

Planning & Zoning Commission
July 8th, 2020 Minutes
Virtual Meeting

The regular meeting of the Planning and Zoning Commission was called to order at 6:04 p.m. by Chairman Kent Wilson. Chairman Wilson stated that the meeting was being held virtually via video and telephone conferencing. The meeting was also being live streamed for the public through the City of Gallup's Facebook page.

Chairman Wilson began the meeting by welcoming Commissioner Kyle Spolar whom replaced Juliana Dooley.

Upon roll call, the following were present:

Chairman K. Wilson
Commissioner K. Mackenzie-Chavez
Commissioner F. Pawlowski
Commissioner M. Long
Commissioner L. Miller
Commissioner K. Spolar

Upon roll call, the following were absent:

Commissioner J. Cresto

Chairman Wilson asked if any Commissioner had a conflict of interest for any agenda item and if so to recuse him/herself prior to discussing the particular item.

Upon roll call, the following votes were:

Chairman K. Wilson (No)
Commissioner K. Mackenzie-Chavez (No)
Commissioner F. Pawlowski (No)
Commissioner M. Long (No)
Commissioner L. Miller (No)
Commissioner K. Spolar (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the May 13th, 2020 regular meeting. Commissioner Miller motioned for approval of the minutes as presented. Seconded by Commissioner Long. Motion Carried.

Upon roll call, the following votes were:

Commissioner L. Miller (Yes)
Commissioner M. Long (Yes)
Commissioner K. Mackenzie-Chavez (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner K. Spolar (Yes)

Chairman Wilson asked the Madam Secretary to state the names of the individuals attending the virtual meeting. Upon roll call the following were present:

CB Strain, Planning and Development Director

Dennis Romero, Water/Wastewater Director

Marita Joe, Senior Electrical Engineer

Jacob LaCroix, Fire Marshal

Ryan Chavez, agent for AVA, LLC & ABA Land Ltd. Co. (Item One)

Kevin McCarthy, agent for Love's Travel Stops & Country Stores, Inc. (Item One)

Lorie Pierce, Real Estate Coordinator for Love's Travel Stops & Country Stores, Inc. (Item One)

Chairman Wilson administered the oath required by State Law for public forum for each of the individuals listed above.

Chairman Wilson stated anyone wishing to speak limit their comments to three minutes and not to duplicate a previous point; they will have one opportunity to testify. Chairman Wilson also notified the Commission that there may be individuals calling in from the public to make comments.

ITEM ONE: CASE # 20-00300005: Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L. The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L. This item will go before City Council for final approval on July 28, 2020.

CB Strain began by using the screen to display the GIS Map to show the property's location. He pointed to the five (5) tracts of land being replatted into three (3) lots. CB explained how generally when there was a reduction or reconfiguration of lots it could typically be done administratively without a public hearing, however because they're vacating easements it must go before the City Council. The Planning and Zoning Commission will approve the subdivision plat and if approved it will go before the City Council for final approval for the vacation of the easements. CB used the screen to reference the three (3) newly created lots on the final plat. Proposed Lot 1 is located on the southeast corner, which contains the existing Ortega jewelry store and gas station (Navajo Travel Store). Proposed Lot 2 is currently a vacant lot. CB pointed out how Lot 2 would come down and front Highway 66 as a flag lot whereas the lot does meet the minimum lot width for the Heavy Commercial Zone District. Proposed Lot 3 contains the Love's Travel Stops & Country Store

whereas the new lot line wraps around back which increases the acreage of Love's property where they eventually want to develop a parking area. CB emphasized how all three (3) lots met the minimum dimension requirements for the Heavy Commercial Zone District. The Gallup Task Force (GTF) did review the proposed minor subdivision and there were no issues. All three (3) lots have full service from their frontage on Highway 66 for utilities. There are electrical lines that currently run through the properties, which are being addressed by the dedication of easements for this plat. CB stated that there was no need to require additional infrastructure. The request will go before the City Council for final approval of the vacated easements on July 28, 2020. After the appeal period ends, the Planning and Development Department will file the plat at the County whereas all three (3) lots will become legal lots of record.

Chairman Wilson asked the Commissioners if they had any questions. There were none.

Chairman Wilson asked if there was anyone wishing to speak in favor of this case.

Ryan Chavez, agent for AVA, LLC & ABA Land Ltd. Co. had no comment.

Kevin McCarthy, agent for Love's Travel Stops & Country Stores, Inc. also had no comment.

Chairman Wilson asked the Commissioners if they had any questions for Mr. Chavez or Mr. McCarthy. There were none.

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to speak for or against this case. There were none.

Chairman Wilson asked the Commissioners if they had any questions. There were none.

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00300005. Commissioner Miller motioned for approval of Item One. Seconded by Commissioner Long. Motion Carried.

Upon roll call, the following votes were:

Commissioner L. Miller (Yes)
Commissioner M. Long (Yes)
Commissioner K. Mackenzie-Chavez (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner K. Spolar (Yes)

The item will be presented to City Council on July 28, 2020 for final approval.

INFORMATION ITEMS

ITEM TWO: City Council Actions Taken

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ITEM THREE: May & June 2020 Building Permit Activity Report

OPEN FLOOR:

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to comment on a non-agenda item. There were none.

Chairman Wilson asked if there was anyone in attendance that would like to comment on a non-agenda item.

CB welcomed Commissioner Spolar and encouraged him to learn from the other Commissioner's.

During the open floor, Commissioner Cresto virtually joined the meeting.

Chairman Wilson recognized Juliana Dooley's many years of service to the Commission.

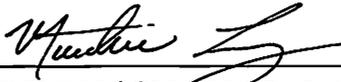
Motion was made by Commissioner Pawlowski to adjourn the meeting. Seconded by Commissioner Miller. Motion Carried.

Upon roll call, the following votes were:

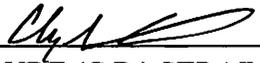
Commissioner F. Pawlowski (Yes)
Commissioner L. Miller (Yes)
Commissioner K. Mackenzie-Chavez (Yes)
Commissioner M. Long (Yes)
Commissioner J. Cresto (Yes)
Commissioner K. Spolar (Yes)

Commission Adjourned at 6:22 p.m.

PLANNING & ZONING COMMISSION

for 
KENT WILSON, CHAIRMAN

ATTEST:


CLYDE (C.B.) STRAIN
SECRETARY TO PLANNING & ZONING COMMISSION