment of a portion of a City alleyway platted in the Watson Commercial Subdivision, located at 1801 Bloomfield Highway.

AYE: Chair-Joyce Cardon, Vice Chair-Clint Freeman, Kristin Langenfeld, Elizabeth Lockmiller, Wayne Mangum, Cheryl Ragsdale, Cody Waldroup

NAY: None

Abstained: None

Absent: Commissioner Brown, Commissioner Davis, Commissioner Sewell, Commissioner Smouse

Chair Cardon stated this petition will go to City Council on Tuesday, March 10, 2020.

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: Ms. Escobar stated that City Council unanimously approved SUP 20-01, Special Use Permit for the home mortgage company located at 211 N. Auburn Ave.

Ms. Escobar asked that the Commissioners mark their calendars for April 16, 2020 for an NM DOT Public Meeting, time and location to be determined. This meeting is setup to collect feedback for the NM DOT Transportation Plan.

Ms. Escobar asked that the Commissioners take a look at the survey for the Comprehensive Plan Update; it is available until March 30, 2020.

Adjournment: With no further business and a motion by Commissioner Waldroup and seconded by Commissioner Freeman, the Planning and Zoning Commission meeting of February 27, 2020 was adjourned at 3:12 p.m.



 Joyce Cardon
 Chair



 Elizabeth Sandoval
 Administrative Assistant

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