



County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Agenda - Final Planning and Zoning Commission

*Philip Gursky, Chair; Michael Redondo, Vice Chair;
Fred Brueggeman; Philip Kunsberg; Ashley Mamula; Jaret
McDonald; Catherine Mockler;
Larry Warner and Amy Woods, Members*

Wednesday, September 28, 2016

5:30 PM

Council Chambers
1000 Central Avenue

1. **CALL TO ORDER/ROLL CALL**

2. **PUBLIC COMMENT**

This section of the agenda is reserved for comments from the public on items that are not otherwise included in this agenda.

3. **APPROVAL OF AGENDA**

4. **PUBLIC HEARING(S)**

5. **PLANNING AND ZONING COMMISSION BUSINESS**

- A. [8627-16](#) Case No. SIT-2016-0004: Paul Mifsud, agent for Vista del Este Partnership, requests Site Plan approval to develop eight (8) new attached single family residential units, located in the Quemazon Subdivision at 4725 Quemazon. The proposed development will consist of 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation. The property contains 22,590 Ft² (0.519± acres), and is zoned PD 3.5 SP (Special Plan District, 3½ dwelling units per acre).

Attachments: [Exhibit A: Application/Vicinity Map/Aerial Photo; Photographs of the Existing Site \(8\)](#)
[Exhibit B: Site Plan, landscape plan, elevations, renderings](#)
[Exhibit C: Petitioner's response to issues raised at IDRC meeting](#)
[Exhibit D: Map and List of Property Owners within 100 Yards \(300 Feet\)](#)

- B. [8625-16](#) Case No. SUP-2016-0007: The petitioners are requesting approval of a Special Use Permit to operate a kennel. The subject property is located at 127 East Gate Drive, Suite #114, Los

Alamos, and is zoned M-2 (Heavy Industrial). The subject property is located in the East Gate Park subdivision, Block 03, Lot TR1.

Attachments: [Exhibit 1_AerialPhoto-VicinityMap.pdf](#)
[Exhibit 2_Application narrative.pdf](#)
[Exhibit 3_Internal Floor Plan.pdf](#)
[Exhibit 4_Property Owner Letter.pdf](#)

- C. [8626-16](#) Case No. SUB-2016-0002: The petitioners are requesting approval of a sketch plan and preliminary subdivision plat to divide each of four existing duplex lots into two (2) lots, thereby creating eight (8) total lots from the four (4) existing lots. Each existing lot contains a duplex residential dwelling unit, constructed in early 2002. The purpose of the petition is to split each of the four duplex lots so that each dwelling unit has a unique lot rather than a shared lot.
- Attachments:** [Exhibit 1: Vicinity Map/Aerial Photo of the Subject Property](#)
[Exhibit 2 Application, narrative and site layout; Plot of subdivision before split and after split.pdf](#)
[Exhibit 3: Condominium Declaration for Las Brisas Condominium, Lots 29 & 30](#)
[Exhibit 4: Map and List of Property Owners within 100 Yards \(300 Feet\)](#)
[Exhibit 5 Photographs of Subject Property; Staff \(11\).pdf](#)

A. **Draft Los Alamos County 2016 Comprehensive Plan**

[8630-16](#) Los Alamos County 2016 Comprehensive Plan Draft #2

Attachments: [A. Alamos County 2016 Comprehensive Plan Draft #2](#)

6. **COMMISSION/DIRECTOR COMMUNICATIONS**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.



County of Los Alamos

Staff Report

September 28, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: A.

Index (Council Goals):

Presenters:

Legislative File: 8627-16

Title

Case No. SIT-2016-0004:

Paul Mifsud, agent for Vista del Este Partnership, requests Site Plan approval to develop eight (8) new attached single family residential units, located in the Quemazon Subdivision at 4725 Quemazon. The proposed development will consist of 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation. The property contains 22,590 Ft² (0.519± acres), and is zoned PD 3.5 SP (Special Plan District, 3½ dwelling units per acre).

Property Owners

Vista del Este Partnership/Roger Waterman/Richard Kramer

Applicant

Vista del Este Partnership/Roger Waterman/Richard Kramer

Case Manager

Anders Millmann, Senior Planner

Recommended Action

I move to approve Case No. SIT-2016-0014, a Site Plan Amendment for 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation, located at 4725 Quemazon, for the reasons stated in the staff report and per testimony entered at the public hearing, subject to the following conditions of approval:

- A revised landscape plan shall be prepared and submitted for review by Community Development Department Staff, prior to the submittal of construction drawings in support of a building permit. These Plans shall contain an irrigation plan and a plan to identify and preserve existing trees located on the site;
- All exterior lighting shall be in conformance with the New Mexico Night Sky Protection Act;
- The petitioner shall work closely with Los Alamos County Staff to address all issues related to the proposed development, including but not limited to, Fire Department issues, Utility Department issues and Environmental Services Department issues;
- The petitioner shall receive any necessary approvals from the Quemazon Architectural Review Committee and the HOA; and
- Approval of a Building Permit is required prior to construction.

I further move to authorize the Chair to sign Findings of Fact and Conclusions of Law for this case and based on this decision, to be prepared by County staff.

CASE SUMMARY

Paul Mifsud requests Site Plan approval (SIT) to construct eight (8) new attached

single-family residential dwelling units contained within 3 buildings, addressed as 4725 Quemazon, Los Alamos, NM. The vacant lot contains a total of 22,590± Ft² (0.519± acres) of land area. The legal description of the subject property is Lot 44A, Quemazon Communities Phase 1.

The Quemazon Communities Planned Development was approved as a three phase development, during the time period from August 1998 through December 1999. The overall density approved for the entire development was 3.5 dwelling units per acre. Lot 44A was platted and recorded in July 2005, and is located within the “Middle Island” portion of the development (Phase 1). Plans for a 12-unit apartment complex were submitted to the CDD for review and approval in December 2005; however this proposal never materialized due to expressed opposition from the HOA. A previous Site Plan was submitted to the Community Development Department in 2012 (Case No. 12-SIT-004), but was never processed. That application illustrated 9 attached single-family residential dwelling units; this application illustrates 8 dwelling units, on the same parcel of land.

This proposal seeks to construct 8 single family residential dwelling units on a parcel of land that was identified in the original Quemazon Communities Planned Development as a “Neighborhood Amenity Lots,” with this specific site being identified as a “Lodge.”

The proposed site plan illustrates 8 attached single family residential dwelling units to be constructed within 3 separate structures. There will be two different floor plans, identified on the site plan as “Unit A” and “Unit B.” Four “A” units are proposed to be constructed along Quemazon Street, and the four “B” units are proposed to be constructed along the western half of the property. A one-way access road will serve the proposed development, with ingress on Quemazon Street, and egress onto Esperanza Street. The entrance of the access way drive will be constructed to a width of 20-feet, in order to accommodate fire and emergency apparatus. This driveway access will be reduced to 16-feet in width as it accesses the 8 dwelling units.

Each “A” unit will be two stories in height, and will contain 1,384 Ft² under roof; 881 Ft² of this area will be livable area. Each unit will measure approximately 28-feet in depth by 25-feet in width, and contain a 3½-foot entryway extending into the “front yard.” Each unit will contain one bedroom, a living room, a bathroom, and a kitchen on the “main” level, and a laundry room, 2-car enclosed garage, a small storage area and a closet containing mechanical equipment and entry area on the ground level. The overall height of the “A” units will be approximately 29½ feet above grade.

Each “B” unit will be three stories in height, and will contain 2,067 Ft² under roof, 1,350 Ft² of this area will be livable area. Each unit will measure approximately 29-feet in depth by 37-feet in width, and contain a tiled entryway extending 3½ feet into the “front yard.” Each unit will contain a living room, kitchen, dining room, study and bathroom on the second level, and two bedrooms and two bathrooms on the third floor. The ground level floor will contain the 2-car garage and a storage area, as well as a closet for the mechanical equipment. The overall height of these units is illustrated as 37½ feet above grade.

Exterior treatment includes stucco, hardi-panel siding, stone veneer, aluminum clad window treatments and 3-tab architectural asphalt roof shingles. This exterior treatment is similar to

other developments within the Quemazon Communities Subdivision.

The property slopes generally from the southwest to the northeast. There is a 20-foot wide drainage easement running along the northern property line. An intermittent creek is contained within this drainage easement. Two storm drain inlets are located within Quemazon Avenue, which will remain after development is complete. The petitioner has identified on-site storm drainage conveyances located at the eastern development line and along the western development line. Storm drainage from both of these conveyances as well as the impervious (paved) surfaces will drain into the drainage easement located at the northern property line.

Each unit is proposed to contain a two-car garage. This is sufficient off-street parking to accommodate two vehicles, which is the minimum required by the Development Code.

No waivers, per §16-572 and §16-157, are being requested for development of this project.

No public comments have been received by the Community Development Department as of Friday September 23, 2016.

SITE PLAN REQUIRED

Sec. 16-152. - Site plan required.

(a) An approved or conditionally approved site plan shall be required for all development(s) of property or alteration or addition to existing structures.

SITE PLAN REVIEW CRITERIA

Sec. 16-152A. - Site plan review criteria.

During the course of their review of any site plan, the IDRC shall utilize the following criteria in formulating a recommendation to the community development director or the planning and zoning commission; and the community development director or the planning and zoning commission shall utilize the following criteria in making its determination of approval, conditional approval or denial:

(a) The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

Applicant Response: The project contributes greatly to the County's goal to diversify housing in the community. "Expanding the economic diversity of the population will require redeveloped and integrated housing at a variety of price ranges so that firefighters, teacher, police, young people and elders can live comfortably in our community." We believe that this project will provide a form of rental housing that is under-represented in this area of the community.

Staff Comment: The site plan supports the following Vision Statement and Policy Plan Goal adopted as part of the existing Comprehensive Plan:

No. 5: Diversify Housing. "Expanding the economic diversity of the population will require redeveloped and integrated housing at a variety of price ranges so that firefighters, teachers, police, young people and elders can live comfortably in our community."

The proposed single-family residential development is in conformance with the "Vision Statement and Policy Plan Goal" of the Comprehensive Plan.

(b) Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

Applicant Response: The design of the project separates the circulation paths of pedestrians from that of vehicles in order to facilitate safe ingress and egress for both. The dwelling units either face directly toward the street or to an access way that leads directly to it. Quemazon and Esperanza both have pedestrian sidewalks which will tie into sidewalks for the project and lead directly to the unit entries. Vehicles follow a different path, driving in from Quemazon and out to Esperanza with garages and off-street parking located in between.

Staff Comment: After further review, the site has sufficient parking and maneuvering areas as determined by the County Fire Marshal and Building Official. The applicant worked closely with the Fire Marshal on design parameters addressing the width of the internal access way for fire and emergency vehicular ingress and egress.

(c) The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.

Applicant Response: The off-site drainage for the Quemazon subdivision has been master-planned to meet Los Alamos County drainage standards, while the approved and installed system has been designed to accept and direct the storm drainage for all of the individual lots. There is an existing drainage easement and landscape area at the north side of the property that will accept all of the storm water from the project.

Staff Comment: Staff concurs with the applicant's response. Final engineering review and approval will occur at the time of building permit.

(d) The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.

Applicant Response: All necessary easements for the provision of utilities are already in place. The plans for the project will not require any existing easements to be terminated.

Staff Comment: The proposal is not anticipated to have a negative impact on the existing utilities. The applicants will coordinate all required utility locates with the County Utilities Department, as well as with the County Engineer.

(e) The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.

Applicant Response: Please see the attached conceptual Landscape Plan for this project. Only two sides of this property adjoin other properties, as the other two sides front on existing Los Alamos County streets. The north side contains existing natural vegetative screening and a 32 foot wide easement as a buffer. The west side of the property is screened by a grade change and landscaping as is shown on the submitted Landscape Plan.

Staff Comment: The submitted Landscape Plan appears to meet the minimum five percent requirement for landscaping material, as required by Section 16-574 and Section 16-575. However, the location, type and kind of plant material to be planted on the site upon its

development is not specified. Additionally, there is no information on the Landscape Plan submitted that identifies the location of all trees to be preserved on the site. Therefore, a revised Landscape Plan shall be submitted for review and Staff approval prior to the submission of construction plans in support of a building permit. Additionally, an irrigation plan shall be prepared and submitted for review, concurrent with submittal of the revised Landscape Plans.

(f) Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.

Applicant Response: The parking areas are located internally and are separated from the streets by the buildings and landscaped areas. Mechanical equipment and storage areas will be located inside the dwelling unit structures. Outside lighting will be limited to small wattage fixtures located only at entry doorways and will meet Los Alamos County requirements for outside lighting.

Staff Comment: All exterior lighting shall be compliant with the New Mexico Night Sky Protection Act (Chapter 74 Article 12 NMSA 1978, Night Sky Protection).

(g) Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.

Applicant Response: The capacity of all public services required to serve the project has already been designed, constructed, and approved as a part of the Quemazon Subdivision.

Staff Comment: N/A.

(h) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.

Applicant Response: All new development on the site will meet all applicable codes, as well as the Los Alamos County Development Code. Most of the site was graded and used as a staging point for the construction of the subdivision itself. The drainage easement at the north end of the property contains existing trees and natural landscaping that will remain in place and be protected from damage during construction of the project. This area will remain as open space and landscaped area.

Staff Comment: This information shall be illustrated and submitted on a revised Landscape Plan, prior to construction plans being submitted for review and issuance of a building permit.

(i) Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.

Applicant Response: This criteria does not apply to this property that is a part of the Quemazon Subdivision.

Staff Comment: This criterion pertains primarily to residential development, and were provided during the master planning of the Quemazon Subdivision. Although additional

provisions are not required, if the applicant wishes to provide a public amenity as a part of this project to enhance the site, they could do so.

FINDINGS OF FACT

- The petition is for Site Plan approval of a proposed single-family residential development, located on vacant land within the Quemazon Communities Phase 1 subdivision. The subdivision has previously been platted and recorded.
- The subject property is located at 4725 Quemazon Avenue.
- The subject property is currently undeveloped.
- The subject property contains approximately 22,590 Ft² of land area (0.519± acres).
- The subject property is zoned PD-3.5/SP, as described in §16-533 and §16-534 of the Los Alamos County Development Code.
- Attached single-family residential land uses are permitted uses in the PD-3.5/SP district, per the Use Index Table contained in §16-287.
- Public notification for this case has been completed in accordance with §16-192 of the Los Alamos County Development Code.
- Issues brought forward at the IDRC meeting conducted on September 2, 2016 concerning the Fire Department's ability to deploy apparatus onto or adjacent to the site appear to have been adequately addressed by the applicant.

STAFF AND INTERDEPARTMENTAL REVIEW COMMITTEE RECOMMENDATION

Staff review has determined that the application meets the criteria for approval of a Site Plan. IDRC review of the SIT application took place on September 2, 2015. There were a number of significant issues that were discussed at the IDRC meeting, notably an issue concerning driveway width and the need for access by fire suppression apparatus. Comments from each reviewing Department are listed below, with staff comments in resolution of the issues identified:

1. Fire Department: The interior roadway is not wide enough. The minimum road width for emergency access is 20 feet. This is achieved in the turn-in on the northeast corner (must be a fire lane as it only provides the minimum 20 feet) but not on the north/south road (only 16 feet). The plan will have to be amended to meet the access considerations.

Applicant Response: The code section referenced for this requirement is Section 18.2 of the 2015 edition of NFPA 1. Section 18.2.3.2.1 states: "A fire department access road shall extend to within 50 ft. of at least one exterior door that can be opened from the outside and that provides access to the interior of the building." Each townhouse has an exterior door that is within 50 feet of a 20 foot wide access road. Unit #3B is the farthest of any unit from a fire access road and the center of its front door is 50 feet from the curb face on Esperanza Street. We believe that the current site plan meets the requirements of this code section.

Staff Response: After talking with Mr. Misfud and reviewing his code analysis, staff agrees (Fire Marshal) to approve this site plan based on the notion that at least one exterior door with access to the inside of each residence will be within 50 feet of an access road.

2. Fire Department: There is no hydrant that I can find on the plans, I have an idea of where I'd like to see one [there is an existing fire hydrant south of Esperanza Road].

Applicant Response: There are actually two fire hydrants adjacent to this property. One is on the north side of Esperanza Street about 10 feet west of the southwest property corner. The other is directly across the street to the east, on the northeast corner of the intersection of Esperanza and Quemazon. We have added these to our Site Plan which we have attached to this message.

Staff Response: A field inspection verified the location of both fire hydrants. The staff photos illustrate the location of the fire hydrants.

3. Fire Department: Minimum driveway width is controlled by Chapter 13 NFPA Section 1.18 and 18.2.3.4.11. In lieu of widening interior access road, either request a code-wide analysis to justify 16-foot driveway width, or sprinkler each building.

Applicant Response: See the response to the first comment above. We believe that the current site plan meets the requirements of this code section. There are no plans to provide sprinkler systems in these homes.

Staff Response: N/A

4. Environmental Services: Please contact Environmental Services when applicable to set up trash and recycle roll cart service.

Applicant Response: Yes, the department will be notified at the appropriate time.

Staff Response: N/A

5. PW/Engineering: Install ADA ramps where driveway meets sidewalk. Interior drainage issues need to be addressed [an interior drainage easement width was reduced some time ago].

Applicant Response: Yes, sidewalk ramps have been added to the site plan where the new interior road meets the existing sidewalks. Interior drainage is shown on the site plan at a level appropriate for this submittal. Engineering will be provided when the project advances to the design development and construction document stage. Yes, the drainage easement width was reduced with the approval of Los Alamos County and their Public Works Department.

Staff Response: This issue will be re-reviewed upon the submission of construction plans.

6. PW/Traffic & Streets: Make sure ample off-street parking is provided by developer and that proper sight distance is maintained at the private drive.

Applicant Response: Off street parking provided meets the requirements of the County Development Code. When a detailed landscape plan is produced at a later date we will ensure that the proper sight distances are maintained.

Staff Response: This issue will be re-reviewed upon the submission of construction plans.

7. Utilities Department: Submit a more detailed Utilities Plan.

Applicant Response: A more detailed Site Utilities Plan will be submitted as part of the building permit submittal. We believe this Utilities Plan is more detailed than what is historically required for this level of submittal. Also, this Utilities Plan was produced with the direction of the Los Alamos County Utilities Department and was approved at the two previous I.D.R.C. meetings for this project.

Staff Response: The previous site plan submitted in 2012 was never processed. There have been some minor amendments made to the Development Codes since 2012. This issue will be re-reviewed upon the submission of construction plans.

Initially, the IDRC's recommendation was to disapprove this Site Plan, based on the County's Fire Code which requires a 20-foot internal driveway width, which is needed to accommodate fire and emergency apparatus. However, after a re-review of the two Fire Codes (Los Alamos County and a National Fire Code), the Fire Marshal agreed to use the National Fire

Protection Code to review this Site Plan petition. As a result, the IDRC supports approval of the project incorporating the IDRC Comments, and has forwarded a favorable recommendation to the Planning and Zoning Commission, subject to the conditions outlined at the beginning of this report and listed below.

ALTERNATE MOTION

I move to deny Case No. SIT-2016-0004, request for Site Plan review for a 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation, located at 4725 Quemazon, due the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 - Development Code review criteria in §16-152A, for the following reasons:

1. ...

EXHIBITS

Exhibit A: Application/Vicinity Map/Aerial Photo; Photographs of the Existing Site (8)
Exhibit B: Site Plan, landscape plan, elevations, renderings
Exhibit C: Petitioner's response to issues raised at IDRC meeting
Exhibit D: Map and List of Property Owners within 100 Yards (300 Feet)



SITE PLAN APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Address and Use of Property to which the application applies:

Current Use: ☒ Vacant Other: _____

Zoning District: PUD Acreage: 0.513 Lot Coverage: 29%+ - Related Applications (if any):

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: PAUL MIFSUD Phone: 505.982.8363 Cell #: _____
Please Print

Company Name: MIFSUD ASSOCIATES ARCHITECTS, LLC

Address: 1700 A PASO DE PERALTA Email: SFARCHITECT@COMCAST.NET
SANTA FE, NM 87501

SIGNATURE

DATE

PROPERTY OWNER

☐ Check here if same as above

Name: VISTA DEL ESTE PARTNERSHIP Phone: 602-0620 Cell #: _____
Please Print

Address: P.O. BOX 250, LOS ALAMOS, NM Email: ROGERW@TRKMANT.COM
Owner's Address

My signature below indicates that I authorize the Applicant to make this Amendment application on my behalf.

SIGNATURE

DATE

Pre-Application Meeting Date(s):

IDRC Date: JUNE 16, 2011
MARCH 8, 2012
SEPT. 2, 2016

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Date of Submittal: _____

Staff Initial: _____

CDD Application Number: _____

Fees Paid: _____

Exhibit A_Site Plan Application

SITE PLAN REVIEW CRITERIA

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-152A establishes the following criteria for recommendation by IDRC, or for determination by the CDD Director or P&Z, of approval, conditional approval or denial of the application. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (a) *The site plan shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.*
- (b) *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*
- (c) *The necessary provisions shall be made for controlling stormwater drainage on-site and off-site as required by the county engineer in accordance with the county's storm drainage construction standards or such other ordinances or storm water management plans as may exist.*
- (d) *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

- (e) *The site plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.*
- (f) *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*
- (g) *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the county's construction standards.*
- (h) *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

- (i) Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted comprehensive plan. A fee may be paid as approved by county council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.

SUBMITTALS:

Provide all information necessary for a complete review of the Site Plan request. Check each of the boxes to indicate which information you have provided. Provide two hard copies of all plans and also provide one complete copy of all materials on disk:

- ☒ Agent Authorization, if applicable.
- ☒ Proof of property ownership (Warranty deed, recorded Plat, etc.).
- ☐ Scaleable copies of Site Plan drawings including:
 - ☒ Footprint and square footage of all buildings and structures on the site.
 - ☒ Building/structure elevations.
 - ☒ Existing and proposed lot coverage.
 - ☒ All existing and proposed easements.
 - ☒ All existing and proposed setbacks.
 - ☒ Existing and proposed trails.
- ☒ Preliminary Landscape Plan.
- ☒ Preliminary Grading and Drainage Plan.
- ☒ Preliminary Utilities Plan.

Note: Final construction plan set will be required at Building Permit.

Additionally, per Sec. 16-571, at or before the first IDRC meeting, the County Engineer may require the following Impact Studies:

- ☐ Traffic impact analysis (TIA).
- ☐ Stormwater drainage report.
- ☐ Utility capacity analysis.
- ☐ Soils report.
- ☐ Other. Describe: _____

You are advised to meet with the County Engineer early in the planning process to determine which studies will be required.

Please provide any other information that you believe is relevant to or supports this application.



1700 A Paseo De Peralta, Santa Fe, NM 87501

tel. 505.982.8363
fax. 505.989.3311

email: sfarchitect@comcast.net

MIFSUD ASSOCIATES ARCHITECTS

www.santafearchitects.com

Los Alamos County Community Development Department
Planning Division
195 East Road, Suite 104
Los Alamos, NM 87544

August 19, 2016

Dear Sir or Madam,

Mifsud Associates Architects, LLC, on behalf of their clients, **Vista Del Este Partnership**, respectfully requests a Site Plan Amendment for **The Lodge at Quemazon** located in the Quemazon Subdivision at **4725 Quemazon** in Los Alamos, New Mexico. This letter is to address the County's concerns regarding Section 16-152A of the Development Code, Site Plan Review Criteria:

- A. *The Site Plan shall substantially conform to the Comprehensive Plan and shall not be materially detrimental to the health, safety and general welfare of the County.*

The project contributes greatly to the County's goal to diversify housing in the community.

"Expanding the economic diversity of the population will require redeveloped and integrated housing at a variety of price ranges so that firefighters, teachers, police, young people and elders can live comfortably in our community." We believe that this project will provide a form of rental housing that is under-represented in this area of the community.

- B. *Ingress, egress, traffic circulation and parking on the site shall be accomplished with safety for motorists, bicyclists and pedestrians. Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.*

The design of the project separates the circulation paths of pedestrians from that of vehicles in order to facilitate safe ingress and egress for both. The dwelling units either face directly toward the street or to an accessway that leads directly to it. Quemazon and Esperanza both have pedestrian sidewalks which will tie into sidewalks for the project and lead directly to the unit entries. Vehicles follow a different path, driving in from Quemazon and out to Esperanza with garages and off-street parking located in between.

- C. *The necessary provisions shall be made for controlling storm water drainage on-site and off-site as required by the County Engineer in accordance with the County's storm drainage construction standards or such other ordinances or storm water management plans as may exist.*

The off-site drainage for the Quemazon Subdivision has been masterplanned to meet Los Alamos County drainage standards, while the approved and installed system has been designed to accept and direct the storm drainage for all of the individual lots. There is an existing drainage easement and landscape area at the north side of the property that will accept all of the storm water from the project.

- D. *The necessary easements shall be provided for both existing and proposed utilities, on-site and off-site. No existing easement shall be terminated without provision of alternate service, and all new services shall be provided.*

All necessary easements for the provision of utilities are already in place. The plans for the project will not require any existing easements to be terminated.

- E. *The Site Plan shall include a conceptual landscape plan that will enhance the site and immediate vicinity and provide adequate screening and buffering, if appropriate, between properties. The final landscape plan shall conform to the requirements set forth in sections 16-574 and 16-575.*

Please see the attached conceptual Landscape Plan for the project. Only two sides of this property adjoin other properties, as the other two sides front on existing Los Alamos County streets. The north side contains existing natural vegetative screening and a 32 foot wide easement as a buffer. The West side of the property is screened by a grade change and landscaping as is shown on the submitted Landscape Plan.

- F. *Parking lots, outside storage areas, outside mechanical equipment and outdoor lighting shall be designed to serve the intended use of the development while minimizing adverse impacts on adjacent properties or public rights-of-way.*

The parking areas are located internally and are separated from the streets by the buildings and landscaped areas. Mechanical equipment and storage areas will be located inside the dwelling unit structures. Outside lighting will be limited to small wattage fixtures located only at entry doorways and will meet Los Alamos County requirements for outside lighting.

- G. *The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall conform with, or if improvements are required, shall be made to conform with the requirements of the County's construction standards.*

The capacity of all public services required to serve the project has already been designed, constructed, and approved as a part of the Quemazon Subdivision.

- H. *Structures, site grading, and all other aspects of the development shall meet all applicable design standards or guidelines, as may be adopted and made a part of this code, and shall preserve, to the extent practical, outstanding topographical features and natural amenities on the site.*

All new development on the site will meet all applicable codes, as well as the Los Alamos County Development Code. Most of this site was graded and used as a staging point for the construction of the subdivision itself. The drainage easement at the north end of the property contains existing trees and natural landscaping that will remain in place and be protected from damage during construction of the project. This area will remain as open space and landscaped area.

- I. *Provisions shall be made to serve the development with tot lots and/or neighborhood parks in accordance with the adopted Comprehensive Plan. A fee may be paid as approved by County Council to accomplish the purpose of a comprehensive plan in lieu of the development of tot lots or neighborhood parks.*

This criteria does not apply to this property that is a part of the Quemazon Subdivision.

Thank you for your consideration of our request and please let me know if there are additional requirements or information that is needed for this approval. Thank you again for your assistance, and if you have any questions, please feel free to contact me.

Sincerely,



Paul Mifsud
Mifsud Associates Architects, LLC



Case No. _____

OWNER'S AFFIDAVIT

(To be completed only when applicant has an agent)

STATE OF NEW MEXICO)
) ss.
COUNTY OF LOS ALAMOS)

We, R Waterman being duly sworn, depose
I R Waterman and say that (I am) (we are) the owner(s) of property located at 4725 QUEMAZON
legally described as Lot 44A QUEMAZON Phase I, for which (I am) (we are) requesting a
Site Plan (special use permit, site plan, variance, zone change, subdivision,
summary plat, temporary use permit) through the County of Los Alamos, New Mexico. Furthermore, (I) (we)
hereby appoint Paul Mifsud of Mifsud Associates as our
agent to act in our behalf on all matters pertaining to this application.

Signed: R Waterman
Address: 1350 Central Ave
Suite 104
Phone: 505 667 0620

Signed: _____
Address: _____
Phone: _____

Subscribed and sworn to before me this
3 day of August, 20 16.

Donna Griego
Notary Public



My Commission Expires: 08/22/18

Exhibit A Site Plan Application

LAC BOOK 125 PAGE 0089

WARRANTY DEED (JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP)

QUEMAZON, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, FOR CONSIDERATION PAID,

GRANTS TO VISTA DEL ESTE, A NEW MEXICO GENERAL PARTNERSHIP

WHOSE ADDRESS IS PO BOX 250
LOS ALAMOS, NM 87544

AS JOINT TENANTS, THE FOLLOWING DESCRIBED REAL ESTATE IN LOS ALAMOS COUNTY, NEW MEXICO:

Lot ~~LOT 44, QUEMAZON COMMUNITIES SUBDIVISION, PHASE 3, LOS ALAMOS, NEW MEXICO, AS SHOWN ON THE OFFICIAL PLAT FILED JANUARY 9, 2003, AS DOCUMENT NO. 164070 AND RECORDED IN LOS ALAMOS COUNTY INDEX BOOK 110, PAGE 266, PLAT RECORDS OF SAID COUNTY.~~


SUBJECT TO ALL RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD.

ALSO SUBJECT TO 2004 TAXES AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

WITH WARRANTY COVENANTS.

WITNESS OUR HANDS AND SEALED THIS 16th DAY OF July, 2004.

X 
TRK MANAGMENT, INC., as Managing
Member by Roger E. Waterman, Sec./Treas.

X 
SISTOS, INC., as Managing Member by
Sidney Singer, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF LOS ALAMOS)

This instrument was acknowledged before me on July 20, 2004, by TRK Managment, Inc., as Managing Member, by Roger E. Waterman, Sec./Treas., and Sistos, Inc., as Managing Member by Sidney Sinder, President.



Notary Public
My Commission expires: 1-19-05




Exhibit A_Site Plan Application

7230
E 0327

LOT 44, QUEMAZON COMMUNITIES SUBDIVISION, PHASE I, LOS ALAMOS, NEW MEXICO, AS SHOWN ON THE CORRECTION PLAT FILED SEPTEMBER 15TH, 1999, AS DOCUMENT NO. 141476 AND RECORDED IN PLAT BOOK 7, AT PAGE 57 IN THE OFFICE OF THE LOS ALAMOS COUNTY CLERK.

Re-recorded to correct legal description.

STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS ^{SS}
DOC 179441
DATE JULY 30 2004
TIME 3:13 P ^{M.}
BOOK 125 PAGE 327
COUNTY CLERK
Nancy K. Taylor
DEPUTY Juanita Lucero



LAC BOOK 125 PAGE 0327

WARRANTY DEED (JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP)

QUEMAZON COMMUNITIES MASTER HOMEOWNERS ASSOCIATION INC., A NEW MEXICO NON
PROFIT CORPORATION, FOR CONSIDERATION PAID,

GRANTS TO VISTA DEL ESTE PARTNERSHIP

WHOSE ADDRESS IS P.O. BOX 250
LOS ALAMOS, NM 87455

AS JOINT TENANTS, THE FOLLOWING DESCRIBED REAL ESTATE IN LOS ALAMOS COUNTY, NEW
MEXICO:

TRACT I, QUEMAZON COMMUNITIES SUBDIVISION, PHASE I, A SUBDIVISION OF LOS
ALAMOS COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT FILED IN BOOK 7, PAGE 57,
SECTION 8, T19N, R6E, NMPM, LOS ALAMOS COUNTY, NEW MEXICO, AND SHOWN AS
TRACTS A, G, AND I, ON THE REPLAT FILED FEBRUARY 15, 2002, AS DOCUMENT NO.
155410, AND RECORDED IN PLAT BOOK 101, AT PAGE 607, IN THE OFFICE OF THE LOS
ALAMOS COUNTY CLERK.

SUBJECT TO ALL RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD.

ALSO SUBJECT TO 2005 TAXES AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

WITH WARRANTY COVENANTS.

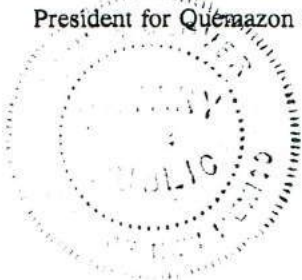
WITNESS OUR HANDS AND SEALED THIS 29th DAY OF March, 2005.

X Suzie Havemann V.P.
SUZIE HAVEMANN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF LOS ALAMOS)

This instrument was acknowledged before me on March 29, 2005, by Suzie Havemann, Vice
President for Quemazon Master Homeowners Association.



Paula Klaus

Notary Public

My Commission expires: 2-04-2006

Exhibit A_Site Plan Application

VACATION OF DRAINAGE EASEMENT

NAME: Vista Del Este Partnership

PROPERTY ADDRESS: 4725 Quemazon, Los Alamos, N.M. 87544

LOT: 44A, SUBDIVISION: Quemazon Communities Phase 1


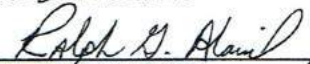

The Incorporated County of Los Alamos has determined that the County no longer requires and hereby vacates the drainage easement described as follows:

DESCRIPTION

That drainage easement lying and being within Lot 44A, Consolidation of Lot 44 and Tract I, Quemazon Communities Phase 1, Los Alamos County, New Mexico, the Plat thereof filed for record in the Office of the Clerk at Book 130, Page 556 on July 13, 2005, as shown on that Plot Plan, dated November 9, 2011 marked Exhibit "A", attached hereto and made apart hereof.

This Vacation of Drainage Easement in no way effects, reduces or diminishes any other Easement or Usage, either Drainage or Utility, held by the Incorporated County of Los Alamos except as herein specifically provided. All other Grants of Easement, whether Drainage or Utility, shall be and remain in full force and effect.

THIS VACATION OF UTILITY EASEMENT HAS BEEN REVIEWED BY ME AND IS ACCEPTABLE TO THE DEPARTMENT THAT I REPRESENT:

	12-20-11
COUNTY ENGINEER	DATE
	11-10-2011
COUNTY SURVEYOR	DATE
	1/3/12
DEPARTMENT OF PUBLIC UTILITIES	DATE

ATTEST:
Janet Foster

By: 
County Clerk



INCORPORATED COUNTY OF LOS ALAMOS

 2-22-2012
COUNCIL CHAIRMAN DATE

COUNTY OF LOS ALAMOS
STATE OF NEW MEXICO

Book 157 Page 950

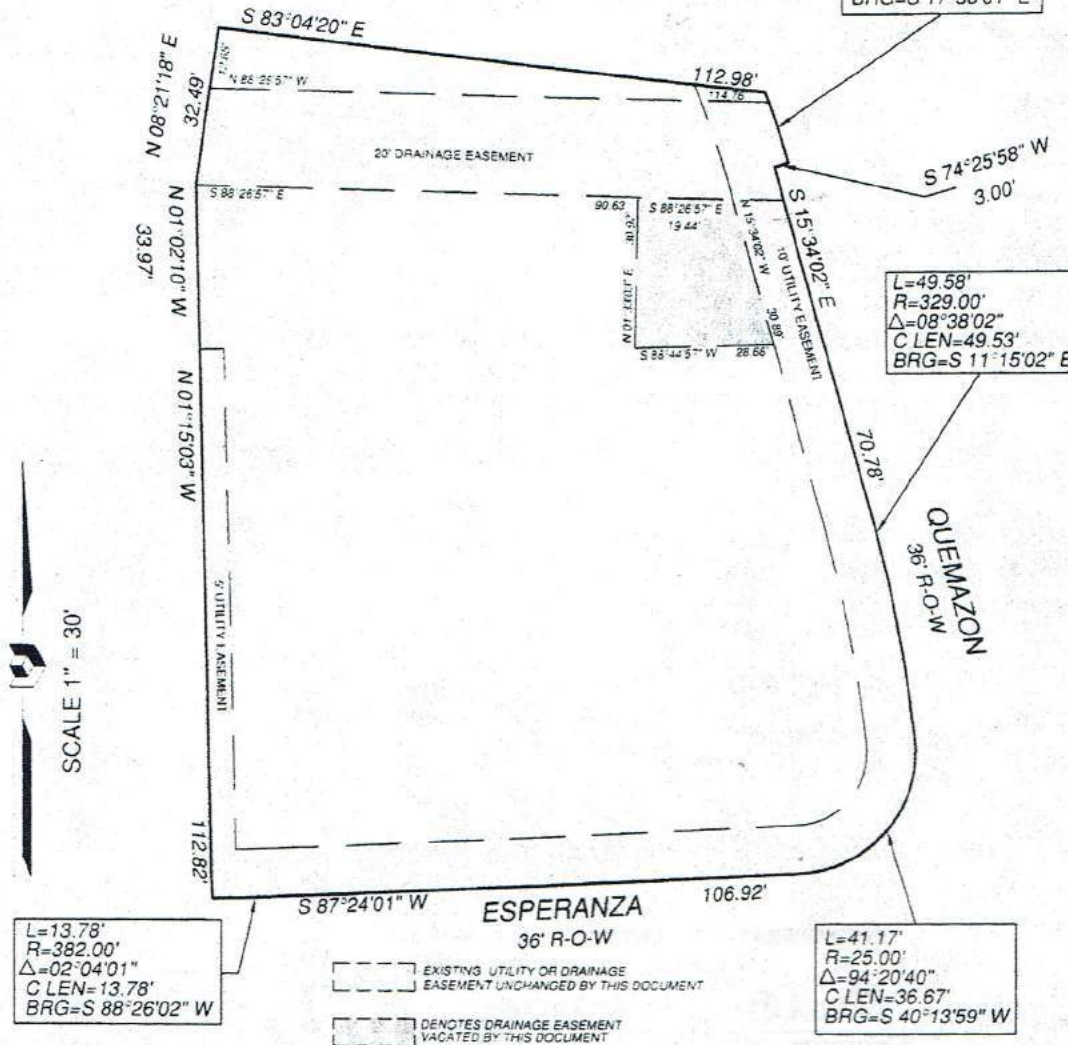
This Instrument Was Filed For Record On 03/06/2012 10:39 AM
And Was Duly Recorded as Instrument # 212065
Of The Records Of Los Alamos County

Witness My Hand And Seal Of Office
County Clerk, Los Alamos, NM
Tracey Alarid - Deputy



Exhibit A Site Plan Application

**PLOT PLAN FOR
VACATION OF DRAINAGE EASEMENT
WITHIN
LOT 44A,
CONSOLIDATION OF LOT 44 AND TRACT I
QUEMAZON COMMUNITIES PHASE 1
LOS ALAMOS, NEW MEXICO
FOR
VISTA DEL ESTE PARTNERSHIP**



AUTHORITY:

THIS EXHIBIT WAS PREPARED FROM INFORMATION SHOWN ON THE CONSOLIDATION PLAT OF LOT 44 AND TRACT I, QUEMAZON COMMUNITIES PHASE 1 SAID PLAT BEING FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO IN BOOK 130, PAGE 556 ON THE 13TH DAY OF JULY, 2005, THE PLAT OF QUEMAZON COMMUNITIES PHASE 1 FILED IN PLAT BOOK 7, PAGE 57 ON SEPTEMBER 15, 1999 AND FROM INSTRUCTIONS PROVIDED BY THE PROPERTY OWNER.

[Signature]
LARRY W. MEDRANO, N.M.P.L.S. NO. 11993

1460 Trinity Drive, Suite 3
Los Alamos, NM 87544

505.661.4262 PHONE
505.661.4263 FAX

DATE 1/5/12



Exhibit A_Site Plan Application

M.B.E. 11/09/2011



LOT 44A
QUEMAZON COMMUNITIES PHASE 1
 A CONSOLIDATION OF LOT 44, AND TRACT 1,
 QUEMAZON COMMUNITIES, PHASE 1,
 PLAT BOOK 7, PAGE 57, AND
 PLAT BOOK 7, PAGE 62
 SECTION 8, T19N, R6E, N1PM
 LOS ALAMOS COUNTY, N.M.



LEGEND

BOUNDARIES ARE 1/4\"/>

DECLARATION
 KNOW ALL MEN BY THESE PRESENTS that the undersigned Owners have made a consolidation as shown herein of Lot 44 and Tract 1, Quemazon Communities Phase 1, Los Alamos County, New Mexico, in Plat Book 7, Page 57, and Plat Book 7, Page 62, and have caused the same to be surveyed and platted in accordance with the laws of the State of New Mexico and in accordance with the interests of the owners and proprietors.

EXEMPTIONS
 There are no exemptions granted or vacated by this plat.

NOTES
 These lots are subject to the Conditions, Covenants and Restrictions as recorded from time to time in the public records of the County of Los Alamos, New Mexico, by the Quemazon Communities Master Association, Inc.

COMMISSIONER'S CERTIFICATE
 I, T. J. Tellez, County Clerk of Los Alamos County, New Mexico, do hereby certify that the foregoing instrument was acknowledged before me this 1st day of July, 2002, by Trinity Public, My commission expires 12/31/2004.



APPROVALS
 The and is approved this 1st day of July, 2002, by the Los Alamos County Community Development Director's office, and the same is hereby approved by the Los Alamos County Development Commission Development Director.

STATE OF NEW MEXICO)
 COUNTY OF LOS ALAMOS)
 City of Los Alamos, New Mexico, do hereby certify that the foregoing instrument was recorded on the 13th day of July, 2002, at 3:14 o'clock, P.M. and duly recorded in Plat Book 150, Page 3550, of the records of said County.



SURVEYOR'S CERTIFICATE
 I, Trinity Public, being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the instrument as recorded in the public records of the County of Los Alamos, New Mexico, and that the same is a true and correct copy of the original of the instrument as recorded in the public records of the County of Los Alamos, New Mexico.



COMMISSIONER'S CERTIFICATE
 I, Trinity Public, County Clerk of Los Alamos County, New Mexico, do hereby certify that the foregoing instrument was acknowledged before me this 1st day of July, 2002, by Trinity Public, My commission expires 12/31/2004.

Exhibit A Site Plan Application

EXHIBIT 5 Site Photos



1_Site from east; Fire Hydrant across Quemazon Street



2-Site from south



3-Site from Southwest



4-Fire Hydrant west of SW corner of site

SITE PHOTOS



5-Drainage easement at North property line



6-Site looking south

SITE PHOTOS



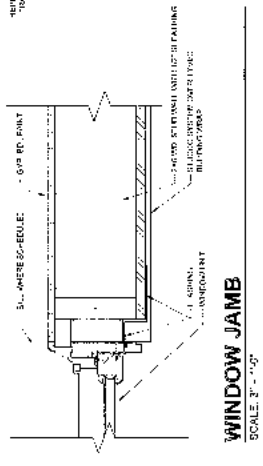
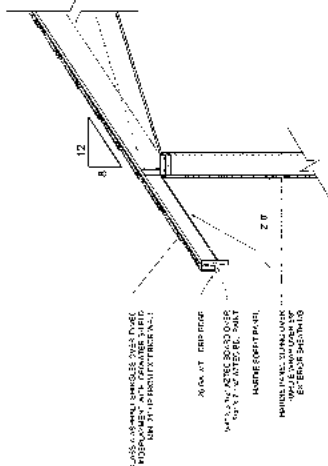
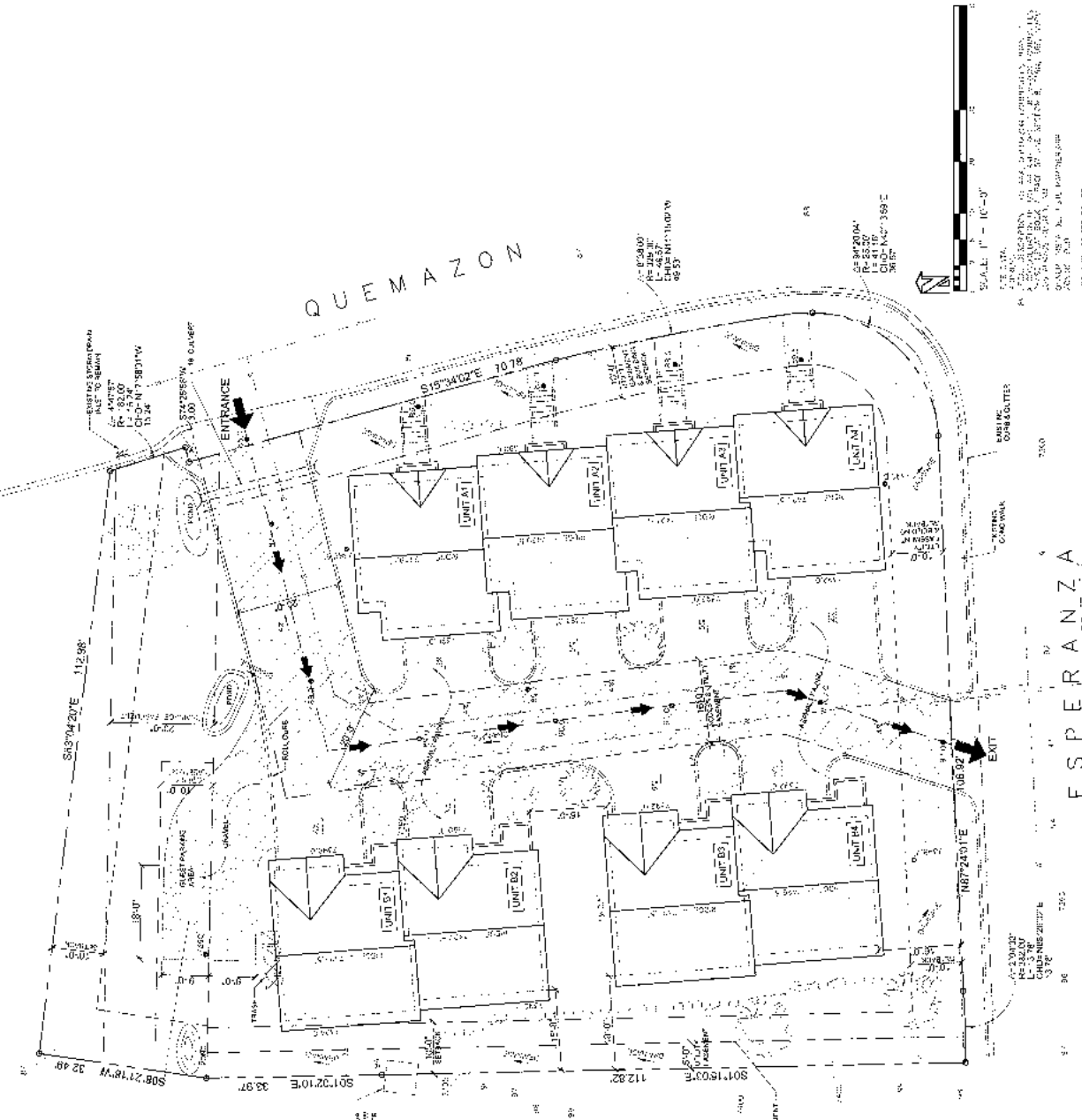
7-Site looking south, existing tree



8-Development across Esperanza to South of site

SITE PHOTOS

NO	REV	DATE
1	5-1-2012	5-22-2015
2	5-22-2015	
3	5-22-2015	
4	5-22-2015	
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100	5-22-2015	



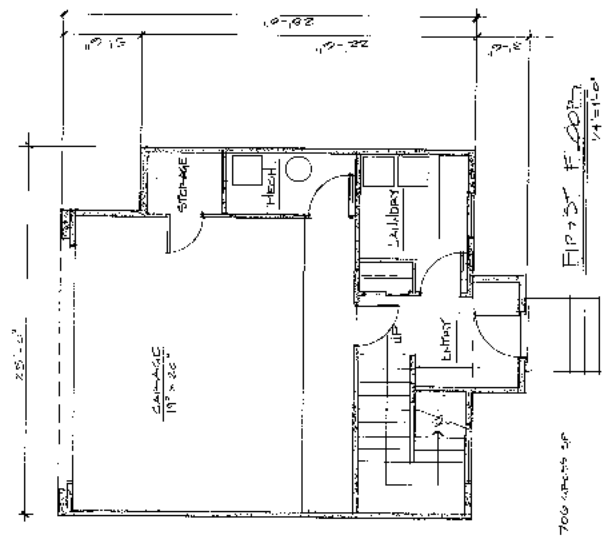
NOTE: 1. SURVEY, TOPOG. AND GRADING INFORMATION SHOWN IS BY OTHERS.
 2. FUTURE LANDSCAPE PLAN TO BE PROVIDED PRIOR TO CONSTRUCTION.
 3. FINAL GRADING AND RETAINING TO BE SHOWN IN FUTURE LANDSCAPE PLAN.

