

MINUTES
PLANNING & ZONING COMMISSION

January 24, 2019

The Planning and Zoning Commission met in a regular session on January 24, 2019 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico.

P&Z Members Present:	Chair-Joyce Cardon Ryan Brown Shay Davis Clint Freeman Kristin Langenfeld Elizabeth Lockmiller Wayne Mangum Cheryl Ragsdale Mitchell Sewell
P&Z Members Absent:	Cody Waldroup
Staff Present:	Gary Leikness Toni Sitta Karen Walker
Others Who Addressed the Commission:	None

Call to Order

Chair Joyce Cardon called the meeting to order at 3:01 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 Ragsdale and seconded by Commissioner Davis to approve the minutes of the January 10, 2019 P&Z Meeting. This motion was approved unanimously by a 9-0 vote.

CONSIDERATION & RECOMMENDATION

PFP 18-101

Preliminary Final Plat

501 & 505 Sandstone Avenue

Planning & Zoning Commission Discussion of Petition PFP 18-101 on January 24, 2019

Planning Manager Gary Leikness presented the staff report for PFP 18-101, a request from Rebecca Digman, represented by Sakura Engineering, for a Preliminary Final Plat, PFP, approval of the Zetha Fritz Subdivision located at 501 and 505 Sandstone Avenue. The PFP is for a four lot subdivision. The size of the parcel is 14.08 acres.

The PFP petition includes the proposed four (4) lots. The proposed subdivision is in the IND, Industrial District where the minimum lot size is 7,000 square feet. The IND District requires a front yard setback of 30 feet, a rear yard setback of 20 feet, an interior side yard setback of 5

feet, and a side/street side setback of 30 feet. The lot sizes for the proposed subdivision range from 2.16 acres to 4.29 acres. Sidewalks will be installed along Sandstone Avenue as development occurs. The applicant has agreed to dedicate 10-feet of additional right-of-way along Sandstone Avenue, a collector street, which is shown on the proposed plat.

The 2020 Future Land Use Plan of the Farmington Comprehensive Plan recommends the subject property be Light Industrial.

The Community Development Department recommends subject to the following conditions:

1. The approval shall be subject to any technical corrective changes, or easements required by the Community Development Department.
2. All technical corrections (including noted issues in this report) to the plat and construction drawings must be completed and approved by the City prior to submittal of the mylar for signatures.
3. Sidewalks will be required along Sandstone Ave as part of any development permit from those properties that are adjacent to Sandstone Ave.

Commissioner Davis asked what the purpose was for the 10-foot easement. Mr. Leikness said Sandstone is a collector street and it has to be widened. Sidewalks will be deferred until the lots become developed.

Commissioner Freeman asked if the property is currently being utilized by multiple people. Mr. Leikness said he did not know if it was being used by multiple people.

Commissioner Brown asked why the petitioner is doing a Preliminary Final Plat. Mr. Leikness said the property is not a lot of record, therefore, the petitioner would not be able to make improvements without coming into compliance.

Planning & Zoning Commission Action of Petition PFP 18-101 on January 24, 2019

A motion was made by Commissioner Langenfeld and seconded by Commissioner Ragsdale to approve Petition PFP 18-101, a request from Rebecca Digman, represented by Sakura Engineering, for a Preliminary Final Plat approval of the Zetha Fritz Subdivision located at 501 and 505 Sandstone Avenue with the following conditions:

1. The approval shall be subject to any technical corrective changes, or easements required by the Community Development Department.
2. All technical corrections (including noted issues in this report) to the plat and construction drawings must be completed and approved by the City prior to submittal of the mylar for signatures.
3. Sidewalks will be required along Sandstone Ave as part of any development permit from those properties that are adjacent to Sandstone Ave.

AYE: Chair Cardon, Commissioners Brown, Davis, Freeman, Langenfeld, Lockmiller, Mangum, Ragsdale, and Sewell.

NAY: None

Abstained: None

Absent: Commissioner Waldroup.

Motion passed 9-0

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

Business from the Chair: Chair Cardon introduced new Planning & Zoning members Elizabeth Lockmiller and Wayne Mangum.

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

Business from Staff: Gary Leikness said Petition ZC 18-95, a request from Billy Randall, represented by Misty Hensley, for a zone change for property located at 2303 Nathan Avenue passed on consent at the January 22, 2019 City Council meeting.

Adjournment: With no further business and a motion by Commissioner Freeman and seconded by Commissioner Davis, the Planning and Zoning Commission meeting of January 24, 2019 was adjourned at 3:23 p.m.



Joyce Cardon
Chair



Karen Walker
Administrative Assistant

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