

**Planning & Zoning Commission**  
**March 8<sup>th</sup>, 2017 Minutes**  
**City Council Chambers**

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairman Kent Wilson.

Upon roll call, the following were present:

Chairman K. Wilson  
Vice-Chairperson K. Mackenzie-Chavez  
Commissioner J. Dooley  
Commissioner F. Pawlowski  
Commissioner F. Kozeliski  
Commissioner M. Long

Upon roll call, the following were absent:

Commissioner L. Miller

Presented to the Chairman and Commissioners for their approval were the minutes of the February 8<sup>th</sup>, 2017 regular meeting.

Commissioner Kozeliski motioned for approval of minutes as presented. Seconded by Commissioner Dooley, A.V.A. Motion Carried.

*Chairman Kent Wilson administered the oath required by state law for public forum.*

**ITEM ONE: CASE # 17-00800001:** Request by Jimmy Gonzales, Gallup CDL Training Center, on behalf of Mark and Diann Yoder, property owners, for a Variance to the Off Street Parking Requirement per Section 10-4C-1D.1 of our City Code. The property is located at 116 Bradley Street; more particularly described as Block 2, Lots 21 thru 30, Viro West 66 Addition.

CB used the overhead screen to display the area and point out that all the businesses at this location do not have areas for off street parking. Our City Code requires different parking spaces, depending on the use. This particular business is a training center for acquiring a CDL License. This will be a classroom setting only; the large trucks will be located and driven at a different location. Our Code reads that this business use, for the size of the building, will require eight standard parking off street parking spaces and one handicapped accessible off street parking space. This area has no room for any off street parking spaces. Because of that, they do meet the criteria for a variance – for a hardship particular to the land. The applicant is asking for a variance of all off street parking and to allow students to park on Bradley Street. This is where all patrons of the businesses in this area park. The City supports business growth and would rather see buildings occupied with businesses instead of being left empty. For these reasons, staff supports the request for a variance of all spaces; this will allow students to park on Bradley Street. He did add that this is not allowing students to park on adjacent parcels or lots this is only allowing parking on the street.

Motion was made by Commissioner Dooley for approval of this item per staff's recommendations. Seconded by Commissioner Pawlowski. A.V.A., Motion Carried.

**ITEM TWO: CASE # 17-00600002:** Request by the City of Gallup, property owner, for the Rezoning of approximately 89.813 acres **FROM** Rural Holding Zone (RHZ) District **TO** Industrial (I) Zoning District to allow for development of a Solar Farm Electric Utility. The property is located south of Interstate 40, between Allison Road and Munoz Drive; more particularly described as Lot 3-B, Gallup Station Grounds West Annexation, Phase 1.

Using the overhead screen, CB noted the location of the rezone request. He explained that there is a contract in place with the developer to sell back electricity to the City. He also noted the Mr. Richard Matzke, Electric Department Director for the City, is present this evening to answer any technical questions anyone may have.

He further explained that the Solar Farm is allowed in the Industrial Zoning District and that is why we are requesting the rezone from Rural Holding Zone to Industrial Zoning District. The adjacent properties to the south and east currently have the Industrial Zoning Designation.

Commissioner Kozeliski noted this area is in a flood zone so he is concerned about developing electricity and asked if it could be underwater some day?

Mr. Richard Matzke replied that developer plans to install the panels and most of the facilities that could be damaged due to water at a height of four feet.

Commissioner Kozeliski stated that in the past we have seen extremely high waters in this area; will the panels be high enough to avoid problems? CB noted that, in the discussion for conditional use permit; that will be one of the items discussed.

Commissioner Kozeliski asked what the different colors mean on the drawing provided by Mr. Matzke? Mr. Matzke replied that they represent different panels that will be connected to 4 different inverters.

Commissioner Kozeliski asked if this will save the City money? Mr. Matzke replied that this will be less than the power we purchase from Continental Divide. The savings will increase each year as the years go by. Commissioner Kozeliski asked if we will be using all of the electricity provided by this solar farm. Mr. Matzke replied that the City's contract is to purchase the full output from the solar farm. Commissioner Kozeliski asked if this would be enough to fully power all of Gallup. Mr. Matzke replied that it is definitely not enough, it is guessed to be approximately 10% of our annual purchases.

Commissioner Dooley asked if the property will be fenced to prevent juveniles from getting in and getting hurt. Mr. Matzke replied that it will be fully fenced.

Chairman Wilson about the reflective light off the panels; will it be aimed at the residential areas to the south and if so will this cause problems for those residents? Mr. Matzke replied that they will be aimed

south and he is unaware if that particular question has been addressed.

Commissioner Miller asked if these will be fixed panels and since this area is highly visible from the Interstate, what is the overall height of the panels? Mr. Matzke replied that they will be single axis tracking system and he is unsure of the height.

Commissioner Kozeliski asked if we would be advertising this project to inform the public what is being built at this location. Mr. Matzke replied that we could do that.

Commissioner Dooley asked if the solar farm is providing 10% of the Cities electricity, what happens if it goes down for whatever reason? Mr. Matzke replied that we are purchasing 10% of the electricity and this is just offsetting the electricity we receive from Continental Divide. But Continental Divide is still responsible for providing the City with power.

Chairman Wilson asked if there have been any public meetings regarding this solar farm. Mr. Matzke replied that he does not believe there has.

Motion was made by Commissioner Kozeliski for approval of this item as presented by staff. Seconded by Dooley. A.V.A., Motion Carried.

**ITEM THREE: CASE # 17-00700002:** Request by the City of Gallup, property owner, for a Conditional Use Permit to allow a Solar Farm Electric Utility in an Industrial Zoning District. The property is located south of Interstate 40, between Allison Road and Munoz Drive; more particularly described as Lot 3-B, Gallup Station Grounds West Annexation, Phase 1; containing 89.813 acres m/l.

CB noted that as the Rezone has been approved, we can now proceed with the Conditional Use Permit request. This will allow the construction of the solar farm to begin. There is nothing that would cause an adverse effect to the surrounding properties; this is a wide open space,

CB went over each of the conditions that will be required to be met, including addressing the flood plain construction requirements. CB informed the Commission that they are able to add conditions if they choose; for example the reflective panels were discussed earlier. The Commission can choose to add restrictions to the permit as part of their decision.

Commissioner Kozeliski asked if any study has been done regarding the airplanes landing in Gallup. Will this solar farm affect their landing? Mr. Matzke noted that the question had been raised previously, and he believes the City Attorney did not feel there was a conflict. There has been no study, but other cities with airports have solar farms.

There was another brief discussion regarding the flood plain and the access to the proposed solar farm.

Motion was made by Commissioner Kozeliski for approval of this item as presented by staff. Seconded by Pawlowski. A.V.A., Motion Carried.

**INFORMATION ITEMS**

**ITEM FOUR:** City Council Actions Taken

**ITEM FIVE:** February 2017 Building Permit Activity Report

Commission Adjourned at 6:32 p.m.

PLANNING & ZONING COMMISSION

for  \_\_\_\_\_  
KENT WILSON, CHAIRMAN

ATTEST:

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