SITE PLAN
 SCALE: 1" = 10.0'

Exhibit B Site Plan

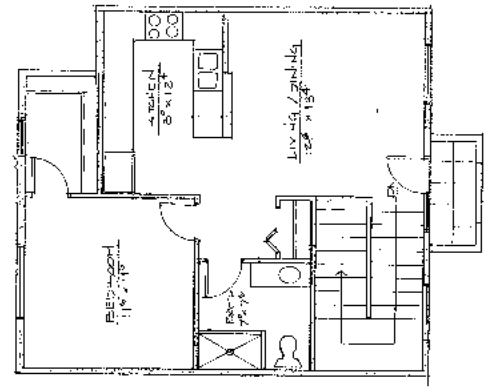
Exhibit B Site Plan

1/4" = 1' 0" (6' 0")



FIRST FLOOR
1/4" = 1' 0"

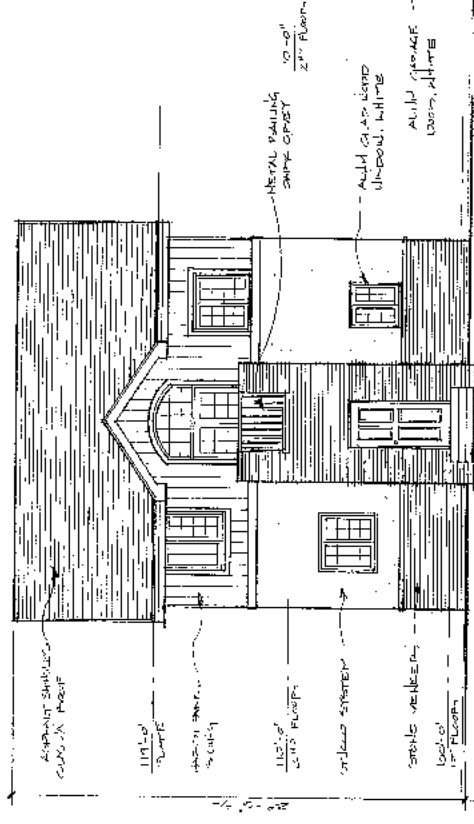
700 GROSS SF



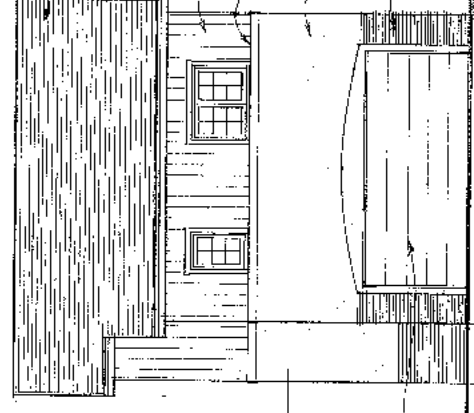
SECOND FLOOR
1/4" = 1' 0"

675 GROSS SF

A UNIT



FRONT ELEVATION
1/4" = 1' 0"



REAR ELEVATION
1/4" = 1' 0"



1703 J. P. RING DR. BLDG. 2
SUITE 100, NEW YORK, NY 10001
PHONE: 212.512.5311
WWW.MASTERARCHITECTS.COM

REVISED: JAN 21, 2012

Exhibit B-1 (A Unit Elevations)



1700 A Paseo De Peralta, Santa Fe, NM 87501

tel. 505.982.8363
fax. 505.989.3311

email: sfarchitect@comcast.net

MIFSUD ASSOCIATES ARCHITECTS

www.santafearchitects.com

Anders Millmann
Los Alamos County Community Development Department
Planning Division
1000 Central Avenue, Suite 150
Los Alamos, NM 87544

September 12, 2016

Dear Anders,

Mifsud Associates Architects, LLC, on behalf of their clients, **Vista Del Este Partnership**, is the Applicant for **The Lodge at Quemazon** located in the Quemazon Subdivision at **4725 Quemazon** in Los Alamos, New Mexico. This letter is to address the County's comments from the I.D.R.C. meeting held on September 2, 2016.

Fire Department Comments:

The interior roadway is not wide enough. The minimum road width for emergency access is 20 feet. This is achieved in the turn-in on the northeast corner (must be a fire lane as it only provides the minimum 20 feet) but not on the north/south road (only 16 feet). The plan will have to be amended to meet the access considerations.

The code section referenced for this requirement is Section 18.2 of the 2015 edition of NFPA 1. Section 18.2.3.2.1 states: "A fire department access road shall extend to within 50 ft. of at least one exterior door that can be opened from the outside and that provides access to the interior of the building." Each Townhome has an exterior door that is within 50 feet of a 20 foot wide access road. Unit #B3 is the farthest of any unit from a fire access road and the center of it's front door is 50 feet from the face of curb on Esperanza Street. We believe that the current site plan meets the requirements of this code section.

There is no hydrant that I can find on the plans. I have an idea of where I'd like to see one (there is an existing fire hydrant south of Esperanza Road).

There are actually two fire hydrants adjacent to this property. One is on the north side of Esperanza Street about 10 feet west of the southwest property corner. The other is directly across the street to the east, on the northeast corner of the intersection of Esperanza and Quemazon. We have added these to our Site Plan which we have attached to this message.

Minimum driveway width is controlled by Chapter 13 NFPA Section 1.18 and 18.2.3.4.11. In lieu of widening interior access road, either request a code-wide analysis to justify 16-foot driveway width, or sprinkler each building.

See the response to the first comment above. We believe that the current site plan meets the requirements of this code section. There are no plans to provide sprinkler systems in these homes.

Environmental Services:

Please contact Environmental Services when applicable to set up trash and recycle roll cart service. - Angelica Gurule

Yes, the department will be notified at the appropriate time.

PW/Engineering:

Install ADA ramps where driveway meets sidewalk. Interior drainage issues need to be addressed (an interior drainage easement width was reduced some time ago).

Yes, sidewalk ramps have been added to the site plan where the new interior road meets the existing sidewalks. Interior drainage is shown on the site plan at a level appropriate for this submittal. Engineering will be provided when the project advances to the design development and construction document stage. Yes, the drainage easement width was reduced with the approval of Los Alamos County and their Public Works Department.

PW/Traffic & Streets:

Make sure ample off-street parking is provided by developer and that proper sight distance is maintained at the private drive.

Off street parking provided meets the requirements of the County Development Code. When a detailed landscape plan is produced at a later date we will ensure that the proper sight distances are maintained.

Utilities Department:

Submit a more detailed Utilities Plan.

A more detailed Site Utilities Plan will be submitted as a part of the building permit submittal. We believe this Utilities Plan is more detailed than what is historically required for this level of submittal. Also, this Utilities Plan was produced with the direction of the Los Alamos County Utilities Department and was approved at the two previous I.D.R.C. meetings for this project.

Thank you for your consideration of our request and please let me know if there are additional requirements or information that is needed for this Site Plan approval. Thank you again for your assistance, and if you have any questions, please feel free to contact me.

Sincerely,



Paul Mifsud
Mifsud Associates Architects, LLC





Community Development, Planning

September 10, 2016

Re: Case No. SIT-2016-0014

Dear Citizen:

This is to inform you that the Los Alamos County Planning & Zoning Commission has scheduled a public hearing on **Wednesday, September 28, 2016, beginning at 5:30PM** in the Los Alamos County Municipal Building Council Chambers at 1000 Central, Los Alamos, New Mexico. The purpose of this public hearing is to discuss and take action on the following case:

COUNTY COUNCIL

Rick Reiss

Council Chair

Susan O'Leary

Council Vice-Chair

COUNCILORS

James A. Chrobocinski

Steven Girrens

Kristin Henderson

David Izraelevitz

Pete Sheehey

COUNTY MANAGER

Harry Burgess

A request for approval of a Site Plan Amendment for The Lodge at Quemazon, located in the Quemazon Subdivision, at 4725 Quemazon. The proposed development will consist of 8 new attached single family residential units contained within 3 buildings, with associated on-site parking and traffic circulation, on 0.513± acres of land.

The property consists of vacant undeveloped land and is located in the Quemazon 1 subdivision.

Owner/Applicant: Vista Del Este Partnership/Roger Waterman (Owner); Mifsud Associates Architects, LLC (Applicant)

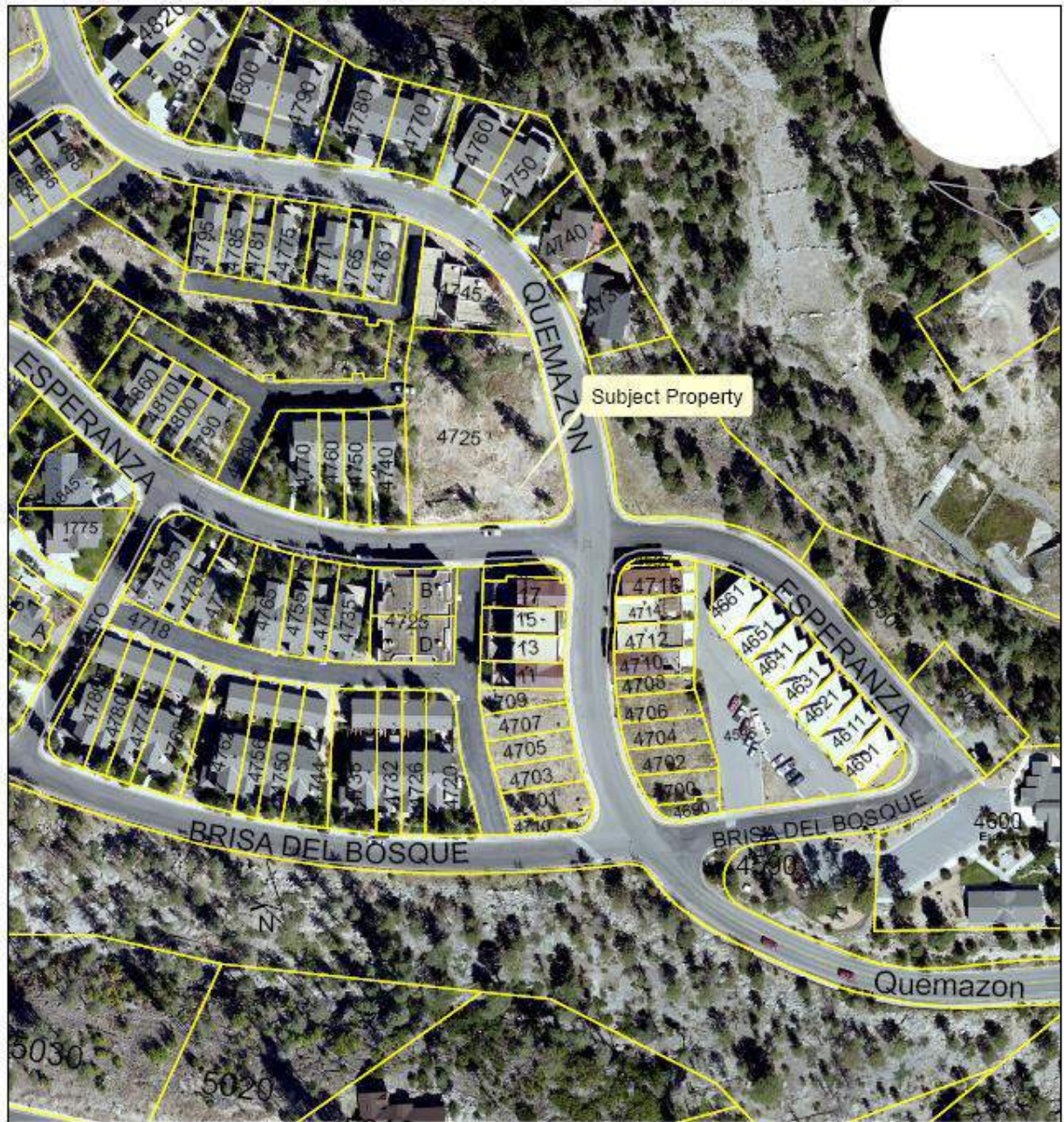
Case Manager: Anders Millmann, Senior Planner

You were sent this notice because you own property within 300 feet of the property where this proposed action is to take place and you may be impacted by this proposal. If you wish to provide comments on this proposal, please attend the meeting.

If you have any comments or questions regarding this matter, you may contact the Community Development Department office at 662-8120, or the Case Manager at 662-8116.

Community Development Department

4725 Quemazon



0 55 110 220 Feet

All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors
associated with these data.

1 inch = 114 feet



County of Los Alamos

Staff Report

September 28, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: B.

Index (Council Goals):

Presenters:

Legislative File: 8625-16

Title

Case No. SUP-2016-0007: The petitioners are requesting approval of a Special Use Permit to operate a kennel. The subject property is located at 127 East Gate Drive, Suite #114, Los Alamos, and is zoned M-2 (Heavy Industrial). The subject property is located in the East Gate Park subdivision, Block 03, Lot TR1.

Property Owners

Robert Hand

Applicant

Ruth Scott

Case Manager

Anders Millmann, Senior Planner

Recommended Action

I Move to Approve Case No. SUP-2016-0007, a Special Use Permit to allow for the operation of a Kennel, located at 127 East Gate Drive, Suite #114, Los Alamos, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The applicant shall apply for and receive a Certificate of Occupancy prior to operating the business.
2. The applicant shall obtain a new or modified business license prior to operating the kennel.
3. Any additional signage shall be reviewed and approved separately by the Community Development Department.
4. All proposed drains inside the building shall drain into the sanitary sewer and not into the storm sewer.

CASE SUMMARY

This request is for approval of a Special Use Permit (SUP) to allow for the operation of an overnight kennel. The petitioner currently operates a dog day care business from the subject property. This land use was approved in 2015 via a Special Use Permit [Case No. 15-SUP-003].

The subject property contains 57,164 Ft² of land (1.31± acre), and is zoned M-2, a heavy manufacturing district. The land use proposed is allowed as a Special Use. The principal structure on the property to be utilized for the proposed expanded business contains approximately 5,200 Ft² of area under roof, per story. There are two stories in this portion of the structure. A single-story structure, also containing approximately 5,200 Ft² of area under roof that is attached to this structure to the east is utilized by Hand Precision Machining. This portion of the structure will not be utilized by any aspect of the "LA Dog House" business as a result of obtaining this Special Use Permit.

There are four existing office-oriented commercial businesses currently occupying the second floor of this structure. Three of the businesses will remain within this structure for the foreseeable future. None of these businesses generate much foot or vehicular traffic. A fourth business owner plans to retire within a few years and vacate the office space. This business also does not attract a heavy volume of either foot or vehicular traffic. The office space occupied by this tenant will be made available for another small expansion of the petitioner's business at that time.

The petitioner proposes several modifications to the existing building in order to accommodate her proposed long-range business expansion plans. These modifications are anticipated to occur incrementally over time. At present, approximately one-half of the lower floor is being utilized to house the existing dog day care business. The petitioner proposes to expand the business across the entire first floor of the two-story structure, and into approximately two-thirds of the total area contained within the second floor. Some modifications, such as remodeling former office space, and constructing a range of kenneling facilities, is contemplated as the petitioner implements her long-range business plans. Ultimately, the petitioner proposes to kennel (house) both dogs and cats overnight within a variety of settings, depending on the number of animals and the sociability of each individual animal.

Additionally, there is an enclosed outdoor exercise area containing approximately 550 Ft² of area, located at the northern end of the two-story structure.

The parking lot servicing the combined structure contains 65 parking spaces. By its nature, the proposed land use is not expected to increase demand for additional long-term parking. The business currently employs three individuals. Traffic this business will generate will occur principally at both ends of a typical working day, and be of a very short-duration; when pet owners drop off and retrieve their pets. Another time period when an increase in vehicular traffic may occur will be on Friday and Sunday evenings, as pet owners opt to kennel their pets during the weekend.

The petitioner's long-range business plans include the potential purchase of the structure.

The petitioner obtained a Special Use Permit in February 2015 to operate the doggy daycare business. At that time, the overnight kenneling of animals was not a use permitted either by right or via Special Use. The Land Use Tables (§16-287) have since been amended to include this type of land use as being permitted, subject to securing a Special Use Permit. Staff has not received any comments or concerns from the public as of Friday, September 23, 2016.

SPECIAL USE PERMIT REVIEW CRITERIA

Section 16-156 of the Development Code states: During the time of the review, the IDRC shall utilize the following criteria in formulating a recommendation to the planning and zoning commission, and the planning and zoning commission shall utilize the following criteria in making its determination of approval, conditional approval or denial.

(1) The request substantially conforms to the Comprehensive Plan, and the establishment, maintenance or operation of the use applied for will not, under the

circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use, or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.

Applicant Response: LA Dog House, LLC, is requesting a Special Use Permit to be issued by Los Alamos County for overnight boarding of canines at 127 East Gate Drive. LA Dog House is expanding operations and has acquired the bottom floor of the Eastgate Business Complex as well as some upstairs suites. We've expanded operations because of day care growth and are finding that we need to provide overnight boarding services as well. Our community and surrounding communities are asking for overnight boarding services because our town only has two options for overnight boarding. This will be an excellent service to offer to our community, our clients are actually begging for this service, some clients have to take their pets off the hill to be boarded because the boarding services in town are booked six to nine months in advance and our clients find it difficult to find a convenient and professional boarding facility for their pets. LA Dog House is in its 17th month of operation and already has provided our community with outstanding service for clients. Our growth is exploding giving us the opportunity to not only provide excellent services but to provide jobs in our community as well. We look forward to continuing to please our clients by caring for their much-loved family pet members, expanding services that are being asked for, and providing jobs to community residents.

Staff Comment: The proposed use is permitted in the M-2 district, subject to Planning and Zoning Commission review and approval as a Special Use Permit.

(2) There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in article IX of this chapter.

Applicant Response: No changes to parking.

Staff Comment: The site currently has five dedicated off-street parking spaces dedicated to serve this business. There are a total of 65 off-street parking spaces serving the entire development, which consists of six business enterprises, including Hand Precision Machinery and the petitioners'. Five off-street parking spaces meets the minimum number of required off-street parking spaces for this land use, as specified in §16-370 (a) of the Development Code.

(3) The provisions for on-site and off-site ingress/egress and traffic circulation are in conformance with the County's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect neighboring properties by virtue of the type of traffic generated by the use.

Applicant Response: No changes to ingress/egress.

Staff Comment: The business activity will occupy a lease space within an existing building. It

is not anticipated that there will be additional traffic generated beyond what the existing infrastructure can accommodate. The Fire Department has determined that the existing access to the site and the building is adequate. Evidence of adequate parking to serve the proposed land use has been satisfied by the applicant.

(4) The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.

Applicant Response: No changes.

Staff Comment: No new structures or parking facilities are being proposed. The site is already developed. Proposed future modifications will consist entirely of interior remodeling work and will not increase the footprint of the structure.

(5) The site plan, including but not limited to landscaping, screen planting, and fencing of the proposed development, demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.

Applicant Response: No changes.

Staff Comment: No site plans will be required to be submitted by the applicant, as the site is already developed. Building plans shall be prepared and submitted for review as the petitioner implements her business expansion plans as they occur.

FINDINGS OF FACT

1. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Monitor, and property owners of real property located within 100 yards of the subject property were notified of this public hearing, all in accordance with the requirements of §16-192 of the Los Alamos Development Code.
2. The request is for a Special Use Permit to operate an overnight pet kenneling business to be located in an existing structure.
3. The subject property is developed, including a structure, landscaping, fencing, and related parking facilities.
4. The business proposed to be operated from the suite within the existing structure is permitted within the M-2 zoning district, subject to securing a Special Use Permit.
5. Upon review by the IDRC, the petition was unanimously recommended for approval.
6. The Use Index Table [Section 16-287] was amended in late 2014 to permit overnight kenneling in the C-2, M-1 and M-2 zoning districts.

INTERDEPARTMENTAL REVIEW COMMITTEE RECOMMENDATION

Staff review has determined that the application meets the criteria for processing of a Special Use Permit. IDRC review of the SUP application took place on September 2, 2016. After reviewing and determining that the petition did not present any negative aspects or impacts that would preclude it from being forwarded to the Planning and Zoning Commission for a public hearing, the IDRC membership conduct a vote and forward a favorable recommendation to the Planning & Zoning

Commission.

ALTERNATE MOTION

I move to **deny** Case No. SUP-2016-0007, a Special Use Permit to allow for the operation of an Overnight Kennel, located at 127 East Gate Drive, Suite #114, Los Alamos, due the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 - Development Code review criteria in §16-156, for the following reasons:

1. ...

EXHIBITS

Exhibit 1: Vicinity Map/Aerial Photo of the Subject Property

Exhibit 2: Application, narrative and applicant letter

Exhibit 3: Internal Floor Plan for proposed business and Letter from Building Owner

Exhibit 4: Map and List of Property Owners within 100 Yards (300 Feet)

Exhibit 5: Photographs of Subject Property; Staff (8)

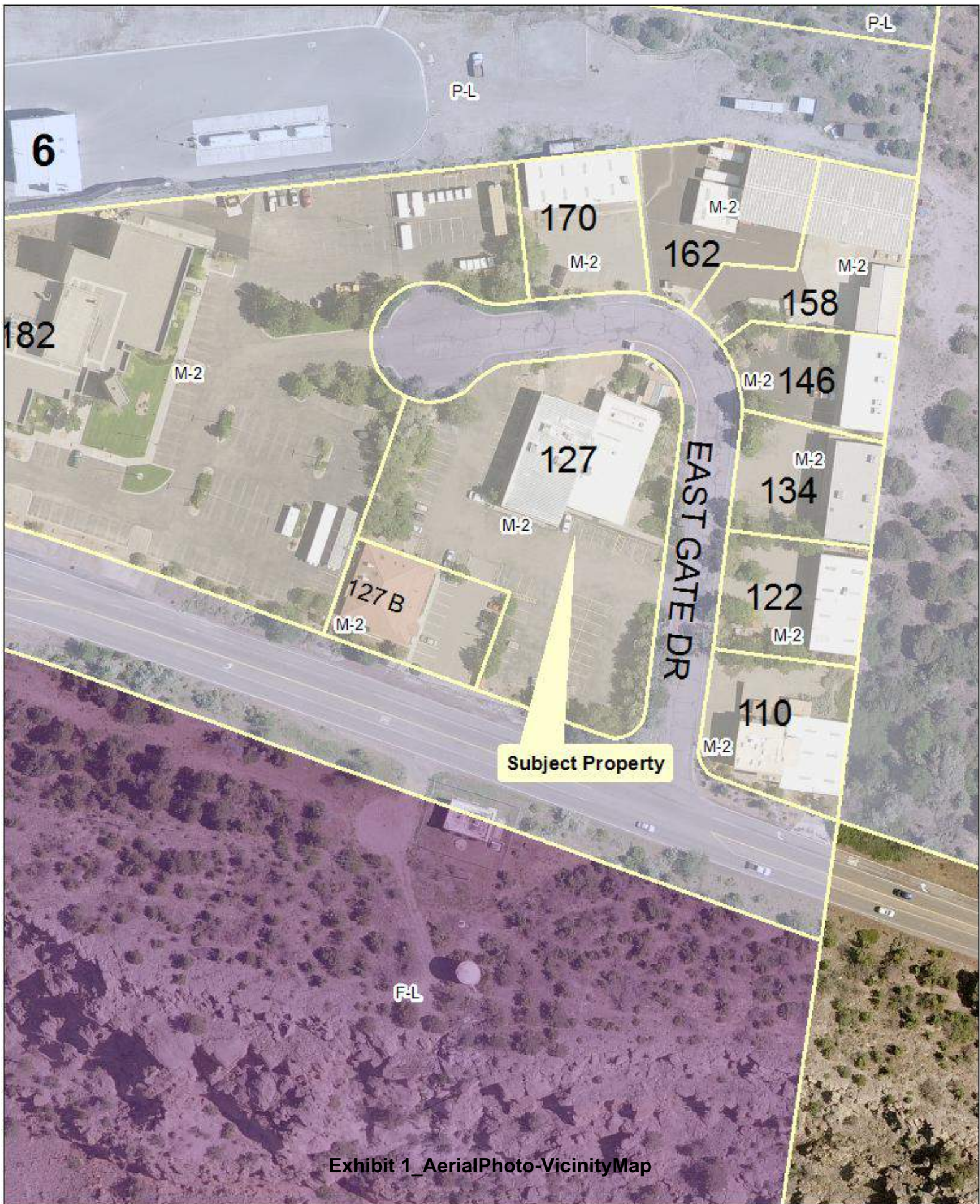


Exhibit 1_AerialPhoto-VicinityMap



All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors associated with these data.

1 inch = 100 feet

0 50 100 200 Feet



SPECIAL USE PERMIT APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Special Use (describe): OVERNIGHT DOG BOARDING

Address to which this application applies:

127 EAST GATE DRIVE / BOTTOM & PARTIAL TOP FLOORS(S)

Zoning District: M2

Related Applications (if any):

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: LA DOG HOUSE, LLC Phone: 505-709-0690 Cell #: 505-709-0803
Please Print

Address: 127 EAST GATE DRIVE # 114 Email: losalamosdoghouse@gmail.com

RUTH SCOTT
SIGNATURE

8-19-16
DATE

PROPERTY OWNER (If different from Applicant)

☐ Check here if same as above

Name: Robert Hand Phone: 662-9001 Cell #: N/A
Please Print

Address: 127 East Gate Dr Email: hand@handprecision.com

My signature below indicates that I authorize the Applicant to make this rezoning application on my behalf.

Robert Hand
SIGNATURE

8-19-16
DATE

SPECIAL USE PERMIT CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-156 establishes five (5) criteria for the Planning and Zoning Commission to use when reviewing an application for Special Use Permit approval. Please review each of the criteria listed and provide brief responses as to how your application meets the criteria. Use the space provided or attach separate sheets if needed. You will also be asked to discuss the criteria at your public hearing.

(1)

The request substantially conforms to the comprehensive plan, and the establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use, or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.

PLEASE REFER TO ATTACHED SHEET

(2)

There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in article IX of this chapter.

NO CHANGES TO PARKING.

(3)

The provisions for on-site and off-site ingress/egress and traffic circulation are in conformance with the county's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect neighboring properties by virtue of the type of traffic generated by the use.

NO CHANGES TO INGRESS/EGRESS.

(4)

The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.

NO CHANGES.

(5)

The site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.

NO CHANGES.

REQUIRED SUBMITTALS:

Check each of the boxes to indicate that you have attached two (2) paper copies of each of the following, and one complete copy of all materials on disk:

- ☐ Proof of property ownership.
- ☐ A Vicinity map, 8 ½ by 11 inch or 8 ½ by 14 inch format, showing the boundaries of the property and all adjacent lots within 300 feet. (County staff can provide the vicinity map if requested.)
- ☐ A scaleable site plan including, at a minimum, the following information:
 - ☐ Show and dimension all access and parking related to the site, including existing and any proposed curbcuts.
 - ☐ Locate and label all existing utility lines on the site. (Existing gas and electric service lines must be located by the Los Alamos County Utilities Department prior to submittal of this application.)
 - ☐ Show and label the footprint of all existing buildings and structures on the site.
 - ☐ Show the footprint of all buildings and public rights-of-way within 20 feet of all boundaries of the site.
 - ☐ Show, dimension and label all existing and proposed easements.
 - ☐ Show existing and proposed landscaping, fencing, lighting, signage and any other proposed improvements.

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: _____

Staff Initial: _____

CDD Application Number: _____

Fees Paid: _____



LA Dog House, LLC

www.ladoghouse.com
losalamosdoghouse@gmail.com
127 East Gate Drive Suite
Los Alamos, NM, 87544
505-709-0690

August 22, 2016

LA Dog House, LLC is requesting a Special Use Permit to be issued by Los Alamos County for overnight boarding of canines at 127 East Gate Drive. LA Dog House is expanding operations and has acquired the bottom floor of the Eastgate Business Complex as well as some of upstairs suites. We've expanded operations because of day care growth and are finding that we need to provide overnight boarding services as well.

Our community and surrounding communities are asking for overnight boarding services because our town only has two options for overnight boarding. This will be an excellent service to offer to our community, our clients are actually begging for this service, some clients have to take their pets off the hill to be boarded because the boarding services in town are booked six to nine months in advance and our clients find it difficult to find a convenient and professional boarding facility for their pets.

LA Dog House is in its 17 month of operation and already has provided our community with outstanding services for clients. Our growth is exploding giving us the opportunity to not only provide excellent services but to provide jobs in our community as well.

We look forward to continuing to please our clients by caring for their much-loved family pet members, expanding services that are being asked for, and providing jobs to community residents.

Thank You Sincerely,

Ruth Scott
Owner of LA Dog House, LLC



**HAND
PRECISION
MACHINING**

July 15, 2014

My name is Robert Hand, owner of 127 East Gate Dr. I have been a business landlord in Los Alamos for 10 years.

I purchased the building from the Los Alamos Economic Development Corporation, whose purpose was to foster and incubate new businesses for adaptation into the community.

I purchased the building with very much the same idea. To rent, at a reasonable rate to new and up and coming businesses to encourage their growth.

In the county's own Strategic Leadership Plan, it strongly encourages new business growth. Sustainability is achieved by allowing new business and hence, reinforcing existing ones.

Ms. Scott is an admirable person who has put a lot of time, effort and money into her dream job, a pet day care facility. A service, which I may add, is very much needed in the community.

I hope you will look at this matter fairly and openly. I think you would be doing Ms. Scott and Los Alamos a great disservice if you were to turn down her application for a Special Use Permit.

Yours sincerely,

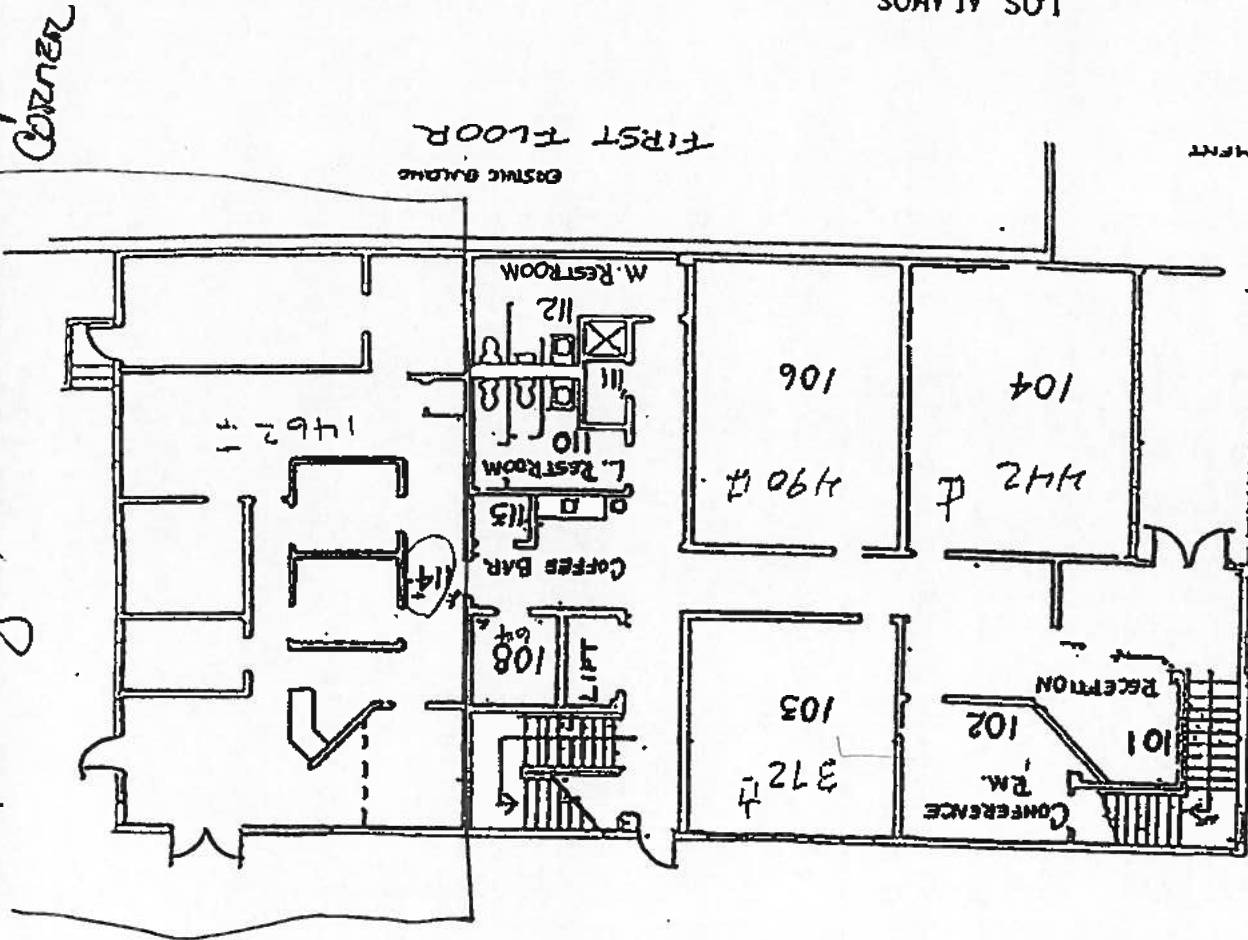
Robert Hand

LOS ALAMOS
SMALL BUSINESS CENTER

ALBANY

ALAMOS
INDUSTRIAL DEVELOPMENT

FIRST FLOOR



SECOND FLOOR

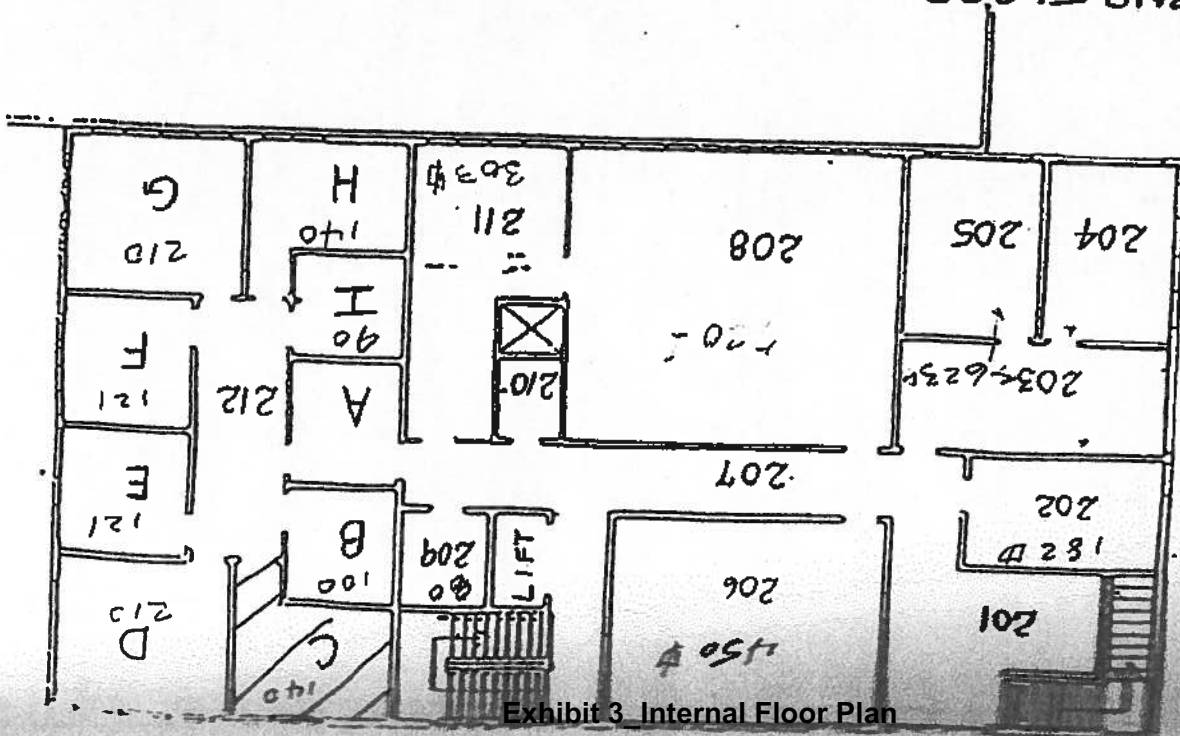
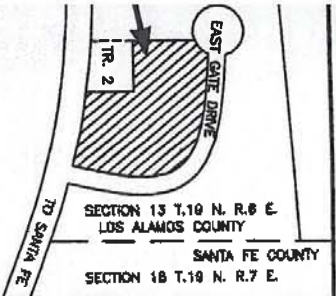


Exhibit 3. Internal Floor Plan



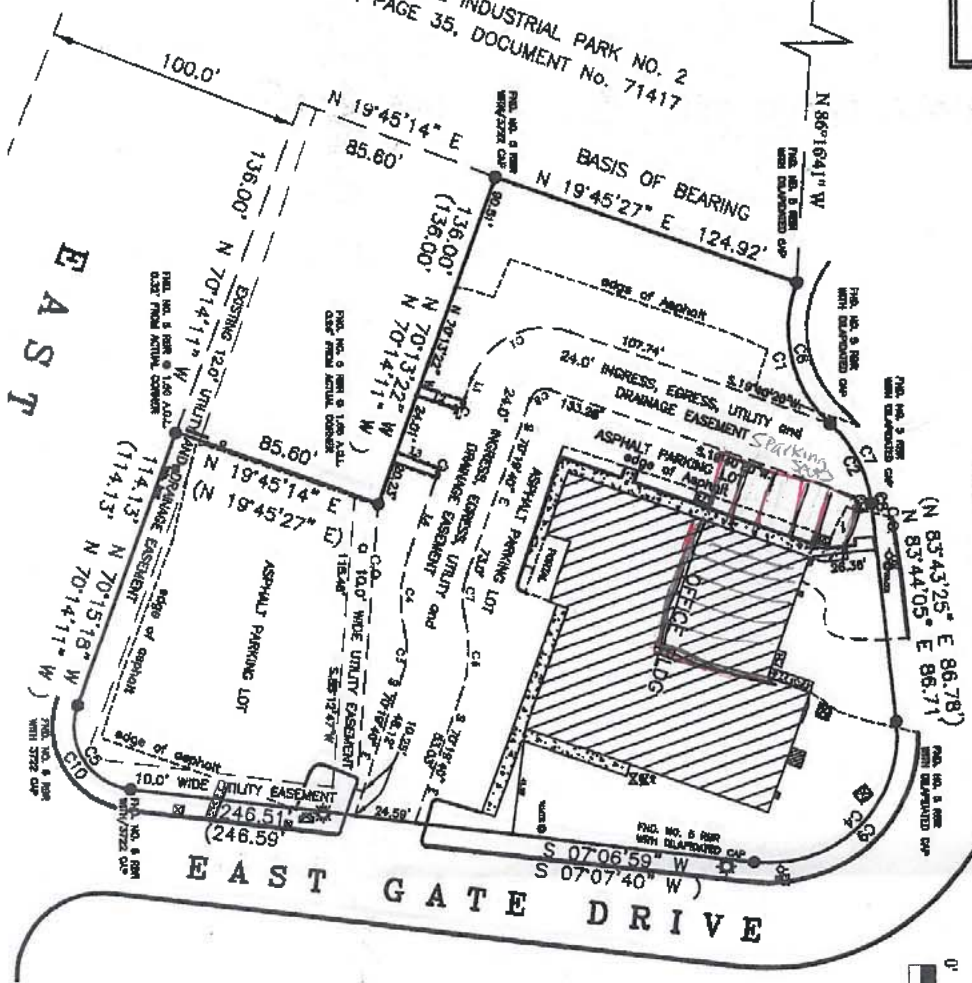
SCALE

SS CAP
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86

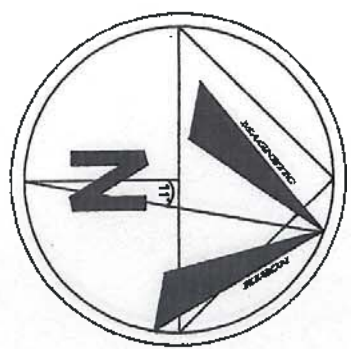
TABLE
DISTANCE
7.54
13.01
13.05
31.46

FILE
ADJUS
30.00
5.00
54.00
30.00
54.00
30.00
6.00

LOT 1 EASTGATE INDUSTRIAL PARK NO. 2
BOOK 5, PAGE 35, DOCUMENT NO. 71417



Sparking
spaces in
front of



AMEND BOUNDARY SURVEY ROBERT

EAST GATE INDUSTRIAL PARK NO. 3,
NMMA, WITHIN LOS ALAMOS COUNTY
TOTAL AREA = 1.30 ACRES ±

DOCUMENTS REFERRED

1. FINAL PLAT OF EAST GATE INDUSTRIAL PARK NO. 2, BOOK 5, PAGE 35, DOCUMENT NO. 71417, OF THE RECORDS OF LOS ALAMOS COUNTY.
2. FINAL PLAT OF SUBDIVISION OF LOT 8, RECORDED IN PLAT BOOK 5, PAGE 8, NOVEMBER 6TH, 1984, OF THE RECORDS OF LOS ALAMOS COUNTY.
3. PLAT OF EAST GATE INDUSTRIAL PARK NO. 3, RECORDED IN PLAT BOOK 5, PAGE 35, APRIL 29TH, 1988, OF THE RECORDS OF LOS ALAMOS COUNTY.
4. A CONSOLIDATION OF LOT 2A, SUBDIVISION OF LOT 2, EASTGATE INDUSTRIAL PARK AND LOT 2, EASTGATE INDUSTRIAL PARK, PLAT BOOK 5, PAGE 11, PLAT FILED IN PLAT BOOK 5, PAGE 11, ON AUGUST 8TH, 1990, OF THE RECORDS OF LOS ALAMOS COUNTY.
5. CURTCLARK DEED TO LOS ALAMOS COUNTY, LOT NO. 84, A SUBDIVISION OF LOT 8, LOS ALAMOS COUNTY, NEW MEXICO, PAGE 488, ON OCTOBER 1, 1985 OF LOS ALAMOS COUNTY.
6. WARRANTY DEED FROM THE PARKER F. LIMITED PARTNERSHIP, TO LOS ALAMOS COUNTY, A New Mexico nonprofit corporation, PAGE 315, ON APRIL 30TH, 1988 OF LOS ALAMOS COUNTY.
7. DOCUMENT OF PARKING LOT EASEMENT PAGE 443, APRIL 24TH, 1989 OF THE RECORDS OF LOS ALAMOS COUNTY.
8. PLAT OF EASTGATE INDUSTRIAL PARK NO. 3, RECORDED IN PLAT BOOK 5, PAGE 35, APRIL 29TH, 1988, OF THE RECORDS OF LOS ALAMOS COUNTY.

LEGEND

1. BEARING BASE IS TAKEN FROM THE WE INDUSTRIAL PARK NO. 3 (N. 19° 45' 14" E)
2. ● DENOTES POINT FOUND AND CALCULATED POINT
3. * DENOTES FIRE HYDRANT
4. ⚡ DENOTES WATER METER
5. ⚡ DENOTES WATER METER
6. ⚡ DENOTES CLEANOUT PLUG
7. ⚡ DENOTES BRASS CAP FOUND
8. ⚡ DENOTES TRANSFORMER/TE
9. ⚡ DENOTES WATER VALVE
10. ⚡ DENOTES WATER VALVE

Exhibit 3 Internal Floor Plan



Community Development, Planning

September 10, 2016

Re: Case No. SUP-2016-0007

Dear Citizen:

This is to inform you that the Los Alamos County Planning & Zoning Commission has scheduled a public hearing on **Wednesday, September 28, 2016, beginning at 5:30PM** in the Los Alamos County Municipal Building Council Chambers at 1000 Central, Los Alamos, New Mexico. The purpose of this public hearing is to discuss and take action on the following case:

COUNTY COUNCIL

Rick Reiss

Council Chair

Susan O'Leary

Council Vice-Chair

COUNCILORS

James A. Chrobocinski

Steven Girrens

Kristin Henderson

David Izraelevitz

Pete Sheehey

COUNTY MANAGER

Harry Burgess

A request for approval of a **Special Use Permit** for an overnight kenneling business.

The property is located at 127 East Gate Drive, Suite 114, in the following subdivision: East Gate Park, Block 03, Lot TR1.

Owners/Applicant: Robert Hand, owner; Ruth Scott, applicant.

Case Manager: Anders Millmann, Senior Planner

You were sent this notice because you own property within 300 feet of the property where this proposed action is to take place and you may be impacted by this proposal. If you wish to provide comments on this proposal, please attend the meeting.

If you have any comments or questions regarding this matter, you may contact the Community Development Department office at 662-8120, or the Case Manager at 662-8116.

Community Development Department

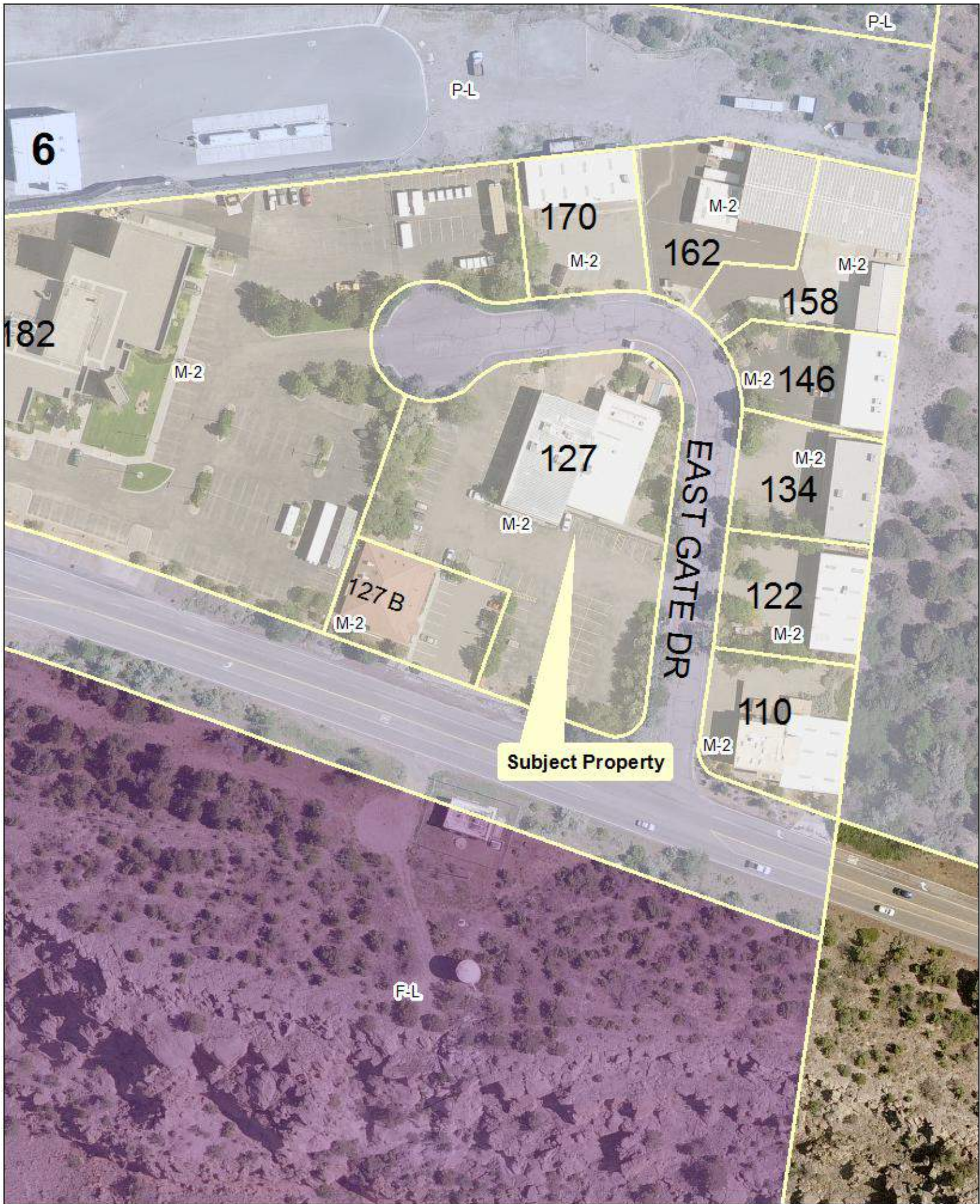
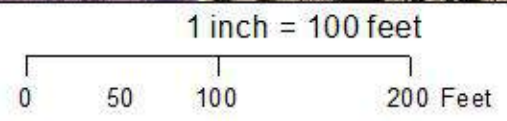


Exhibit 4. Property Owner Letter
All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors associated with these data.





County of Los Alamos

Staff Report

September 28, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: C.
Index (Council Goals):
Presenters:
Legislative File: 8626-16

Title

Case No. SUB-2016-0002: The petitioners are requesting approval of a sketch plan and preliminary subdivision plat to divide each of four existing duplex lots into two (2) lots, thereby creating eight (8) total lots from the four (4) existing lots. Each existing lot contains a duplex residential dwelling unit, constructed in early 2002. The purpose of the petition is to split each of the four duplex lots so that each dwelling unit has a unique lot rather than a shared lot.

