



# County of Los Alamos

## Minutes

### Planning and Zoning Commission

1000 Central Avenue  
Los Alamos, NM 87544

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

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Wednesday, September 14, 2016

5:30 PM

Council Chambers  
1000 Central Avenue

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#### 1. CALL TO ORDER/ROLL CALL

**Present** 7 - Chair Gursky, Commissioner McDonald, Commissioner Redondo,  
Commissioner Warner, Commissioner Woods, Commissioner Mamula  
and Commissioner Mockler

**Absent** 2 - Commissioner Brueggeman and Commissioner Kunsberg

#### 2. PUBLIC COMMENT

#### 3. APPROVAL OF AGENDA

A motion was made by Member McDonald, seconded by Warner, that the Agenda be approved, as presented/amended. The motion passed, by acclamation, unanimously.

#### 4. PLANNING AND ZONING COMMISSION BUSINESS

#### 5. COMMISSION/DIRECTOR COMMUNICATIONS

##### A. Los Alamos County Comprehensive Plan 2016 - Draft

**Attachments:** [Draft Los Alamos County Comprehensive Plan](#)

Liza Miller from ARC referred to the packet she gave the out at the beginning of the meeting. The packet was an overview of the last results from the survey that was mailed out to 3000 Los Alamos households. With 350 respondents, there is a 95% level of confidence in the results +/- 4%.

Some of the comments from commissioners were:

Commissioner Mockler doesn't think the questions are useful because they are vague.

Commissioner Mamula said some people might think any changes in housing might affect the values of their own houses or their property values when they want to sell.

Commissioner Mockler said people might confuse subsidized housing with affordable housing and that should be clarified.

The public had the following comments:

Colleen Meyer, 2167 A 35th St. wants to make sure that the open space on Villa remains passive. Would like to see fill-in development on perimeter lots in the downtown area.

Chris Chandler, 1208 9th St., said she was concerned that leadership goals are informing the Comprehensive Plan. If they are, then it is not a Comprehensive Plan. In-fill needs to

be defined. The references to LANL hiring as replacement work force hiring is misleading in numbers. Please maximize all county owned land. Clarification is needed on what is to be done with that land. What does stabilization mean? A possible strategy is the revamping of the permitting process. Carrots alone do not work, it needs to be a multifaceted program of rewards and citations.

George Chandler, 1208 9th St., Protecting neighborhood character is important. Short term rentals are considered a blight, it hurts existing housing supply. Subdividing lots in existing neighborhoods increases density. There is no reason to change the character of any neighborhoods because people expect it to remain as it was when they bought their home.

Commissioner Comments on the Comp Plan.

Commissioner Warner: He is concerned about the use of the words support and promote. Do they mean financially? Those words can be open to interpretation and would like to be clearer and wants it to be consistent throughout the document. Maybe the use of encourage instead. Page 75 discusses Emergency Evacuation and he highly recommends that the risk management plan be added to the comp plan.

Chair Gursky said that the Rim Trail is no longer a concept, but it is in its completion phase. The strategy should be changed to completion of the rim trail. On Page 95, he'd like to see some minimal open space be reclaimed for development.

- B. Minutes from the Planning And Zoning Commission Meeting(s) on August 17, 2016.

Attachments: [Minutes August 17, 2016](#)

**I move that the Commission approve the Minutes for August 17, 2016**

## **6. PUBLIC COMMENT**

## **7. 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.