Property Owners

7: Hoisie, Munger, Burk, Primak Family Trust, Kraemer, Lambrecht, Steele Family Trust

Applicant / Agent

Mike Engelhardt, Precision Surveys

Case Manager

Anders Millmann, Senior Planner

Recommended Action

I move to approve Case No. SUB-2016-0002, a request for approval of a sketch plan and preliminary subdivision plat to divide each of four existing duplex lots into two (2) lots, thereby creating eight (8) total lots from the four (4) existing lots, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The petitioner shall submit a Final Subdivision Plat for Planning and Zoning Commission approval, which complies with all Conditions of Approval identified by the IDRC and which is signed by all property owners.
2. All proposed lot lines shall be monumented and marked in accordance with the provisions of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act), and illustrated on the Final Subdivision Plat.
3. The petitioner shall dissolve the Condominium Declaration for Las Brisas Condominiums, and record the Declaration with the Los Alamos County Clerk prior to recordation of the final subdivision plat with the Los Alamos County Clerk.
4. Units shall be re-addressed, as necessary, to identify each unit as an individual unit.

CASE SUMMARY

This request is for approval of both a sketch plan and a preliminary subdivision plat to create

individual lots for each of four (4) existing duplex residential units. The principal purpose of this petition is to create an individual lot for each side of a duplex residence. Each unit within the duplex structure is individually owned.

There are four (4) individual properties affected by this proposal. They are:

Lot 29A; containing 8,329 Ft² of land area, addressed as 4840-A and 4840-B Brisa del Bosque. This lot will become proposed Lots 3 and 4. Proposed Lot 3 will contain 4,260 Ft² of land area. Proposed Lot 4 will contain 4,069 Ft² of land area.

Lot 29B; containing 7,814 Ft² of land area, addressed as 1795 Quedito. This lot will become proposed lots 1 and 2. Proposed Lot 1 will contain 3,790 Ft² of land area. Proposed Lot 2 will contain 4,024 Ft² of land area.

Lot 30A; containing 8,998 Ft² of land area, addressed as 4880 Brisa del Bosque. This lot will become proposed Lots 5 and 6. Proposed Lot 5 will contain 4,210 Ft² of land area. Proposed Lot 6 will contain 4,789 Ft² of land area.

Lot 30B; containing 8,597 Ft² of land area, addressed as 1790 Sinuoso. This lot will become proposed Lots 7 and 8. Proposed Lot 7 will contain 3,988 Ft² of land area. Proposed Lot 8 will contain 4,609 Ft² of land area.

There are seven (7) individual property owners of the eight (8) duplex dwelling units. All property owners have signed the petition requesting the further subdivision of the subject property.

Since Los Alamos County has not adopted a Subdivision Ordinance, the provisions of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act) apply when re-subdividing previously approved subdivision plats. In accordance with the Act's definitions, this petition is not considered exempt from meeting the requirements of the Act [Section 47-6-2(L)]. Regardless, since staff is aware that one or more of the dwelling units may be listed for sale by a realtor, the petitioner shall fully comply with Section 47-608 of the Act, which reads:

47-6-8. Requirements prior to sale, lease or other conveyance.

It is unlawful to sell, lease or otherwise convey land within a subdivision before the following conditions have been met:

A. the final plat has been approved by the board of county commissioners and has been filed with the clerk of the county in which the subdivision is located. Where a subdivision lies within more than one county, the final plat shall be approved by the board of county commissioners of each county in which the subdivision is located and shall be filed with the county clerk of each county in which the subdivision is located;

B. the subdivider has furnished the board of county commissioners a sample copy of his sales contracts, leases and any other documents that will be used to convey an interest in the subdivided land; and

C. all corners of all parcels and blocks within a subdivision have been permanently marked with metal stakes in the ground and a reference stake placed beside one corner of each parcel.

Although Staff has received a few inquiries regarding this petition, staff has not received any comments or concerns from the public as of Friday, September 23, 2016.

SUBDIVISION REVIEW CRITERIA

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-153 establishes eight (8) criteria for the Planning and Zoning Commission to use when reviewing an application for subdivision approval. They are:

(1) The development of the property shall substantially conform to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county.

Applicant Response: There are no health or safety issues.

Staff Response: No new development is proposed for this subdivision, as it is built-out; only lot lines are being added to allow for individual lot and dwelling unit ownership, or to permit different ownership of both the dwelling unit and the land, upon the sale of each individual residential unit.

(2) Except for the R-E and R-A zoning districts and developed areas where it is determined by the utilities manager that it is economically unfeasible to extend sewer lines, all subdivisions must be served or be capable of being served by all public utilities.

Applicant Response: The residential duplex buildings have been built and are served by existing utilities. Private utility easements will be granted as necessary.

Staff Response: Existing infrastructure is provided. Any potential changes will be made through agreements between property owners and the County Utility Department and Public Works Department. This criteria has been satisfied.

(3) Provisions shall be made for the safe ingress, egress and circulation of vehicles, bicyclists and pedestrians.

Applicant Response: Access to the existing residences will not change.

Staff Response: No changes to ingress/egress and circulation of vehicles, bicyclists, and pedestrians are being proposed at this time, only new lot lines are being proposed to separate each duplex unit. This criteria has been satisfied.

(4) Adequate provisions shall be made for accepting expected drainage from other properties, for controlling drainage on the site and for directing it to the storm sewer or drainage system, including considerations for impact on downstream properties.

The county engineer shall approve, disapprove or recommend modifications to the storm drainage plans.

Applicant Response: The site is already developed. There will be no changes to the drainage flow onto or off this property.

Staff Response: No changes are being proposed regarding drainage. This criteria has been satisfied.

(5) The necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the county engineer and utilities manager. Development of the property shall be in accordance with adopted utilities department plans and specifications.

Applicant Response: Private utility easements will be granted as necessary.

Staff Response: The sketch plan and preliminary subdivision plat plan does not illustrate the existing utilities. Easements are required for all public utility infrastructure, and PRIVATE easements are required in those locations where one property owner is burdened for the benefit of the adjacent property owner. [Utilities Department]. For clarification, no new utility infrastructure is being proposed [Planning].

(6) Outdoor activity areas, parking lots, outside storage areas, outdoor lighting, or other features or uses of the site or structures shall be adequately screened or otherwise controlled to effectively mitigate conflict with existing or potential adjacent land uses.

Applicant Response: N/A

Staff Response: All outdoor activity areas, parking lots, outside storage areas, outdoor lighting, or other features or uses of the site or structures listed in this criterion exist and will not be altered by this proposal. Any future changes contemplated would be done through the site plan review process.

(7) The capacity of those public services and facilities required to serve the proposed development (including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc.) shall be adequate, or made to be adequate if improvements are required.

Applicant Response: Private easements will be granted as necessary.

Staff Response: All utilities to serve the current capacity of the site exist. Any future infrastructure proposed would be reviewed by County Staff.

(8) The subdivision is planned to retain as much as possible, all natural features such as watercourses, natural vegetation, terrain, existing structures, historic sites, archaeological sites, and other community assets, which if preserved, will contribute to the overall appearance and quality of life in the county of Los Alamos. If the

property is designated on the county zoning map as a hillside area, the subdivision shall comply with the hillside development standards (section 16-576).

Applicant Response: The residential duplex buildings have been built. No changes will be made to any existing natural features.

Staff Response: The natural areas of this proposal are not being changed, altered or amended as part of this Preliminary and Final Plat request.

Additional Department Conditions:

Fire Department: Approved, no additional comments.

Assessor's Office: Approved with Conditions - pre-payment of 2016 taxes on all parcels

PW Traffic & Streets: Make sure ample off-street parking is provided by the developer.

Building Safety: Applicant must verify that the common walls of the structures on the property line are two-one hour walls, or one-two hour wall (fire resistance rating as per Table R302.1 of the 2106 IRC). If walls are not rated, then a building permit must be obtained to make the walls two-one hour rating or one-two hour rating. The applicants representative met with Joe Dudziak, Senior Building Inspector, and he verified that the walls at the proposed lot lines were 2-one hour fire resistant walls (as per the County approved plans from when the units were built). The Building Division's conditions have been met on this case and the Building Division has no further comments or conditions.

Planning: The petitioner will re-address each dwelling unit of the duplex, as necessary, and record the new address on the face of the Final Subdivision Plat and provide the United States Post Office with a copy of the addressing plat.

FINDINGS OF FACT

1. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Monitor, and property owners of real property located within 100 yards of the subject property were notified of this public hearing, all in accordance with the requirements of §16-192 of the Los Alamos Development Code.
2. The request is for approval of both a Sketch Plan and Preliminary Subdivision Plat to create lot lines which will separate individual duplex structures to provide each residential dwelling unit with its own unique lot.
3. All properties (4) are developed, including a duplex structure, landscaping, fencing, and related parking facilities.
4. The subdivision proposed is permitted within the S-P zoning district, subject to review and approval by the Planning & Zoning Commission and County Council.
5. Upon review by the IDRC, the petition was unanimously recommended for approval.
6. Portions of Chapter 47, Article 6-16 NMSA 1978 (the New Mexico Subdivision Act) applies to the proposal outlined within this petition.
7. Preparation of the Sketch Plan and Preliminary Subdivision Plat shall be governed by the applicable sections of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act).

INTERDEPARTMENTAL REVIEW COMMITTEE RECOMMENDATION

Staff review has determined that the application meets the criteria for processing of a

Preliminary and Final Subdivision Plat. IDRC review of the petition took place on September 2, 2016. After reviewing and determining that the petition did not present any negative aspects or impacts that would preclude it from being forwarded to the Planning and Zoning Commission for a public hearing, the IDRC membership conduct a vote and forward a favorable recommendation to the Planning & Zoning Commission, subject to the petitioner meeting the Conditions of Approval.

ALTERNATE MOTION

I move to deny Case No. SUB-2016-0002, a preliminary and final subdivision plat to allow for the creation of individual lots for each of four existing duplex structures, due the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 - Development Code review criteria in §16-156, and in Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act) for the following reasons:

1. ...

EXHIBITS

Exhibit 1: Vicinity Map/Aerial Photo of the Subject Property

Exhibit 2: Application, narrative and site layout; Plot of subdivision before split and after split

Exhibit 3: Condominium Declaration for Las Brisas Condominium, Lots 29 & 30

Exhibit 4: Map and List of Property Owners within 100 Yards (300 Feet)

Exhibit 5: Photographs of Subject Property; Staff (11)

Aerial of Subdivision of 4 Lots

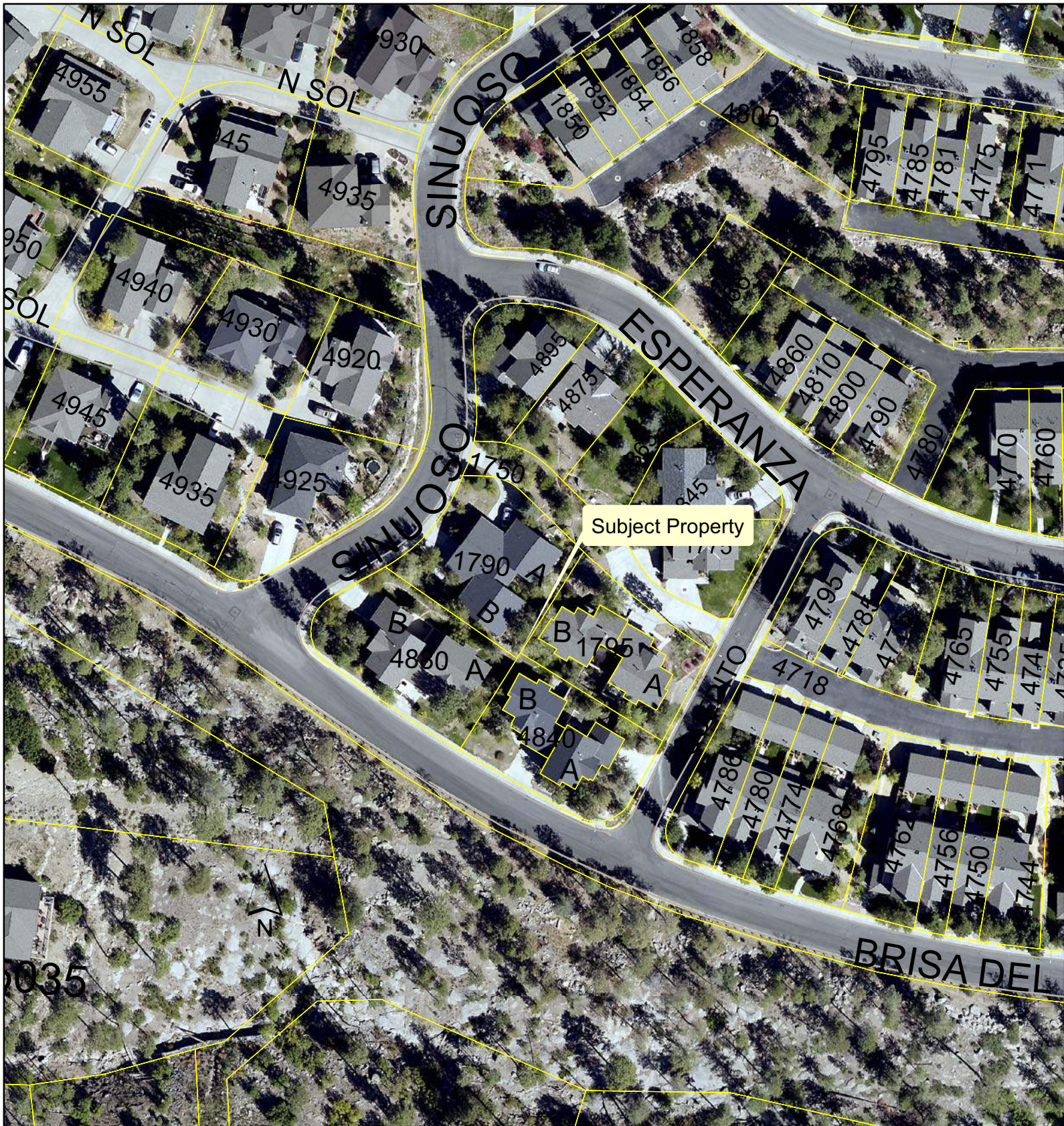


Exhibit 1 (Aerial Photo)

**All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors
associated with these data.**

1 inch = 86 feet



SUBDIVISION APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Property to be Subdivided: 1790 Sinouso, 1795 Quedito, 4880 Brisa Del Bosque, 4840 Brisa del Bosque

Address

Legal description: Quemazon Communties Phase 1, Lots 29A, 29B, 30A and 30B

Zoning District: PD-3.5/SP Area (Acres): 0.7744 # Lots Proposed: 8

Residential

Current Use

Residential

Proposed Use/Reason for Rezoning

Related Applications:

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Precision Surveys-Mike Engelhardt Phone: 661-4262 Cell #: _____

Please Print

Address: 1362 Trinity Drive Suite A-2, Los Alamos Email: MIKE E@PRESURV.COM

Mike Engelhardt

8-18-2016

SIGNATURE

DATE

PROPERTY OWNER(s) (If different from Applicant) ^{4840 B}Brisa del Bosque ☐ Check here if same as above

Name: ADOLFY & SILVIA HOISIE Phone: 509 540 3181 Cell #: 505 699 2270

Please Print

Address: 2831 HAWKSTONE CT, RICHMOND, WA 99354 Email: a-hoisie@yahoo.com

My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application on my/our behalf

Adolfy Hoisie

8/18/16

SIGNATURE

DATE

Hoisie

8/18/16

SIGNATURE

DATE

Attach additional sheet if needed for multiple Owners - All Owners must sign

Exhibit 2

PROPERTY OWNER(s) (If different from Applicant)
if same as above

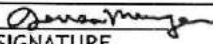
Check here

Name: Louisa L Munger Phone: 505 412 9609 Cell
#: _____

Please Print

Address: 330 South Brent St Ventura, Ca 93003 Email: loum562@gmail.com

*My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application
on my/our behalf*


SIGNATURE

8/18/16

DATE

SIGNATURE

DATE

Attach additional sheet if needed for multiple Owners - All Owners must sign

SUBDIVISION APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

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Zoning District: PD-3.5/SP Area (Acres): 0.7744 # Lots Proposed: 8

Residential
Residential

Current Use
Rezoning

Proposed Use/Reason for

Related Applications:

4840 A Brisa Del Bosque

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Precision Surveys-Mike Engelhardt Phone: 661-4262 Cell
#: _____

Please Print

Address: 1362 Trinity Drive Suite A-2, Los Alamos Email: MIKE_E@PRESURY.COM

Lawson Nguyen

8/18/16

SIGNATURE

DATE



SUBDIVISION APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

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Residential
Current Use

Residential
Proposed Use/Reason for Rezoning

Related Applications:

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Precision Surveys-Mike Engelhardt Phone: 661-4262 Cell #: _____

Please Print

Address: 1362 Trinity Drive Suite A-2, Los Alamos Email: MIKE E@PRESURV.COM

Mike Engelhardt
SIGNATURE

8-19-2016
DATE

PROPERTY OWNER(s) (If different from Applicant) 4880 A Brisa del Bosque ☐ Check here if same as above

Name: STEELE FAMILY TRUST Phone: 505-690-5558 Cell #: SAME

Please Print

Address: P.O. Box 94434 ABQ NM 87199 Email: SDSTEELES@GMAIL.COM

My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application on my/our behalf

Shelley
SIGNATURE

8-17-16
DATE

SIGNATURE

DATE

Attach additional sheet if needed for multiple Owners - All Owners must sign

Exhibit 2



SUBDIVISION APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

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Address

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Zoning District: PD-3.5/SP Area (Acres): 0.7744 # Lots Proposed: 8

Residential

Current Use

Residential

Proposed Use/Reason for Rezoning

Related Applications:

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Precision Surveys-Mike Engelhardt Phone: 661-4262 Cell #: _____

Please Print

Address: 1362 Trinity Drive Suite A-2, Los Alamos Email: MIKE E@PRESURV.COM

Mike Engelhardt
SIGNATURE

8-19-2016
DATE

PROPERTY OWNER(s) (If different from Applicant)

1795 A Quedito



Check here if same as above

Name: Wesley + Dolores Burk Phone: 308-276-2131 Cell #: 505-412-3798

Please Print

Address: PO Box 215 Stratton, Ne 68043 Email: dlburk 2131@hotmail.com

My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application on my/our behalf

Wesley & Burk
SIGNATURE

8/18/16
DATE

Dolores L Burk
SIGNATURE

8/18/16
DATE

Attach additional sheet if needed for multiple Owners - All Owners must sign



SUBDIVISION APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

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Residential

Current Use

Residential

Proposed Use/Reason for Rezoning

Related Applications:

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Precision Surveys-Mike Engelhardt Phone: 661-4262 Cell #: _____

Please Print

Address: 1362 Trinity Drive Suite A-2, Los Alamos Email: MIKE_E@PRESURV.COM

Mike Engelhardt
SIGNATURE

8-19-2016
DATE

PROPERTY OWNER(s) (If different from Applicant)

Stanley D. Primak & Joan M. Primak Revocable Trust dated 10-14, 2015

1790A Sinouso
1790B Sinouso
662-7708

☐ Check here if same as above

Name: _____ Phone: _____ Cell #: 660-123

Please Print

Address: 1790 Sinouso Email: JPRIMAK@comcast.net

My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application on my/our behalf

Stanley D. Primak
SIGNATURE

8-18-16
DATE

Joan M. Primak
SIGNATURE

8-18-16
DATE

Attach additional sheet if needed for multiple Owners - All Owners must sign

Exhibit 2



SUBDIVISION APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

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Residential

Current Use

Residential

Proposed Use/Reason for Rezoning

Related Applications:

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Precision Surveys-Mike Engelhardt Phone: 661-4262 Cell #: _____

Please Print

Address: 1362 Trinity Drive Suite A-2, Los Alamos Email: MIKE E@PRESURV.COM

Mike Engelhardt

8-22-2016

SIGNATURE

DATE

PROPERTY OWNER(s) (If different from Applicant) 1795 B. Quedito ☐ Check here if same as above

Name: Richard and Mary Pat Kraemer Phone: 505 500-0500 Cell #: _____

Revocable Trust

Please Print

Address: 1350 Central Ave, Ste 104 Email: rick K@tdhgmt.com
Los Alamos, NM 87544

My/Our signature(s) below indicates that I/We authorize the Applicant to make this subdivision application on my/our behalf

[Signature] Agent for Richard Kraemer, Trustee 8/22/16

SIGNATURE

DATE

[Signature] Agent for Mary Pat Kraemer, Trustee 8/22/16

SIGNATURE

DATE

Attach additional sheet if needed for multiple Owners - All Owners must sign

Exhibit 2

EXISTING LOT CONFIGURATION
FOUR LOTS WITH A DUPLEX ON EACH LOT

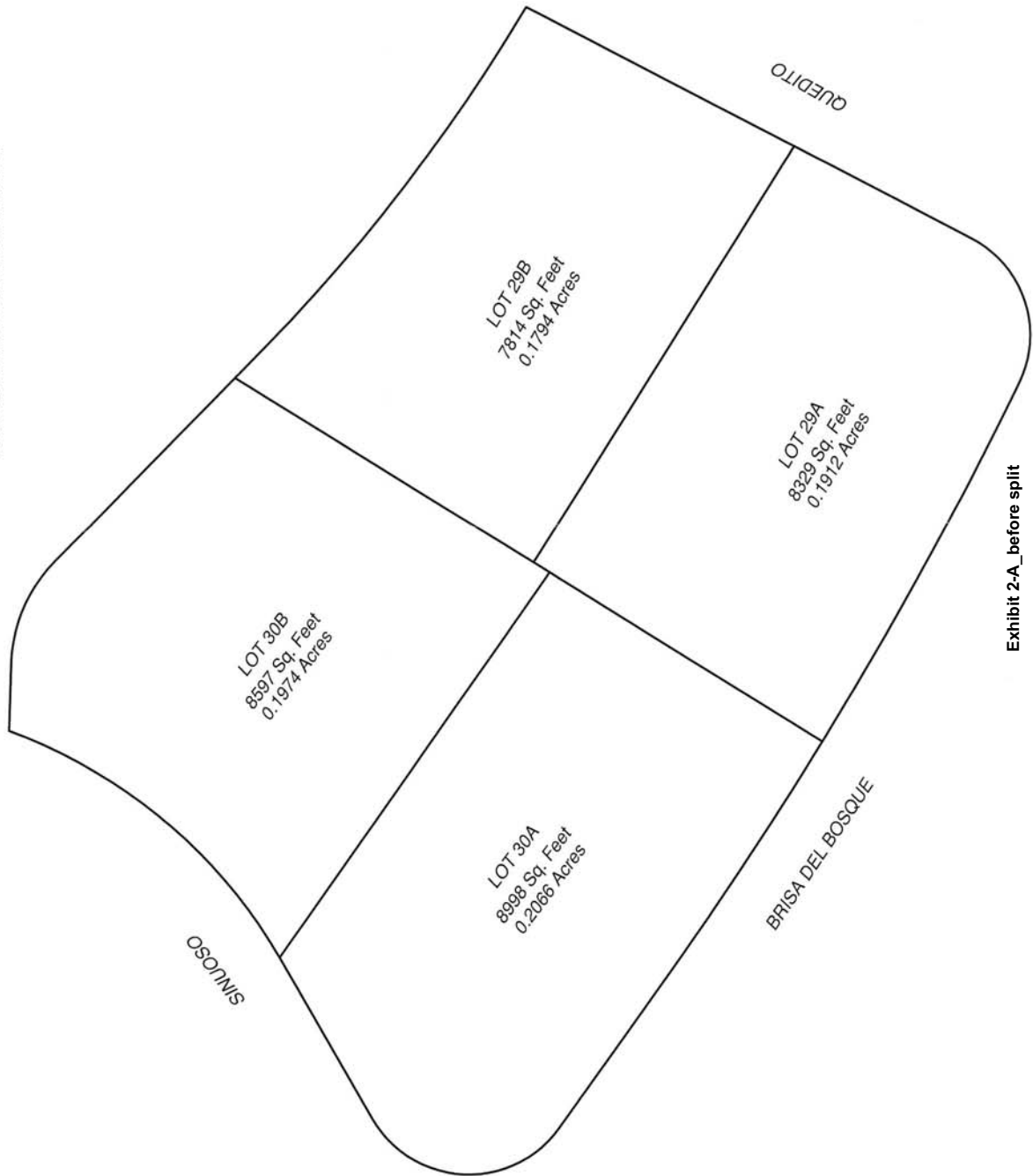


Exhibit 2-A_before split

Exhibit 2-A_before split

PRELIMINARY SKETCH PLAN-SINUOSO SUBDIVISION

PROPOSED 8 LOT SUBDIVISION OF LOTS 29A, 29B, 30A & 30B-QUEMAZON COMMUNITIES PHASE 1

SCALE 1" = 30'

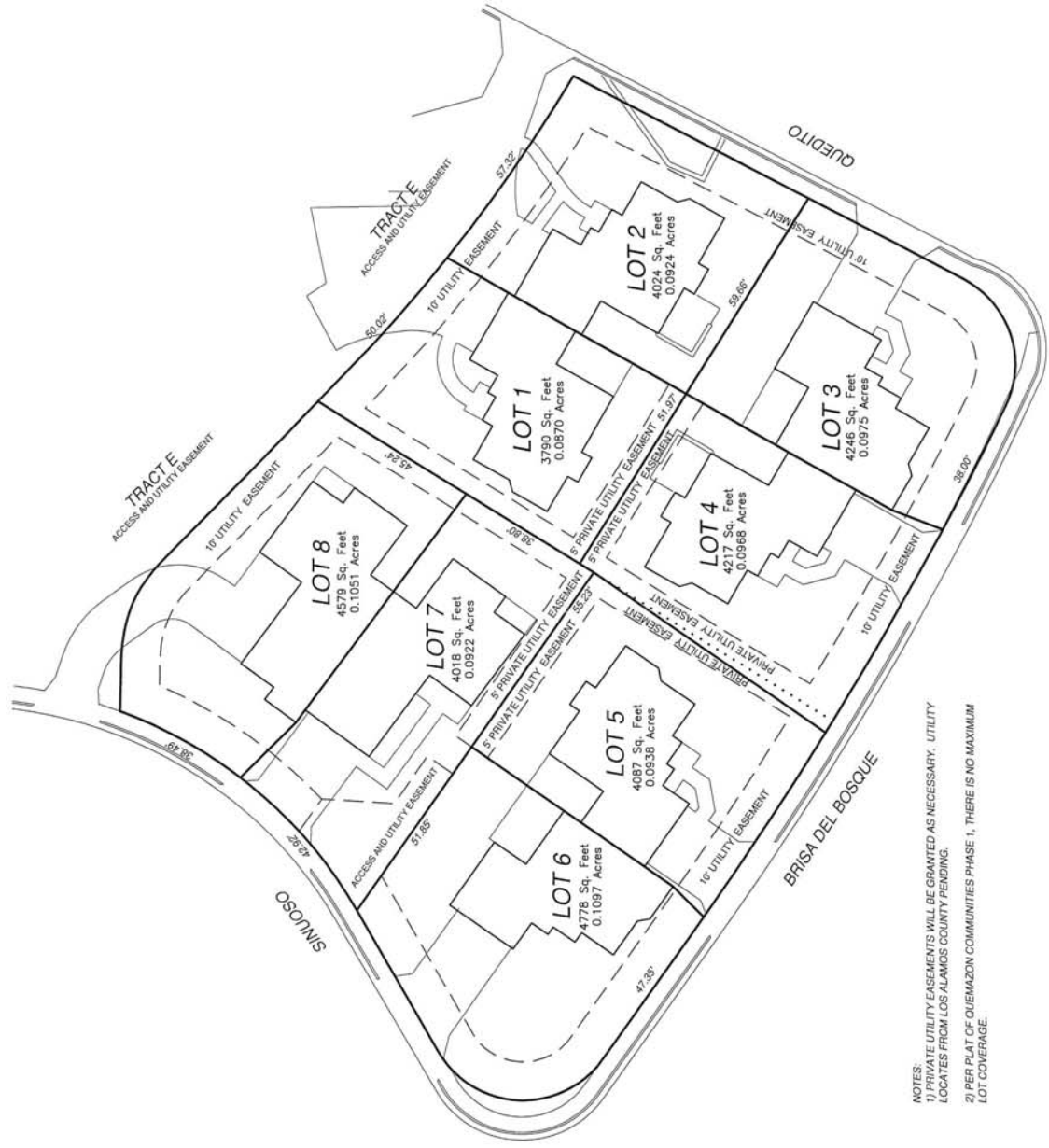


Exhibit 2-B_after split

CONDOMINIUM DECLARATION
FOR
LAS BRISAS CONDOMINIUM,
A CONDOMINIUM OF LOTS 29 & 30
QUEMAZON COMMUNITIES SUBDIVISION, PHASE 1
LOS ALAMOS COUNTY, NEW MEXICO

ARTICLE I
SUBMISSION: DEFINED TERMS

Section 1.1 SUBMISSION OF PROPERTY. KSK PARTNERS, a New Mexico general partnership (the "Declarant"), owner of:

Lot No. 29 and 30, QUEMAZON COMMUNITIES SUBDIVISION, PHASE 1, Los Alamos, New Mexico as shown on the Correction Plat filed September 15th, 1999, as Document No. 141476 and recorded in Plat Book 7, at Page 57 in the Office of the Los Alamos County Clerk.

hereby submits said real property, together with all easements, rights and appurtenances there unto belonging, hereinafter referred to as "Property", to the provisions of Sections 47-7A-1 to 47-7D-20 NMSA 1978, known as the New Mexico Condominium Act ("Condominium Act" or "the Act"), and hereby create with respect to the Property a Condominium, to be known as LAS BRISAS CONDOMINIUM, a condominium ("Condominium"). The Condominium is located entirely in Los Alamos County, New Mexico.

Section 1.2 DEFINED TERMS.

(a) "Quemazon Communities Homeowners Master Association Controlling Instruments" means: the most recent versions of (1) the Articles of Incorporation, (2) the Bylaws, and (3) the Master Declaration of Covenants, Conditions, and Restrictions of the Quemazon Communities Homeowners Master Association.

(b) Terms not otherwise defined herein or in the Plat or Bylaws shall have the meanings specified in Section 47-7A-3 of the Condominium Act.

Section 1.3 NAMES OF CONDOMINIUM AND ASSOCIATION. The condominium shall be known as "LAS BRISAS CONDOMINIUM, a condominium", and its governing association, a New Mexico unincorporated association, shall be known as the LAS BRISAS CONDOMINIUM OWNERS' ASSOCIATION, hereinafter referred to as the "Association". The Association is governed by its Board of Directors, hereinafter called the "Board".

Section 1.4 SUB-ASSOCIATION PURSUANT TO THE QUEMAZON COMMUNITIES HOMEOWNERS MASTER ASSOCIATION CONTROLLING INSTRUMENTS. The Association is intended to be a Sub-Association as defined in the Quemazon Communities Homeowners Master Association Controlling Instruments, to be entitled to all of the rights conferred upon a Sub-Association therein, and to comply with all of the duties and requirements of a Sub-Association as specified therein.

ARTICLE II BUILDING ON THE PROPERTY; UNIT BOUNDARIES

Section 2.1 THE BUILDINGS. The location and dimensions of the four (4) residential buildings located on the Property are depicted on Exhibit 1, the "Plat", which is attached hereto and fully incorporated by this reference.

Section 2.2 UNITS-SQUARE FOOTAGES-COMMON EXPENSES-VOTING RIGHTS. There are eight (8) Units in this Condominium, Unit 29A, Unit 29B, Unit 29C, Unit 29D, Unit 30A, Unit 30B, Unit 30C, and Unit 30D. The location and dimensions of each of these Units is shown on Exhibit 1. All of the Units are approximately the same size and each Unit shall be responsible for one-eighth (1/8) of the Common Expenses of the Condominium. The location of the Common Elements to which each Unit has direct access are shown on Exhibit 1.

Each of the owners of the Units shall be members of the Association and each Unit shall have one (1) voting right.

Section 2.3 UNIT BOUNDARIES. Units 29A, 29B, 29C, 29D, 30A and 30B each consist of a garage, a first floor and a second floor. Units 30C and 30D each consist of a garage, a first floor and a finished basement. Each Unit consists of the space within the following boundaries:

(a) Upper and Lower (horizontal) Boundaries: The upper and lower boundaries of each Unit shall be the following boundaries extended to an intersection with vertical boundaries:

(1) Upper Boundary: The upper boundary of each Unit is the horizontal plane of the bottom surface of the roof joists above each such Unit.

(2) Lower Boundary: The lower boundary of each Unit is the horizontal plane of the top surface of the sub-flooring below each such Unit.

(b) Vertical Boundaries: The vertical boundaries of each Unit are the vertical planes, extended to intersections with each other and with such Unit's upper and lower boundaries, of the studs which support the dry wall or paneling perimeter walls bounding each Unit.

(c) The provisions of the Act with respect to boundaries shall apply in further defining them.

Section 2.4 RESPONSIBILITY FOR ASSOCIATION EXPENSES. The expenses of the Association, including maintenance and repair responsibilities, shall be shared among the Unit Owners as follows:

(a) The total amount of the estimated funds required for operation of the Association and payment of the expenses of the Condominium on an annual basis, including maintenance and repairs, as adopted by the Board in advance, shall be assessed 1/12 thereof each month against each Unit in proportion to its Common Element interest. Liens for unpaid assessments and fines shall be subordinate to any previously recorded first mortgage.

(b) The upkeep, maintenance and repair expenses of Limited Common Elements shall be shared equally only by the Unit Owners who are served by each particular Limited Common Element.

(c) All other procedures involved in arriving at a budget and assessing Unit Owners for Common Expenses shall be

governed by Article 6 of the Bylaws of the Association.

(d) Unit Owners shall be responsible for upkeep of the Units they own, Limited Common Elements assigned to their Units and shall equally share the cost of and responsibility of the Common Elements.

(e) The Association shall be responsible for all maintenance, repairs, and replacements to the exterior of the Condominium, including the roof, and such repairs, replacements shall be substantially similar to the original construction.

Section 2.5 RELOCATION OF UNIT BOUNDARIES AND SUBDIVISION OF UNITS. Relocation of boundaries between Units will be permitted subject to compliance with any provisions therefor in the Bylaws, the Condominium Act, and local zoning laws. Subdivision of Units is not allowed.

Section 2.6 TAXES. The entire Property shall be deemed a single parcel for the purpose of assessment and taxation as provided in Section 47-7A-5A(1). The Association shall be deemed to be an "owner" as defined under Section 7-35-2 NMSA, 1978 and Section 47-7A-5 of the Act and shall promptly notify the Owners of the payment of the taxes. Taxes shall be Common Expenses.

Section 2.7 UTILITIES. Each Unit shall be responsible for its own utility charges, except any that are not separately metered for each Unit. Any utility charge not separately metered shall be an Association expense and shall be allocated equally to each Unit.

ARTICLE III RESERVATION OF COMMON ELEMENTS, RESTRICTIONS ON USE AND LIMITED COMMON ELEMENTS

Section 3.1 RESERVATION OF COMMON ELEMENTS. The Board shall have the power in its discretion to designate from time to time certain Common Elements as "Reserved Common Elements" and grant reserved rights to any or less than all of the Unit Owners for the use and maintenance thereof. Such designation by the Board shall not be construed as a sale or disposition of the Common Elements.

Section 3.2 RESTRICTION TO RESIDENTIAL USE. The Units shall be primarily used for residential purposes, although a "home business or occupation" may be operated within a Unit provided the business or occupation complies with Los Alamos County ordinances then in effect.

Section 3.3. LIMITED COMMON ELEMENTS. In addition to those Limited Common Elements described in the Act, the following Limited Common Elements are created with respect to this Condominium:

- (a) The driveway for each Unit as determined by extending the curb cut from the street providing access to the Unit to the garage of the Unit; and
- (b) Both Unit 29C and Unit 29D shall have equal rights to the driveway along the north boundary of Unit 29D from the curb cut on Quedito to the boundary separating Unit 29D from Unit 29C; and
- (c) The patio areas appurtenant to each Unit as more particularly described on the Exhibit 1 attached hereto.

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ARTICLE IV EASEMENTS AND ENCUMBRANCES ON TITLE

The following easements are hereby created with respect to the Property:

Section 4.1 EASEMENT FOR ENCROACHMENTS. By virtue of this easement, Unit Owners and the Association are protected in the event that a Unit or Common Element encroaches upon another Unit or where discrepancies exist between the Plat and the actual improvements as built.

Section 4.2 EASEMENT FOR INGRESS AND EGRESS. Each Unit Owner has a right of access to his, her or their Unit and to the Common Elements.

Section 4.3 EASEMENT FOR ACCESS TO UNITS. Authorized representatives of the Association may enter any Unit to the extent necessary to correct conditions affecting other Units or the Common Elements or which may have an adverse effect on Common Expenses, to make repairs to Common Elements which are accessible only from the Unit or to correct conditions which constitute violations of the Declaration, Bylaws, or Rules and Regulations. Notice must be given to the Unit Owner prior to entry, except in emergencies when a Unit may be entered without notice. In the event of violation of the Declaration, Bylaws or Rules and Regulations, the violation may be corrected without the consent of the Unit Owner, and the Unit Owner may be charged with the resulting expense.

Section 4.4 EASEMENT FOR SUPPORT. Each Unit Owner has the benefit of a restriction upon any action of a neighboring Unit Owner, or of the Association with respect to the Common Elements, which would endanger the stability or safety of his Unit.

Section 4.5 UTILITY EASEMENTS. The Property is subject to the utility easements shown on Exhibit 1. These easements include the usual easements for telephone, electric, sewer, gas and water pipes, wires and service lines. Additional utility easements may be granted by the Association in common areas and/or limited common areas.

ARTICLE V AMENDMENT OF DECLARATION

Section 5.1 AMENDMENT GENERALLY. This Declaration may be amended only in accordance with the procedures specified in Section 47-7B-17 of the Act, the other Sections of the Act referred to in Sections 47-7B-17 and the expressed provisions of this Declaration.

Section 5.2 VOTE REQUIRED. In other matters not covered by the provisions of Section 5.1, this Declaration may be amended only by a vote of Units to which sixty percent (60%) of the votes in the Association are allocated.

ARTICLE VI RIGHT TO LEASE OR SUBLEASE UNITS

Section 6.1 RESTRICTIONS. A Unit Owner may lease or sublease his Unit at any time and from time to time provided that:

- (a) No Unit may be leased or subleased without written lease

1 AM PM 100 PAGE 0000

or sublease;

(b) A copy of such lease or sublease shall be furnished to the Board within ten (10) days after execution thereof; and

(c) The rights of any lessee or sublease of a Unit shall be subject to, and each such lessee or sublease shall be bound by the covenants, conditions and restrictions set forth in this Declaration, the Bylaws and any Rules and Regulations promulgated by the Board and a default thereunder shall constitute a default under the lease or sublease; provided, however, that the foregoing shall not impose any direct liability on any lessee or sublease of a Unit to pay any Common Expense assessments or special assessments on behalf of the Owner of that Unit.

(d) Notwithstanding the foregoing, the provisions of this Article shall not apply to a holder of a first mortgage who is in possession of a Unit following a default in such mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure.

Section 6.2 NO TIME SHARES. A Unit may not be conveyed pursuant to a time share plan.

ARTICLE VII RULES AND REGULATIONS

Section 7.1 RULES AND REGULATIONS. Reasonable Rules and Regulations, not in conflict with the provisions of this Declaration, concerning the use and enjoyment of the Condominium, may be promulgated from time to time by the Board, subject to the right of the Board to change such Rules and Regulations. Copies of the then current Rules and Regulations and any amendments thereto shall be furnished to all Unit Owners by the Board promptly after the adoption of such Rules and Regulations or any amendments thereto.

ARTICLE VIII MORTGAGES

Section 8.1 REQUIREMENTS.

(a) Any mortgage or other lien on a Unit and the obligations secured thereby shall be deemed to provide, generally, that the mortgage or other lien instrument and the rights and obligations of the parties thereto shall be subject to the terms and conditions of the Act and this Declaration and shall be deemed to provide specifically, but without limitation, that the obligations secured shall be prepayable, without penalty, upon the happening of any termination of the Condominium or determination not to restore or replace the affected Unit, and that the mortgage or lien holder shall have no right to:

(i) participate in the adjustment of losses with insurers or in the decision as to the whether or not or how to repair or restore damage to or destruction of the Property; or

(ii) receive or apply the proceeds of insurance to the reduction of the mortgage debt or otherwise, except in the event and to the extent either of a distribution of such proceeds to Unit Owners pursuant to Section 47-7C-14 of the Act or of insurance

TAM DAVIS 100 DAVIS 0000

proceeds in excess of the cost of repair of restoration being received by the owner of the Unit encumbered by such mortgage or;

(iii) accelerate the mortgage debt or to have any other remedies by virtue of waste or alleged waste or other conditions occurring anywhere on the Property other than within the affected Unit.

(b) Nothing contained in Section 8.1(a) or elsewhere in this Declaration shall give a Unit Owner, or any other party, priority over any rights of the mortgagee of a Unit pursuant to its mortgage in case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for loss to or a taking of one or more Units and/or Common Elements.

(c) No Unit Owner or Purchaser of a Unit shall deliver any mortgage or other lien instrument secured by a Unit, or any obligation to be secured thereby, unless he, she or they have first notified the Board of the name and address of the proposed mortgagee or lien holder and the amount of the debt proposed to be so secured, and have placed on file with the Board a copy of the form of the proposed mortgage and note or other instrument of obligation.

Section 8.2 APPROVAL OF MORTGAGEES. Subject to the limitations imposed by Section 47-7B-17 of the Act:

(a) The prior written approval of holders of first mortgages of Units representing One Hundred Percent (100%) of the votes of Units subject to first mortgages shall be required to terminate the condominium status of this Condominium for any reasons other than substantial destruction or condemnation of the Property;

(b) The prior written approval of One Hundred Percent (100%) of the holders of first mortgages on Units (based upon one vote for each first mortgage owned) shall also be required for any of the following:

(i) the termination or abandonment of the condominium status of the Condominium except for condemnation or substantial loss to the Units and/or Common Elements;

(ii) a change in the percentage of Common Expenses allocable to each Unit;

(iii) the partition or subdivision of any Unit, or the Common Elements;

(iv) the abandoning, encumbering, selling or transferring of the Common Elements (the granting of easements for public utilities or for other public purposes consistent with the intended uses of the Common Elements shall not be deemed a transfer within the meaning of this subsection); or

(v) the use of hazard insurance proceeds received for losses to any portion of the Property (whether to Units or to Common Elements) for other than the repair, replacement or reconstruction of such portion of the Property.

ARTICLE IX DECLARANT RIGHTS

Section 9.1 DECLARANT CONTROL OF THE ASSOCIATION.

(a) The Declarant shall not retain any control of the Association. Upon the filing of this Declaration, the Board of the Association

UPON THE FILING OF THIS DECLARATION, THE BOARD OF THE ASSOCIATION CONSISTING OF THE UNIT OWNERS SHALL TAKE CONTROL OF THE ASSOCIATION.

ARTICLE X
COMPLIANCE WITH MASTER ASSOCIATION CONTROLLING INSTRUMENTS


Section 10.1 MASTER ASSOCIATION CONTROLLING INSTRUMENTS GOVERN. In the event of differences between the Master Association Controlling Instruments and those of the Association, the Master Association rules and policies shall prevail.

Section 10.2 VOTING RIGHTS AT THE MASTER ASSOCIATION. Voting rights of the Association at the Master Association level shall be through individual property owners as described in Section 6.03 of the Master Declaration.

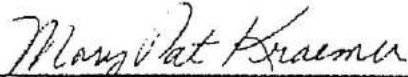
IN WITNESS WHEREOF, Declarant has executed this Declaration this 18 day of JANUARY, 2002.

KSK PARTNERS, a New Mexico General Partnership

THE PARTNERS:



RICHARD KRAEMER, Trustee
for the Richard and Mary Pat Kraemer Revocable Trust



MARY PAT KRAEMER, Trustee



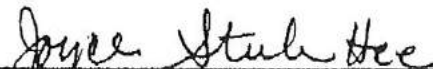
TERENCE KRAEMER



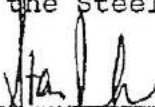
MARIANN KRAEMER



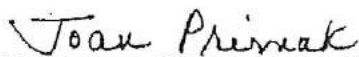
STEPHEN STEELE, Trustee
for the Steele Family Trust



JOYCE STEELE, Trustee



STAN PRIMAK



JOAN PRIMAK

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss.
 COUNTY OF LOS ALAMOS)

This instrument was acknowledged before me on January 1, 2002, by Richard Kraemer and Mary Pat Kraemer, as Trustees of the Richard Kraemer and Mary Pat Kraemer Revocable Trust, a General Partner for KSK Partners, a New Mexico general partnership.

Matthew O. Hill
 NOTARY PUBLIC

My Commission Expires:

9.9.2002

STATE OF NEW MEXICO)
) ss.
 COUNTY OF LOS ALAMOS)

This instrument was acknowledged before me on January 1, 2002, by Terence Kraemer and Mariann Kraemer, as General Partners for KSK Partners, a New Mexico general partnership.

Matthew O. Hill
 NOTARY PUBLIC

My Commission Expires:

9.9.2002

STATE OF NEW MEXICO)
) ss.
 COUNTY OF LOS ALAMOS)

This instrument was acknowledged before me on March 18, 2002, by Stephen Steele and Joyce Steele, as Trustees for the Steele Family Trust, a General Partner for KSK Partners, a New Mexico general partnership.

Matthew O. Hill
 NOTARY PUBLIC

My Commission Expires:

9.9.2002

TAM DUMIT 100 DATED 0000

STATE OF NEW MEXICO)
COUNTY OF LOS ALAMOS) ss.

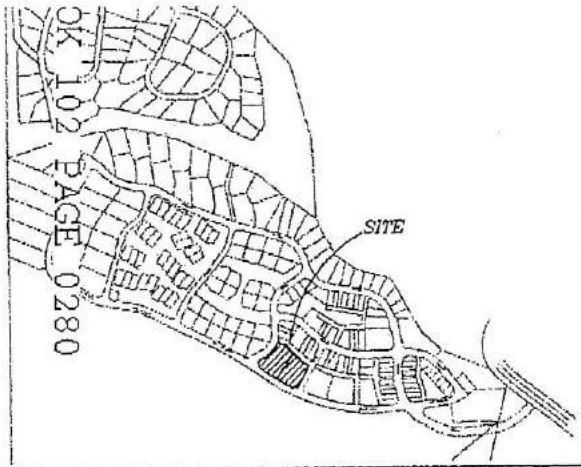
This instrument was acknowledged before me on March 5, 2002 by Stan Primak and Joan Primak, as General Partners for KSK Partners, a New Mexico general partnership.

Maryl S.
NOTARY PUBLIC

My Commission Expires:
9-9-2002



STATE OF NEW MEXICO
COUNTY OF LOS ALAMOS ss.
DOC. 156083
DATE March 18th 2002
TIME 3:07 P. M.
BOOK 102 PAGE 280
COUNTY CLERK
Nita K. Taylor
DEPUTY [Signature] / Rkm.



LINE TABLE		
LINE	BEARING	DIST
L1	S45°57'55"E	10.00

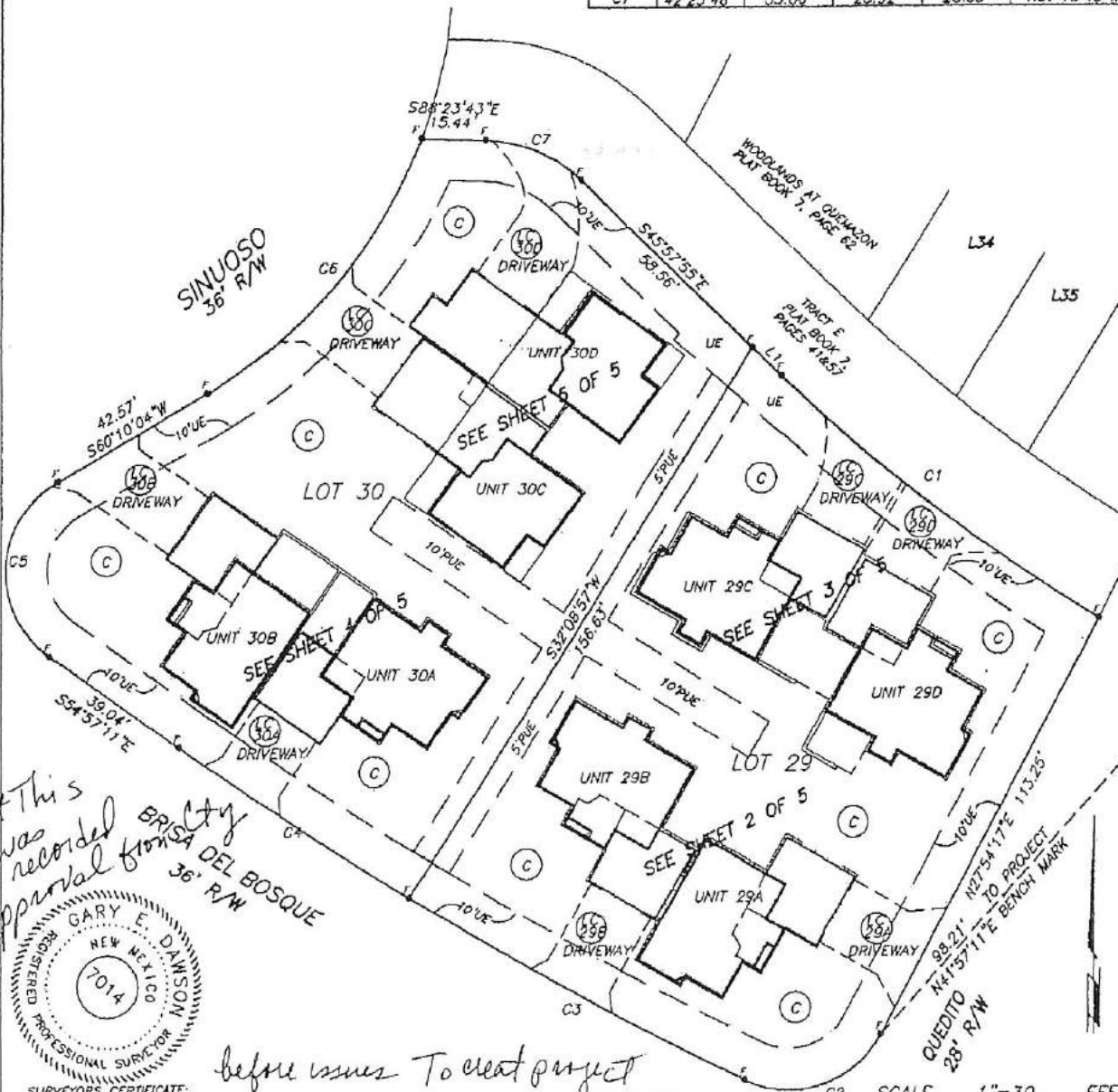
IN PLAT BOOK 1, PAGE 51.

- F DENOTES REBAR, OR AS SHOWN FOUND
- Ø DENOTES UTILITY POLE
- F= DENOTES FLOOR ELEVATION
- C= DENOTES CEILING ELEVATION
- ⊙ DENOTES COMMON ELEMENT
- ⊙/ DENOTES LIMITED COMMON ELEMENT W/ UNIT #

INTERIOR SURFACE OF UNIT WALLS DEFINE VERTICAL BOUNDARIES.
INTERIOR SURFACE OF UNIT FLOORS AND CEILINGS DEFINE HORIZONTAL BOUNDARIES.

PROJECT BENCH MARK IS A CONCRETE NAIL IN CURB, ELEVATION 7410.5'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	13°17'24"	420.00'	97.42'	97.20'	S52°36'32"E
C2	87°47'29"	25.00'	38.31'	34.87'	N71°48'02"E
C3	5°25'49"	982.00'	93.07'	93.04'	S61°35'19"E
C4	3°55'13"	982.00'	67.19'	67.18'	S56°54'48"E
C5	115°07'16"	25.00'	50.23'	42.20'	S02°36'27"W
C6	39°43'36"	118.00'	81.82'	80.19'	N40°18'17"E
C7	42°25'48"	35.00'	25.92'	25.33'	N67°10'49"W



Just This Plat was recorded No Approval from BRISAS DEL BOSQUE



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 22nd DAY OF JANUARY, 2001. THE SURVEY AND PLAT ARE CORRECT, TRUE, MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND CONTAINS ALL INFORMATION REQUIRED BY SECTION 47-78-9, N.M.S.A.

before issues To creat project

SURVEY PLAT OF
**LAS BRISAS
CONDOMINIUM**
LOTS 29 AND 30

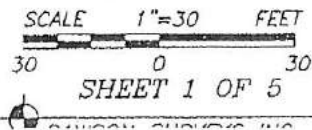
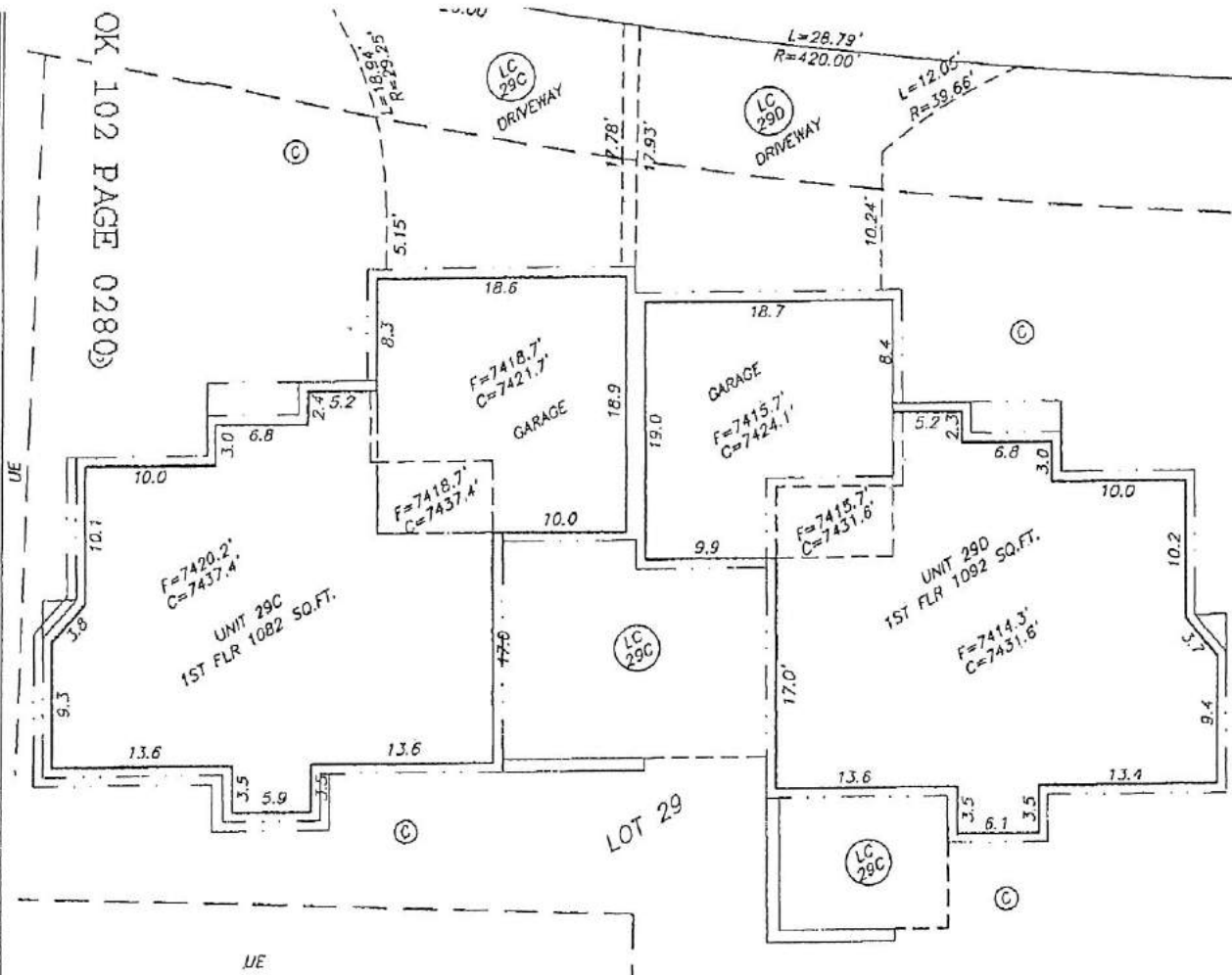


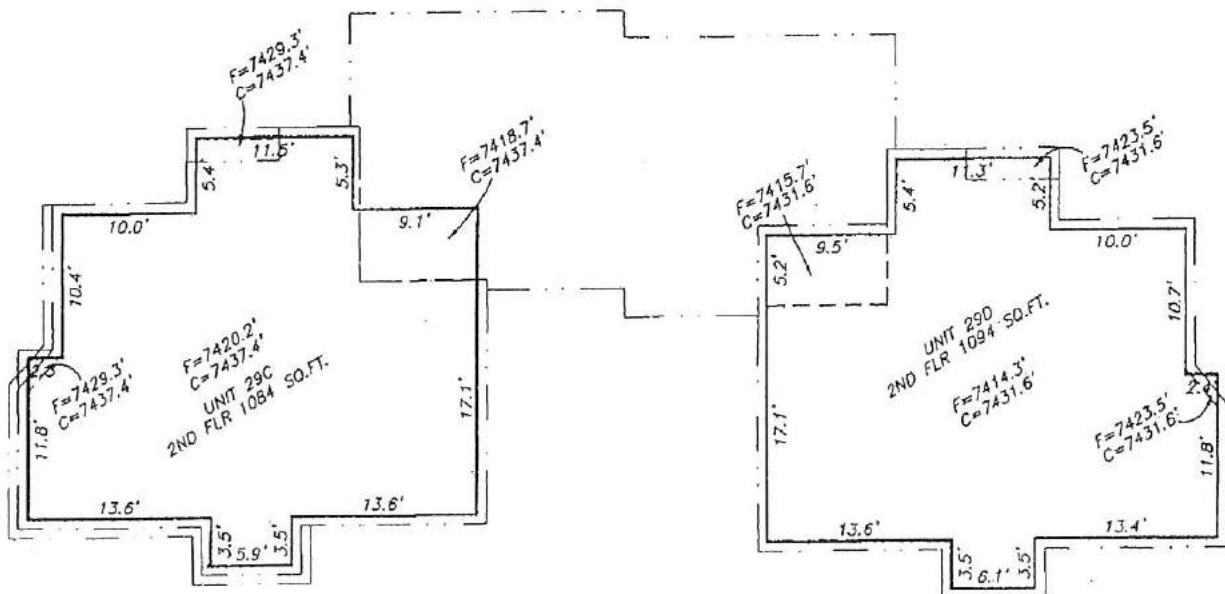
Exhibit 3

OK 102 PAGE 0280



FIRST FLOOR

SECOND FLOOR



SURVEY PLAT OF
LAS BRISAS
CONDOMINIUM

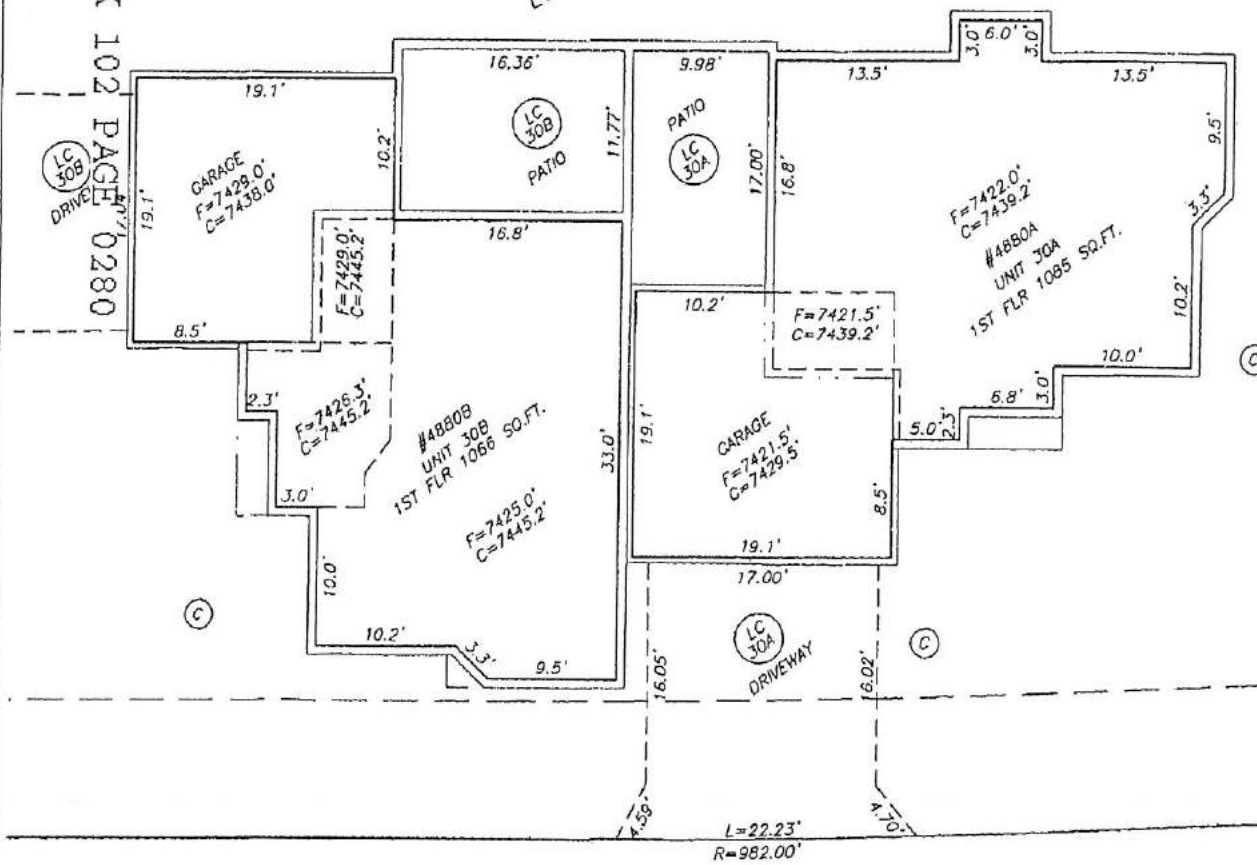
UNITS 29C & 29D

SCALE 1"=10 FEET
10 0 10

DAWSON SURVEYS INC

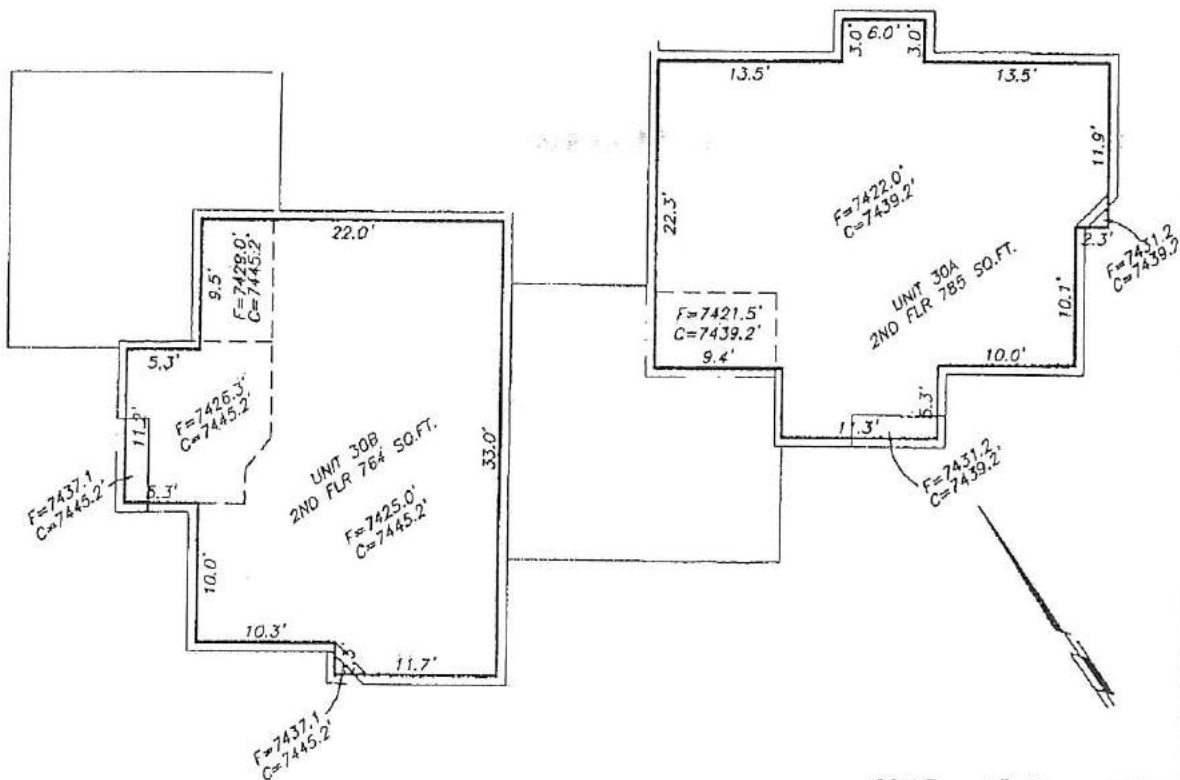
Exhibit 3

LOT - (C)



FIRST FLOOR

SECOND FLOOR



SURVEY PLAT OF
LOS BRISAS

Exhibit 3

SCALE 1" = 10 FEET



BASEMENT FLOOR



Exhibit 3



STATEMENT
AND ARTICLES OF ASSOCIATION
OF
LAS BRISAS CONDOMINIUM OWNERS' ASSOCIATION,
AN UNINCORPORATED ASSOCIATION

NAME OF ASSOCIATION: Las Brisas Condominium Owners' Association ("Accociation").

PURPOSE OF FORMATION OF ASSOCIATION/CONDOMINIUM ACT: The purpose for which the Association is formed is to be the governing body of the Condominium (consisting of eight (8) units) located on Lots 29 and 30 of Quemazon Communities, Phase 1 Subdivision, Los Alamos, New Mexico; and for the purpose of being the Unit Owners' Association of a Condominium pursuant to NMSA Section 47-7C-1 et seq. (1998 Repl).

NAME OF PERSON FORMING ASSOCIATION:

RICHARD KRAEMER

TERMS OF MEMBERSHIP: All the Owner(s) of each Unit in the Condominium shall hold a single membership for a total of eight (8) members.

GOVERNANCE OF ASSOCIATION: The affairs of the Association shall be managed by a Board of Directors consisting of three (3) persons. Initially the Directors shall be designated by the person forming this Association. Thereafter, the Board shall be comprised of one person selected by the Owners of each of the Units in the Condominium.

SUB-ASSOCIATION PURSUANT TO THE QUEMAZON COMMUNITIES HOMEOWNERS MASTER ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS. The Association is a Sub-Association as defined in the most recent version of the Quemazon Communities Homeowners Master Association Covenants, Conditions and Restrictions on file with the Los Alamos, New Mexico County Clerk, and shall be entitled to all of the rights conferred upon a Sub-Association therein, and shall comply with all of the duties and requirements of a Sub-Association as specified therein.

NOT FOR PROFIT: This Association is not organized for profit and no benefit shall accrue to the Association, its members or directors by reason of their participation except what the Board determines may be paid for services rendered to the Association or for reasonable reimbursement for their expenses incurred for service to the Association.

PERIOD OF EXISTENCE: This Association shall remain in

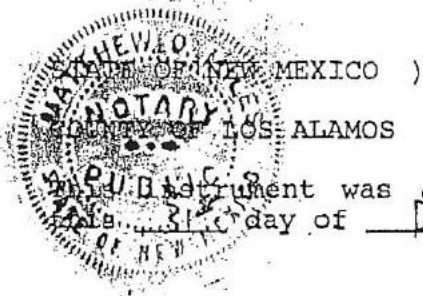
effect for a period of fifty (50) years from the time this statement is signed. It may be extended for an additional fifty (50) year period by recordation in the Los Alamos County Clerk's office of an intent to do so by the then members.

APPLICABLE LAW: The law of the State of New Mexico shall govern this Association.

BYLAWS: The Board of Directors may adopt Bylaws to assist in its operations.

WITNESS MY HAND this 31st day of DECEMBER, 2001.


RICHARD KRAEMER



ACKNOWLEDGMENTS

) ss.
)

This instrument was acknowledged before me by RICHARD KRAEMER on the 31st day of December, 2001.


NOTARY PUBLIC

My Commission Expires:

9.9.2002



STATE OF NEW MEXICO

COUNTY OF LOS ALAMOS ss.


DOC. 156084

DATE March 12th 2002

TIME 3:27 P.M.

BOOK 102 PAGE 281

COUNTY CLERK


DEPUTY [Signature] /12KM

September 10, 2016

Re: Case No. SIT-2016-0014

Dear Citizen:

This is to inform you that the Los Alamos County Planning & Zoning Commission has scheduled a public hearing on **Wednesday, September 28, 2016, beginning at 5:30PM** in the Los Alamos County Municipal Building Council Chambers at 1000 Central, Los Alamos, New Mexico. The purpose of this public hearing is to discuss and take action on the following case:

COUNTY COUNCIL

Rick Reiss

Council Chair

Susan O'Leary

Council Vice-Chair

COUNCILORS

James A. Chrobocinski

Steven Girrens

Kristin Henderson

David Izraelevitz

Pete Sheehey

COUNTY MANAGER

Harry Burgess

A request for approval to split four (4) individual residentially-developed lots into two (2) individual lots, thereby creating 8 total lots from 4 existing lots, located in the Quemazon Communities Phase 1 Subdivision, Lots 29A, 29B, 30A and 30B. The subject properties are located at 1790 Sinuoso; 1795 Quedito; 4840 Brisa del Bosque; and 4880 Brisa del Bosque.

Owners: Adolf & Silvia Hoisie; Wesley & Dolores Burk; Linda Lambrecht; Louisa Munger; Stanley & Joan Primak; Richard & Pat Kraemer; and the Steele Family Trust.

Applicant: Michael Engelhardt, Precision Surveys

Case Manager: Anders Millmann, Senior Planner

You were sent this notice because you own property within 300 feet of the property where this proposed action is to take place and you may be impacted by this proposal. If you wish to provide comments on this proposal, please attend the meeting.

If you have any comments or questions regarding this matter, you may contact the Community Development Department office at 662-8120, or the Case Manager at 662-8116.

Community Development Department

[illegible]

All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors
associated with these data.

1 inch = 86 feet

Site Photos – Exhibit 5



1-Lot 30A from W



2-Lot 29B from NE



3_Lot 29B Front 30B Rear



4-Lot 29A from SE



5-Lot 29A from S



6-Lot 29A from S



7-Lot 30A from S



8-Lot 30A from S



9-Lot 30A from SW



10-Lot 30B from NW



11-Lot 29A from W



County of Los Alamos

Staff Report

September 28, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.:

Index (Council Goals):

Presenters:

Legislative File: 8630-16

Title

Los Alamos County 2016 Comprehensive Plan Draft #2

EXHIBITS

A. Alamos County 2016 Comprehensive Plan Draft #2

DRAFT REPORT
SEPTEMBER 28, 2016

COMPREHENSIVE
PLAN
LOS ALAMOS COUNTY 2016





ACKNOWLEDGMENTS

Los Alamos County Council

Rick Reiss, Council Chair
Susan O'Leary, Council Vice Chair

Councilors

James A. Chrobocinski
Steven Girrens
Kristin Henderson
David Izraelevitz
Pete Sheehey

Los Alamos Planning and Zoning Commission

Philip Gursky, Chair
Michael Redondo, Vice Chair
Fred Brueggeman
Philip Kunsberg
Ashley Mamula
Jaret McDonald
Catherine Mockler
Laurence B. Warner
Amy Woods

County Staff

Harry Burgess, County Manager
Brian Bosshardt, Deputy County Manager
Steve Lynne, Deputy County Manager

Paul Andrus, Community Development Department Director
Tamara Baer, Principal Planner, Project Manager
Anita Barela, Assistant Planner
James Naranjo, Assistant Planner, GIS Mapping
Anders Millmann, Senior Planner
Kevin Powers, Associate County Attorney
Philo Shelton, Director Public Works
Charlie Kalogeros-Chattan, Community Services Department
Director
Chris Wilson, Parks Manager
Eric Peterson, Open Space Manager
James Alarid, Deputy Utilities Manager
Patricio Guerrerortiz, Senior Engineer
Andrew Harnden, Affordable Housing
Michael Smith, GIS Coordinator
Francine Suazo, Management Analyst
Jane Volz, Management Analyst

Los Alamos Boards

Board of Public Utilities

Jeff Johnson, Chair
Andrew Fraser, Vice Chair

Fuller Lodge Historic Districts Advisory Board

Mark Rayburn, Chair
Becky Hardy, Vice Chair

Parks and Recreation Board

Melanee Hand - Chair
Paul Cook - Vice Chair

Transportation Board

Khalil Spencer, Chair
Brian O'Neil, Vice Chair

Public Engagement and Documentation Consultants
Architectural Research Consultants, Incorporated
Karpoff and Associates

Cover Photo By XXXXXXXXXX, Used with Permission
All other photographs by Leslie Bucklin, unless otherwise noted

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RESOLUTION

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Executive Summary

In 2015, Los Alamos County undertook completion of a new comprehensive plan. The original comprehensive plan, adopted in 1987, laid the foundation of the new plan, as did work by the community through subsequent plans and efforts, many of which have been adopted by County Council.

The County has accomplished many of the goals established by the community in the past. This record of success fueled by continued community involvement allows the County to set new goals and develop new strategies going forward. Work on the current plan began with outreach to the community, starting in late 2015. This process enabled the community to discuss desires for the future and the appropriateness of the goals and direction approved by the County Council's 2016 Strategic Leadership Plan.

The current plan recognizes two central and iconic elements: history, specifically recent history and the advent of the Manhattan Project; and environment, the spectacular physical setting of the County and the integral nature of that setting in every aspect of life in the County. The community is constrained geographically by its setting on the several mesas and in the multiple canyons which establish physical limitations and constraints to future growth.

The current document is a policy plan, based on community input and the broad outlines of the goals of the Strategic Leadership Plan, and offering a multifaceted set of potential strategies for Council and community consideration.

Recognizing that the purpose of the comprehensive plan is to guide the physical development of the County, the plan focuses on goals and policies that relate to the growth, appearance and land uses on property in the County.

In the process of developing the current plan, several core issues consistently appeared to be of paramount importance to the community. The plan is organized around these core elements. The elements are based on the desire for greater economic development, a strong commitment to neighborhood preservation, and protection of open space. Accordingly, the community has established three key areas as central to the identity, the values, and the issues facing Los Alamos over the coming years, illustrated on the following page.

The community has established the following three key areas as central to the identity and the values of Los Alamos. These three areas are the **core themes** of the comprehensive plan, introduced on page 2.

HOUSING, NEIGHBORHOODS and GROWTH

The plan supports:

- Planning for modest growth
- Providing more choices in housing, especially downtown
- Protecting the character of existing residential neighborhoods

DEVELOPMENT, REDEVELOPMENT and DOWNTOWN

The plan supports:

- Redeveloping vacant and blighted areas
- Focusing development priorities downtown
- Guiding development to property in and around current boundaries

OPEN SPACE, TRAILS and MOBILITY

The plan supports:

- Protecting virtually all existing open space
- Maximizing connectivity for open space, trails and pedestrian ways
- Supporting street and infrastructure design for safety and comfort of all users

In order to better articulate the goals, policies and strategies related to these three core areas, the plan adopts a Future Land Use Map illustrating broad directions of future growth and desirable land uses.

The comprehensive plan provides direction and context to guide land use and growth, while setting forth the principles

of preserving and enhancing community values. Finally, this comprehensive plan is part of a larger and continuing process to periodically review and update the collective community vision for land use in the County. The plan is intended to be modified in the future as the needs and desires of the community change.

Los Alamos is known for its world-changing science and technology, its high-altitude recreational opportunities, small town friendliness and feel, and spectacular natural setting. It is a relatively young community that was created out of a boys' ranch camp beginning in 1917. It started as a community for the scientists who were recruited to work on developing the first atomic bomb. At the time, it was thought of as temporary. Now, some 65 years later, Los Alamos is here to stay.

Vision Statement

The community today has looked ahead to the next ten, even 20 years, and this is what it sees: Los Alamos will continue to have a small town feel, while improving economic vitality will bring significantly more choices for residents in local retail, restaurants, and recreational opportunities. It will also have more and varied choices for housing, including senior housing and continuing care, smaller units, and affordable housing. Increased tourism will be a benefit to the community through promotion of diversity and growth of the local economy. The community will eliminate blight. It will protect and enhance open space and trails.



1

INTRODUCTION



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1.1 Purpose of the Plan

The Los Alamos County 2016 Comprehensive Plan is a high-level, long-range policy document that will guide decisions about the physical development of the County.

The comprehensive plan is intended to be a living document that should and will change to accommodate and reflect new circumstances, technology, natural and cultural forces, and the evolving vision of its citizens.

This document replaces the prior Comprehensive Plan (1987), Los Alamos County Vision Statement and Policy Plan (2005), Historic Preservation Plan Element (2008), Los Alamos Downtown Element (2009), Economic Vitality Element (2010) and White Rock Center Element (2012). It serves as the unified statement of goals and policies for the future growth, development, preservation and aspirations for the County.

In addition to formalizing the goals and policies related to future growth, the plan suggests various strategies for how the policies can be advanced and the goals achieved. These strategies are neither exhaustive nor prescriptive. They are a compendium of ideas, some of which are from previously developed documents. Others are the result of current public participation in a variety of forms.

The comprehensive plan articulates the vision, the goals, and the aspirations of the community. The plan also aims to be practical and useful for its many users. Adopted as part of the comprehensive plan is the County's first official Future Land Use Map. It represents visually the plan's goals and policies, especially as they relate to land use. It describes land use categories in broad terms to allow flexibility while depicting the agreed upon and general direction of future growth.

The County Council and Planning and Zoning Commission will use the policies in the plan, together with the Future Land Use Map, to guide and inform its decisions on requested policy changes, as well as development proposals. County staff, especially within the Community Development Department, will consider conformance with plan policies when reviewing applications. Members of the community will find assurance in plan policies and the map about what to expect by way of change and also neighborhood preservation. Developers and individual applicants will consult the plan and the map when preparing and presenting land use applications.

1.2 The Planning Process

In 2015, the Los Alamos County Council directed the Planning and Zoning Commission, with support from the Community Development Department (CDD), to produce an update to the County's comprehensive plan. While some sections of the plan had been updated over several previous years, other sections still dated to the last complete revision in 1987. The Vision Statement and Policy Plan adopted by Council in 2005 served as the consensus document for planning policy for ten years. The Council adopted subsequent long-range policy plans, including the 2016 Strategic Leadership Plan, which forms the basis for the goals and many of the policies in the 2016 comprehensive plan. The Council also directed staff to engage the services of a consultant to create and implement a public outreach and participation process, and to complete that process and the new plan within 12 months.

The County retained Architectural Research Consultants, Incorporated (ARC) of Albuquerque, NM, to perform a broad-based public outreach and participation process over the course of 12 months. The Planning and Zoning Commission led development of the comprehensive plan and Community Development Department (CDD) staff primarily performed technical and professional work. ARC provided facilitation and analysis of public input, as well as some technical and graphic support.

Additionally, ARC established and hosted a web site featuring the comprehensive plan. It provided regular updates of activities, meetings and plan development. It also contained an informal opinion survey, results of two statistically valid random sample surveys, and links to former and current related County documents. It offered the opportunity for citizens to request email updates and notifications, and access to all plan documents, including previous work related directly and indirectly to the comprehensive plan. Historic documentation was also available on the County's CDD comprehensive plan web page.

Work on the new plan was divided into three phases or rounds. In addition to review of prior documents, Round 1 consisted of individual interviews with key community leaders, launch of the comprehensive plan web site, and three public meetings. The goal of Round 1 was to confirm the vision as previously outlined in the 2005 Vision Statement and Policy Plan, and in the 2016 Strategic Leadership Plan, and to identify those issues of key concern to the community. A series of white papers which identified and described existing conditions later became the planning context of the plan. A statistically valid survey (please see the Appendix) was mailed to 3,000 randomly sampled addresses in the County and, along with the community outreach meetings, helped establish the core themes of the plan.

Round 2 focused on those key areas of interest and need identified in Round 1. A second series of three public meetings considered those specific areas and were more technical. The results of these meetings, along with much of the work previously accomplished, helped to create draft goals, policies and strategies for the comprehensive plan. A second statistically valid survey (please see the Appendix) also mailed to 3,000 randomly sampled addresses, confirmed public agreement with the draft goals and policies, which then formed the heart of the plan presented in the Core Themes chapter.

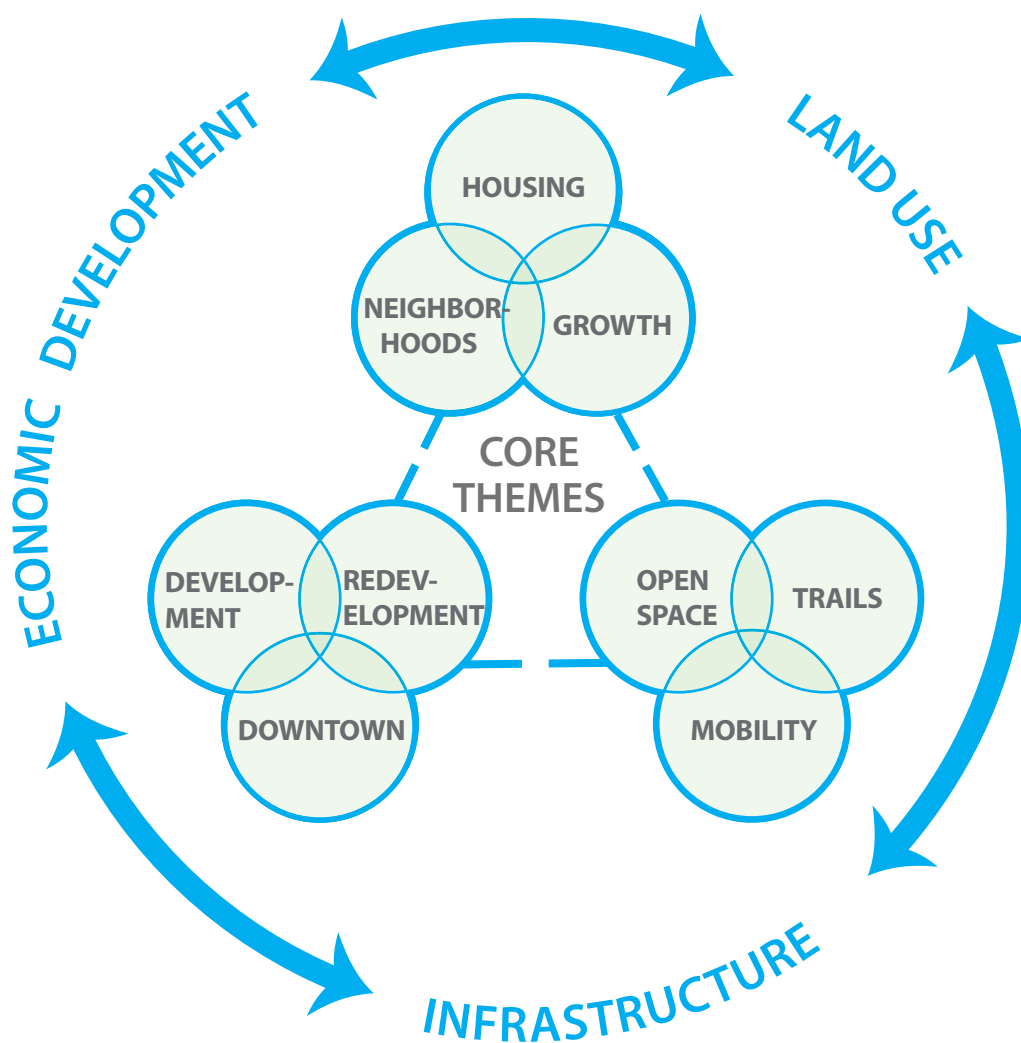
Round 3 consisted of review and adoption of the plan. The Planning and Zoning Commission recommended approval of the plan to Council, and Council adopted the new plan by resolution on _____, 2016.

1.3 The Core Themes

The core of the plan is organized around three subject groupings.

The extensive public outreach process that initiated planning for the 2016 comprehensive plan confirmed strong community agreement on core values, interests and aspirations of Los Alamos. The issues of greatest interest to the community were those that bound people together, those on which there were strong but consistent opinions, those which the community sought either to change or to preserve. Those issues led to the core themes of the plan and determined its structure.

Recognizing that there was significant overlap among the subject areas, as well as with a number of the goals as stated in the Strategic Leadership Plan, the plan integrates all the themes and the sub-themes within each, with three distinct and consistent dimension considerations. These dimensions help to sort and define the various policies and possible strategies. The dimensions are: economic development, land use and infrastructure.



1.4 The Planning Area

Los Alamos County has a total area of 109 square miles, consisting almost entirely of land, with no significant bodies of water. The vast majority of land, 94 square miles, or nearly 86%, is federally owned. The two population centers, Los Alamos Townsite and White Rock, are each census-designated places, or CDPs, which means that the Census Bureau assembles data for each place separately, in addition to data for the County as a whole.

The Townsite of Los Alamos is located on the Pajarito Plateau, on a series of mesas, separated by deep canyons. Volcanic eruptions 1.4 to 1.1 million years ago formed the plateau. The canyons were carved by water running down a portion of the Jemez Mountains, which are part of the southernmost extension of the Rocky Mountains. Los Alamos has developed primarily along the flat mesa tops at an elevation of 7,500 feet.

White Rock is located at the base of the mesa at approximately 7,000 feet. It has the same geographic foundation created by the flow from the two Valles Caldera eruptions and sits at the top of White Rock Canyon, carved through basalt and tuff by the Rio Grande. Across the river to the east rises the Caja del Rio plateau. Farther downstream, the canyon narrows and is flooded by Cochiti Dam Reservoir. The area at lower elevation and further distance from the mountains than the Los Alamos Townsite experiences lower humidity and higher temperatures. White Rock has more of a desert-like landscape often associated with southern New Mexico.

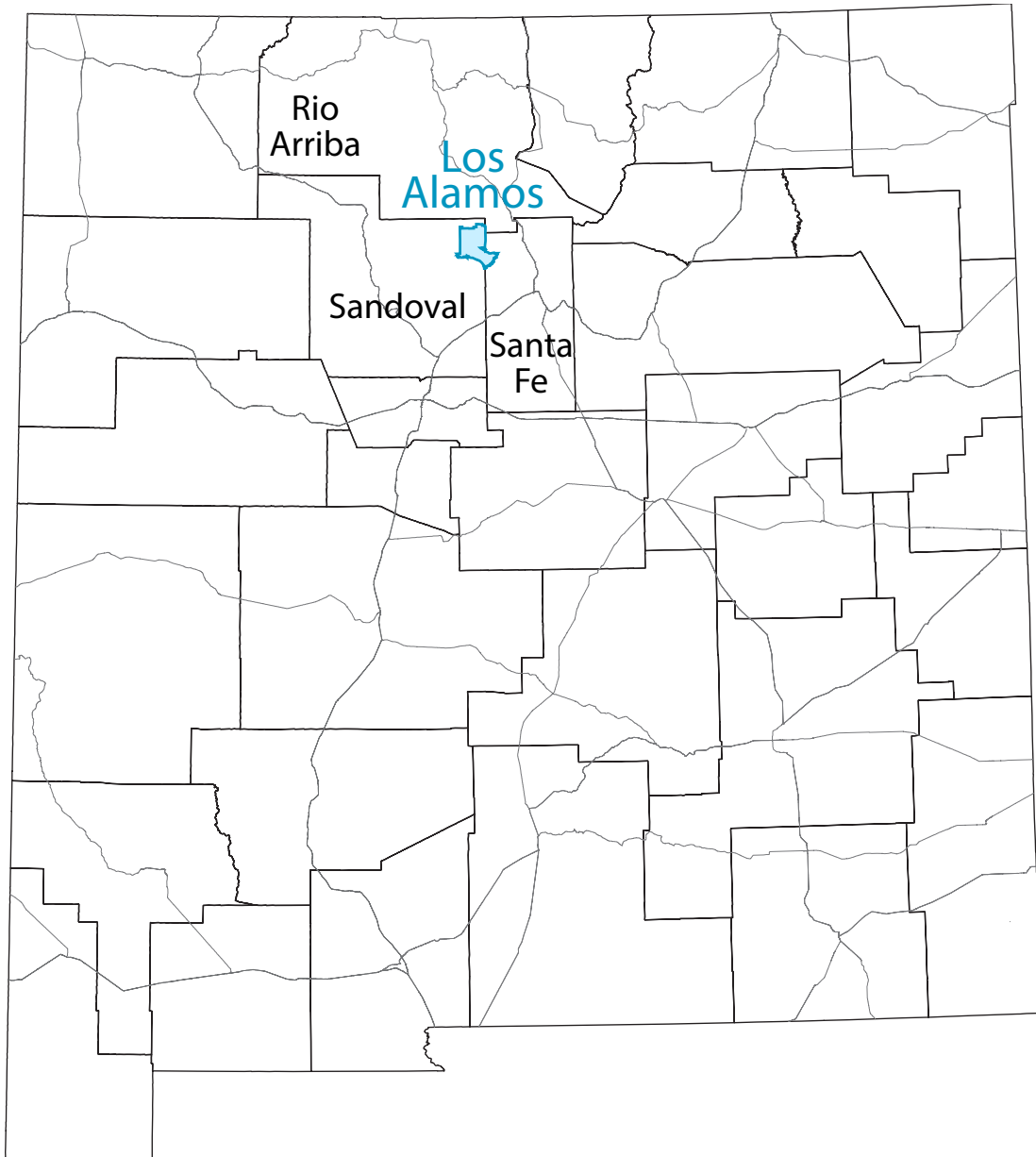
The population of the County has hovered around 18,000 for close to the past 30 years, with distribution consistently split into two-thirds for the Los Alamos Townsite and one-third for White Rock.

Los Alamos is home to the Los Alamos National Laboratory (LANL), founded during World War II, and one of the largest science and technological institutions in the world. LANL employs approximately 10,000 people, close to 70% of whom commute daily from surrounding communities. LANL operates under the jurisdiction of the Department of Energy and is located almost entirely on federally owned land. While the County does not have administrative or regulatory jurisdiction over the Laboratory, it shares some services and infrastructure with LANL. The federal government built nearly all the Townsite's original infrastructure and many of the residences, which were later turned over to the County and to private residents, respectively.

Los Alamos consistently ranks at the top of lists of best places in the country to live. It has clean air, low crime, and the lowest child poverty rate in the state. It regularly ranks as the highest per capita income location in the country, has high levels of education, excellent public schools, and a spectacular geographic setting.

The map below shows the location of the County in relation to adjacent counties and within the state. Los Alamos is the smallest County in New Mexico. The federal government originally administered it at the time of the Manhattan Project, until it became an incorporated City-County form of government in 1949.

*Location Map of Los Alamos
within the State of New Mexico*



Map of Los Alamos County



1.5 How to Use this Plan

As a policy document for the future physical development of the County, a number of different users will use the comprehensive plan to help guide development decisions.

The County Council. The comprehensive plan supplements the County Council's adopted Strategic Leadership Plan with more specific policies, particularly in the area of land use. It is a longer term document, looking ahead 20 years, giving broader goals, long-range assumptions and policies. Council will periodically review and amend the plan as needed to ensure that it remains current and relevant. Council will use the Strategies section of the plan to direct staff from various departments to perform further studies and analyses, to develop programs and projects, or to create other more specific plans in various categories. Council will use the plan to support development review decisions, including rezoning requests, changes to the Future Land Use Map, text amendments to this document or to the Development Code, and for guidance in reviewing appeals. Goals expressed in the plan will also help inform Capital Improvement Project (CIP) spending decisions.

The Planning and Zoning Commission. P&Z will use the plan as guidance in the review of almost all public hearing cases: changes to text; rezoning; changes to the Future Land Use Map; special use permits; site plans; and subdivisions.

Conformance with the goals of the plan will be paramount in their decision making. Additionally, plan policies may direct code amendments brought forward for P&Z consideration, and the Future Land Use Map will guide location of zoning districts.

County Staff. The Community Development Department will use the plan in preparing code amendments, proposed changes to the zoning map, and providing recommendations to County Council and the Planning and Zoning Commission on various cases such as special uses, rezoning, and variances.

The Public. The plan will be useful to the public as both a reference document and as assurance of the County's intent to preserve or develop certain lands. The plan's policies and projections for future growth provide safeguards for residential neighborhoods in terms of appropriate land uses and intensities of development.

Developers/Applicants. In establishing land use and other policies that describe County priorities for growth, the plan provides criteria for applicants for development approvals to follow when formulating specific proposals and establishing support for their approval. The plan helps to guide developers and individual applicants toward fair and predictable decisions.

1.6 History of Planning

The following summary describes Los Alamos' long-range planning for the physical development of the community since the County was formed in 1949. Each plan has helped to influence the community's growth.

1957 Long-Range Plan

- The United States Atomic Energy Commission prepared the Long Range Land Use Plan for Los Alamos, New Mexico. This plan established major uses within the County, including the northern, western and eastern areas, and the community center area. At that time, the federal government still owned land in Los Alamos. The plan established public facilities, including the airport, golf course, stables and fairgrounds. One of the plan recommendations that was not acted upon was the removal of the Sundt and Denver Steel houses that were built for Manhattan Project staff and were considered temporary housing.

1963 Comprehensive Plan

- Well-known planner/architect Leo A. Daly prepared the first comprehensive plan for Los Alamos County following the Los Alamos Community Transfer Law signed into law by President Kennedy in 1962, which authorized transfer of federal land in the community of Los Alamos to private ownership and local control. This plan recommended expanding the community center and adding housing, along with procurement of additional federal lands for future needs. The transportation element established a hierarchy of roads. The plan also recognized the potential for Los Alamos to be a center for tourist attractions, including the Pioneer Center, Pueblo Indian culture sites and Bandelier National Monument.



1976 Comprehensive Plan

- Los Alamos County staff prepared this plan as an update to the Daly plan, establishing goals and policies to guide plan recommendations. It focused on commercial and educational development, transit service, and designating sites for public schools and a college or university. It recognized that housing was a major problem and specifically recommended building low- and moderate-income housing.

1984 Comprehensive Plan (not adopted)

- County staff initiated a comprehensive plan to revise the 1976 plan, including the addition of a set of goals organized by land use, transportation, housing, environment, economy, parks and recreation, utilities, civic center, County services and facilities, and capital improvements.

1987 Comprehensive Plan

- Architectural Research Consultants, Incorporated developed a detailed plan that included goals and policies. Elements of the plan are land use/housing, commerce and industry, public facilities and transportation. This plan remains the last adopted County comprehensive plan. It also includes area master plans for the White Rock Civic Center District, Western Perimeter Area and Rendija Canyon. The plan advocated establishing design standards, a quantitatively rigorous approach to establishing new residential areas, and preservation of Manhattan Project-era historic sites. It recommended multimodal transportation systems and examined various loop roads.
- The County has realized many policy recommendations, including: broadening the County's regional shopping center function (particularly for Smith's Marketplace), relocating the Bradbury Museum to downtown, developing the Western Perimeter area, exploring development of the Pueblo Canyon shelf area, and redeveloping portions of Civic Center for higher densities. The plan also recommended that the U.S. Forest Service, U.S. Department of Energy (DOE) and LANL master planning-transfer various properties to private ownership, increasing the supply of low- and moderate-income housing, and developing an integrated land development code. The County did not act on a recommendation to develop Rendija Canyon.

2004 Los Alamos County Comprehensive Plan (not adopted)

- Facilitator Carl Moore led this planning project to address community vision, land use and community character. Implementation recommendations included revisions to the Land Development Code, and development of master plans for downtown White Rock and Los Alamos Medical Center, a historic preservation plan, recreational trail plan, and transportation plan. The effort relied upon extensive citizen participation, and the visioning work served as the basis for the 2005 vision statement and policy plan.

2005 Los Alamos County Vision Statement and Policy Plan (adopted)

- This plan established a 14-theme policy framework that serves as a thematic foundation for the County goals that County Council adopted in the Los Alamos County Strategic Leadership Plan 2016 Update. Thematic categories included: engage citizenry, diversify the economy, update infrastructure, expand education, diversify housing, enhance youth activities, preserve our past, improve recreation, protect the environment, provide health care, work together, improve mobility, revitalize downtown, and act regionally.
- Since 2005, the County has developed individual elements and master plans, but has not attempted to develop a comprehensive plan until the current effort, which began in 2015. These adopted documents included the Historic Preservation Plan Element (2008), Los Alamos Downtown Element (2009), Economic Vitality Element (2010), and White Rock Center Element (2012). Other adopted plans relevant to the comprehensive plan include the Affordable Housing Plan (2010), Creative District Plan (2012), Open Space Management Plan (2015), and Transit Study (2015). Since the County did not incorporate these documents into a unified plan and some are dated, one of the tasks of the 2016 Comprehensive Plan was to evaluate and update these potential plan components as needed and integrate them into the new comprehensive plan format as appropriate.

2016 Comprehensive Plan

- County Council gave direction in 2015 to create a new comprehensive plan as a high-level policy document to guide future development of the County. In February 2016, the Council adopted the 2016 Strategic Leadership Plan, providing more specific and focused goals, including: maximizing opportunities related to the Manhattan Project National Historical Park; maximizing use of County-owned land; improving the quality of existing housing combined with developing appropriate infill housing; supporting environmental stewardship and enhancing recreational opportunities; and pursuing land transfers.



Sources: Los Alamos Comprehensive Plan 1987, which included ARC's review of information on plans developed prior to 1986; ARC's review of plans developed since 1987.

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2

PLANNING CONTEXT



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2.1

PLANNING CONTEXT: HISTORY & LAND USE

LOS ALAMOS TOWNSITE,
WHITE ROCK, COUNTY
LAND AREA AND LAND
STATUS

Historic Land Use

Los Alamos Townsite

Los Alamos, or the Townsite, is built on four roughly parallel mesas in the east central part of the County. Archaeological and historic evidence of Native American residence in the area dates back to approximately the 10th century. Homesteading in the 19th and 20th centuries was largely for the purpose of summer grazing of livestock. In 1917, Detroit businessman Ashley Pond II started the Los Alamos Ranch School, a boys' school, named after the cottonwood trees that dominated the landscape. In 1942, the Department of War used the power of eminent domain to take over the school and other homesteads in the area to establish a secret location for the Manhattan Project, which designed the first atomic bomb, deployed in World War II.

Much of the housing that remains in place to this day was for the scientists and support staff for the Manhattan Project.

White Rock

Located some five miles south and east of the Los Alamos town center on the hill, White Rock is very much a family-oriented community with an area of 7.2 square miles and a population of approximately 5,631 people, many of whom are either employed by or retired from Los Alamos National Laboratory.

The White Rock community was established in 1947, when the Atomic Energy Commission acquired land from the U.S. Forest Service to build a temporary community for construction workers. That community was abandoned by 1953, and by 1958, all of the original buildings had been demolished or removed. The second White Rock community began in 1963.

The most significant distinguishing physical feature of White Rock is its location on the eastern edge of White Rock Canyon. The canyon averages 1,000 feet in depth, and was carved by the Rio Grande River. The rugged beauty of the canyon enhances its recreational opportunities, such as hiking and climbing. The canyon is also home to three endangered bird species as well as several rare plant species.

While the commercial center of White Rock thrived during the 1980s, it experienced a steady decline beginning in the early 1990s. With substantial financial support from the County Council, the community has invested significant resources in revitalization. In 2012, the Council adopted the White Rock Center Element as a part of the comprehensive plan for Los Alamos County. Evidence of revitalization includes the new fire station built in 2007; visitor center constructed in 2012; the new public library and the relocated and updated teen center, opened in 2015; and ongoing senior center renovation and expansion efforts in 2016.

County Land Area

At 109 square miles, Los Alamos County is the smallest County in the state. The County has two population centers: Los Alamos, also known as the Townsite, and White Rock. Together, they comprise the political entity as a municipal/County government. The County is also home to the Los Alamos National Laboratory, or LANL. However, except for certain offices leased to LANL by private owners within the County, LANL properties and functions are predominantly located on federally owned land, outside the jurisdiction of the County. Los Alamos County owns over 6,000 acres, of which 4,000 acres are dedicated to open space.

Land Ownership

Prior to 1963, private land did not exist within County boundaries. Three federal agencies owned all the land: the Atomic Energy Commission (AEC), the U.S. Forest Service (USFS), and the National Park Service (NPS). This unusual pattern of land ownership was a direct result of the establishment of the Manhattan Project's Site Y at Los Alamos in 1942. To maintain secrecy at the site, the AEC, through the power of eminent domain, took all surrounding parcels of land to further the war effort. This property included the Los Alamos Ranch School for Boys, dozens of homesteads on the Pajarito Plateau, and lands within the Santa Fe National Forest and Bandelier National Monument. When Los Alamos grew and established permanent facilities, the AEC saw benefits in selling housing to private owners and transferring land and infrastructure to the local government. The AEC completed disposal of AEC housing and infrastructure by 1968.

In 1964, the voters approved an amendment to the New Mexico Constitution which allowed the County to form as an "Incorporated County," providing the right to self-govern and establish its own laws. This power, known as "home rule," authorizes the County to annex territory, plan and plat land use and development, create and enforce zoning laws and regulations, designate historic districts and landmarks, regulate utilities and other franchises, contract for services, issue debt via bonds, grant licenses or permits, and exert other well recognized governmental functions providing for the safety, health, and welfare of its citizens.

State of New Mexico law authorizes the County to "adopt, amend, extend and carry out" a comprehensive plan. Generally, the comprehensive plan is to provide for the "coordinated, adjusted and harmonious development of the municipality" which will "in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development." NMSA 1978 § 3-19-9 (A). As a

planning document, the comprehensive plan is not an ordinance. Rather, it is adopted by resolution of the County Council, on recommendation of the Planning and Zoning Commission.

Land Ownership Portions in Acres

Los Alamos County Land Ownership

Ownership/Management Type	Areas (Square Miles)	Area (Acres)	Portion of County
U.S. Forest Service	45.25	28,960	41.4%
U.S. Department of Energy	38.31	24,518	35.0%
National Park Service	10.41	6,662	9.5%
Indian/Tribal	0.06	38	0.1%
Private	15.29	9,786	14.0%
County Open Space	~6.25	4,000	5.7%
Total	109.32	69,965	100.0%

Source: Bureau of Land Management Land Ownership GIS coverage, 2012

Comparative Existing Land Use

Existing Land Use in Los Alamos Townsite and White Rock

Land Use Category	Land Area (Acres)		Portion of Land Area	
	Los Alamos	White Rock	Los Alamos	White Rock
Single Family Residential	893	1,438	12%	42%
Multi-Family Residential	299	27	4%	1%
Residential Open Area	19	4	0.3%	0.1%
Mobile Homes	42	0	1%	0%
Commercial	1,578	34	21%	1%
Schools	188	31	3%	1%
Golf Course	164	0	2%	0%
Parks and Recreation	245	189	3%	5%
County - government functions and adjacent open space	3,800	1,665	51%	48%
Quasi-Public	37	32	1%	1%
Vacant Parcels	142	27	2%	1%
Total	7,408	3,448	100%	100%

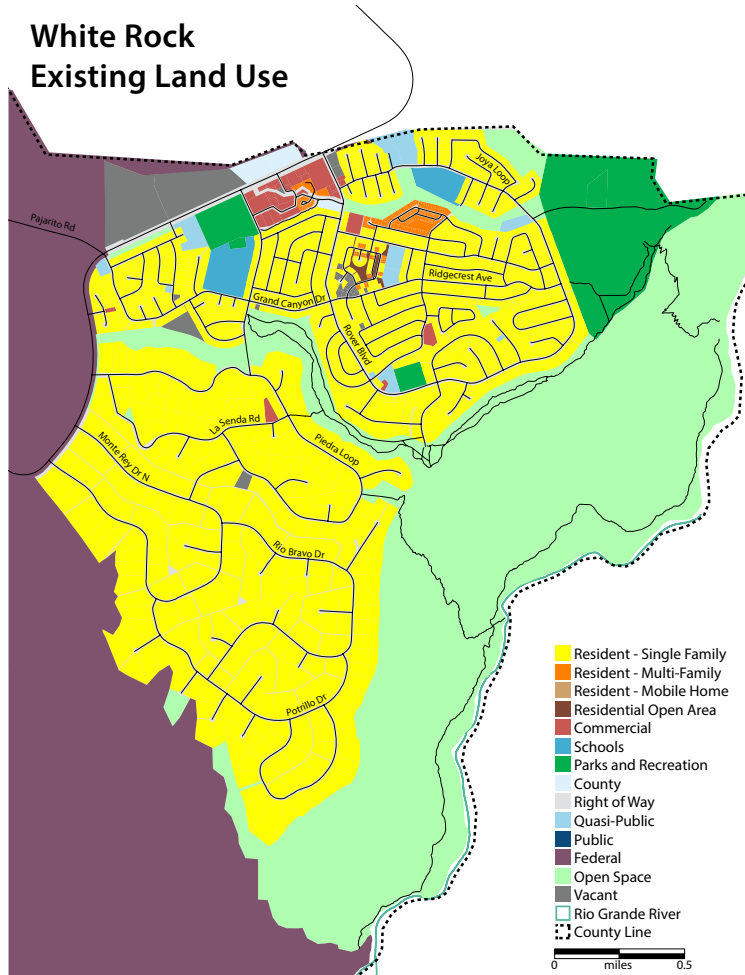
Source: Los Alamos County Assessor's Office 2014 parcel GIS data, analyzed by ARC.

Existing Land Use

The following maps depict existing land use in the Los Alamos Townsite and White Rock, benchmarking current conditions. Residential lands are characterized by building types: single family houses, multi-family dwellings, and mobile homes. Commercial uses are mostly in the two downtowns. Public lands are divided into various categories. Both maps also show vacant lands.

White Rock consists mostly of medium- and low-density residential, with several schools and County sites. The community has a relatively small commercial area. Both communities possess abundant County open space on their peripheries.

White Rock Existing Land Use

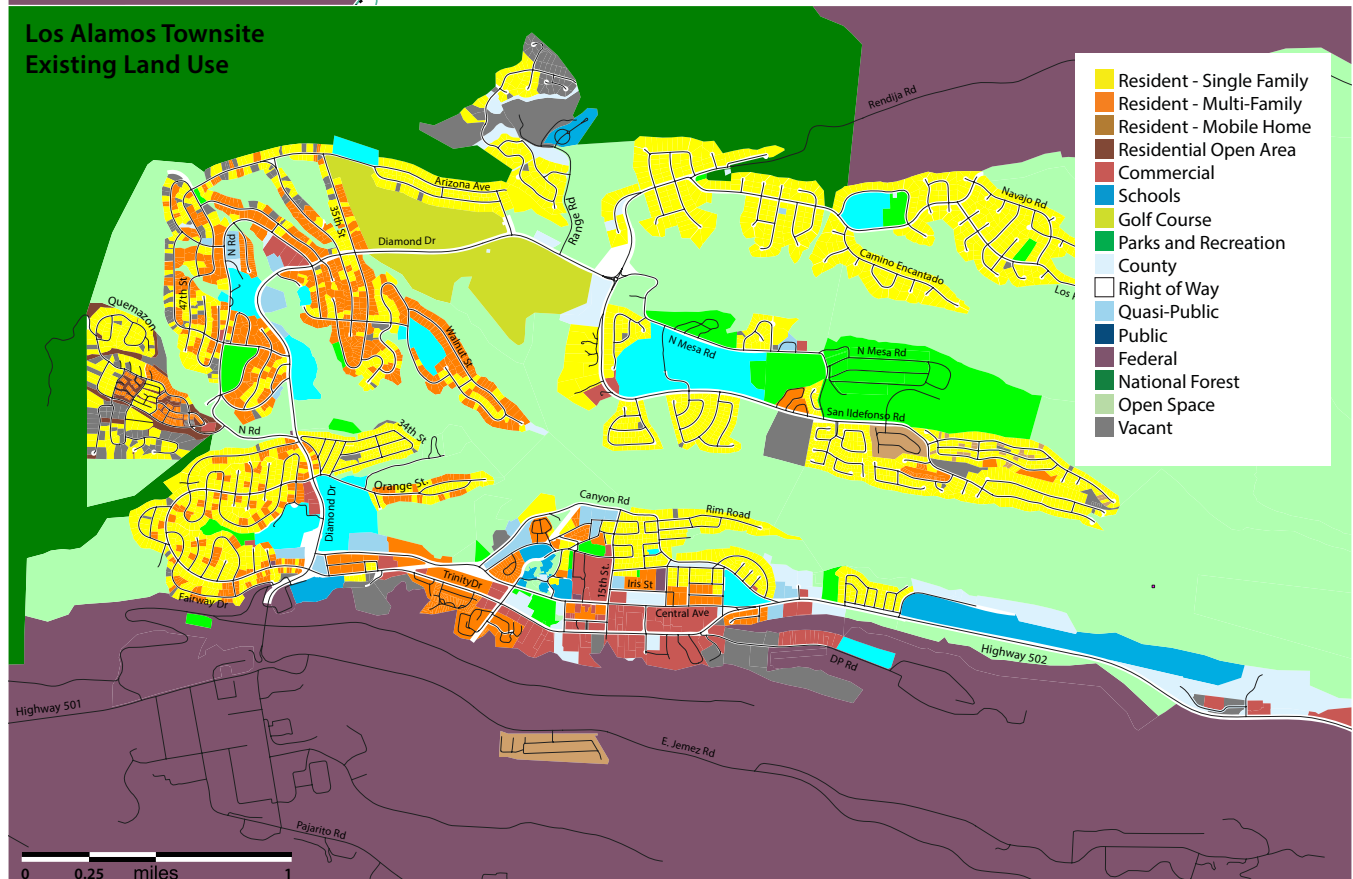


County-Owned Land

Los Alamos County owns and manages properties, most of which are designated for open space. Use of additional lands is for parks, County public buildings, and the golf course. A few tracts are currently vacant (see the following maps).

Map of Existing Land Use in White Rock (right) and Los Alamos (below)

Los Alamos Townsite Existing Land Use

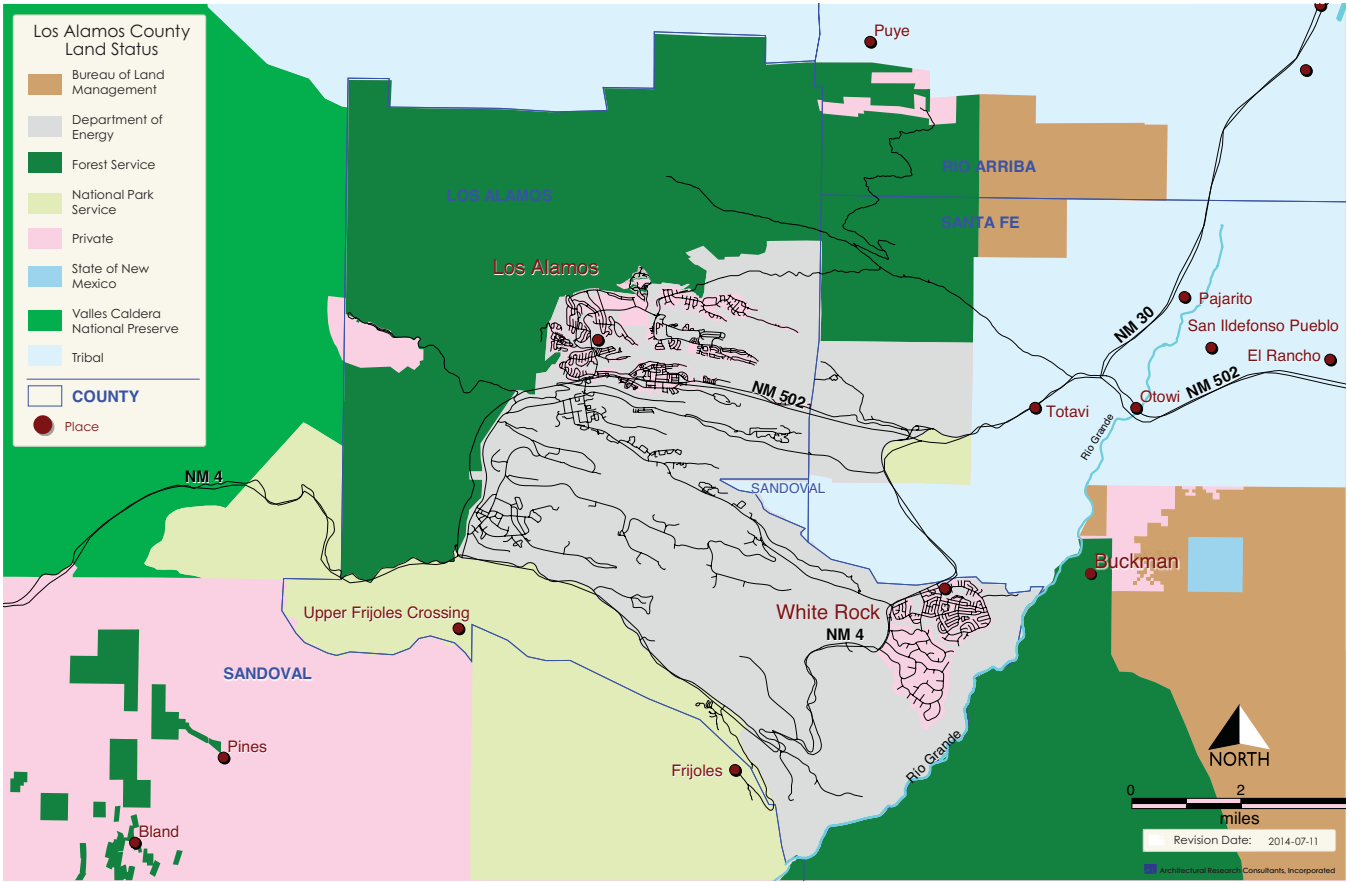


**Los Alamos Townsite
County Owned Land**

Map of County-Owned Property



Map of Ownership of Land in the County



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2.2

PLANNING CONTEXT: DEMOGRAPHICS

LOS ALAMOS COUNTY
POPULATION, GROWTH &
CHARACTERISTICS

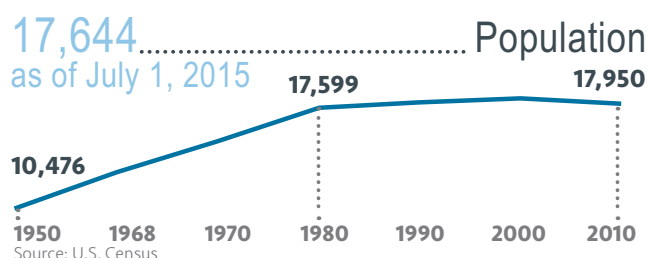
Population

The information in this section is from the 2010 U.S. Census Bureau or the American Communities Survey 2010-2014 where available.

Historic Population

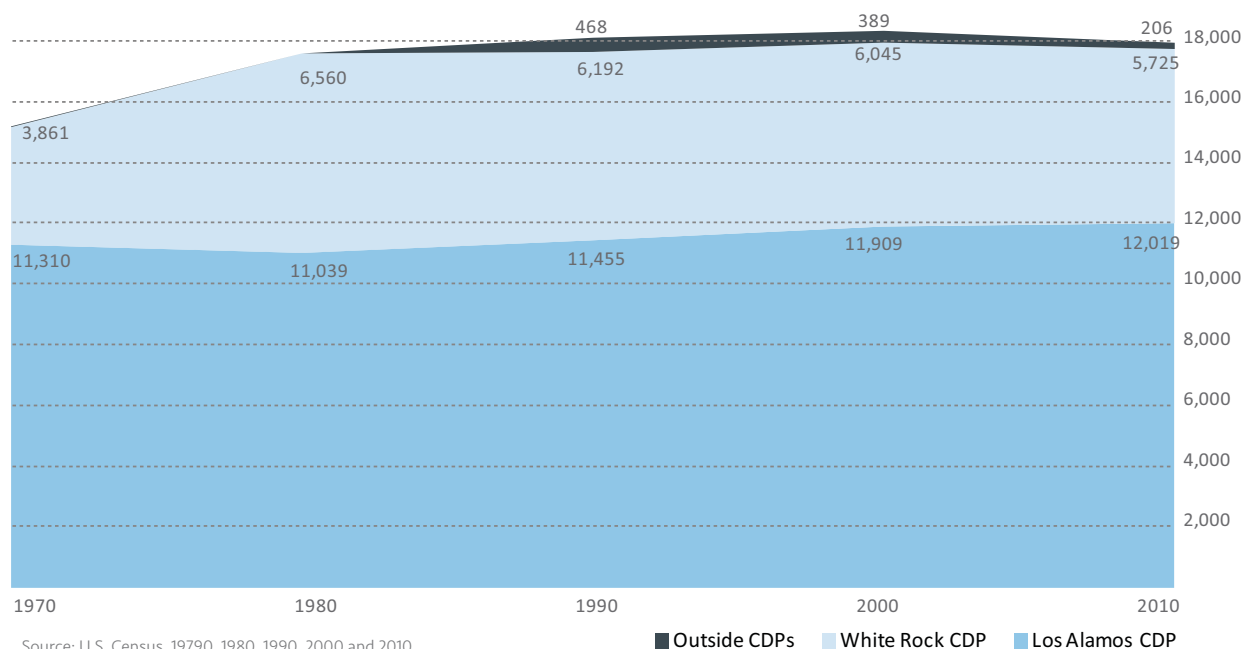
As of July 1, 2015, the population of Los Alamos County was estimated at 17,644. That number decreased approximately 0.33% between 2010 and 2015, but has hovered around 18,000 for the past 30 years, after a steady and significantly higher growth rate for about 30 years prior to that (1950 – 1980).

Historic County Population 1950-2010



Historic County Population 1970-2010

Los Alamos County Population: 1970 to 2010

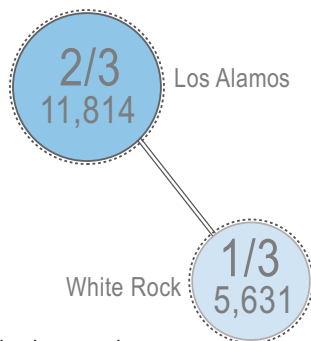


In 1964, Los Alamos National Laboratory (LANL), or the Los Alamos Scientific Laboratory as it was then called, published in its newsletter, *The Atom*, an article, "The Next Twenty Years - A Special Report on the Comprehensive Plan for Los Alamos County." It predicted a range in population growth for Los Alamos for the year 1985, with the mid-range population projection of 25,720, and high range of over 30,000. As it turned out, the population of the County never reached 20,000.

Projected Population

The most recent available population projections from the University of New Mexico (UNM) show an expected gradual decline through 2040. However, in 2008, the same source, UNM, projected a population increase to 21,000 by 2035. In light of the difficulty of projecting population increases or decreases, especially in a community where the vast percentage of jobs has been tied to a single employer, the comprehensive plan has taken a different approach. Rather than project a certain amount of growth, the plan prepares for a modest amount of growth, aiming to achieve a total County population of 20,000 over the next several years. The first random-sample community survey strongly supported this approach.

Selected Population Characteristics



Los Alamos and White Rock Populations Compared

Population Distribution

Approximately two-thirds of County population resides in the Los Alamos Census Designated Place (CDP) (11,814 in 2015) and one-third live in the White Rock CDP (5,631 in 2015).

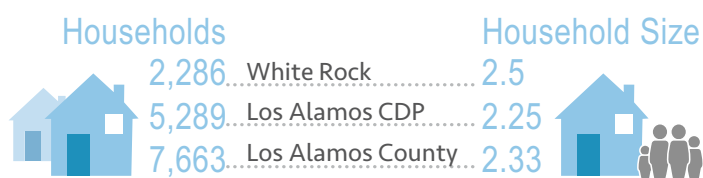
Density

Los Alamos County ranks second in New Mexico for density (165 persons per square mile) after Bernalillo County (571 persons per square mile). Los Alamos CDP, with 526 persons per square mile, is more dense than White Rock, with 339 persons per square mile.

Households and Household Size

Households tend to be larger in White Rock than in the Townsite and household distribution follows population distribution, generally one-third in White Rock, two-thirds in the Townsite.

Household and Household Size Compared



Source: U.S. Census, 2010

County Median Age

County population has 5.3% children under 5 years of age, fewer than the national average of 6.5%, and more older people (15% over 65 years and older) than the national average of 13% nationally. (Source: U.S. Census, 2010)

The median age in Los Alamos County has increased from 33.1 years of age in 1980 to 37.8 in 1990, 40.8 in 2000, and to an estimated 43.1 in 2014. (Source: U.S. Census ACS 5-year Estimates, 2010 to 2014 and Los Alamos County Affordable Housing Plan, 2010)

Median Age History



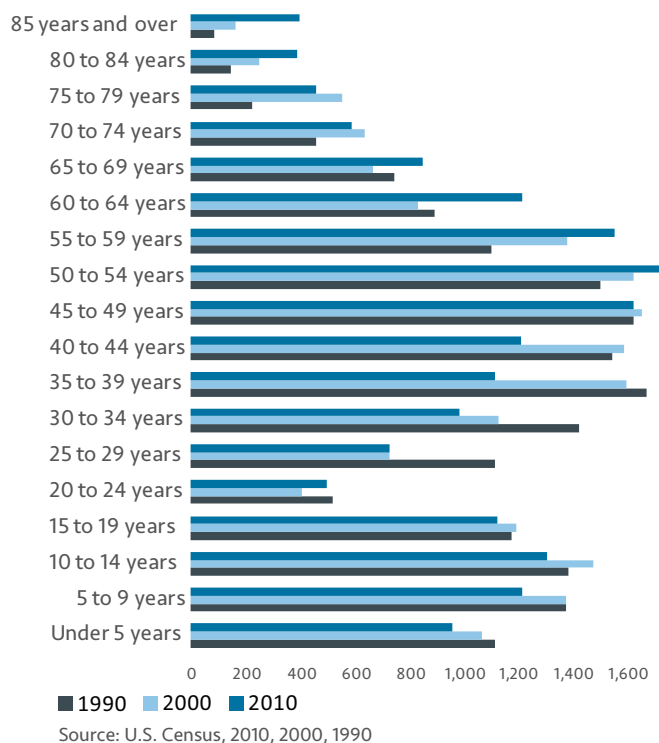
The proportion of the population under age 24 declined from 31% in 1990 to 28% in 2010.

“While increasing median age is a national and statewide trend, in Los Alamos, aging of the population is occurring at a faster pace than is typical in other New Mexico communities.”

Source: Los Alamos County Affordable Housing Plan, 2010

Population Age Distribution

County Age Distribution, 1990-2010



Hispanic or Latino. Los Alamos County has less than 1% blacks or African Americans, compared to 13% in the state. The proportion of Asians is only slightly higher than generally in the state (6% versus 5.4%).

Diversity

The Los Alamos and White Rock CDPs ranked in the lowest quartile for diversity. The diversity index measures the percentage of a population that are from different racial and ethnic groups and is measured comparatively, with a ranking of 100 being the most diverse. White Rock ranked in the 16th percentile and Los Alamos in the 21st.

Education

Not surprisingly, education levels are high in Los Alamos; 64.3% of residents aged 25 and up have a bachelor's degree or higher, compared to less than 30% in the state.

Los Alamos County and New Mexico Education Levels

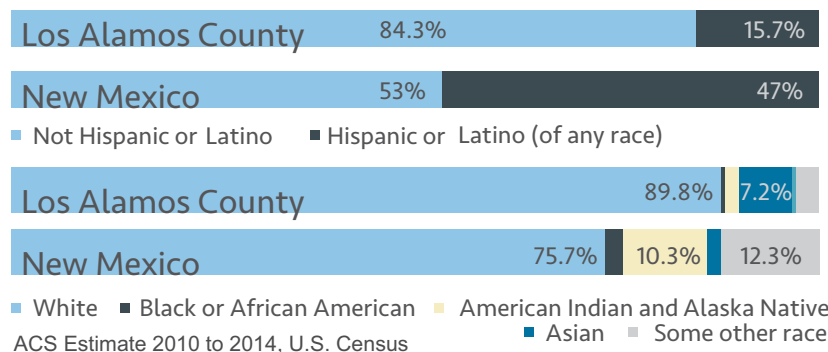


Residents aged 25+
■ With a Bachelor's degree or higher

Ethnicity

In 2010, 89% of County residents identified as "white alone, not Hispanic or Latino." This identification is markedly different from the rest of the state, which is nearly 50%.

County and State Ethnic Populations Compared





2.3

PLANNING
CONTEXT:
HOUSING

Housing

Housing Supply

Note: The information in this section is from the 2010 U.S. Census Bureau data, or the American Communities Survey (ACS) 2010 - 2014 estimates, where available. In all cases, the information is the most recent.

Los Alamos County had 8,354 housing units (5,863 in Los Alamos Townsite and in White Rock) in 2010. This number generally splits along the lines of population: two-thirds in the Townsite and one-third in White Rock, with slightly more units in the Townsite, reflecting the greater number and percentage of apartments and condominiums in that location. White Rock has a higher percentage of home ownership (over 86.7%) than does Los Alamos (62.4%). Rental rates are relatively high, at an estimated median gross rent of \$939/month in Los Alamos and \$1,214 in White Rock (ACS 2010-2014). The higher White Rock rent appears to reflect rental of single-family houses vs. smaller apartments or condominiums in Los Alamos. This premise is borne out by

household size, with 2.69 persons per household in White Rock compared to 2.24 in Los Alamos.

Los Alamos County has proportionally more attached housing and fewer mobile homes compared to the state as a whole.

At \$121,000, housing is relatively expensive in Los Alamos County, compared to average values in New Mexico. However, this figure should be considered relative to median household income.. Housing costs 76% more in the County, while the median income is nearly three times higher in the County compared to the state.

Historic Housing Supply

Los Alamos County and CDPs Housing: 2000 and 2010

Geographic Area	Housing Units		2000-2010 Average Change Annual Rate		Household Size		2000-2010 Change
	2000	2010			2000	2010	
Los Alamos County	7,497	8,354	857	1.1%	2.43	2.33	-0.10
Los Alamos CDP	5,110	5,863	753	1.4%	2.31	2.25	-0.06
White Rock CDP	2,282	2,390	108	0.5%	2.71	2.50	-0.21
County Outside CDPs	105	101	-4	-0.4%	4.46	3.85	-0.61
New Mexico	780,579	901,388	120,809	1.4%	2.63	2.55	-0.08

*Census Designated Places (CDP) are concentrations of population identified by the United States Census Bureau for statistical purposes. CDPs are delineated for each decennial census as the statistical counterparts of incorporated places, such as cities, towns, and villages

Source: U.S. Census

Proportion of Housing Types

Housing Units by Type

Housing Type	Los Alamos County		New Mexico	Difference
	Number	Portion of Total	Portion of Total	Portion of Total
Single Family	6,209	74.5%	68.5%	6.0%
Duplex	491	5.9%	1.9%	4.0%
Multi-Family	1,365	16.4%	12.9%	3.5%
Mobile Homes	264	3.2%	16.7%	-13.5%
Total	8,329	100%	100%	

Source: 2010-2014 American Community Survey 5-Year Estimates

Value of Housing

Perhaps contrary to expectation, the value of housing does not correlate to the high income and educational levels in the County. The median value of owner-occupied housing in the County, estimated at home value, is \$280,700 in Los Alamos Townsite and \$266,200 in White Rock (ACS 2010-2014).

County and State Housing Compared

Comparison of Housing Value and Household Income

	Median Value of Housing	Median Household Income
Los Alamos County	\$280,700	\$124,048
New Mexico	\$159,300	\$44,968
% Greater In Los Alamos County than State	176%	276%

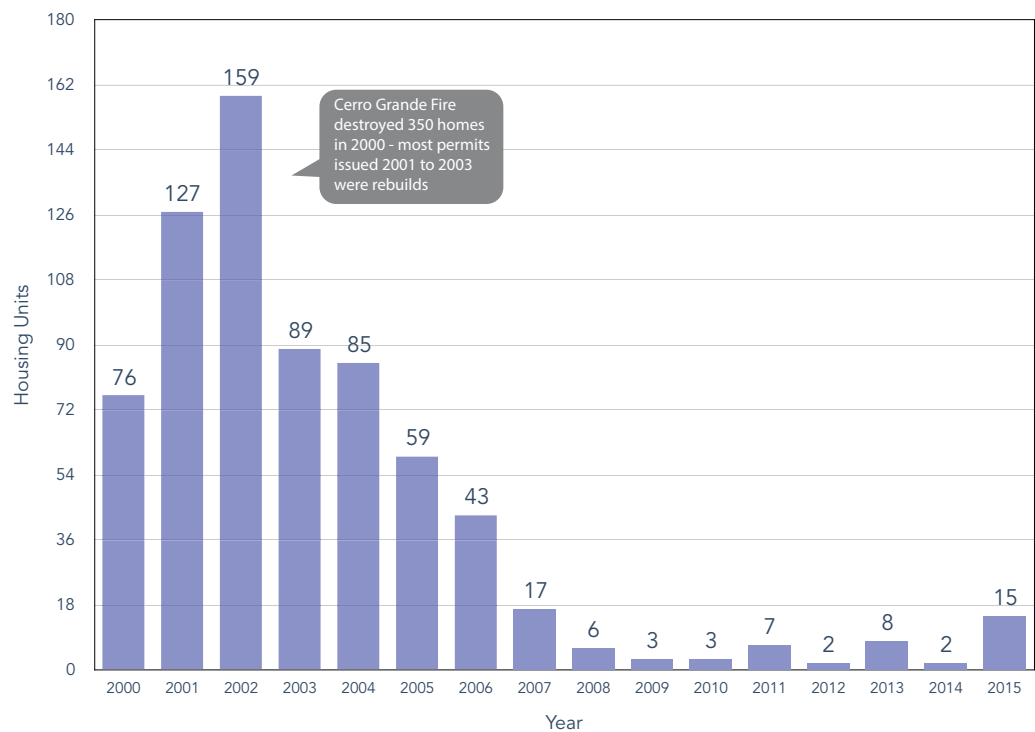
Source: U.S. Census American Communities Survey 2010-2014 Estimates

New Housing Development

Both locations have seen little growth in housing starts. The County issued three building permits in Los Alamos Townsite for new single-family homes in 2014 and none for White Rock during the same year. The number of permits grew to ten new homes in Los Alamos Townsite and three in White Rock in 2015, and continues to show an upward trend in housing starts.

County Residential Permits Issued

RESIDENTIAL BUILDING PERMITS ISSUED IN LOS ALAMOS COUNTY: 2000-2015



Age of Housing Stock

The housing stock in Los Alamos County is relatively old. Half of the housing units in the County were built between 1940 and 1969, compared to 25% built during the same time in the state. Housing built since 1970 constituted 50% of Los Alamos County's stock, but 70% of the total state's housing stock.

As reported in the Los Alamos County Affordable Housing Plan, 2010, the majority of the rental apartment housing stock in Los Alamos is 50 to 60 years old.

Proportion of Housing Ages

Age of Housing Structures in Los Alamos County and New Mexico

Year Built	Los Alamos County		New Mexico	Difference
	Number	Portion of Total	Portion of Total	Portion of Total
2010 or later	5	0.1%	1.0%	-0.9%
2000 to 2009	1,065	12.8%	16.3%	-3.5%
1990 to 1999	518	6.2%	17.7%	-11.5%
1980 to 1989	1,035	12.4%	17.2%	-4.8%
1970 to 1979	1,507	18.1%	18.1%	0.0%
1960 to 1969	1,617	19.4%	10.1%	9.3%
1950 to 1959	1,807	21.7%	10.3%	11.4%
1940 to 1949	759	9.1%	4.2%	4.9%
1939 or earlier	16	0.2%	5.3%	-5.1%
Total	8,329	100%	100%	

Source: 2010-2014 American Community Survey 5-Year Estimates

Affordable Housing Needs

The Department of Housing and Urban Development (HUD) has established the following definitions for low, very low, and extremely low income.

- Low IncomeA person earning 50-80% AMI*
- Very Low Income.....A person earning 30-50% AMI*
- Extremely Low Income.....A person earning 30% or less of AMI*

* AMI (Area Median Income) is established by HUD annually and adjusted for family size.

These definitions are important because they are tied to state and federal grant and loan programs for home ownership, housing rehabilitation programs, and rental assistance.

The 2010 Affordable Housing Plan identified four separate affordable housing needs in Los Alamos County:

- Special needs housing, including transitional and permanent supportive housing
- Affordable rental housing
- Housing rehabilitation support for households
- Affordable for sale / ownership housing

The conclusions of that report cite the importance of public participation in developing affordable housing programs. Note that the local economy would be well served through the implementation of workforce housing programs to expand housing choice; and look to support in the comprehensive plan for ways to promote affordable housing alternatives and choices in the community.



2.4

PLANNING CONTEXT: LOS ALAMOS NATIONAL LAB DEMOGRAPHICS

LOS ALAMOS NATIONAL
LABORATORY (LANL)
PROFOUNDLY INFLUENCES
THE COMMUNITY.

Los Alamos National Laboratory (LANL) Demographics

General Background

As the impetus for establishing Los Alamos County and as the main employer in the County, Los Alamos National Laboratory (LANL) profoundly influences the community, including its land use pattern, economy, activities and prospects for the future.

The Laboratory was established in 1943 as part of the Manhattan Project to design and build an atomic bomb. Today, the Laboratory's stated mission is "to develop and apply science and technology to ensure the safety, security, and reliability of the U.S. nuclear deterrent; reduce global threats; and solve other emerging national security and energy challenges."

LANL employs approximately 10,000 people (10,827 in 2015). The workforce numbers include regular employees (Los Alamos National Security, LLC, or LANS, 7,465), SOC LLC (protective force services contractors, 357), contractors (407), students (1,300), unionized craft workers (943), and post-doctoral researchers (355). The annual operating budget is over \$2 billion (\$2.2B in FY 2015).

Only 43% of the regular workforce (LANS) and students live in Los Alamos. The remainder commute from Santa Fe, Española, Taos and Albuquerque. However, the proportion of County residents who work at LANL was reported to be 34% in 2014. Within the same demographic, the average age is reported to be 45. Also in the same demographic, 64% are male and 36% are female; 42% are minority; and 65% have university degrees, with 22% having earned a PhD.

Some 31% of all employees are former LANL students or postdoctorate researchers; 53% of LANL scientists and engineers are former students or postdoctorates.

Demographic information in this section is based on data published by LANL in 2016.

LANL has more employees than the State government in Santa Fe.

LANL directly employed 10,199 people in 2014, or 66% of the total number of employees working in Los Alamos County.

Employment by Type

LANL Employees by Employment Type: 2006-2015

Employment Type	2006	2010	2013	2015
Lab employees*	13,462	14,610	9,574	10,063
Protective force	606	414	397	357
Other contractors	801	594	362	407
Total	14,869	15,618	10,333	10,827

*Lab employees in 2015 include regular employees, students, unionized craft workers, and post-doctoral researchers

Sources: 2006, 2010-2011, 2012-2013 and 2016 LANL Data Profiles.

Potential Management Change and Employment Aging and Turnover

Two major potential changes related to LANL may drive change for Los Alamos County:

- Potential change to the LANL management contract.* Since 2006, a consortium of entities has operated LANL, including the University of California, Bechtel Corporation, and other for-profit companies. Federal officials recently announced that the operating contract will go out to bid within the next two years. If a nonprofit wins the contract, the County would experience a significant fiscal impact. County management estimated income from both gross receipts taxes generated by the Laboratory and local spending by Laboratory employees to be approximately \$40 million annually. While personal spending may not be affected, gross receipts taxes would plummet. Such a change could dramatically impact capital project spending, which, in turn, could affect quality-of-life issues, such as the ability of the County to build, improve or maintain cultural and recreational resources. The change would have a comparable effect on the rest of the state, especially adjacent counties. Gross receipts taxes generated by LANL are estimated to be over \$100 million annually statewide.
- The retirement of LANL employees and hiring of younger employees.* It has been generally stated that 30% to 40% of the LANL workforce will retire within the next five years. Based on the current number of employees, this percentage represents as many as 2,000 to 3,000 employees, and with spouses included, approximately double that number.

Using the reported 43% of the regular LANL workforce who live in the County, and who may or may not continue to reside in the County, some 860 to 1,300 Los Alamos County households could make life and housing changes in the relatively near future. Some may retire in place. Others may wish to remain in Los Alamos, but downsize. Others will move either to live in warmer climates or to be near family. Still others will need assisted care in Los Alamos County in their later years.

In April 2016, LANL announced that it expected to hire 2,400 new employees over the next several years. The comprehensive plan anticipates the balance between retirees and new employees, and plans for land uses to accommodate housing needs, including a variety of housing types.

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2.5

PLANNING CONTEXT: ECONOMIC DEVELOPMENT

ECONOMIC VITALITY AND
FINANCIAL SUSTAINABILITY
ARE STRATEGIC FOCUS
AREAS IDENTIFIED BY
THE COUNTY COUNCIL
TO BE OF PARAMOUNT
IMPORTANCE IN
DETERMINING THE NATURE
AND QUALITY OF THE
FUTURE OF LOS ALAMOS.

Economic Development

County Council Goals

Economic vitality and financial sustainability are strategic focus areas identified by the County Council to be of extreme importance in determining the nature and quality of the future of Los Alamos.

The Council has established the following goals to promote economic vitality:

- Promote a strong and diverse economic base by encouraging new business growth.
- Collaborate with Los Alamos National Laboratory as the area's #1 employer.
- Market and brand Los Alamos as a scenic destination featuring recreation, science and history.
- Maximize the utilization of County-owned land.

The Council has established the following goals to promote financial sustainability:

- Encourage the retention of existing businesses and assist in their opportunities for growth.
- Support spin-off business opportunities from LANL.
- Significantly improve the quantity and quality of retail business.
- Attract new tourism-related business.
- Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock.
- Maximize our opportunity with respect to the development of the Manhattan Project National Historical Park.

Source: Los Alamos County Strategic Leadership Plan

Economic Development Assets

Los Alamos County is unique in many ways. Almost as many people work in the County as live there. The County has one of the highest average worker earnings and per capita personal incomes in the nation, has one of the best school systems in the western United States, and has been ranked as having the “highest quality of life” of any County in the nation. Yet, Los Alamos County has a number of unique issues that are challenging for future economic expansion and related economic development programs.

- Nearly 70 years after its founding, the Los Alamos National Laboratory (LANL) remains the largest employer in Los Alamos and in Northern New Mexico, and controls roughly 35 square miles, or one-third of all property in Los Alamos County. The economic vitality of the County still depends largely on activity at LANL. Since 1943, much of Los Alamos County business activity has focused on LANL. In the ten-year period from 2004 to 2013, LANL grew from 8,633 employees in 2004 to 10,199 employees in 2014, and reached more than 11,000 employees at one point in the decade.
 - Annual wages from LANL employment in 2014 were estimated at \$1.2 billion, or 80% of all wages earned in the County.
- A disproportionately low number of young working adults aged 20 to 29 make up just 7.4% of the County population, versus 14% nationwide. Conversely, a relatively large population of mature working age people aged 45-65 make up 37.9% of the County population versus 26.5% nationwide. The percentage of County residents who are older than 65 years grew from 1.1% in 1960 to 15% in 2010. The 2014 population of Los Alamos County was estimated at 18,191 people, with a median age of 44.8 years old compared with a U.S. median age of 36.8 years old, a difference of more than 8 years.
- Los Alamos is one of the most educated counties in the nation, with 80.3% of all citizens over 25 completing some college and 36.2% holding a graduate or professional degree or higher. This statistic compares with 58% of all U.S. citizens over 25 who have completed some college and 11.6% who have earned a graduate degree or greater.
- Since 2007, prior to the recession, employment in the County declined by 2,355 jobs (13%).
- Recent polls variously ranked Los Alamos County among the top counties in the U.S. for household affluence, personal wealth, and household income.
- In 2010, the overall cost of living in Los Alamos County ranked 115, or 15% greater than the U.S. average. (Source: Sperling's Best Places) However, only one single component of Cost of Living Index exceeded the U.S. average – housing – which ranked 150% of the U.S. average cost in 2010, while all other components remained at or below the U.S. average.
- Los Alamos County has had an increase in visitors:
 - 33% growth between 2012-2015
 - 20% is due to new Los Alamos Nature Center, 13% for all others
 - Estimated visitor spending in 2015: \$15-\$20 million

Median Income

As of July 1, 2015, Los Alamos County had the highest median household income in the state, \$111,076, in marked contrast to the rest of the state, which ranks 43rd nationally in the same category, and more than double the national average of \$53,657. Average household income in the County was \$130,885. The poverty rate, which is under 5%, is low compared to the national average of 14.8%.

Income Variability

The community has substantial differences in household incomes. Depending upon the type and size of household, and owner-versus-renter status, household income can vary dramatically and affect a household's purchasing power for ownership and rental housing. (Source: Los Alamos County Affordable Housing Plan, 2010)

Unemployment Rate

The County unemployment rate was 4.0% in December 2015, the lowest of all counties in the state, while the state average was 6.6%. (Source: U.S. Dept. of Labor, Bureau of Labor Statistics)

Economic Diversification

The Economic Vitality Strategic Plan adopted in 2010 called for identification and recommendation of land purchases and assembly, and disposition strategies to promote sustainable economic development in the County.

The County seeks to recruit diverse business and residential development that will help the Los Alamos economy to grow in a sustainable manner, reducing the risk of economic decline should the LANL budget be cut, or in the event of an unforeseen circumstance, such as a natural disaster or a national economic downturn similar to the recession of 2008.

Economic Development Challenges

Aggressive marketing efforts have not always succeeded. Flat population growth, high land values and Los Alamos' remote location all contribute to the challenges.

- Through coordinated and aggressive marketing of the community using established national and regional networks for the past three years, the County and Los Alamos Commerce & Development Corporation (LACDC) have been able to bring dozens of business prospects to visit Los Alamos sites. These prospects range from large housing and senior living project developers, and high technology firms, to local entrepreneurs and national retailers, restaurant, and lodging companies. This effort is facilitated by the County's excellent partnership with the LACDC and the brokerage community. However, despite numerous site tours, few investors and developers have completed a purchase or investment in Los Alamos. The reasons most often given are the lack of well-located properties with sufficient infrastructure at a fair market value. Many of these businesses have chosen to locate in Santa Fe or Rio Arriba Counties instead.
- Los Alamos has limited drive-by exposure, aging infrastructure, relatively expensive housing, and residents who are accustomed to shopping outside of Los Alamos.
 - Los Alamos lacks attractive and competitive workforce housing in all price ranges.
 - While visitor numbers have increased since 2010, we have lost 140 hotel beds and hotel developers have yet to complete investments in this market.

Efforts to Bring in Economic Development

Public Infrastructure Investments

- In late 2015, as a result of these conditions, the County refined a list of long-standing projects involving the productive development of targeted County-owned properties. The list provided recommendations for County investment in public infrastructure to promote economic growth and development as part of the Economic Vitality Strategic Plan.
- Major streetscape and urban design investments, both through the Los Alamos MainStreet program as well as direct County construction and renovation projects, signal support for an important direction already established by the County with respect to infrastructure funding intended to spur private development.
- Infrastructure investments for 20th Street, DP Road and Deacon Street will support development efforts to build out these areas.

Housing

- With new housing development and expanded opportunities for the local workforce to establish residence in Los Alamos, population will increase, retail will expand, and more spending will remain in the community. Over time, it is hoped that Los Alamos County can reach a "critical mass" of new development and price/quality equilibrium in the property market.

Local and State Incentives

- In 2016, the State adopted legislation that allows use of Local Economic Development Act (LEDA) funds for hotel and restaurant development. The State and our local ordinance also support LEDA for arts and cultural district facilities, and this particular use of funds presents new opportunities for the future.



2.6

PLANNING CONTEXT: TRANSPORTATION

Transportation

Overall Road Network

Los Alamos County contains approximately 109 square miles of land. Located on the eastern side of the Jemez Mountains, the County is somewhat isolated, with access only from NM 4 from the south, NM 502 from the east, and an airport. NM 4 connects Los Alamos with US 550 at San Ysidro. NM 4 provides access to the Jemez Springs/Jemez Pueblo area as well as the Valles Caldera National Preserve. NM 4 also connects White Rock and Bandelier National Park with the Los Alamos Townsite. NM 502 connects Los Alamos with US 84/285 at Pojoaque. US 84/285 is a major arterial which

connects a number of scattered independent communities and native Pueblo lands between Española and Santa Fe. NM 502 carries the majority of the traffic, consisting principally of approximately 10,000 commuters daily. This arterial road affords access to Taos and points in southern Colorado, as well as the central urban areas of New Mexico via I-25.

The following table shows traffic volumes on selected segments of state highways in Los Alamos County. The map below shows the functional classification of streets in Los Alamos Townsite (and White Rock).

State Highway Segment Volumes

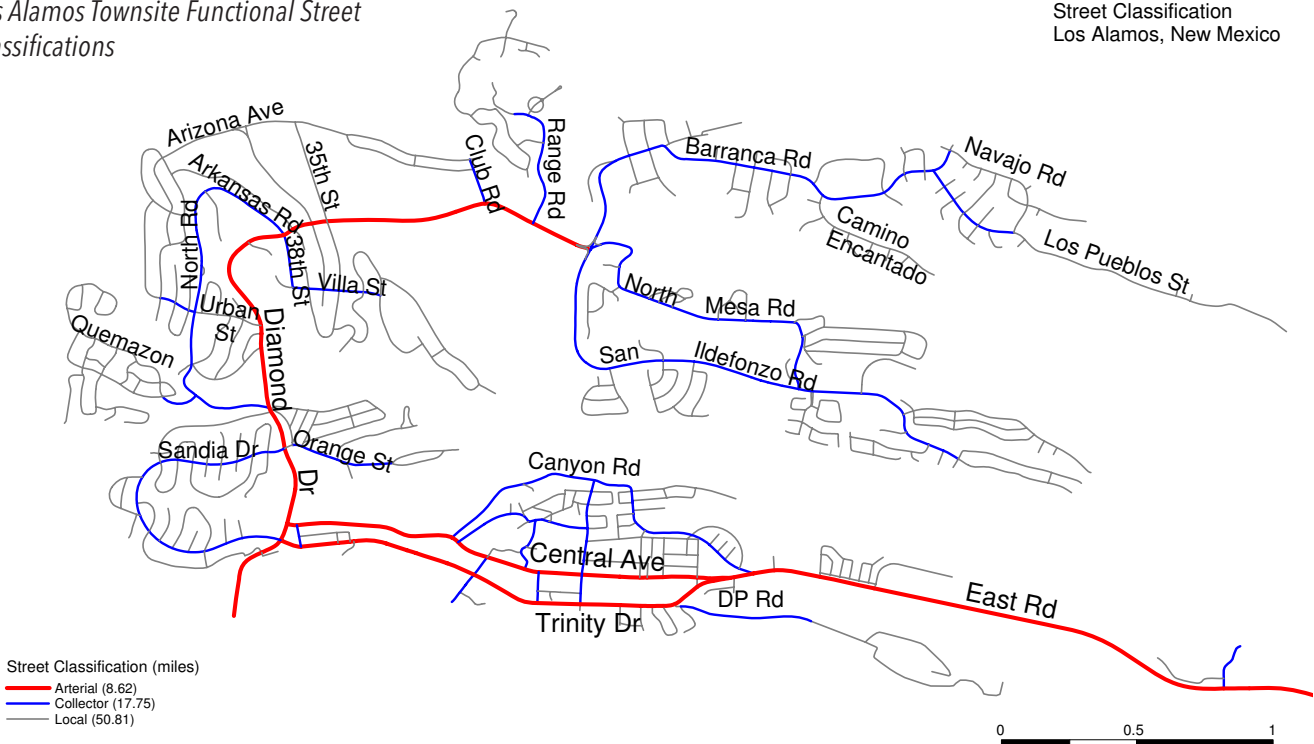
Traffic Volumes On Selected Road Segments in Los Alamos and White Rock

Location	Annual Average Daily Trips (AADT)		
	2014	2013	2012
NM 502 Entering Los Alamos Townsite	13,982	14,054	14,269
Trinity and Diamond	20,264	20,368	20,680
NM 502 at Junction with NM 4 - White Rock	12,993	12,599	12,791
NM 4 Junction with Pajarito Road - White Rock	8,897	8,830	8,870

Source: New Mexico Department of Transportation TIMS Road Segments by Posted Route, 5-27-15 Run Date.

Los Alamos Townsite Functional Street Classifications

Street Classification
Los Alamos, New Mexico



Transit Service

Atomic City Transit operates an extensive public bus system throughout the Los Alamos Townsite and White Rock communities. Currently, seven different routes provide bus service to nearly all of the community. Service is relatively frequent (every 30 minutes at peak times), and is free to the public.

The State of New Mexico Department of Transportation (NMDOT) operates a regional public transportation system called the NMDOT Park & Ride. It provides both morning and evening service from Los Alamos Townsite to Española, Pojoaque, and Santa Fe, with connections for continuing service to Las Vegas, Bernalillo, Albuquerque, and regional communities located east of the Albuquerque metro area (Moriarty, Edgewood, Sedillo). This service also connects with the New Mexico Rail Runner train (Santa Fe to Belen), and with local transit service in Santa Fe. The North Central Rural Transit District (NCRTD) operates a mid-day bus serving both Española and Pojoaque.

Airport

Los Alamos County Airport is located north of NM 502 on the eastern edge of Los Alamos Townsite. The airport has one 6,000 ft.-long runway. It is located on land leased from the Department of Energy and classified as a low-air-traffic facility.

Small private aircraft use the airport, and it has had intermittent commercial commuter service to Albuquerque. Most recently, Boutique Air offered flights beginning in 2015, but terminated its contract with the County in April 2016.

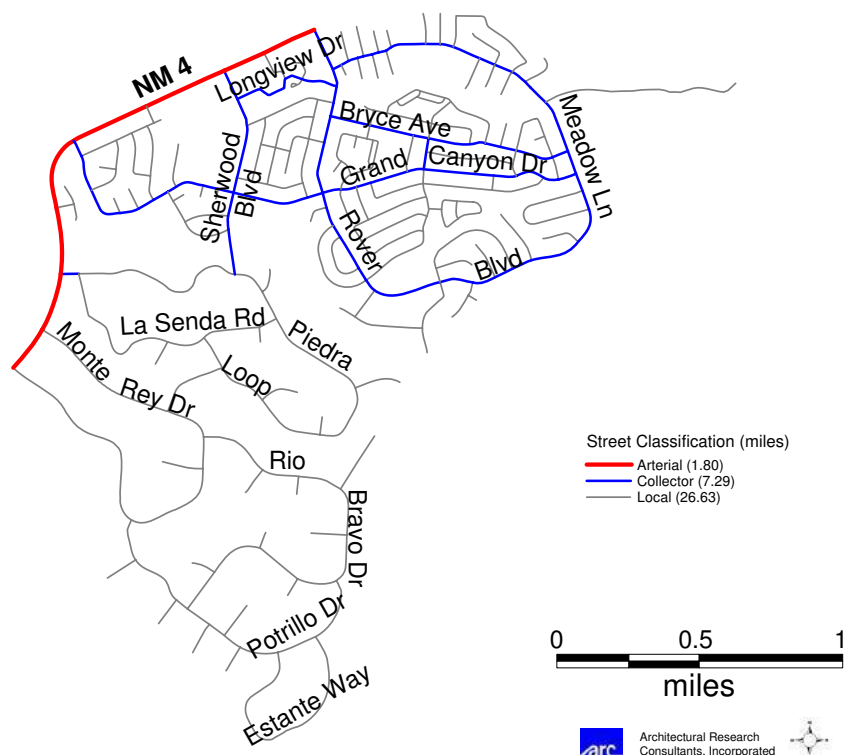
Bicycle Routes

The design of the current Los Alamos County road network was primarily for vehicular traffic, although it has some accommodations for bicyclists and pedestrians. Los Alamos Townsite has three dedicated bicycle lanes. One is located on Canyon Road, which becomes Central Avenue, between Diamond Drive and Oppenheimer Drive. The second is located along a short segment of San Ildefonso Drive, from North Mesa Road to Sioux Street. A third dedicated bicycle lane is on Diamond Drive between the Los Alamos Medical Center and San Ildefonso Road. Although bicycle lanes painted along Central Avenue mark a bicycle right-of-way, no dedicated bicycle lanes are currently located along either Trinity Drive or Central Avenue.

In White Rock, dedicated bicycle lanes are located on both sides of NM 4, between Rover Boulevard and Pajarito Road/Grand Canyon Drive.

White Rock Functional Street Classifications

Street Classification
White Rock, New Mexico



Pedestrians and Trails

Design of the older neighborhoods of Los Alamos Townsite and White Rock facilitates pedestrian access. Interior systems of walkways and shortcuts, located away from roads, connect various activity areas within each neighborhood. More recent development patterns have tended to segregate residential development from all other types of development, creating a dependence on vehicle trips for daily transportation needs. Since 2000, community pedestrian advocates have championed sidewalk projects along Canyon Road/Central Avenue, and through the Historic District. Other traffic-calming measures have been constructed in the Townsite as well.

A 58-mile network of County trails links the foothills, canyons and mesas around Los Alamos. The County trail network links with over 100 miles of federal trails in the surrounding Santa Fe National Forest and the adjacent Valle Caldera National Preserve.

Physical Constraints to Transportation System

Elevations in Los Alamos County range from 5,000 feet near the Rio Grande River to over 10,000 feet near the western border of the County. The developed areas of Los Alamos County include the Los Alamos Townsite and White Rock, and are located entirely on top of flat mesas separated by steep canyons. Part of the area's original attraction that became Los Alamos County was the relative lack of accessibility created by its location and topography which helped to protect the secret nature of scientific activities occurring at LANL.

Due to the rugged topography of the region surrounding Los Alamos County and land ownership patterns, additional outside access to Los Alamos County would be extremely challenging to develop and construct. Also, due to the configuration of development in Los Alamos County, construction of additional local roadways would also pose great challenges. As such, the focus of future transportation planning will likely focus on improving and expanding the transit system, expanding pedestrian and bicycle path facilities, and providing additional multi-modal opportunities.

County Goals

The Strategic Leadership Plan adopted in 2016 listed mobility as an aspect of the Quality of Life focus area. The stated goal is to "Maintain and improve transportation and mobility."

- Related goals from the Strategic Leadership Plan include:
 - Maintain quality essential services and supporting infrastructure.
 - Enhance environmental quality and sustainability while balancing costs and benefits, including County services and utilities.
 - Maximize the use of County-owned land.

Future Transportation

Currently, various parties are discussing the possibility of contracting services for development of a County Tourism Plan. Inspiration for this project is in part from the advent of the 2015 authorization of plans to develop a Manhattan Project National Historical Park site in Los Alamos and the focus that the planned park will bring to the historic district of the downtown. In addition to safety and mobility issues associated with a projected increase in all modes of traffic (especially pedestrian), the plan will need to address related issues of parking, way-finding and street and urban design. As tourism and visitation in general increase as anticipated, other transportation issues will arise. These issues could include: shuttle service to the ski hill, transportation-related signage considerations, and the use of new and improved technologies to gather and disseminate information.

Summary

As Los Alamos County continues to develop, the transportation system will need to respond to changes in land use and population distribution by accommodating those changes and others.

The 2016 comprehensive plan update will identify goals and policies related to mobility and transportation planning, and suggest strategies for future study, analysis and implementation.



2.7

PLANNING
CONTEXT:
UTILITIES

Utilities

Introduction

Public utility services represent a substantial resource in terms of the community’s ability to promote and foster growth and development, and can serve as a tool to guide growth. Public policy can direct growth to appropriate areas of the community by the installation of appropriately sized utilities.

Providers

The urban areas of Los Alamos County have access to all major utility services including water, wastewater, natural gas, electricity, and telecommunication. Los Alamos County owns and operates the water distribution, wastewater collection, natural gas distribution and electric distribution utilities within Los Alamos County. Los Alamos County also administers solid waste and recycling services. Qwest and Comcast® provide telecommunication services.

Rates paid for electric, gas, water, wastewater services and auxiliary fees fund the Los Alamos County Department of Public Utilities (LACDPU), which has provided the community with these services for more than 45 years. The utility is accountable to the citizens of Los Alamos County through the local Board of Public Utilities.

Water

Los Alamos County owns and operates the water production facilities and distribution system in Los Alamos County through the LACDPU. LACDPU provides water service to the residents and businesses of Los Alamos and White Rock, and to Bandelier National Monument. Water is delivered in bulk to LANL under a service agreement with DOE, which operates its own distribution system.

It is intended that the low-cost water from this system will provide irrigation of parks and school grounds.

Based on the most current planning assessment, water production and supply capabilities in the County are robust. Nevertheless, aging pipelines and other water infrastructure components need replacement. Capital improvement planning with associated funding calculations is ongoing.

Water Rights

Water rights for Los Alamos County total 5,541.3 acre feet per year and are comprised of a combined right of groundwater and surface water. Los Alamos County also has a contract with the Bureau of Reclamation for an additional 1,200 acre-feet of San Juan-Chama surface water.

Historic Water Rights Use	
Percentage of Water Rights Used: 2006-2015	
2006	75%
2007	76%
2008	80%
2009	73%
2010	73%
2011	79%
2012	82%
2013	72%
2014	66%
2015	61%

Source: Los Alamos County Department of Public Utilities

County Water Rights Quantities

Summary of Los Alamos County Water Rights

Ownership	Quantity
Water Rights Owned by Los Alamos County	3,878.91 acre feet/year (Surface & Groundwater)
Water Rights Owned by LANL	1,662.39 acre feet/year (Surface & Groundwater)
San Juan Chama - Los Alamos County Service Contract	1,200.00 acre feet/year (not yet developed)
Total Water Rights	6,741.30 acre feet/year

Source: Los Alamos County Department of Public Utilities

The County has not yet developed this latter source of supply. From the late 1960s to the present, total water consumption ranges between 4,000 and 5,000 acre-feet per year. However, on two occasions during this time period, annual consumption exceeded 5,000 acre-feet and encroached upon the permitted water right amount.

Sources of Water and Treatment Processes

Groundwater is extracted from the main aquifer located below Los Alamos via 12 wells located in three well fields: Guaje, Otowi and Pajarito ranging in depth from 1,519 feet to 3,092 feet. Booster pump stations lift the water through transmission lines to reservoir storage tanks for distribution. The entire water supply is disinfected with chlorine prior to distribution. The Long-Range Water Supply Plan is currently being revised. Adequate water is available for growth in the near term. Water conservation efforts are in place to mitigate increasing demands.

While the County's water rights of 5,541.3 acre feet include both surface water and ground water, LACDPU has supplied its customers solely with groundwater for potable use. Prior to the Cerro Grande fire in May 2000, surface water from the Los Alamos Reservoir was used for irrigation by Los Alamos Public Schools and by the County. As of spring 2016, the County has not been able to use surface water from the Los Alamos reservoir due to damage to the pipeline caused by multiple flooding events since 2000.

LACDPU completed a preliminary engineering report in 2012 to evaluate alternatives to develop the 1,200 acre-feet of San Juan-Chama Project water. The recommended alternative is to drill up to three wells on the canyon rim in White Rock to intercept groundwater prior to reaching the Rio Grande. Development is on hold pending completion of a revised Long Range Water Supply Plan for Los Alamos County to identify when water demand will warrant developing additional water rights based on population growth and operational expansion at Los Alamos National Laboratories.

The Los Alamos Reservoir was built in the 1930s and 1940s, and was the Los Alamos Ranch School's and later the Manhattan Project's first supply of potable water. After potable use was discontinued in the early 1960s, the reservoir later provided irrigation water for sports fields and community parks until 2000. The Cerro Grande Fire in May

2000 severely damaged the reservoir and its watershed. The reservoir was filled in with sediment from post-fire flooding and could no longer function as a water supply. Completion of the repair and reconstruction of the reservoir was in the spring of 2013. However, a catastrophic flood in September of 2013 again filled the newly repaired reservoir with silt. Repair of the transmission pipeline is scheduled for 2017, after which time it will again be used as a non-potable water resource. It is intended that the low-cost water from this system will provide for irrigation of parks and school grounds. Based on the most current planning assessment, the water utility has no existing deficiencies.

Wastewater

Los Alamos County operates two wastewater treatment plants. The Los Alamos Wastewater Treatment Plant located in Pueblo Canyon serves the Los Alamos community. The plant began service in 2007 and its design accommodated increased flows from planned development. A planned system addition can provide additional capacity. A second treatment plant that is scheduled to be replaced in 2019 serves the White Rock community. The new plant will add capacity for additional planned development. The wastewater system is generally in fair condition with adequate capacity for existing needs, but will require evaluation on a case-by-case basis for all future developments.

Treated Effluent Reuse

Treated effluent from the Los Alamos Wastewater Treatment Plant irrigates four different sites in Los Alamos: North Mesa Soccer Field, North Mesa Ball Fields, Los Alamos Middle School and Los Alamos County Golf Course. Effluent from the White Rock Wastewater Treatment Plant is used to irrigate Overlook Park in White Rock. Irrigation of a total estimated 112.37 acres is currently with treated effluent. LACDPU has effectively operated effluent distribution facilities, partnered with the Los Alamos County Parks, Recreation and Open Space Division, and administered the required permits for decades. Use of reclaimed water began in 1985 in White Rock at Overlook Park, and in Los Alamos, reclaimed water use began in 1945 when the original golf course was developed. Currently, LACDPU is pursuing expansion of reclaimed water use per the guidance of a comprehensive Non-Potable Water Master Plan, completed in 2013.

As part of LACDPU's effort to optimize the use of effluent and surface water for irrigation purposes, Forsgren Associates Inc. prepared a Non-Potable Water System Master Plan,

which was completed in September 2013. The objectives of the Master Plan study included reviewing existing infrastructure, evaluating existing and potential future irrigated sites, developing realistic demand for system build-out and recommending system improvements. The LACDPU developed a capital improvement plan as part of the master plan to expand the non-potable water system to spread the use of non-potable water throughout the Los Alamos and White Rock communities to displace use of potable water for irrigation. Loan/grant funding from the New Mexico Finance Authority Water Trust Board (WTB) funds expansion of the non-potable system. The County applies for grant/loan funding annually from the WTB.

Natural Gas System

Los Alamos County owns and operates the gas distribution system in Los Alamos and White Rock. Four locations in the County receive gas delivery through regional transmission pipelines owned and operated by New Mexico Gas Company (NMGC).

In 2013, LACDPU provided service to approximately 7,090 residential customers that included multi-family connections and approximately 397 commercial/municipal customers. The natural gas system is comprised of both steel and plastic distribution mains and service lines ranging in size from 1/2" to 12" in diameter.

Two sources of supply are available for Los Alamos Townsite. The rest is the City Gate Station located directly across from Camino Entrada along State Road 502. The second City Gate Station is located in the Quemazon subdivision. The Los Alamos Townsite gas distribution system contains approximately 84 miles of mainline pipe and 41 miles of service lines.

The source of supply for the community of White Rock comes from a 4" steel pipeline owned by the NMGC that begins at the New Mexico 502 and State Road 4 interchange. The White Rock system contains approximately 33 miles of mainline pipe and 18 miles of service lines.

Recent improvements by LACDPU have increased the capability of providing a sustainable supply of natural gas throughout the system, which is considered to have adequate capacity for the foreseeable future.

Electric Supply

LACDPU owns and operates the electrical distribution system in the communities of Los Alamos and White Rock. Approximately two-thirds of the electrical distribution system is underground and one-third is overhead. The commercial districts in each area have 3-phase, 15KV, underground primary service with sufficient capacity for most commercial business expansions requiring up to 500 KVA each. The system can also accommodate larger size transformers on a case-by-case basis.

The Townsite substation serves the community of Los Alamos and has a 15MVA capacity, with plans underway for the construction of a second substation called LASS. The LASS substation will greatly increase system reliability and double the electrical system capacity in Los Alamos. Planned completion of the LASS substation project is by 2018. The White Rock substation serves the community of White Rock and consists of redundant 5MVA substation transformers. It also has 115KV transmission line capacity for bulk-power electrical capacity needs.

Also by 2018, LACDPU plans to install electric smart meters throughout its service area. The addition of smart meters will release additional electrical capacity. Smart meters can help the LACDPU shift load, shed load, and bank load via energy storage for the benefit of all. As the electrical systems evolve into the smart-grid, LACDPU is ready and capable to implement new smart-grid technologies for the benefit of its customers. Presently, LACDPU owns and operates 1MW of utility scale photovoltaic (PV) solar energy generation and 1.8MW of utility scale battery storage with plans to add a second 1MW of PV.

Under the electric coordination agreement with DOE, the County owns and will continue to own the means of energy generation and distribution. LANL is the recipient of 80% of all generated power and pays a proportional share of all capital and operational costs. Los Alamos County anticipates continuing a comparable arrangement with DOE past 2025.

Unlike other electric distribution utilities, LACDPU owns and operates 72 megawatts of power generation capacity, schedules the bulk power and brings it into Los Alamos. This means that LACDPU can purchase, schedule, and bring in additional wholesale power beyond its current obligations.

Broadband Services

Los Alamos County is a member of the REDI Net Joint Powers Agreement in Northern New Mexico, and is actively working to improve the availability and cost of high-speed broadband service to home and business. REDI Net was a major fiber-optic backbone deployed over the past few years between Santa Fe and Taos, as well as in the Rio Grande corridor, including the Pojoaque and Española Valleys. Los Alamos County currently receives service from this backbone up to the town site through a radio system, which limits traffic. The County and neighboring Pueblos seek to improve their broadband service and have set aside funds to pursue faster service from the Pojoaque Valley to Los Alamos and White Rock. The County is currently completing a funding request to the State of New Mexico (LEDA fund) to assist in deploying "Middle Mile" fiber optic capacity to the Pajarito Mesa through one of three possible routes. While the preferred route is currently underfunded, it is anticipated that the County will develop strategies to realize a significant improvement in the cost and availability of Internet service in the Los Alamos/White Rock area.

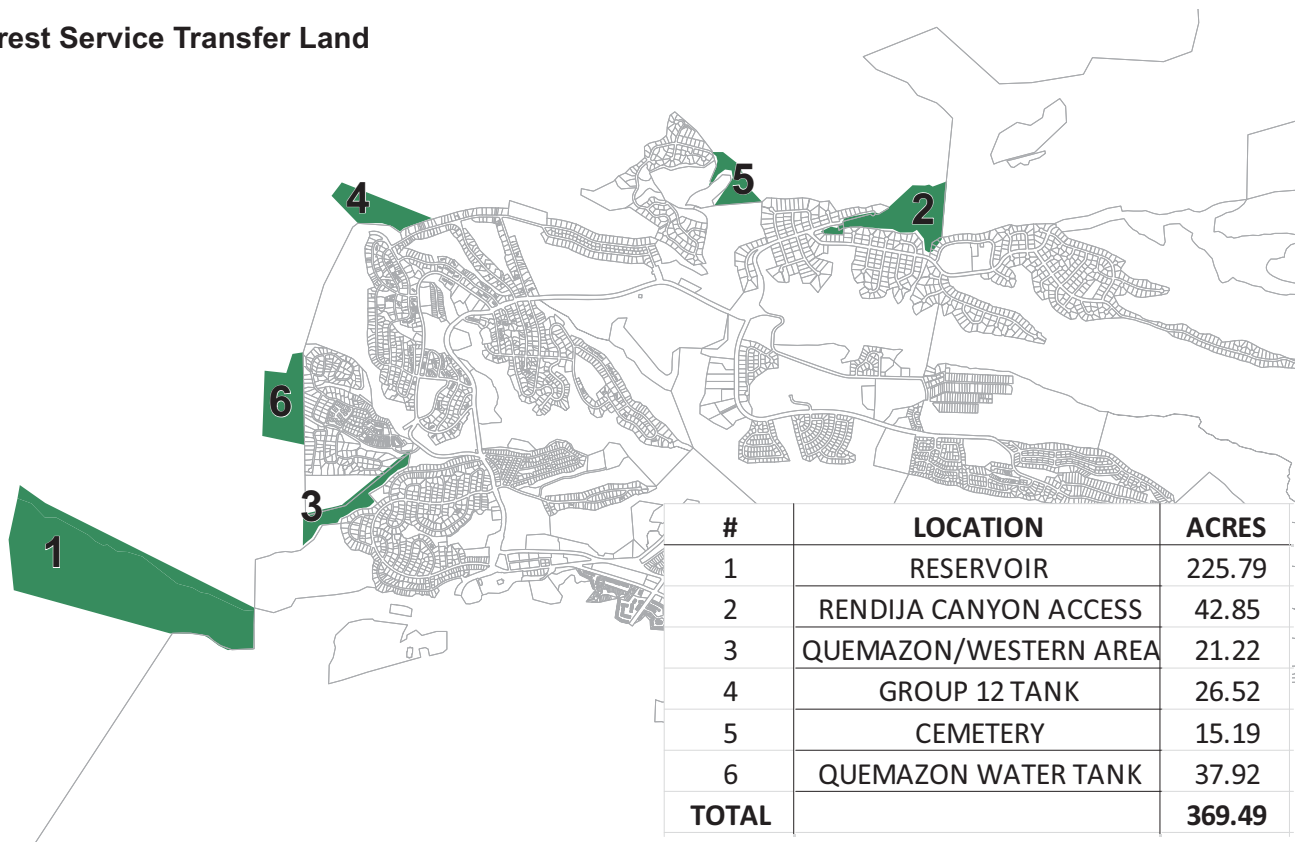
Transfer Parcels

The U.S. Forest Service (USFS) has made available for sale to the County six parcels of vacant land currently in USFS ownership. Per USFS request, the County has prioritized the order in which these parcels may be acquired. (See map below.) The parcel in Los Alamos Canyon near the reservoir (1) and the Rendija Canyon access road (2) are the first priority for purchase. The canyon parcel between Quemazon and the Western Area (3), and the area around the Group 12 tank (4) are the next priority for transfer. LACDPU and the County Council have agreed that these parcels should be acquired, with the division of purchase costs between utilities and the general fund yet to be determined. The final two parcels, the area around the cemetery (5) and the land around the Quemazon water tank (6), are the lowest priority, and it is still to be determined whether the County will proceed with acquisition of these final two parcels, and if so, what source of funding would be appropriated for their purchase. All six parcels were originally identified and entered into legislation in approximately 2005. It is understood that completion of the transfers to the County will be a long-term endeavor.

See Appendix _____ for Utility Location Maps.

U.S.F.S. Lands Transfer to the County

Forest Service Transfer Land



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2.8

PLANNING CONTEXT: OPEN SPACE

LOS ALAMOS IS LOCATED
ON THE PAJARITO
PLATEAU, BETWEEN WHITE
ROCK CANYON AND THE
VALLES CALDERA, PART OF
THE JEMEZ MOUNTAINS
OF NORTHERN NEW
MEXICO.

Open Space

Open Space and Environmental Stewardship

Los Alamos is located on the Pajarito Plateau, between White Rock Canyon and the Valles Caldera, part of the Jemez Mountains of Northern New Mexico. Volcanic action created the mountains over the last 13 million years. The town of Los Alamos sits on four mesas created by erosion of the volcanic tuff, which makes up the upper surface of the plateau. Water flowing east from the mountains down to the Rio Grande created the deep canyons that separate the mesas. At 7,355 feet elevation, the predominant tree species are ponderosa pine, aspen, spruce and fir. Native birds include the greater roadrunner, the State bird of New Mexico, and wild turkey. Other fauna include black bear (the State's official animal since 1953), cougars, jaguars, coyotes, porcupines, skunks, deer, elk, squirrels, chipmunks, pronghorns, western diamondbacks, kangaroo rats, jackrabbits, and a multitude of other birds, reptiles and rodents.

The Los Alamos County Council adopted the Open Space Management Plan as a guide for managing the County's 4,000+ acres of open space. The plan acknowledges the value of open space for multiple reasons: aesthetics, watershed protection, wildlife habitat, recreational use, preservation of cultural artifacts, and contribution to the quality of life in Los Alamos. The plan divides County-owned lands into six ecologically based management units, summarizes current conditions and past management practices, and recommends future management actions.

Council strategic goals related to open space and environmental stewardship, and adopted in 2016, include the following goals under the Quality of Life section:

- Implement a comprehensive range of recreational and cultural amenities that enhance the Los Alamos community
- Enhance environmental quality and sustainability, balancing costs and benefits including County services and utilities

Natural Resources

The sweeping range of elevation in Los Alamos County creates a continuum of ecosystems and a surprising biodiversity. Spruce-fir, mixed conifer and ponderosa pine forests provide the backdrop for significant viewsheds, and attractive recreation opportunities for the Los Alamos County Trail Network, and they function as important components of watersheds. Groundwater infiltration is focused on riparian areas. Local botanists have identified more than 900 plant species within the County boundaries. About 130 bird species nest in the County, and the canyons and mesas are home to about 40 reptile and amphibian species and 70 kinds of mammals, including mule deer, elk, black bear, red, grey and kit fox, coyote, ringtail, and mountain lion. The County provides habitat for at least five threatened or endangered species.



Highlights of open space resources include:

- *White Rock Canyon.* Carved by the Rio Grande through lava oozed from the Caja del Rio volcanic field on the east bank of the river and the orange tuffs of the Valles Caldera eruptions, the canyon averages 1,000 feet deep from rim to river. The canyon hosts four rare plant species. It is the northernmost extent of the range of about 20 plants, is frequented by at least three endangered species, and is listed on the National Register of Historic Places – the only canyon in the United States to enjoy such a designation.
- *Tent Rocks of Pueblo Canyon.* An unusual combination of geology, the rock towers known variously as hoodoos, stone tents, or tent rocks, are formations found only in a handful of locations around the world. Tent rocks in Pueblo Canyon are composed of welded volcanic ash spewed from a massive eruption of the Valles Caldera about 1.2 million years ago.
- *Los Alamos Reservoir.* First impounded by the Los Alamos Ranch School in the 1920s, the Los Alamos Reservoir has long served as a family destination for picnicking, hiking, and fishing. Post-Cerro Grande and Las Conchas fires runoff has dramatically altered the reservoir. The area has been closed to public access for most of the past 14 years. Although the County owns the dam, the reservoir is located within the Santa Fe National Forest, but the County is expected to purchase the land in the near future.
- *Camp May and Surrounding Areas.* Camp May is a County park consisting of montane grasslands that are a unique feature of the Jemez Mountains. The park provides camping and picnicking, and is adjacent to Pajarito Mountain Ski Area. Together, these places provide a starting point for hiking, cross-country skiing, and mountain biking in the County's highest easily accessible terrain.
- *Cultural Resources.* About 150 cultural sites have been identified on County open space. These sites include multistory pueblos, small room blocks, game pits, lithic scatters, sheepherder shelters and corrals, and rock art sites.
- *Deer Trap Mesa Sites.* Deer Trap Mesa connects to Barranca Mesa by a narrow rock bridge. This ancestral pueblo game pit, also known as a deer trap or eagle trap, sits in the only break in the cliffs. From the pit, an ancient foot trail heads eastward, passing by small roomblocks of the hunters and farmers who used the mesa top.
- *Natural Arch.* In the Santa Fe National Forest, Rendija Canyon's north wall has a small natural arch punched through volcanic rocks. The arch is a popular destination for hikers.
- *Cave of the Winds.* Located in the Santa Fe National Forest approximately a mile from the center of Los Alamos, the Cave of the Winds, another favorite destination for hikers, has an entrance through a narrow slot on a flat slab of rock. Once inside, visitors have room to stand, and a short narrow passage to explore.



County Open Space System

Neighborhood Open Space

One in seven houses in the County is on a perimeter lot that borders open space. Approximately 95% of County residents live within a seven-minute walk of County open space. Many residents of Los Alamos cite the ease of access to natural areas and trails as an important attraction of living in the County.

In the 2012 Community Survey cited in the Open Space Management Plan 2015, approximately 20% of residents reported that they use their neighborhood open space at least five times a week, whether for exercise, dog walking or recreation. Every neighborhood in Los Alamos and White Rock has nearby open space and the preservation and care of that open space is important to the adjacent or nearby residents.

Trails/Open Space System

Los Alamos County has 60+ miles of maintained trails. The trail system represents the most active use of open space in the County. The vast majority of trail use has been and continues to be for recreational purposes. In the 2012 Community Survey, 87% of the respondents stated they had used the trail network in the previous year, and 57% said they used the trail network 12 or more times per year.

Open space offers financial benefits, as well. One out of every seven homes in Los Alamos and White Rock is on a “perimeter lot” that is bordered by County-owned open space or the Santa Fe National Forest. Homes that border open lands typically have a higher value than equivalent houses on the opposite side of the street that do not border open lands.

Terrain, fire impacts, and a very large percentage of federal land ownership limit land available for residential, commercial, and recreational uses in Los Alamos County.

The comprehensive plan formalizes a Countywide open space system that provides long-term protection of the community's natural and recreational landscapes. It designates corridors for outdoor recreation, wildlife movement, ecosystem processes, and wild land fuel management.

Planning for and Zoning of Open Space

Prior to 1963, the Atomic Energy Commission (AEC), the United States Forest Service, and the National Park Service owned all the land in Los Alamos County. During the mid- to late 1960s, the AEC sold what was originally government housing to private owners and transferred land and

“The Open Space System should protect and preserve certain parcels of undeveloped land that contain significant wildlife habitat or corridors, cultural resources, trails, or serve as areas for flood or wildfire protection. The system should align with the land uses defined on the Land Use Map that is part of the Comprehensive Plan Update.”

(Source: Open Space Management Plan 2015)

infrastructure to local government.

As part of the disposal process, the AEC deeded certain lands to Los Alamos County with deed restrictions limiting allowable uses on the properties. The deed restriction specifies that the land use will be for recreational purposes only and that any other use would result in a retraction of the deed and the land would revert to federal ownership. The recreation areas on North and Kwage Mesas, including the North Mesa Horse Stable Area, have deed restrictions.

In the 1970s, the County adopted three zoning categories for County-owned land: PL, PL(W-1), and PL(W-2). The County established W-1 and W-2 as either base or overlay districts, differentiating between the two by the level of activity and allowed development. W-1 limits activities to those that have minimal effect on the land, while W-2 allows more active uses and development, including camping, skiing, athletic fields, and the stables, among other uses. (The PL category, "Public Land," can accommodate government and school district uses, including buildings, the airport, and various utilities. It is meant to serve a broad range of community needs.)

In 1980, the County adopted Ordinance No. 252, identifying 25 parcels for open space preservation, with a provision for periodic (five-year) review to determine whether to remove any parcel or parcels from this protected list. Such removal must be by ordinance. In the same year, the County adopted Ordinance 254, identifying another 46 parcels for preservation as parks, recreation areas, and for other public facilities, also subject to the five-year review of status. In the late 1980s, the Department of Energy declared as surplus certain lands along the western perimeter of the Townsite. The County created a master plan for the area that included lands for development and recreation. It designated three tracts for recreation and access to the Santa Fe National Forest, which were conveyed to the County in 1995. The County sold the remaining tract for private development as Quemazon Communities.

This committee and the subsequent Open Space Task Force spent two years developing a Draft Los Alamos County Open Space Plan. The County Council received the plan, but asked

As follow-up to the 1998 comprehensive plan, The County established an Open Space Advisory Committee in May of 2000. The City Council directed the committee to undertake a study that would result in:

“...an open space plan for Los Alamos County [that] would identify land, including acreage to be transferred from the Department of Energy (DOE), that is most important to the community and its natural habitat and provide for its long-term protection. A well-designed open space land plan would also help respond to housing and economic development needs by identifying areas suitable for controlled development.”

County staff to develop a land use map as a co-strategy for open space management.

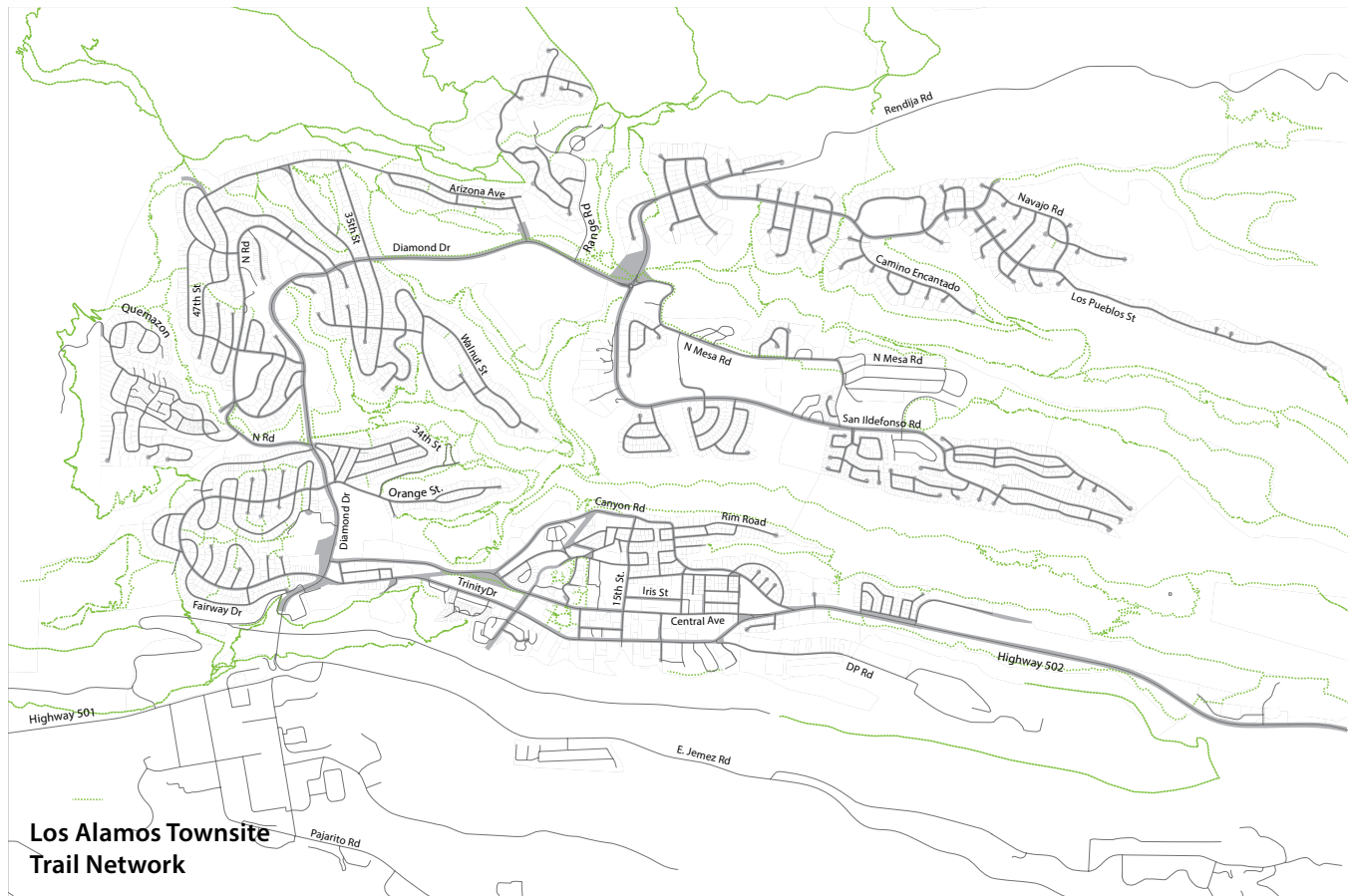
In 2004, Los Alamos County convened a two-day "Town Hall" meeting to develop recommendations for specific parcels on the land use map. The Town Hall participants recommended that Pueblo Canyon, the Rendija Tract transfer parcel, the parcel south of the airport, and all existing PL (W-1) and PL (W-2) lands be designated open space. The meeting reached no consensus on the approximately 15 acres on the east and south sides of the golf course. County Council did not adopt a land use map or an open space plan at that time. The Los Alamos Open Space Management Plan, adopted in 2015, is based in part on the 2000 document from the Open Space Advisory Committee. It incorporates directives from the 2004 Los Alamos County Multi-Hazard Mitigation Plan, the 2009 Community Wildfire Protection Plan, and data collected over the previous 10 years.

Following the extensive work and analyses that the County has already been completed, and also based on

the current outreach and public participation efforts, and the current adopted strategic goals of County Council, the 2016 comprehensive plan adopts all the parcel-specific recommendations for open space as corresponding land use designations in the Future Land Use Map. In addition, the Future Land Use Map confirms that all parcels called out in Ordinances 252 and 254 have open space or park status. The Core Themes section of this plan include additional recommendations related to open space and trails.



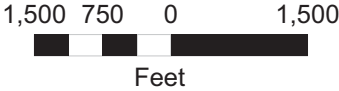
Map of County Trails





..... Trails

White Rock Trails



3

CORE THEMES





3.1

HOUSING, NEIGHBORHOODS & GROWTH

GOALS, POLICIES &
STRATEGIES

HOUSING

Craig Martin's scholarly and comprehensive study of the history of housing in Los Alamos pinpoints the perennial housing issues, which are still facing Los Alamos today – not enough housing; not enough varieties of housing to choose from; and not always enough high quality construction.

Population Growth and Infill

In two statistically valid comprehensive plan surveys conducted in 2016, the community expressed its support for planning for low to moderate growth of approximately 2,000 additional residents over the next 10 to 20 years. This number should be considered in light of the difficulty of such predictions and the perennial lack of certainty regarding the future expansion or potential contraction of LANL employment. Based on the assumption of some growth, but relatively low growth, the comprehensive plan examines where that growth can and should take place. The current population, based on 2015 census estimates, is 17,644 with a distribution of approximately two-thirds in Los Alamos and one-third in White Rock.

In April 2016, LANL announced that it expected to hire 2,400 new employees over the next five years. Currently, 43% of LANL employees live in Los Alamos County. Applying an assumption that the same percentage new hires would live in the County would mean 860 employees would choose to reside in Los Alamos or White Rock. Based on the historic two-thirds and one-third split, and the average household size for each (2.1 in Los Alamos and 2.4 in White Rock) would mean approximately 1,203 new residents in Los Alamos and 688 new residents in White Rock; or 1,891 total.

An analysis based on known vacancies, both constructed housing and vacant land, and on census data that identified the average household size in Los Alamos as 2.1 persons per household, and in White Rock as 2.4 persons per household, indicated that the County could accommodate a potential population growth of approximately 2,000 people within the existing development boundaries.

“ By the end of January [1943], the town – not yet even a month old – resounded with the first statement of the recurring theme of the story of housing in Los Alamos: Shelter was in short supply. For the next 50 years, and continuing to the present day, the town rarely had enough suitable housing to meet the needs of all the residents. The lack of housing, the perceived inadequacies of the size and types of units available, and the quality of their construction became a primary cause of concern and conversation in the town. Gripping about housing became a local pastime, and remains so today.”

-Craig Martin
Quads, Shoeboxes and Sunken Living Rooms
A History of Los Alamos Housing – 2000
Reproduced with permission

FUTURE DWELLING UNITS — Planned, Proposed or Potential

Potential New Housing

Capacity for New Housing Development			
Los Alamos		White Rock	
Vacant Homes	55	Vacant Homes	20
Vacant Platted Lots	183	Vacant Platted Lots	22
Ponderosa Estates-36.6 Acres unplatted PD-2, proposed	80	Grand Canyon 4.8 Acres unplatted at R-1-10	15
North Mesa-Arbolada -17 Acres unplatted PD-5, proposed	75	A-19 unplatted at R-1-5	160
DP Road-unplatted 9.6 Acres @ R-3-H-40	261		
Canyon View - planned	24		
Entrada - proposed	15		
LAVN – assisted living, proposed	40		
Quemazon - planned	8		
LASO 7.5 Acres @20 DU/Acre	150		
TOTAL	891	TOTAL	217

COMBINED TOTAL – LOS ALAMOS AND WHITE ROCK: 1,108

Notes:

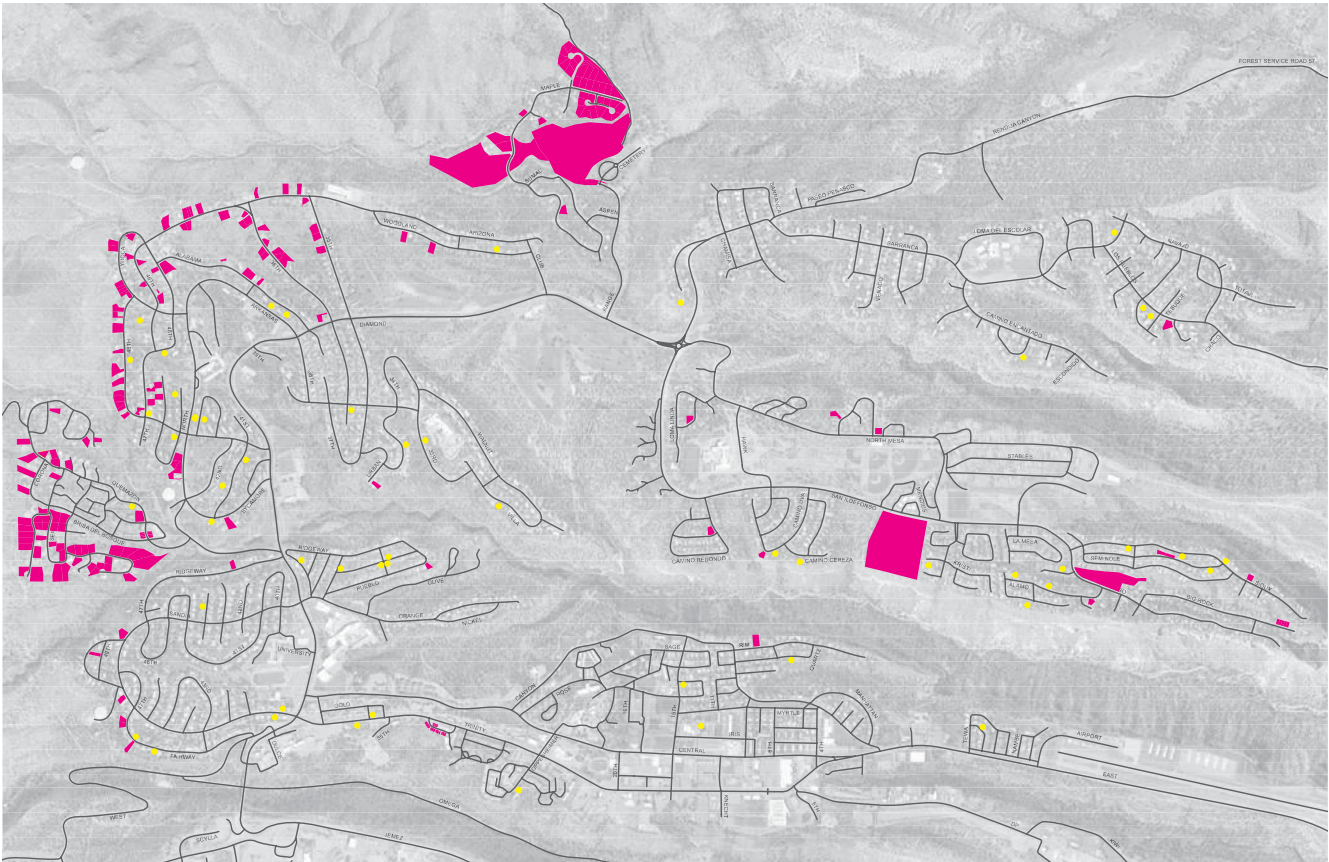
- 1) In some cases, Entrada and LASO, rezoning would be required to allow residential construction.
 - 2) Determination of the number of vacant houses was based on utility billing information where less than 2,000 gallons of water were used between July and December 2015. Vacancy was field-verified in April 2016.
- (SEE THE MAPS ON THE FOLLOWING PAGES)

The analysis shows that there is enough land in combination with existing housing to meet a projected demand for the 2,000 additional people, and that this amount of growth could be accommodated within the existing and already developed boundaries of the County.

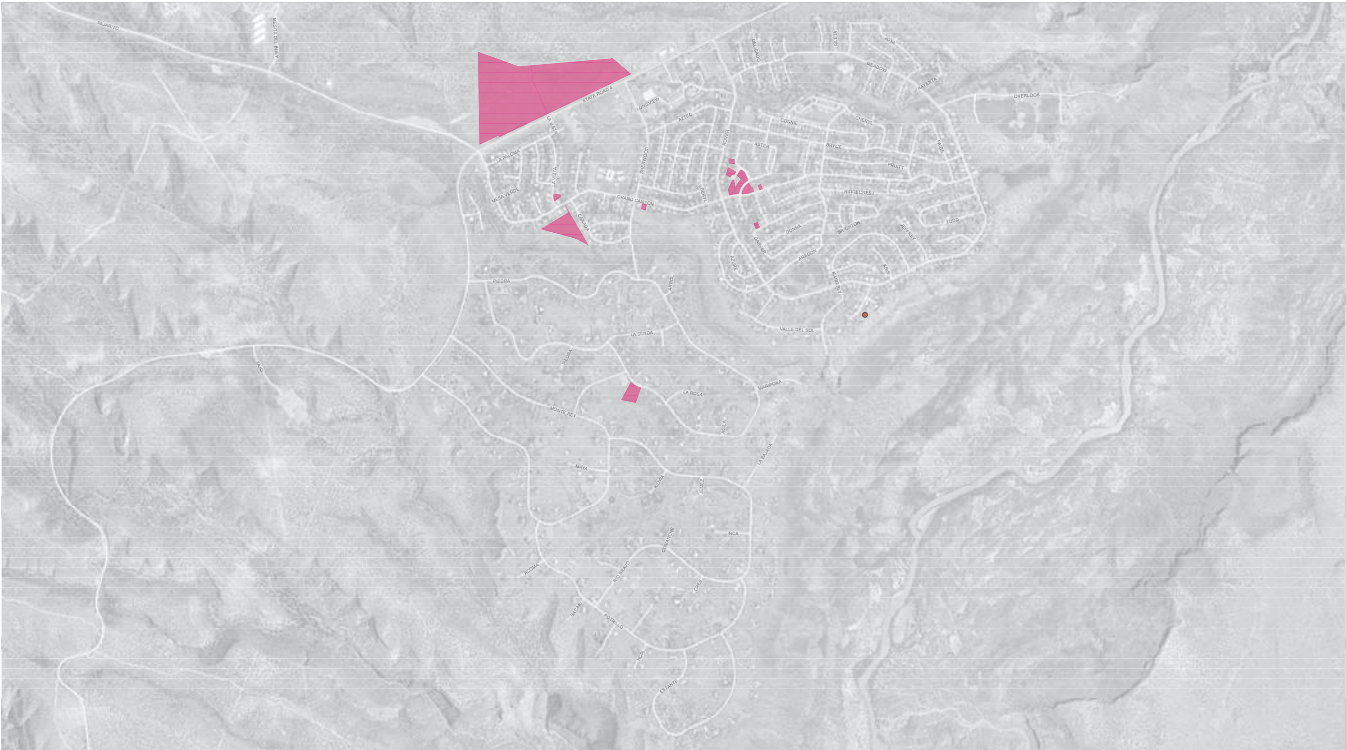
This finding matches the community's desire, as heard throughout community outreach meetings, to avoid sprawl and development of designated open space areas. The community expressed its support for new development on vacant land, other than designated open space, and on County-owned, residentially zoned parcels, such as A-19.

The projection does not differentiate, however, among different housing types. A full housing demand study

and analysis is beyond the scope of the present work. An examination of demographic distribution, information on availability, and certain trending projections indicate that **there is a shortage of rental apartments, a projected shortage of smaller, down-sized units for retirees, including assisted living or continuum of care options, as well as of housing for smaller households, including for students and post-docs at LANL, and for low to moderate income households** that would consider living in the County if affordable housing were available. It will require further study to gain a better understanding of the extent of these needs.



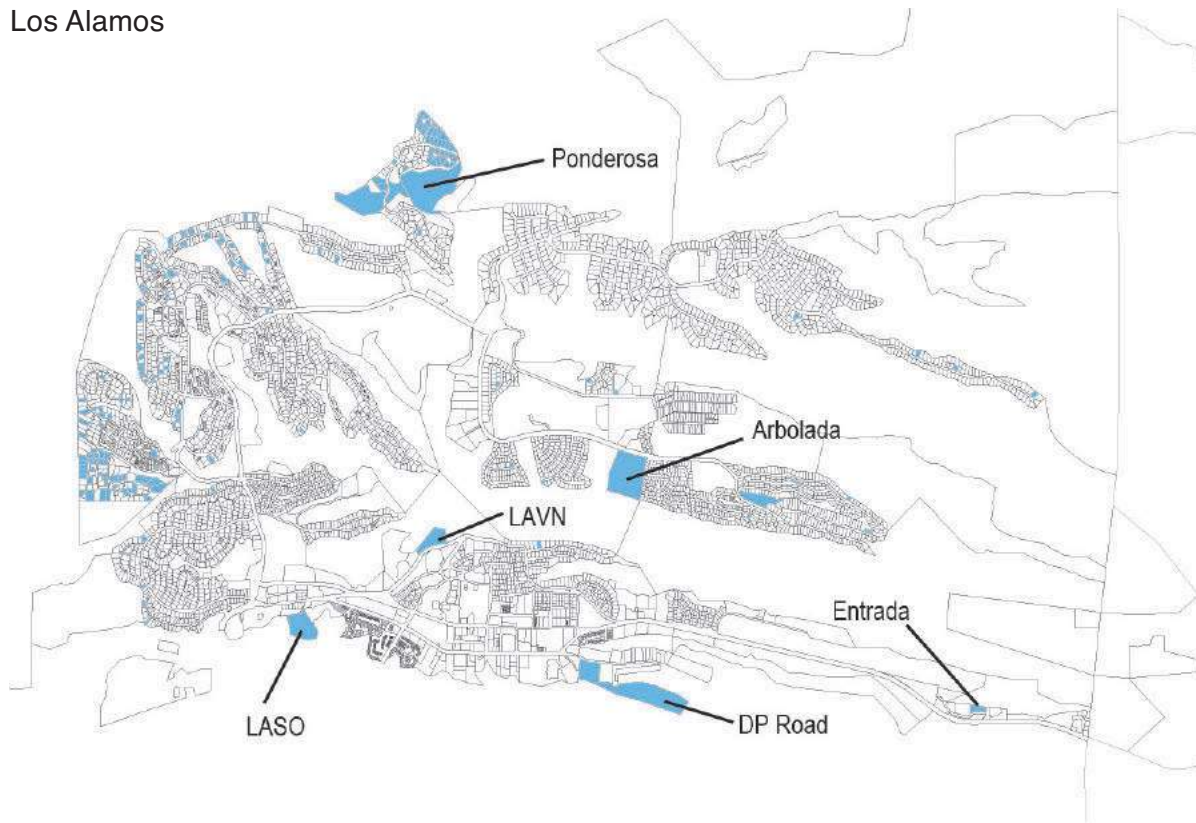
Vacant and undeveloped parcels in Los Alamos Townsite (above) and White Rock (below).




Legend
● Vacant Homes
■ Vacant/Undeveloped Residential
* Vacant homes based upon water usage of less than 1000 gallons per month

**Vacant Residential Property
White Rock**

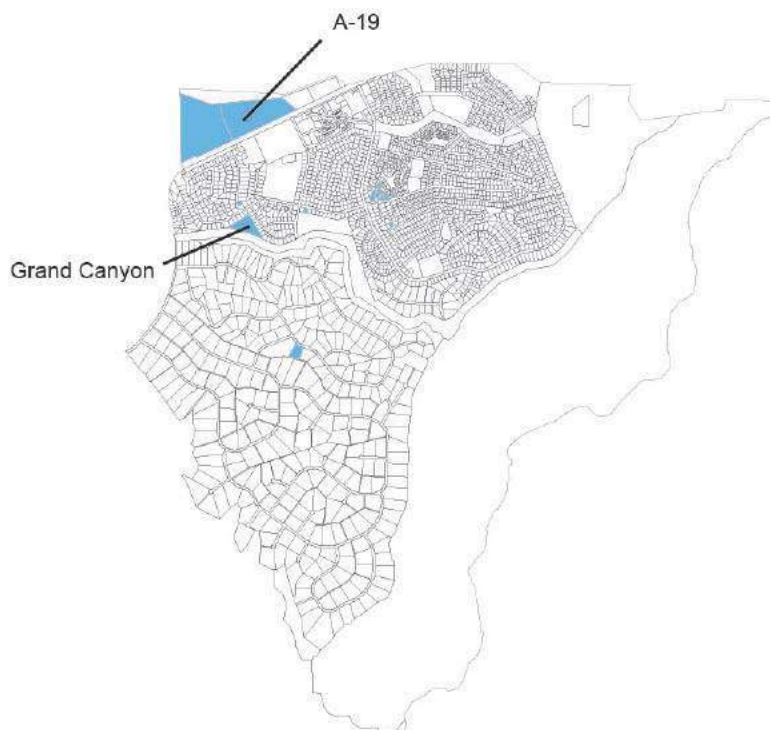
Los Alamos



Undeveloped Lots in Los Alamos (above) and White Rock (below)

 Undeveloped Parcel/ Lot

White Rock



HOUSING

GOALS

1. Protect the character of existing residential neighborhoods
2. Provide a variety of housing types, sizes and densities
3. Promote development of housing stock that would accommodate downsizing households
4. Promote maintenance and enhancement of housing stock quality



ECONOMIC VITALITY

POLICIES

1. Promote expanding the housing supply to meet the demand from employment growth and support economic diversification
2. Promote housing for seniors, students, and the workforce to support retention of spending and tax generation in the community
3. Promote the development of affordable housing

STRATEGIES

1. Consider an affordable housing fund rather than requiring a percentage of new housing to be affordable
2. Create a dedicated revenue source for mortgage assistance
3. Preserve existing rental housing stock through incentives
4. Investigate public/private funding options
5. Work with owners of vacant houses to assist in identifying opportunities for sale, rent and improving building condition



LAND USE

POLICIES

1. Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited to housing for residents who are low income, students/post-docs, workforce, high-end income and seniors
2. Provide workforce and market rate housing at a variety of price ranges, for both rental and ownership markets
3. Preserve historic housing stock
4. Promote design standards for high quality and good design of new housing
5. Develop and adopt new and mixed-use zoning districts
6. Support new housing developments in proximity to workplaces

STRATEGIES

1. Provide incentives and flexibility for new development through zoning
2. Examine increased density options
3. Consider density bonuses for affordable small units
4. Use public vacant or under-developed land for housing
5. Consider adoption of an affordable housing ordinance
6. Consider strategic development of housing on County-owned transfer parcels
7. Create new strategies to encourage construction of smaller units for smaller households



INFRASTRUCTURE

POLICIES

1. Provide utility infrastructure to support new housing creation
2. Maintain or replace aging infrastructure as needed
3. Link transit service to housing

STRATEGIES

1. Investigate cost/benefits of County-built structured parking downtown
2. Expand the existing housing program to include all user and ownership types, e.g., apartment rentals
3. Periodically update the Affordable Housing Plan including detailed goals and policies
4. Consider County support to build fire walls in quads and duplexes

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NEIGHBORHOODS

Established Neighborhoods

Los Alamos and White Rock have a variety of distinct neighborhoods. They are defined largely by housing type, density, and time of construction. Much of the single-family housing was originally government-built, which resulted in consistent housing types and patterns of development, as well as cohesive neighborhoods. The houses in a given neighborhood looked the same and were the same size, sometimes with some variation in the number of rooms. Some had the same setbacks, and were typically contained within a defined, exterior street layout.

Except where homes were destroyed by the Cerro Grande Fire in 2000, existing neighborhoods do not have many vacant lots. Where such lots do exist, primarily in the Townsite and to a lesser extent in White Rock, it is desirable to see new houses constructed in order to make the best and most efficient use of existing infrastructure, including utilities. Infill on vacant lots with new and high quality houses will also be beneficial to preserving both value and quality of life in existing neighborhoods.

Neighborhood Preservation and Protections

The availability and potential availability of denser housing on currently undeveloped land reduces the pressure for development or redevelopment adjacent to or within existing neighborhoods. Nevertheless, in the interest of creating

safeguards for existing neighborhoods, it is both prudent and desirable to address the possible nature of such safeguards.

Rezoning criteria in the development code creates the first line of protection. Additional safeguards to protect and preserve the character of existing neighborhoods and to support their stabilization could include: landscape buffers; location of parking; height restrictions; further restrictions to outdoor lighting; setback and step-back requirements; and possibly topographic considerations. For full effectiveness and control all these approaches will require enactment through the development code.

Additionally, neighborhood preservation will entail addressing vacant or poorly kept properties. The County is assessing and analyzing the locations and extent of the problem as well as the merits of alternative solutions. The community expressed a preference for a "carrot" versus a "stick" approach, but agreed that all possible solutions should be investigated and applied as appropriate in each case.

New Neighborhoods

New neighborhoods will likely develop around new housing areas. Some of the new development patterns will be internally consistent, such as in the A-19, Ponderosa Pines and Arbolada subdivisions. However, the creation of more mixed-use developments, more likely in the two downtowns and other new mixed-use areas, the development patterns will be varied as housing units are interspersed with other land uses. New kinds of neighborhoods may emerge.

NEIGHBORHOODS

GOALS

1. Protect existing residential neighborhoods
2. Promote the creation of a variety of housing options for all segments of the Los Alamos community
3. Promote neighborhood stabilization



ECONOMIC VITALITY

POLICIES

1. Consider creation of a Short-Term Rental (STR) ordinance
2. Ensure that infill development is consistent with existing zoning
3. Provide transition buffers to nearby existing housing as needed

STRATEGIES

1. Create a design manual with ideas for good design
2. Ensure collection of lodgers' tax for short-term rentals
3. Re-examine bed and breakfast regulations vis-a-vis STRs



LAND USE

POLICIES

1. Provide outreach and infrastructure support to housing developers during the permitting process
2. Encourage developers to notify and conduct meetings early in the development review process with the neighborhood and to respond to neighborhood concerns
3. Enforce property maintenance and code enforcement requirements on vacant or blighted properties.
4. Protect neighborhood open space and internal trail systems
5. Address outdoor lighting to better protect neighboring residential properties

STRATEGIES

1. Support an enhanced and broadened community notification process
2. Develop buffer techniques and alternatives for new development or re-development adjacent to single-family housing
3. Consider code changes to ensure that they do not preclude upgrades
4. Consider refinements to current County property maintenance ordinance
5. Prioritize code enforcement efforts
6. Study possibility of limiting accessory dwelling units per development code
7. Consider easing parking requirements in areas with limited on-site feasibility
8. Encourage the formation of neighborhood associations
9. Consider creating a new residential zoning district allowing small lots and dwellings for affordable housing



INFRASTRUCTURE

POLICIES

1. Maximize the use of County-owned land
2. Make strategic extensions of utilities
3. Upgrade aging infrastructure

STRATEGIES

1. Provide green building and new technology how-to information for rebuilding or upgrades
2. Provide incentives for energy efficiency upgrades
3. Educate builders and public to use storm water as a resource
4. Install underground utilities in existing neighborhoods
5. Examine existing easements and options for expansion to allow undergrounding
6. Enhance Internet service
7. Conduct periodic assessments of infrastructure to identify problems and inform solutions

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GROWTH

Based on the supposition of some, but relatively low, population growth, the comprehensive plan examines where that growth can and should take place.

The community has expressed support for low to moderate growth of approximately 2,000 additional residents over the next 10 to 20 years. The County should consider this number in light of the difficulty of such predictions and the perennial lack of certainty regarding the future expansion or potential contraction of LANL employment.

In April 2016, LANL announced that they expected to hire 2,400 new employees over the next five years.

It is also projected that between 30% and 40% of the current LANL workforce will retire over approximately the same time frame in which new employees will be brought on.

On balance, it is difficult to anticipate population trends. Projections are historically difficult and can vary from year to year, depending on changed circumstances.

The County is encouraging new housing development and recognizes the need for more variety in size, type, and price range of housing units, including Senior and assisted care facilities, as well as affordable housing. The comprehensive plan does not project population growth or decline. Rather, it plans for how to accommodate low to moderate growth, hoping to achieve a historic high of 20,000 population over the next decade. It is noted that the County Economic Vitality Plan has also discussed 20,000 as a population base in the context of economic development, in that it represents a minimal demographic benchmark for certain national retailers.

Growth is a function of expansion in sectors beyond housing. It is strongly expected that the Manhattan Project National Historical Park will bring growth in tourism, and corresponding impetus for economic development. As Los Alamos develops its role as the gateway to three national parks and continues to be known for its desirability as a place to live, it is certainly possible that a synergistic effect will result from a combination of revitalization, new housing development, tourism and an improved economic climate.



GROWTH

GOALS

1. Plan for modest growth of an additional 2,000 residents in the next 5 to 20 years
2. Diversify the economic base
3. Maximize our opportunity with respect to the development of the Manhattan Project National Historical Park
4. Support and retain LANL as the best wealth-producing employer
5. Capitalize on Los Alamos County's role as gateway to three national parks
6. Expand focus of tourism to include Valle Grande and Bandelier
7. Significantly improve the quantity and quality of retail business
8. Attract new tourism-related business
9. Revitalize and eliminate blight in the downtown areas of Los Alamos and White Rock
10. Promote growth in the downtown
11. Strive to make housing available to those who work in the County and want to live in the County
12. Enhance community pride



ECONOMIC VITALITY

POLICIES

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants
2. Promote eco-, education- and athletic-based tourism
3. Promote Los Alamos as venue for athletic events and competitions
4. Attract new tourism-related business
5. Market and brand Los Alamos as a scenic destination featuring recreation, science and history
6. Improve County communication with the business community
7. Support capital projects for population growth
8. Continue to implement streetscape improvements

STRATEGIES

1. Develop and implement a tourism plan, including wayfinding
2. Provide sufficient land for growth areas, including for industrial and manufacturing uses
3. Use local Economic Development Act (LEDA) funds
4. Partner with LACDC to attract new business
5. Consider County-built business incubator
6. Support food trucks, which could turn into brick and mortar restaurants



LAND USE

POLICIES

1. Encourage the retention of existing businesses and assist in their opportunities for growth
2. Support infill development over expansion of current developed areas
3. Collaborate with Los Alamos National Laboratory as the area's #1 employer
4. Support spinoff business opportunities from LANL
5. Maximize the utilization of County-owned land
6. Create new mixed-use zoning district

STRATEGIES

1. Showcase Lab-developed technologies
2. Partner with the National Park Service, Ski Los Alamos, and others to promote Los Alamos County as an outdoor recreation destination



INFRASTRUCTURE

POLICIES

1. Maximize the utilization of County-owned land
2. Promote public/private partnerships of utility extensions
3. Ensure access to broadband communication for all properties in the County

STRATEGIES

1. Continue to pursue grant funding for infrastructure improvements such as Los Alamos MainStreet
2. Minimize construction impacts to small businesses
3. Coordinate construction signage with State and private contractors

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3.2

DEVELOPMENT, REDEVELOPMENT & DOWNTOWN

GOALS, POLICIES &
STRATEGIES

DEVELOPMENT

New physical and economic development is an overarching goal of the community and a necessary component to achieve economic vitality. The community has expressed broad support for new development, especially in relation to a growing tourism economy. There is great anticipation for development of the Manhattan Project National Historical Park and related interest in and visitation of Bandelier National Monument and the Valles Caldera National Preserve. Los Alamos will promote itself as the gateway to three national parks and capitalize on other outdoor recreation opportunities that already exist. The County will partner with the Pajarito Ski Mountain and publicize the numerous other outdoor recreation opportunities, including hiking and golf. Other tourism-related attractions include the Los Alamos Nature Center, the Bradbury Museum, and numerous special events such as Sciencefest.

The County should consider County projects or encourage the private sector to develop new opportunities as well to attract both residents and visitors alike. Residents suggested some opportunities, including a seasonal slide at the ski mountain, zip-lines, and a BMX park, among others.

Increased interest in Los Alamos could spur development of additional hotel facilities, a convention center, and possibly even a destination resort.

In keeping with national trends, approximately 60% of current residents expect to retire in Los Alamos County. This

number suggests the need for more assisted living and continuum of care facilities. The community will also need additional health care facilities, either associated with the hospital or not.

Central to all development, actual or anticipated is the need for additional housing of all types and sizes for a variety of income levels and needs.

There is also strong support in the community for keeping development within the current developed boundaries and not developing into any existing open space.

Development of County land not designated as open space is also a priority for the community. As the County moves forward in assessing the development potential, recruiting development interests, and divesting itself of publicly held land, it will be important that the process for doing so is transparent and open to all.

Not all efforts to spur development and economic growth will be on the part of the County. However, the County could be a partner, or catalyst, in some of these endeavors going forward. The comprehensive plan acknowledges the need for development and suggests a number of potential implementing strategies for consideration.

DEVELOPMENT

GOALS

1. Keep development within current development boundaries
2. Significantly improve the quantity and quality of retail business
3. Enhance and maintain a vibrant downtown while keeping a small town character and feel
4. Maintain and protect all designated open space
5. Focus increased residential densities on new development in and near downtown
6. Promote economic diversification by building on the existing strengths of the community: technology, innovation, and information, as well as the natural resource amenities



ECONOMIC VITALITY

POLICIES

1. Balance economic development support for growth and sustainability
2. Promote Los Alamos County as a model for emerging technologies
3. Support existing businesses
4. Actively solicit new development opportunities
5. Support spinoff business opportunities from LANL
6. Attract new tourism-related business
7. Support County outreach to and communication with the business community

STRATEGIES

1. Support construction of new tech facilities to attract new tech businesses
2. Consider a County-built business incubator
3. Support "makerspace" opportunities
4. Support selected rezoning and land use - regulations that support business
5. Reestablish commercial air service
6. Improve the appearance of the commercial areas
7. Implement faster and more efficient transactions in the permitting process



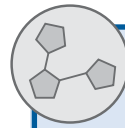
LAND USE

POLICIES

1. Maximize the use of County-owned land
2. Generally keep development contained within current development boundaries (prevent sprawl)
3. Do not develop or allow development in open space
4. Increase residential density in the downtown area
5. Delay development of areas that require environmental remediation before they are safe and suitable
6. Ensure greater certainty in development review process
7. Structure permitting and development review processes especially if application conforms to Comprehensive Plan and the Future Land Use Map

STRATEGIES

1. Adopt a new mixed-use zoning district
2. Streamline the development review process, especially for site plans
3. Consider a lowered square footage threshold for building permits only
4. Develop a DP Road Sector Plan
5. Support land assemblage and strategic disposal of County property



INFRASTRUCTURE

POLICIES

1. Support strategic County utility extensions and other public improvements to support or attract new businesses
2. Maximize the utilization of County-owned land
3. Provide streetscape improvements
4. Ensure energy-efficient County buildings

STRATEGIES

1. Assure that every property has access to high-speed Internet
2. Support a wayfinding program for better and more efficient mobility
3. Identify potential locations for and support development of an RV park.

REDEVELOPMENT

Los Alamos County has focused much of its redevelopment efforts in the two downtowns of White Rock and the Townsite, and significant progress has been made.

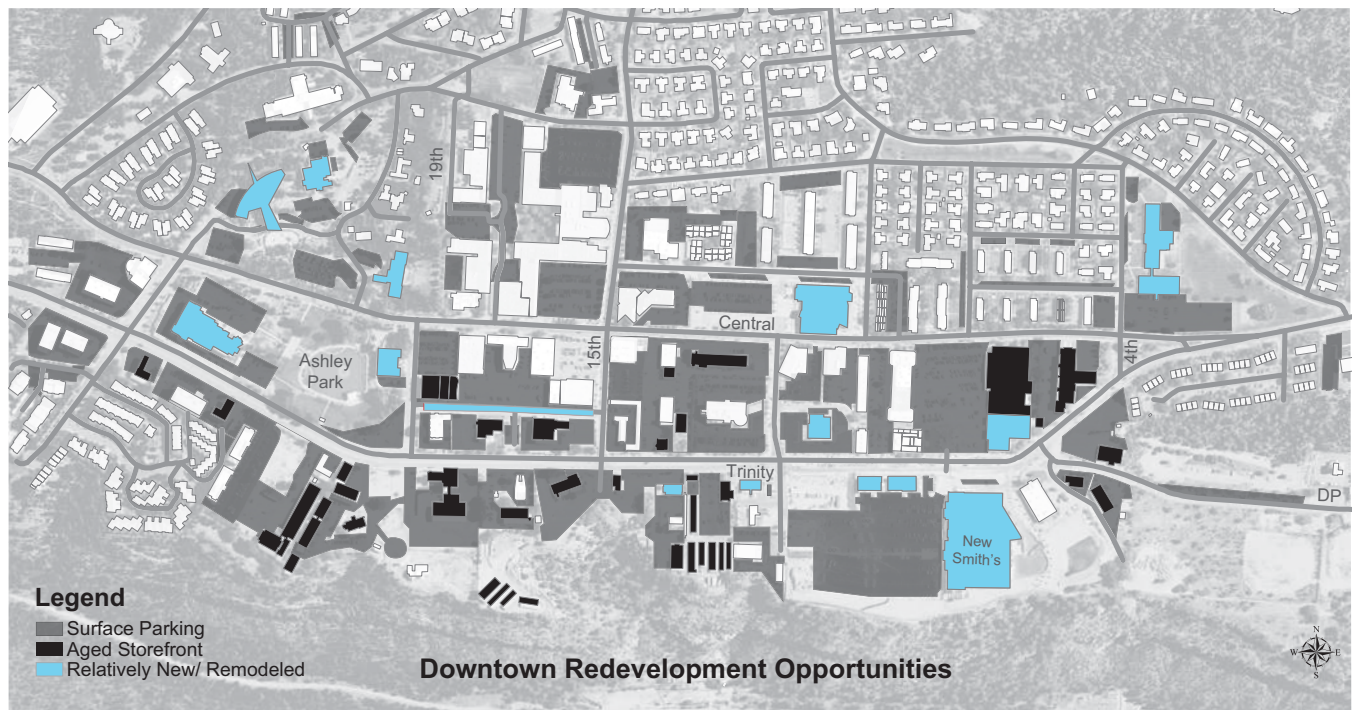
The County has actively pursued the actions recommended in the 2009 Downtown Plan, including Main Street redevelopment of Central Ave. It completed streetscape work on Central Ave. from Oppenheimer Dr. to 15th St., with the next portion, from 15th St. to Knecht St. completed in the fall of 2016. It constructed a new Teen Center in the Community Building adjacent to Ashley Pond. The County completely redeveloped Ashley Pond with walking paths, a music pavilion, and gardens, including a Master Gardeners' demonstration garden at Central and Oppenheimer. It completed Fuller Lodge renovations in June 2016. Another major renovation was Kroger Corp.'s construction of the new Smith's Marketplace on Trinity Dr., along with development of two other buildings on the site, and a third currently under development in 2016.

Redevelopment of Trinity Drive was on the list of work to be done in 2009 and continues to be a community goal today. The County is currently creating lots for development south of Trinity as an extension of 20th Street. Transfer of land on DP Road to the County continues and will be the subject of further discussion, in terms of development opportunities and land uses.

The vacant former Smith's store has been the subject of much discussion as well, in terms of the community's desire to see all of the Merrimac site, including the empty former Smith's store and the parking lot, upgraded and rehabilitated.

An analysis of redeveloped properties versus those that have not been remodeled, or are vacant or underused, showed an approximately equal amount of each, as measured in square footage of footprint. A "birds-eye" view of the downtown area shows the extent of redevelopment in the relatively recent past. The same graphic shows the areas still in need of development or reconstruction.

Downtown Los Alamos Redevelopment Opportunities



REDEVELOPMENT

Revitalization and redevelopment needs in White Rock are twofold. First, the County has identified a significant number of vacant or abandoned houses and will need to further study various options for an assessment and approach.

Second, the former commercial area around Longview is largely vacant and has been in decline since the 1990s. The County has made a major investment along both sides of State Road 4 which has done much to improve civic pride and encourage private investment. Evidence of the latter is the new construction of the Del Norte Credit Union to be completed in the summer of 2016, as well as reinvestment in Metzger's and other potential projects under consideration also along State Road 4. The County is also currently redeveloping the old Town Hall into a Senior Center complex on Rover.

The County has accomplished much and the results of its investments are visible and growing. A major opportunity for new commercial activity in White Rock Center is tourism-oriented retail and services. The more than 250,000 visitors to Bandelier National Monument traveling through White Rock each year are an untapped market for visitor amenities and services, supported by retailers such as outdoor gear and specialty retail stores. In addition to tourism related to Bandelier, Valles Caldera National Preserve and the Manhattan Project National Historical Park are now two additional major tourist and visitor attractions in the area. They should create a synergy of opportunities for recreation and economic development. Discussion of how the County will market and brand itself as a major tourist and recreation destination is ongoing.

The County has made significant public investments in White Rock, including the new visitors center, fire station, a new, award-winning library, teen center, and is currently reconstructing a 10,000-square-foot Senior Center. Private investment has followed public, with a new credit union constructed in a prominent and visible location at Route 4 and Rover Boulevard. It is anticipated that as many as 160 new dwelling units will also be built at the site on Route 4 known as A-19, along with other new development as envisioned in the A-19 conceptual master plan.

The synergy that the County has worked hard to develop, and in which it has made major investments, will also create the

need for workforce and other housing, which in turn should drive the establishment of new businesses to serve both the local residents and tourists. White Rock will need a greater variety of higher density, moderately priced housing options to expand both ownership and rental opportunities.

Going forward, another focus of redevelopment will be the elimination of blighted and vacant properties, both commercial and residential. The County is investigating various strategies to address both the issues of blight and vacancy, which are neither mutually exclusive nor entirely coincident. These strategies could include incentives for development and redevelopment, as well as possible disincentives for continued blight.

The importance of housing redevelopment is twofold: first, for aesthetic reasons and to preserve neighborhood values, and second, to increase the supply of available housing, both rental and for sale.

There continues to be general agreement on where further improvement is needed: more and better local shopping opportunities; Trinity Drive, including a solution to the deteriorating service clubs; affordable housing; and opportunities for development on DP Road. The idea of extending the paved multiuse Rim Trail into the heart of Los Alamos has garnered broad support at the Los Alamos County Council, the Transportation Board, and with the public. The County should consider a similar multi-use trail in White Rock. The community is interested in additional dog parks within neighborhoods. The anticipated increase in tourism will increase the need for more hotel and conference space. Finally, the community continues to need and support improved and rehabilitated infrastructure, as well as strategic expansion of infrastructure to support new construction and as a driver for economic development.

REDEVELOPMENT

GOALS

1. Redevelop vacant blighted areas and underutilized properties



ECONOMIC VITALITY

POLICIES

1. Provide flexibility for uses in redeveloped areas
2. Assess and analyze the location and circumstances of vacant or blighted properties

STRATEGIES

1. Employ incentive strategies and tools from the Economic Development Plan
2. Employ strategies and incentives that encourage property-owner compliance
3. Examine strategies and regulations to ensure compliance



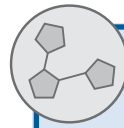
LAND USE

POLICIES

1. Address abandoned or blighted properties
2. Use incentives in making land use changes
3. Promote use of existing housing stock to meet housing demand

STRATEGIES

1. Develop a manual for property owners for improving and/or updating exteriors and landscapes
2. Incentivize property owners to upgrade or redevelop
3. Add new zoning categories to allow mix of uses in more districts, and/or expand list of permitted uses
4. Increase flexibility in Downtown overlay uses to allow added residential use
5. Create a community service network to help homeowners remedy violations
6. Prioritize health and safety violations for code enforcement



INFRASTRUCTURE

POLICIES

1. Foster and promote sustainability practices
2. Support undergrounding of utilities
3. In conjunction with new development or redevelopment, install conduit for future high-speed Internet

STRATEGIES

1. Provide incentives for energy efficiency upgrades
2. Incorporate a transportation system into economic development planning and for increased housing downtown

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DOWNTOWN

The downtown areas of the Townsite and in White Rock are key to development and redevelopment in the County. The County has already achieved significant improvements in these areas and will do more. A short list of significant construction and improvements includes: two public libraries, a new municipal building, fire station, visitor center, teen centers, Main Street reconstruction, and senior center. The community recognizes and appreciates the work done to date. The vast majority of responses in the first comprehensive plan survey, at a rate of approximately 4:1, believed that recent changes in Los Alamos in the built environment (buildings, street improvements, access to trails and open space) have been for the better.

Broad community consensus supports the need to address blighted properties as a means of improving the appearance of the community and promoting enhanced economic development.

One of the Council's strategic goals is to maximize use of County land. This goal is especially applicable in the Townsite downtown where a number of opportunities exist for major development and redevelopment. Opportunities are A-13, the 7.5-acre LASO site; A-9, 4.2 acres on the north side of DP Road; A-8, 24 acres on the south side of DP Road; the County's 3+-acre site on 20th Street, south of Trinity; and Deacon Alley.

In White Rock, the County is pursuing development of the 60-acre A-19 site, following recent development on former County property at State Road 4 and Rover.

On the private side, the County is examining ways to address remaining vacant and blighted properties such as the Merrimac Center and the old "Black Hole" in the Townsite and the Longview area in White Rock.

The comprehensive plan introduces the "mixed-use" land use category to simplify and encourage private development by allowing either residential or commercial, or a combination of land uses on designated mixed-use tracts. The County

also encourages housing development in the Townsite and White Rock, with the A-8 tract already zoned for high-density housing. Other support for increased activity in the Townsite downtown includes expansion of the Rim Trail, support for a historic district and for the Historic Society's museum campus, Main Street expansion, and subdivision of the 20th Street property in preparation for sale and development. The County also recognizes the need to improve the use and appearance of Trinity Drive and to support new development through installation of utility infrastructure on DP Road, 20th Street, and into A-19 in White Rock.

All the accomplished and anticipated improvements will enable revitalization of both downtown areas, including attracting new retail businesses and restaurants, especially in response to increased tourism.

"I grew up here but have been gone the past 15 years. I couldn't believe how great it looked when I came back!"

Los Alamos Resident

DOWNTOWN

GOALS

1. Create a vibrant, pedestrian-friendly downtown that includes a central gathering place, nighttime entertainment, and more retail stores and restaurants
2. Focus development priorities downtown
3. Focus increased residential densities in new development in and near the downtown
4. Enhance the vibrant, historic, small-town character of Los Alamos by focusing commercial density increases in the downtown area
5. Protect existing residential neighborhoods in or near downtown from impacts caused by new development or redevelopment



ECONOMIC VITALITY

POLICIES

1. Support a range of retail and service uses that complement one another
2. Support small businesses in the downtown
3. Provide flexibility for uses to change over time as market conditions change

STRATEGIES

1. Consider public/private partnerships
2. Expand the Los Alamos MainStreet program improvements
3. Foster the historic importance of Los Alamos County in tourism promotion
4. Continue to preserve and maintain Fuller Lodge and other historic buildings, grounds and archeological resources
5. ~~Support~~ Promote construction of a new hotel and conference center
6. Develop transition zone strategies to buffer existing residential neighborhoods from new development or redevelopments



LAND USE

POLICIES

1. Support more, and different types of housing in new developments downtown
2. Focus residential density increases in the new developments in or near downtown
3. Support the Historical Society Museum campus

STRATEGIES

1. Establish a historic district in the downtown
2. Revisit parking requirements
3. Revisit code restrictions to height



INFRASTRUCTURE

POLICIES

1. Continue to support infrastructure construction downtown
2. Establish an assessment and replacement schedule for aging infrastructure

STRATEGIES

1. Bring high-speed Internet to Los Alamos County

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3.3

OPEN SPACE, TRAILS & MOBILITY

GOALS, POLICIES &
STRATEGIES

OPEN SPACE

Los Alamos County has over 4,000 acres of open space – 95% of County residents live within a seven minute walk of County open space. And as reported in the 2012 Community Survey, 20% of residents use their neighborhood open space or trails at least five times a week.

The Atomic Energy Commission (AEC) deeded much of the open space acreage to the County in the late 1960s as part of a general divestiture of AEC land, housing and infrastructure. Certain of the land parcels were deed restricted to recreational use only. These parcels included recreation areas on North and Kwage Mesas, and the North Mesa Horse Stables area.

Deed restrictions, while binding, are not impossible to change or remove. Deed restrictions have been renegotiated for a number of parcels in the County over the past several decades. Expanded uses have included a new sewer lift station, RV parking and the Sheriff's Posse land.

In the 1970s, the County added two zoning overlay districts, W-1 and W-2, to certain lands already zoned PL, Public Land. The overlay districts established the types of uses that would be permitted in the W overlay zones, differentiating between the two in intensity of permitted uses. W-1, the "Scenic open lands district, is intended to maintain, protect and preserve the scenic and environmental quality, open character and the natural recreational value of undeveloped land." While W-2, the "recreation wilderness district, is intended to maintain, protect and preserve the scenic and environmental quality, open character and natural recreational value of undeveloped land; and to accommodate public and private recreational uses of an open nature." (Source: County Code of Ordinances Article 13, Chapter 16) W-2 allows the more intensive recreational uses.

Not all Public Land has the "W" overlay. Land zoned only PL includes most of the open space in White Rock, as well as the golf course, certain utility locations, the airport, schools, including UNM-Los Alamos, and other publicly held parcels. The PL district is described in code as land "intended to accommodate local government and school district uses and structures, designed to support community needs and the public health, safety and welfare." However, code for PL land does not include specific uses.

The Future Land Use Map of the comprehensive plan adopts land use categories for open space that establish three levels of open space, based on intensity of use. Parks are the most developed and support the most intense level of uses. The Parks category includes Ashley Pond and the adjacent Los Alamos Master Gardeners Club [check for correct designation] demonstration garden and all other developed parks and playgrounds. Other open space is designated as Active or Passive Use Open Space, with these categories corresponding to the zoning district categories described above. In addition, the comprehensive plan adopts as land use categories the recommendations of the Open Space Management Plan, adopted by Council in 2015, and which categories were supported by the Parks and Recreation Board in 2016.

By designating open space lands as Active or Passive on the FLUM, the comprehensive plan adds another layer of protection to those lands. As a stated strategy in the plan, it is also expected that a rezoning action in the near future will change the zoning designations.

The Open Space Management Plan and the Parks and Recreation Board recommend adding the W-1 Overlay to the

The random sample survey conducted in May 2016 showed overwhelming support for keeping all or most currently undeveloped public land as open space, agreed to by 79% of all respondents. Participants in Round One visioning meetings held in March 2016 also expressed enthusiastic support for open space ("sacred places" mapped by participants) and neighborhood connections to County open space trails—some needing improvement or signage. The majority of survey respondents (59%) did not favor development of public land for industrial or manufacturing uses, but were more divided regarding housing (evenly split 47% yes/maybe yes and 47% no/maybe no) and dog parks (43% no/maybe no). Note: the survey question did not differentiate public land that is current open space from County-owned vacant land which may have led to confusion, as shown for housing. Respondents favored active recreation (63%), playgrounds and tot lots use of public lands (61%).

OPEN SPACE

following lands, all currently zoned PL, except Lower Bayo Canyon, which is zoned PL/W-2:

- Lower Bayo Canyon, currently zoned PL/W-2
- White Rock Canyon, currently zoned PL
- Graduation Canyon, currently zoned PL
- Range Road Tract, currently zoned PL
- Upper Walnut Canyon, west fork, currently zoned PL
- Upper Walnut Canyon, east fork, currently zoned PL
- Several small drainage easements in North Community, currently zoned PL

The Open Space Management Plan also recommends that several parcels zoned PL/W-2, but having split uses on the same parcel, be rezoned to reflect those different uses as PL/W-1 and PL/W-2. The plan's map titled, "Current Zoning and Recommended Changes for Open Space" illustrates these uses.

Other proposed changes are to the following tracts adjacent to the Golf Course:

- Two tracts adjacent to the golf course, currently zoned PD-5, change to PL/W-2
- The Woodland Trail, north of the golf course, currently zoned PL, change to PL/W-2
- The south section of the Golf Course containing the Walnut Canyon Rim Trail, currently zoned PD-5, change to PL/W-2

In addition, the Open Space Plan and the Board recommend these changes:

- Kwage Mesa parcel, with stables on the west half and open land including the Kwage Mesa Trail on the east half, currently zoned W-2, keep west half (stables, indoor arena, playground, tennis courts, and the North Mesa Pathway [circular walking trail]) PL/W-2, and change east half to PL/W-1
- Open space area in Overlook Park containing several trails, currently zoned P-L, change to PL/W-2

The Future Land Use Map reflects all the land use categories corresponding to the proposed zoning changes.

By mapping open space in the Future Land Use Map, the comprehensive plan illustrates an open space network for the County, and suggests strategies where possible for closing or minimizing any gaps.

Conclusion

The County has attained many earlier goals and aspirations related to open space and recreation. These achievements include construction of a new Nature Center, skateboard park, and the current project extending the Rim Trail. The comprehensive plan will adopt policies that will guide future development, help establish priorities for new construction, and determine or confirm levels of use and protection in various open space tracts.

The Strategic Leadership Plan goal of maintaining quality essential services and supporting infrastructure will guide the levels of service to be provided moving forward and the extent to which infrastructure will be maintained and expanded. Safety will continue to be a priority for all modes of transport, both for everyday mobility and in the event of emergency evacuation needs.

Many goals related to the use of open space and trails intersect with those related to recreation and transportation. It is hoped that policies adopted as part of the comprehensive plan can acknowledge the interface and interrelated goals of all.

OPEN SPACE

GOALS

1. Protect all existing County-designated open space
2. Enhance environmental quality and sustainability balancing costs and benefits, including County services and utilities



ECONOMIC VITALITY

POLICIES

1. Partner with National Park Service, Ski Los Alamos, and others to promote Los Alamos as an outdoor recreation destination
2. Implement a comprehensive range of recreational and cultural amenities that enhance the Los Alamos community
3. Promote Los Alamos County as an "Outdoor Community"
4. Promote increased outdoor recreational tourism as a revenue source for open space maintenance

STRATEGIES

1. Improve access to public open space and recreational facilities
2. Consider use of the lodgers' tax and Department of Tourism income to promote recreational activities
3. Eradicate invasive species
4. Continue to provide maintenance and development support for demonstration gardens



LAND USE

POLICIES

1. Be stewards of the natural environment, including the existing ecosystems
2. Do not develop in the canyons or on canyon walls
3. Preserve historic, environmental, and cultural landscapes
4. Maintain and improve outdoor recreation for a diverse population
5. Support Open Space Management Plan recommendations for open-space zoning
6. Preserve and protect neighborhood open space
7. Adopt open-space zoning districts as recommended by the Open Space Management Plan and by the Comprehensive Plan

STRATEGIES

1. Adopt three types of open space on the Future Land Use Map in alignment with recommended changes to zoning
2. Rezone areas currently zoned PL to clarify their appropriate categories
3. Identify gaps in open space connections. Propose strategies for connections
4. Build more dog parks



INFRASTRUCTURE

POLICIES

1. Support green infrastructure
2. Avoid infrastructure conflicts with open space
3. Minimize infrastructure impacts to open space to the greatest extent practical

STRATEGIES

1. Require reclamation or remediation as needed on all projects
2. Develop storm-water management standards
3. Develop and adopt standards for minimal disturbance and for reclamation in open space

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TRAILS

Along with the open space system, the County also has approximately 60 miles of maintained trails. By mapping these trails, it is possible to see the overlap with open space and to identify the gaps in that network. The comprehensive plan supports the maintenance, improvement and enhancement of the trail system.

In addition, the plan identifies four main trail connection gaps. The Needed Trail Connections Map illustrates the gaps. They are: East Road crossing from Entrada to the Rim Trail trailhead; connection of the two parts of the existing Rim Trail (this connection project is funded and is currently in construction); extension of the western end of the Rim Trail across Trinity; and connection of the trail networks west of Quemazon and west of the Western area (this connection will require a pedestrian bridge).

Currently there are two paved multi-use trails in Los Alamos, the Canyon Rim Trail and the Los Alamos Mesa Trail. There is discussion of and support for expanding the Rim Trail to loop through downtown, with an extension to the Aquatic Center, PEEC, and eventually establishing a complete loop within the larger context of bicycle and pedestrian systems to the eastern edge of the County and perhaps even farther.

In White Rock, the multi-use Cañada de Buey Trail is paved from State Road 4 to Rover; from Rover to the entrance to Overlook Park the trail has a crusher fine surface.

In addition to their importance for recreation purposes and connectivity, trails also support Safe Routes to School. The plan supports expansion of additional trail extensions, especially in places where such extensions would make connections to and create loops with other trails.



TRAILS

GOALS

1. Improve and expand the trails system
2. Comply with the Bicycle Transportation System Plan Update



ECONOMIC VITALITY

POLICIES

1. Develop and expand trails connecting downtown to surrounding open space
2. Create or improve trails that serve residents of all ages
3. Connect County trails to non-County-owned trails adjacent to or near County land
4. Assure that the Trails and Bike Plan addresses the maintenance responsibilities and regularly identifies access impediments

STRATEGIES

1. Pursue federal and state transportation grant funding for multi-modal circulation
2. Pursue bicycle trail certification by the International Mountain Bike Association (IMBA) and designation by the League of American Bicyclists as a bicycle-friendly community
3. Develop policies for off-trail foot, bicycle and equestrian travel



LAND USE

POLICIES

1. Promote safety for pedestrians and cyclists, on paved trails and streets
2. Ensure that policies require private development to provide trail connections and prevent creation of impediments to any trail connections

STRATEGIES

1. Map trails and identify gaps in trail connections. Propose strategies for connections
2. Develop a strategy for prioritization of gap connections
3. Consider alternate means of circulation, especially for ADA, including golf carts in the historic area
4. Consider signage or speed controls to slow bicyclists when on the same path as pedestrians



INFRASTRUCTURE

POLICIES

1. Create designated, safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks
2. Incorporate multi-use trails whenever possible
3. Recognize and acknowledge the difference between bicycling for recreation and bicycling for transportation
4. Ensure safe trail crossings, especially at arterials; weigh cost/benefits of underpasses and/or overpasses

STRATEGIES

1. Complete development of the paved and accessible Rim Trail from DP Road through the historic core, and Ashley Pond to the Aquatic Center and PEEC, and possible loops
2. Link Rim Trail to the Mesa Trail
3. Consider wider easement requirements for trails

MOBILITY

The comprehensive plan supports the development and maintenance of a multi-modal transportation system.

The plan recognizes the dual aspects and purposes of mobility and circulation – transportation and recreation. Where unpaved open space and trails networks pertain primarily to recreation, streets and other paved pathways are central to both recreational and transportation purposes. The key to a successful system for all users is convenience and connectivity.

Another aspect of mobility is the need for emergency evacuation planning. In 2016, the County adopted the Hazard Mitigation Plan, which addresses this issue. The comprehensive plan fully endorses and supports that plan.

Pedestrians

Walking is perhaps the most basic form of recreation, exercise, relaxation and of transportation. While the geographic layout of the Townsite does not lend itself to easy walking access to shopping and for other errands, Los Alamos' relatively small size and the distribution of elementary schools throughout neighborhoods facilitates a Safe Routes to School program for both pedestrians and bicyclists. A comprehensive transit system and an established system of paths through and around neighborhoods that was created at the time the neighborhoods were originally laid out further aid safe access to schools. Informal trails are also well established through the extensive open space and trail network. White Rock has an extensive interconnected path and trail system enhanced by the lack of dividing canyons, typical in the Townsite.

"Walkability" is an unscientific measure of public pedestrian access to various destinations, including schools, parks, libraries and businesses. Overall, Los Alamos Townsite has a poor "walk score" of 13 out of a possible 100 points, which means most errands require the use of a car. White Rock fares better, with a "walk score" of 47, which still means that most errands require a car.

The comprehensive plan anticipates improved walkability by supporting more housing in both the Townsite and White Rock downtowns, as well supporting improved pedestrian and bicycling facilities on new and redeveloped streets.

Buses

In 2016, the County completed a comprehensive transit study and service plan, which evaluated the existing Atomic City Transit bus service and made recommendations based on projected demand for the next five years. The free and extensive bus service currently operates throughout the Townsite and White Rock, however, it offers no service on weekends or late into the evening. Analyses, discussions and responses to changing needs are ongoing. However, the community generally supports transit service free to the public. Expanded use to serve tourism needs could include a downtown "circulator" and service to Bandelier from the Townsite.

Bicycles

Bicycling has expanded significantly as a mode of transportation both nationally and internationally. Support for bicycle travel includes dedicated infrastructure with designated bicycle lanes on streets, protected intersections, requirements for bicycle parking, and the growing trend of bike-share programs in cities, including Albuquerque. The latter may become of greater interest in Los Alamos, especially with the projected growth in tourism. The relative proximity of LANL to the location of most housing, both in Los Alamos and in White Rock, also suggests that bicycling to work could become increasingly popular. While not within the scope of the comprehensive plan, the first round of community meetings expressed an interest in further investigation and planning for bicycle travel. In 2005, the Transportation Board recommended to Council the adoption of a list of roads as a Bicycle Transportation System, and implementation of certain improvements, appropriate to

MOBILITY

each facility road, in conjunction with major maintenance, reconstruction, or construction at that facility. The County is currently in the process of updating the Bicycle Transportation System Plan.

Los Alamos also has an extensive network of mountain bike trails, which are more an element of recreation and tourism than transportation. For tourism, the Los Alamos region presents numerous opportunities for inclusion in bicycle touring. After identifying projects in 2013, the County is currently working with the International Mountain Bicycling Association (IMBA) to achieve its Bronze-level status. The Parks, Recreation and Open Space Division has considered locations for mountain bike parks, including on DP Mesa and at the end of Olive Street in the Denver Steels area. The Department of Energy is currently developing a bicycling map for their properties.

Many goals related to the use of open space and trails intersect with those related to recreation and transportation. The policies adopted as part of the comprehensive plan acknowledge the interface and interrelated goals of all.

Streets

For a long time, the focus of streets has been to serve motorized vehicles. However, both nationally and in communities across New Mexico, that focus has been expanding to accommodate all potential users, and has developed into the concept known as “complete streets.” At its most basic, “complete streets” means streets designed and built for all users, including pedestrians, bicyclists, and transit users of all ages and abilities, as well as for motorized vehicles.

The fundamental goals of a “complete streets” approach have been separately expressed throughout various County documents. These goals include Mobility and Environmental Stewardship, and incorporate Economic Vitality and Financial Sustainability.

No single approach or design solution can achieve the accommodation envisioned by the complete streets concept. Rather, each community and each project in the community must be individually tailored to find the right balance of safety, service, convenience and aesthetics.

The comprehensive plan supports adoption of a complete streets policy for all future transportation projects.

Again due to geographic constraints, it is unlikely that the State or County will develop any major new roads in Los Alamos or White Rock. The community outreach planning portion of the comprehensive plan update process certainly expressed interest in re-examining access on East Jemez Road, improving the condition of State Road 4 between the Townsite and White Rock, and reconfiguring the intersection in front of the Los Alamos Medical Center. A Transportation Master Plan could address these and other road issues.

Conclusion

The Strategic Leadership Plan goal of maintaining quality essential services and supporting infrastructure will guide the levels of service to be provided moving forward, and the extent of maintenance and expansion of infrastructure. Safety will continue to be a priority for all modes of transport, both for every day mobility and in the event of emergency evacuation needs. The plan will also consider mobility needs related to tourism, especially in the two downtowns.

“A nationwide movement launched by the National Complete Streets Coalition in 2004, Complete Streets integrates people and place in the planning, design, construction, operation, and maintenance of our transportation networks. The Coalition promotes the development and implementation of policies and professional practices that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. To date, over 730 agencies at the local, regional, and state levels have adopted Complete Streets policies, totaling over 900 policies nationwide.” Source: www.smartgrowthamerica.org/complete-streets

MOBILITY

MOBILITY GOALS

1. Support streets designed for the safety and comfort of all users
2. Maintain and improve transportation and mobility
3. Make improvements to the transportation system that support economic vitality and housing goals
4. Improve bicycle and pedestrian safety and convenience
5. Support long-range regional transportation planning, including regional transit for commuting to work
6. Support the Hazard Mitigation Plan



ECONOMIC VITALITY

POLICIES

1. Consider giving the same level of prioritization to non-motorized circulation (bicycle and pedestrian) as to motorized circulation
2. Support and promote viable airport service

STRATEGIES

1. Add a transit route from the Townsite to Bandelier and Valles Caldera



LAND USE

POLICIES

1. Create designated, safe, convenient, and well-maintained bike and pedestrian pathways and sidewalks
2. Design for accessibility
3. Make Los Alamos County a bicycle-friendly community
4. Consider requiring provisions for bicycle parking

STRATEGIES

1. Integrate parking with transit
2. Revisit parking requirements
3. Consider separation of bikes and pedestrians on paved trails
4. Consider expanded opportunities for off-site parking



INFRASTRUCTURE

POLICIES

1. Create a user-friendly, efficient, multi-modal system that connects the Laboratory, downtown, and White Rock
2. Support a "complete streets" policy for all new and rebuilt roadways
3. Develop and adopt a transportation master plan that incorporates the trails and bike plan and is tied to land use
4. Periodically update the transit plan
5. Coordinate transportation on and off the Hill with other systems in the region
6. Support enhanced recreation opportunities
7. Ensure convenient transit access for all new residential developments

STRATEGIES

1. Collect data on transportation modes and patterns.
2. Investigate bike-share program associated with Rim Trail.
3. Investigate alternate transportation and circulation options
4. Upgrade infrastructure, including streetscapes, green spaces, and entrances to Los Alamos, to reflect civic pride in the community
5. Support a downtown circulator seven days/week and for extended hours, especially on weekends
6. Examine the best approaches for safe pedestrian crossings on arterials such as Trinity, Diamond and State Road 4, including hawks and pedestrian / bike-activated flashing lights
7. Build a BMX track

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4

FUTURE LAND USE





4.1

PURPOSE OF THE FUTURE LAND USE MAP

THE FUTURE LAND
USE MAP IS A GRAPHIC
REPRESENTATION
OF THE GOALS AND
POLICIES EXPRESSED IN
AND ADOPTED BY THE
COMPREHENSIVE PLAN

Future Land Use

The goals and policies of the comprehensive plan translate into anticipated land uses. Land use categories are broad and in some cases represent potential overlap of uses. For example, the Mixed Use category allows both or either residential and commercial uses. This category provides flexibility and encourages a creative approach to development. By contrast, the residential categories, which represent densities, or the number of dwelling units per acre, primarily protect existing neighborhoods by generally representing the current built status and by establishing limits to any new construction on both vacant or redeveloped land. Just as the whole of the comprehensive plan is a guiding policy document, the Future Land Use Map also represents policies to guide future development.

The County first adopted a code of ordinances, including a development code establishing zoning to guide the use and intensity of land and structures, in 1985. The development code also directs the Planning and Zoning Commission to create a comprehensive or master plan for the physical development of the County. The County created zoning districts and has expanded and amended them since the development code was originally adopted, and adopted a comprehensive plan in 1987. However, the County never adopted a land use map, although the it was envisioned and anticipated.

4.1.1 Purpose of the Future Land Use Map

The Future Land Use Map is a graphic representation of the Goals and Policies described in and adopted by the comprehensive plan. The map depicts the broad categories and general distribution of land uses. It shows the proximity and relation of uses to one another and reflects both the historic development of the County and its expected and anticipated growth.

The map is a guide to land development and preservation decisions. It informs the review and decision making process. It directs new development to appropriate areas, while providing flexibility in the type and intensity of potential uses through creating new Mixed-Use areas that are open and adaptable to various uses and subject to a streamlined review process.

The comprehensive plan intends that rezoning applications for uses that conform to the Future Land Use Map would follow an expedited and less onerous application and review process than those proposals for uses that do not conform to use shown on the Future Land Use Map.

While the Future Land Use Map is an expression of the goals and policies of the comprehensive plan, the plan anticipates changes to the map. Such changes may result from changes to goals or policies, or from specific development proposals, which are in line with and promote the plan's goals.

4.1.2 Relation of the Future Land Use Map to Zoning

Land use categories are typically broader categories of use than those defined by zoning. For example, description of residential districts is by ranges of density, most often as the number of dwelling units per acre.

The categorization of land uses and traditional zoning have separated uses to protect residential uses from incompatible uses that could be harmful or bothersome to people in their homes. Such separation is also intended to provide areas for business and manufacturing uses where they can operate as needed without the worry of negatively impacting residential use.

The past 10 to 15 years have seen a growing recognition that not all such separation is necessary or desirable. With the recognition of the value of typically smaller neighborhood commercial uses as an asset for residential areas, many municipalities have loosened their land use regulations to allow for a greater mix of uses, if not immediately adjacent, then closer than was previously thought desirable.

Los Alamos' downtown zoning exhibits this thinking by allowing a broad range of uses, where residences are close and often adjacent to the commercial center of the community, both in the Townsite and in White Rock.

Nevertheless, as the community continues to grow, it will be important to provide certain protections for existing neighborhoods as new development or redevelopment meets existing, especially in the case of long-standing, low-density residential areas. The Comprehensive Plan suggests the

creation of three of the four downtown districts also allowing both residential and non-residential uses in the same districts.

In considering open spaces, the County adopted certain zoning districts in the 1970s to establish different levels of intensity of use in open space, as well as to reflect certain restrictions established when the federal government passed the land on to the County. The future land use map will reflect the different kinds of open space in the County and identify gaps in desirable connectivity, and contribute to the development of a comprehensive system of open space and trails for future use and enjoyment.

The future land use map is a guide for future use and development. It is meant to identify areas to be designated for certain uses. The comprehensive plan and the future land use map adopted as part of the plan are planning tools based on current conditions and community values. As evidenced by past planning efforts, physical conditions and values evolve over time, sometimes in unexpected ways. The development code establishes mechanisms that allow for change through a periodic review of the plan, the adoption of area or neighborhood plans, and consideration of individual development proposals.

The comprehensive plan generally, and including the Future Land Use Map, is a guiding document. Because adoption of the comprehensive plan is by Resolution and adoption of the Development Code by Ordinance, in the event of a conflict between them, the code will prevail.

Changes to zoning should conform to the Future Land Use Map. However, there may not be a direct correspondence between current or existing zoning and future land uses. Additionally, more than one zoning district may be consistent with a FLUM category.

4.1.3 Future Land Use Map (FLUM) Categories

The comprehensive plan establishes the following land use categories for the Future Land Use Map:

- Residential
 - Low Density (0-3 Dwelling Units per Acre)
 - Medium Density (3-7 Dwelling Units per Acre)
 - Medium/High Density (7-15 Dwelling Units per Acre)
 - High Density (15+ Dwelling Units per Acre)
- Institutional
- Commercial
- Office
- Mixed-Use
- Industrial
- Open Space
 - Park
 - Open Space Active (corresponding to W-2)
 - Open Space Passive (corresponding to W-1)
 - Urban Reserve
- Federal

4.1.4 Future Land Use Categories Classifications

Land use classifications are broad categories defined by the preferred or anticipated land use. With one exception, Federal Land, they do not reflect of ownership or necessarily depict existing uses. Additionally, land use classifications do not directly correspond to zoning. They are intended to adopt and graphically convey a pattern of desirable as well as established land use. It is important to understand that the Future Land Use Map can be changed, and that this plan, along with the Development Code, further define the criteria required to approve such changes. However, by adopting the Future Land Use Map as part of the comprehensive plan, the County provides guidance and direction for future growth and change.

- Residential.** Residential land uses depict density, or the number of dwelling units per gross acre. Because Los Alamos is relatively small and much of the residential use in the community already exists, the number of categories is limited to four and is based on the general character of existing constructed neighborhoods. Where a subdivision or Planned Development (PD) has been developed, it is placed in the residential category that represents the overall density for the entire subdivision or PD. Where open space has been set aside within a subdivision or PD, certain lots may be smaller than they would be if there were no open space. The land use category reflects the overall density of the development, which includes the open space. Elsewhere, the County has approved an overall density, such as in Quemazon, but there is a variety of densities internal to the development. There too, the land use map category reflects the overall density.

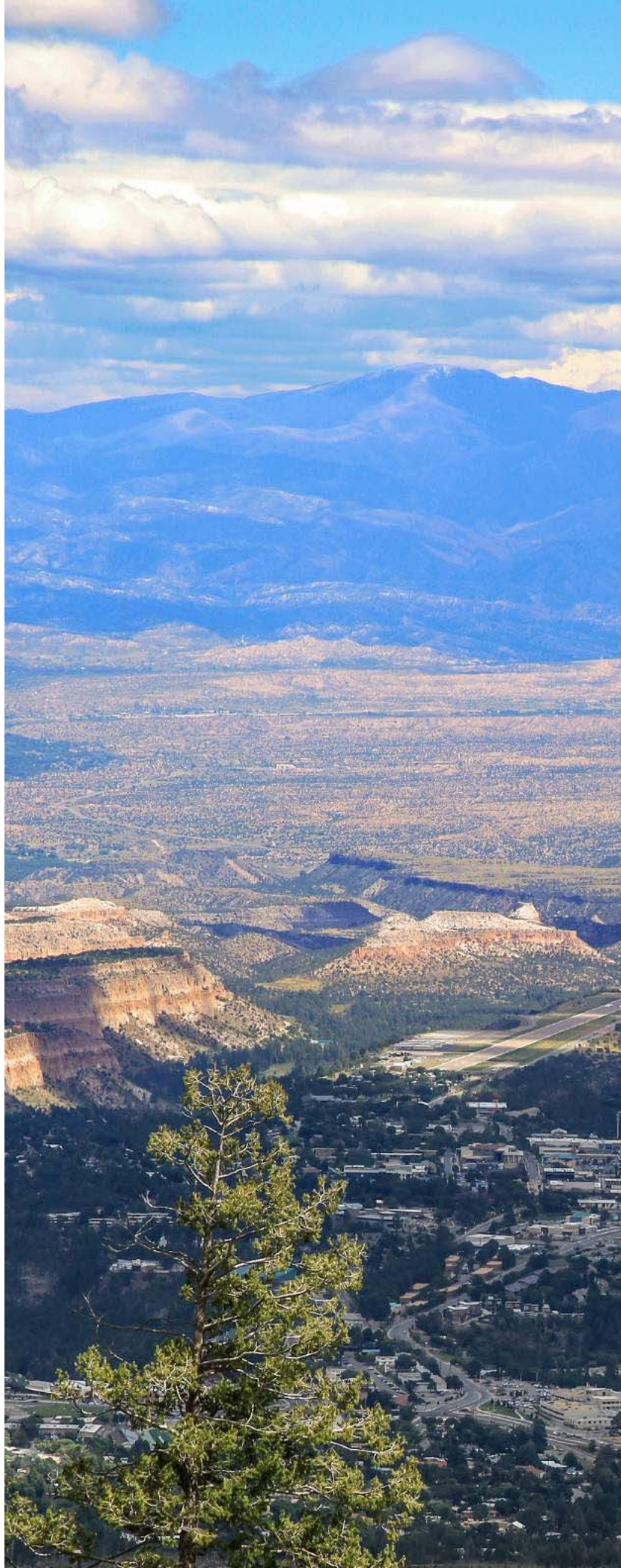
The following table shows the relationship of residential zoning districts to the residential land use categories in the Future Land Use Map:

Residential Land Use Categories Related to Zoning Districts

Residential Land Use Categories:	Low Density (0-3 Dwelling Units per Acre)	Medium Density (3-7 Dwelling Units per Acre)	Medium/High Density (7-15 Dwelling Units per Acre)	High Density (15+ Dwelling Units per Acre)
Zoning Districts:	RA, RE, PD-2	R-1-12, R-1-10, R-1-8, PD-5, PD-3.5, R-4	R-1-5, R-M, R-M/NC, R-3-L, PD-7, PD-12, R-5, R-6	R-3-H, R-3-H-40, PD-20

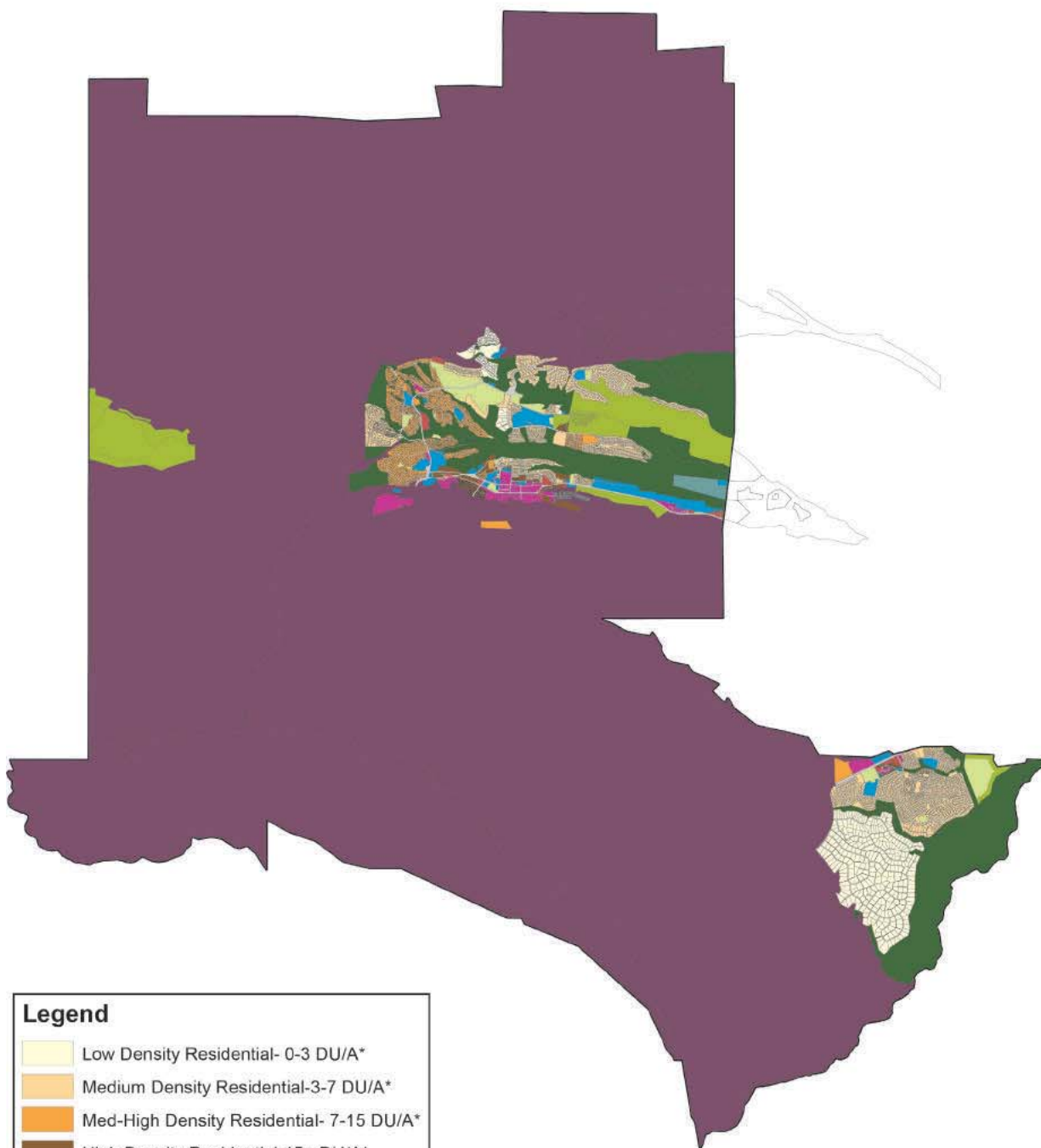
- **Institutional.** Institutional uses include schools, museums, hospitals, libraries, fire and police stations, religious assemblies, government offices such as the Los Alamos County Municipal Building, and other government facilities such as senior and teen centers, and the Aquatic Center. This category does not include the temporary rentals of privately owned office space by government entities.
- **Commercial.** This designation applies primarily to retail shopping areas, but also to commercial service providers including restaurants. It can also include offices and certain light industrial uses.
- **Office.** The Office land use designation is applied to those areas where there is not generally retail activity, except as an accessory use. Offices may be administrative, medical, business and professional.
- **Mixed-Use.** The Mixed-Use designation applies to all of the Downtown zones. It may include those areas where housing and non-residential uses occupy the same lot, but it does not have to include housing. It is anticipated, and the comprehensive plan supports, that one or more new zoning categories will be created that will allow mixed uses in other parts of the County. For the purposes of the comprehensive plan, the Mixed-Use designation means that either or both residential and non-residential uses may be permitted on a property designated Mixed-Use. Further, this designation will not require a comprehensive plan amendment to another land use category for approval of a Site Plan or other development.
- **Industrial.** Industrial uses correspond to both the light and heavy industrial zoning districts. This land use category is intended to provide areas with sufficient separation from residential areas so as not to negatively impact residences, but also to allow for sufficient land within the County for manufacturing, processing and distribution functions for economic development. The comprehensive plan recognizes that these uses, which may have environmental impacts incompatible with other uses, including truck traffic, need areas where they can operate without mitigating impacts to immediate neighbors. The industrial category allows commercial uses.
- **Open Space.** Open space categories identify different intensities of development and use. The Park category encompasses developed parks, both public and private, of various sizes.
The *Open Space – Active* category corresponds to the W-2 zoning designation and includes public and private recreational uses of a generally open nature, with certain structures related to the recreational uses allowed.
The *Open Space – Passive* category includes lands that remain primarily in their natural state, but can accommodate various kinds of low-impact recreation such as hiking, biking and equestrian trails.
- **Urban Reserve.** This category establishes County-owned land to be used future economic development. Los Alamos anticipated making land available for business especially for manufacturing purposes, but not exclusively for start-up or expansion needs of companies that may be spin-offs or have other ties to LANL. As with the Mixed-Use category, it is intended that this land use designation will not require a comprehensive plan amendment for Site Plan or other development approval.
- **Federal.** This is the only category that is based on ownership and not use. It is useful in showing the relationship of federally owned land to land under County jurisdiction. Because the County has no control over federal land and does not zone land that it does not control, there is no corresponding zoning district. This district includes Department of Energy (DOE), Bureau of Indian Affairs (BIA), U.S. Forest Service and National Park Service lands.

Note: *In adopting the land use categories, the comprehensive plan in no way intends to limit or disallow the installation of public utilities in land designated as open space or in any other land use categories.*



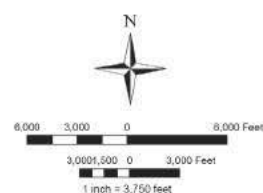
4.2

FUTURE LAND USE MAP



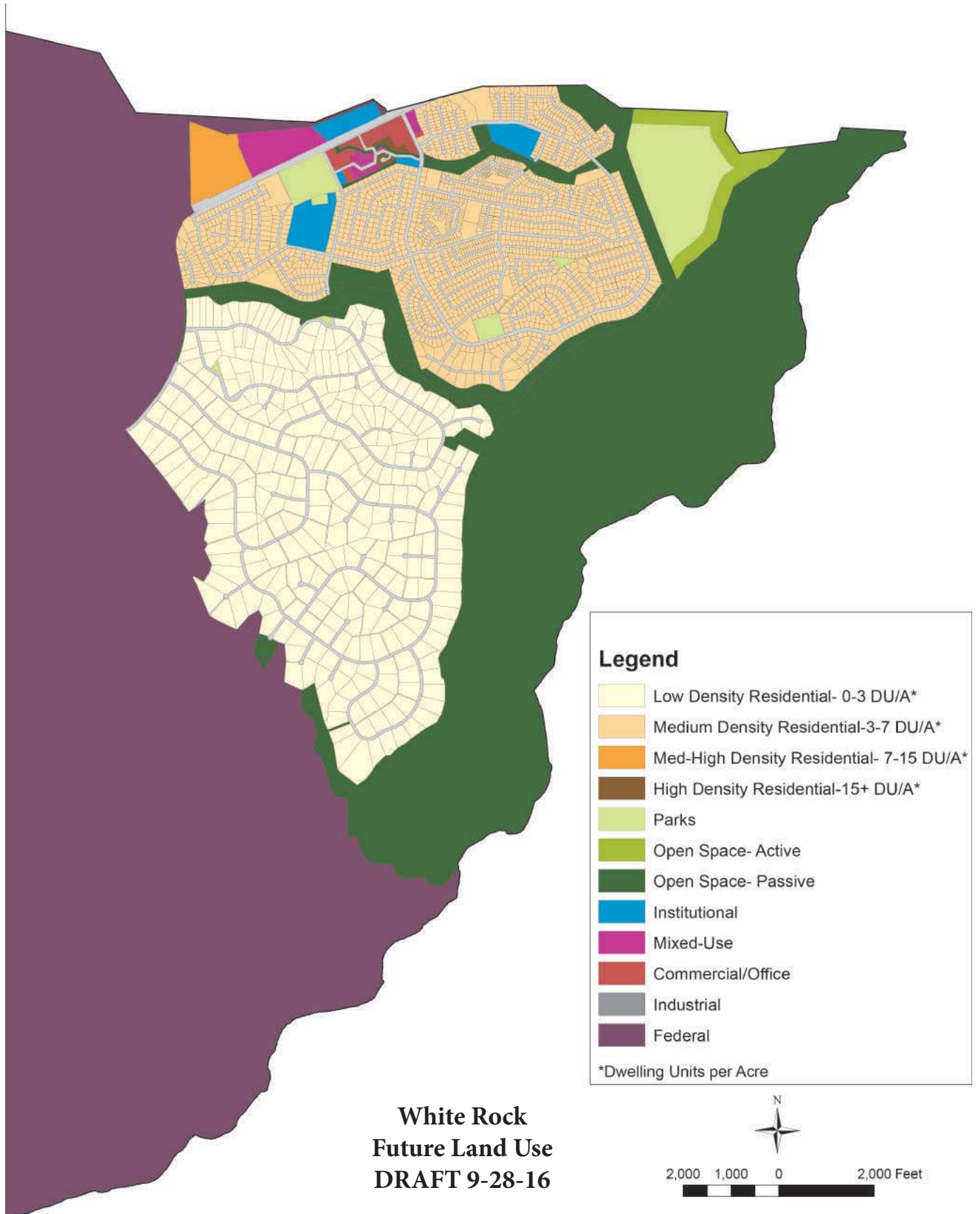
Legend	
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	Medium Density Residential-3-7 DU/A*
	Med-High Density Residential- 7-15 DU/A*
	High Density Residential-15+ DU/A*
	Parks
	Open Space- Active
	Open Space- Passive
	Institutional
	Mixed-Use
	Commercial/Office
	Industrial
	Urban Reserve
	Federal
	ROW

Los Alamos County Future Land Use DRAFT 9-28-16

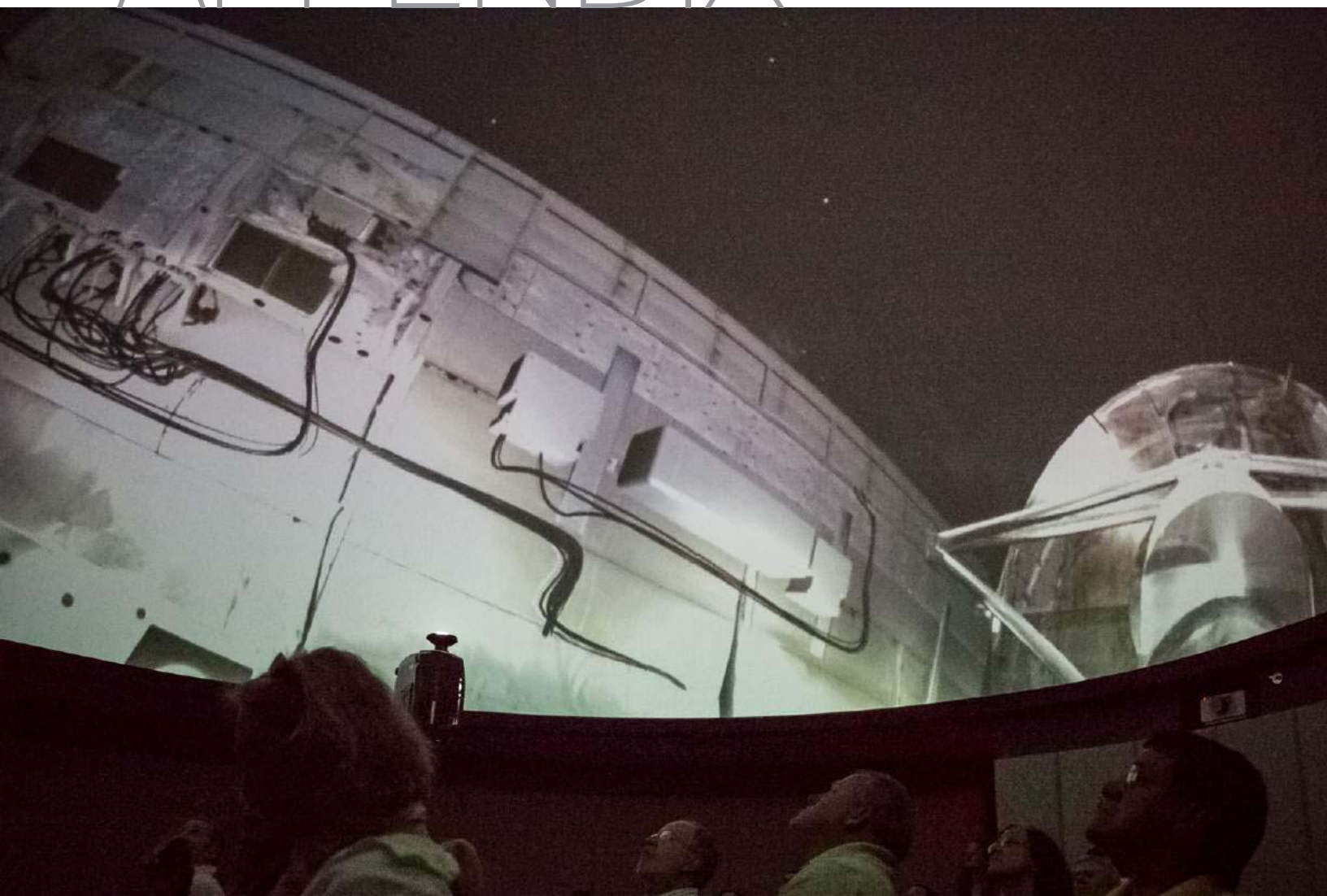


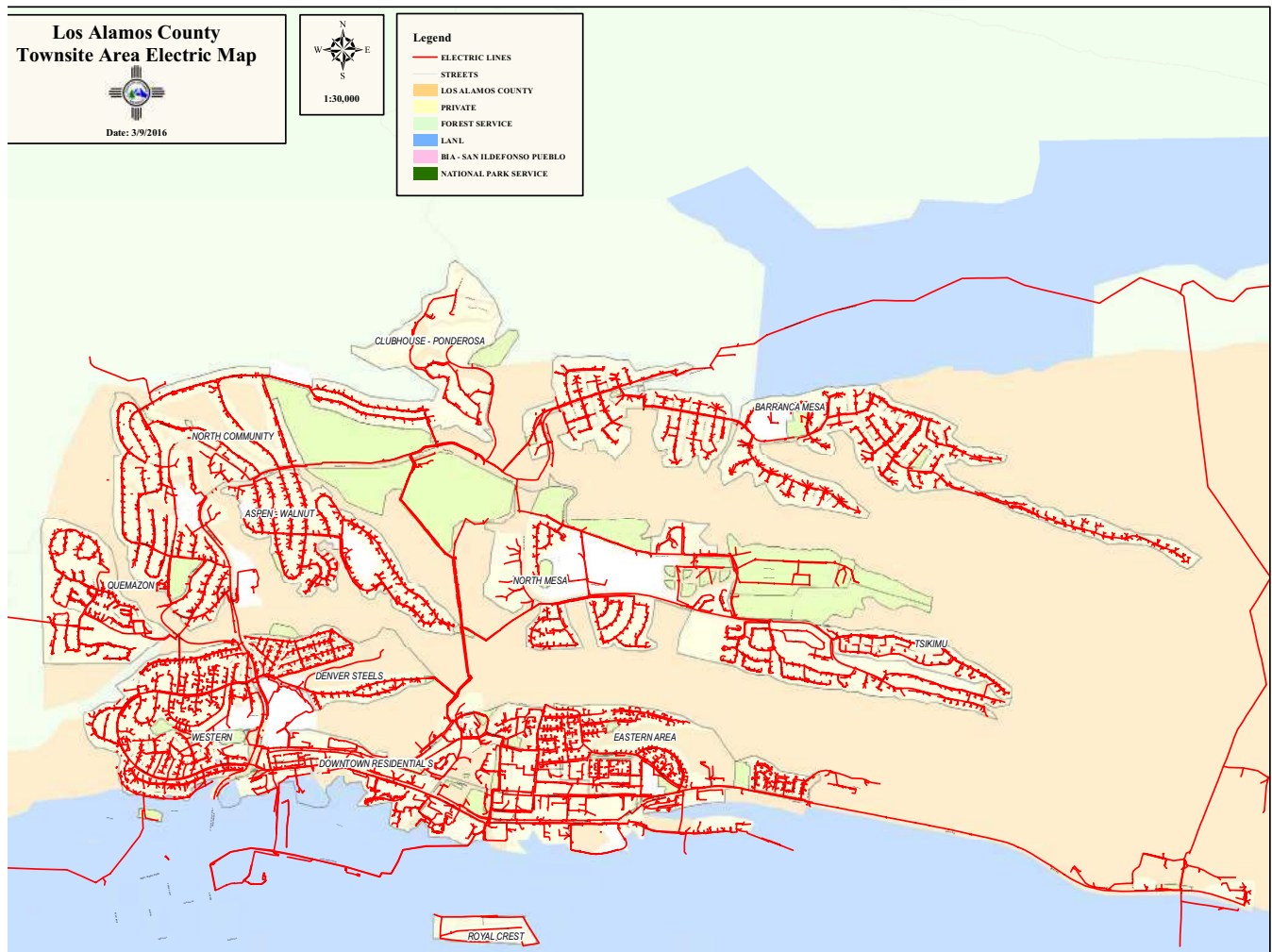
All mapping information is for reference only.
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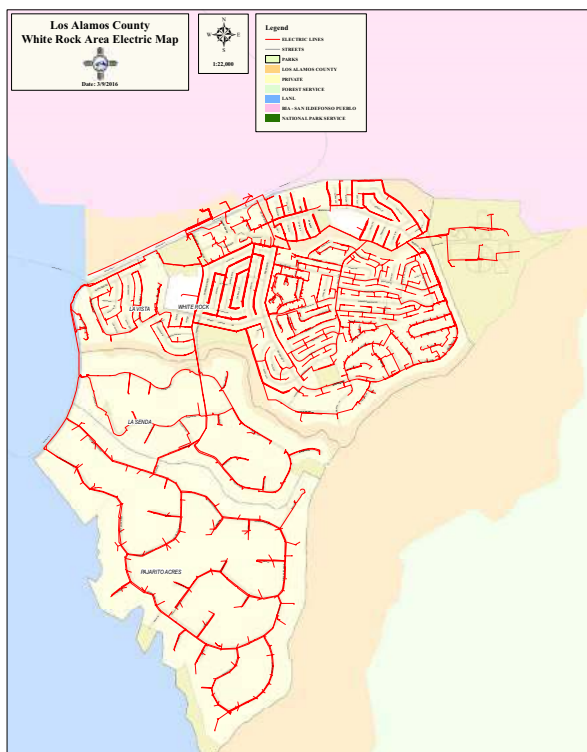


APPENDIX





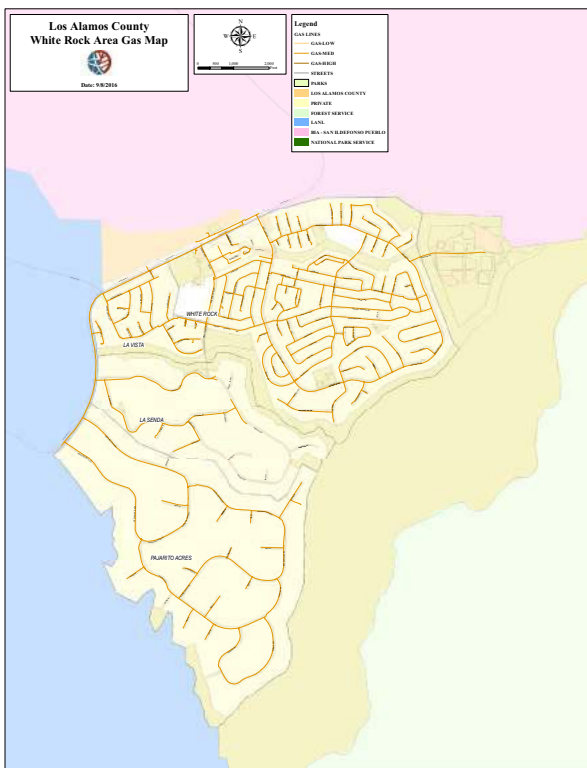
Electric Lines in Los Alamos Townsite



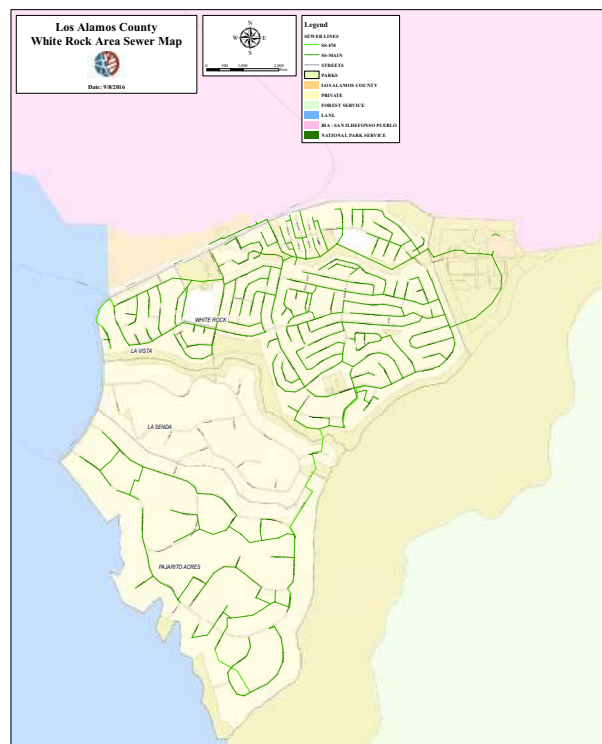
Electric Lines in White Rock



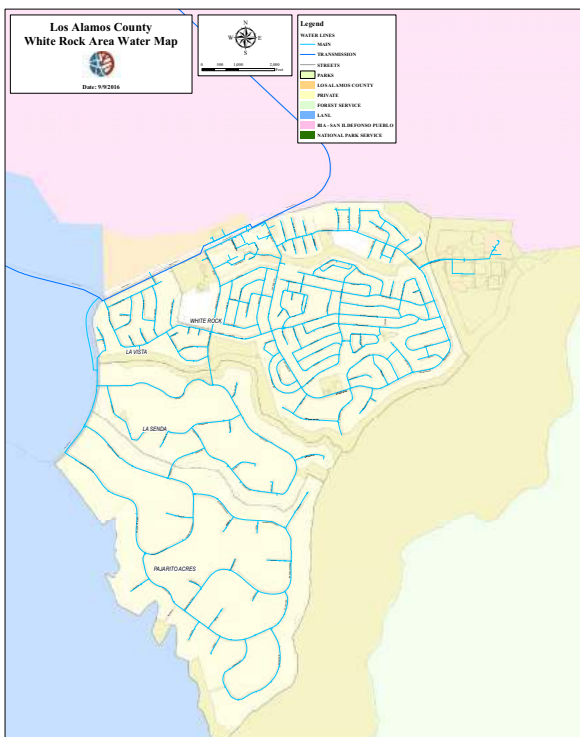
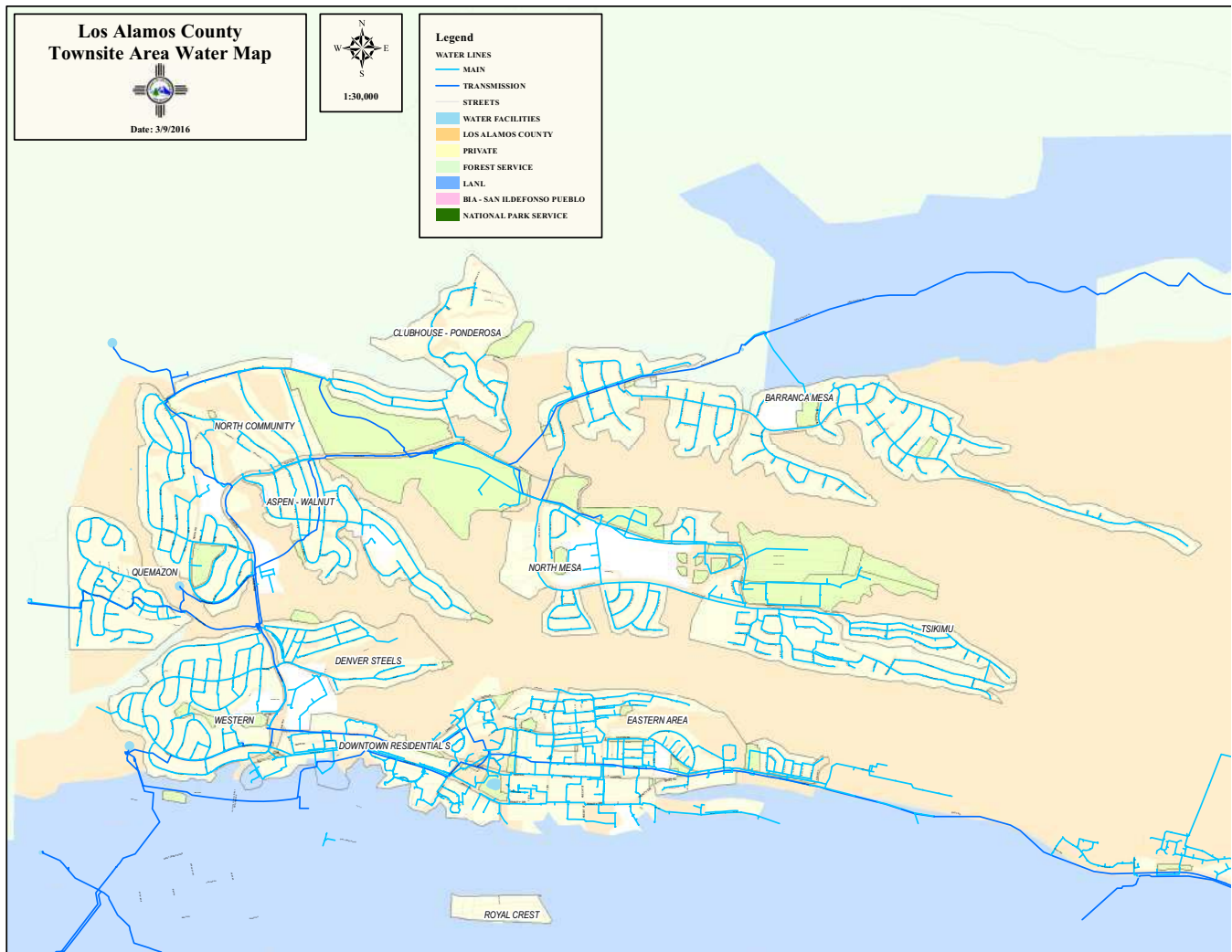
Natural Gas Lines in Los Alamos Townsite



Natural Gas Lines in White Rock

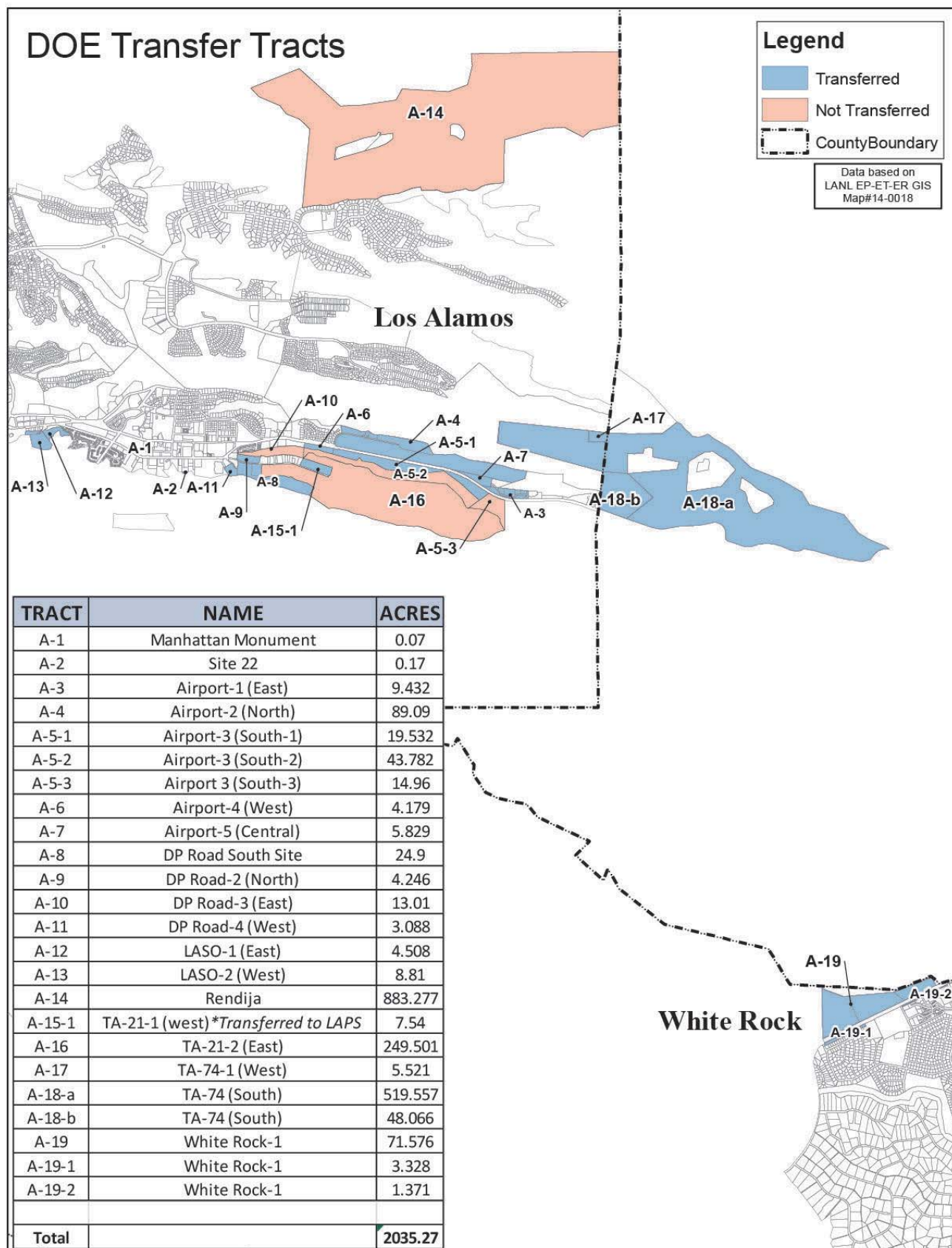


Wastewater Lines in Los Alamos Townsite (top) and White Rock (left)



Potable Water Lines in Los Alamos Townsite (top) and White Rock (left)

The following map shows tracts of the land that the U.S. Department of Energy has transferred to the County (blue), removing the land from federal land status. Additional tracts (tan) have been slated for transfer, but have not yet undergone the full process at this time.



GLOSSARY

Active Open Space

Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

Affordable Housing

In the case of dwelling units for sale, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of such gross annual household income for a household of the size which may occupy the unit in question.

Clean and Lien

When rubbish, trash, weeds, etc. must be disposed of at an approved waste collection facility from a property, all costs, fees, and penalties incurred shall be assessed as a lien against the owner of the property.

Complete Streets

Design and operation of these streets provides safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work.

CLI - Cost of Living Index

This index shows the variation in prices paid by typical consumers for retail goods and other items relative to the cost of living over time or regions.

Eco-tourism

Tourism to places having unspoiled natural resources, and where a primary concern is minimal impact on the environment.

Green Infrastructure

Green infrastructure refers to natural vegetation, landscape design, and engineering techniques that retain, absorb, and often cleanse stormwater runoff. Such features included throughout a community retain, absorb, and often naturally filter stormwater and other runoff from wet weather or spring thaws.

Housing Density

The maximum number of dwelling units permitted outright by a particular land-use classification.

Infill Development

The development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed.

Infrastructure

The basic facilities such as roads, schools, power plants, transmission lines, transportation, and communication systems on which the continuance and growth of a community depends.

Inclusionary zoning

A development containing (at least 20%) low- and moderate- income dwelling units. This term includes, but is not necessarily limited to, the creation of new low- and moderate-income dwelling units through new construction, the conversion of a nonresidential structure to a residential structure, and/or the gut rehabilitation of a vacant residential structure.

LEDA - Local Economic Development Assistance

LEDA offers public support of economic development to foster, promote, and enhance local economic development efforts while continuing to protect against the unauthorized use of public money and other public resources. This support empowers communities to embark on economic development projects tailored to their LOCAL needs. In essence, LEDA is used to enter into a "public-private partnership" for an economic benefit.

Lift station

Sewage lift/pump stations pump wastewater or sewage from a lower to higher elevation, particularly where the elevation of the source is not sufficient for gravity flow

GLOSSARY

Metropolitan Redevelopment Area

An area, district or neighborhood that has existing economic or physical conditions such as:

- Low business activity
- Vacant and underutilized buildings
- Deteriorating / unsafe buildings
- Inappropriate zoning issues
- Demographic changes
- Poor housing conditions

The Metropolitan Redevelopment Code

This code empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and community well-being by establishing Metropolitan Redevelopment Areas (MRAs).

Open Space

Space comprised of land and/or water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

Passive Open Space

Open space that is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners or occupants.

Public / Private Partnership

This partnership is a government service or private business venture funded and operated through a partnership of government and one or more private sector companies.

Remediation

The action or measures taken, or to be taken, to lessen, clean up, remove, or mitigate the existence of hazardous materials existing on the property to such standards, specifications, or requirements as may be established or required by federal, state, or county statute, rule, or regulation.

Reclamation

The attempt to make land suitable for building or farming.

Set Back

The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Step Back

A setback of the upper floors of a building which is greater than the setback of the lower floors.

Workforce Housing

Homes aimed at households earning from 60% to 120% of the area's median income (AMI). In contrast, the term "affordable housing" generally applies to households whose income is less than 60% of AMI.

Utilities Glossary

Smart Grid

An electricity supply network that uses digital communications technology to detect and react to local changes in usage.

PV - Photovoltaic

Relating to the production of electric current at the junction of two substances exposed to light.

- Short-circuit megavolt-amperes (MVA)
- Short-circuit amperes (A)
- Kilovolt (kV)
- Megawatt (MW)

List of Abbreviations

ACS	American Communities Survey
AEC	Atomic Energy Commission
AMI	Area median income
ARC	Architectural Research Consultants, Incorporated
BIA	U.S. Bureau of Indian Affairs
CDD	Community Development Department
CDP	Census designated place
CIP	Capital investment project
DOE	U.S. Department of Energy
FLUM	Future land use map
FY	Fiscal year
HUD	U.S. Department of Housing and Urban Development
LACDC	Los Alamos Commerce & Development Corporation
LACDPU	Los Alamos County Department of Public
LANL	Los Alamos National Laboratory
LANS	Los Alamos National Security, LLC
LEDA	Local Economic Development Act
MRA	Metropolitan redevelopment area
NCRTD	North Central Rural Transit District
NMDOT	State of New Mexico Department of Transportation
NMGC	New Mexico Gas Company
NMSA	New Mexico Statutes Annotated
NPS	National Park Service
P&Z	Planning and Zoning
PD	Planned development
UNM	University of New Mexico
USFS	U.S. Forest Service

More to come

