

2025 Work Plan for Los Alamos County Boards and Commissions

Board or Commission Name: Planning and Zoning Commission

Date Prepared: 1/8/25

Date Approved by Council: 2/25/25

Prepared By: PZC

Purpose:

The purpose of the work plan is to provide a detailed outline of tasks, activities, timelines, and resources required by this Board or Commission to achieve its annual goals. The purpose of most boards is to gather public input, to review policy recommendations by staff when requested, and to make policy recommendations to the County Council.

Process Timeline:

November: County Council Strategic Planning

December: Boards and Commissions review and develop work plans (primary item on December agenda)

January: Finalize and submit work plans for Council review.

Due Date: February 1

Time Frame: This work plan will be accomplished in the following time frame: January 1, 2025, through December 31, 2025.

Members: List members, term start and end dates, and term number.

Member	Start/End Dates	Term (1st or 2nd)
Rachel Adler (Chair)	4/1/2023-3/31/2026	2
Stephanie Nahkleh (Vice-Chair)	4/1/2023-3/31/2026	2
Katherine Bruell	8/14/2023-3/31/2026	1
Karen Easton	4/1/2022-3/31/2025	1
Rebecca White	4/1/2022-3/31/2025	1
David Hampton	4/1/2022-3/31/2025	1
Benjamin Hill	4/1/2024-3/31/2027	2
Ronald Nelson	4/1/2021-3/31/2027	1
Marlon Brown	4/1/2024 - 3/31/2027	1

Chairperson: Rachel Adler (2024)
Karen Easton (2025)

Department Director: Dan Osborn

Work plan developed in collaboration with Department Director? (Y/N) N

Staff Liaison: Dan Osborn (2024)

Administrative Support: Desirae J. Lujan

Council Liaison: David Reagor (2024) and Ryn Hermann (2025)

Work plan reviewed by Council Liaison? (Y/N) Y

1.0 Previous Calendar Year Work Plan Highlights

1.1 List the top five activities for the previous calendar year.

1.1.1

Approved a 28,600 Sq. Ft. mixed-use building that will provide a financial institute, restaurant, and leased office space, and two variance applications.

1.1.2

Approved three subdivisions that will provide a total of 38 new residential lots.

1.1.3

Recommended to County Council the approval of two rezone applications for the properties known as the Women's Dorm Building, and North Road Inn.

1.1.4

Recommended County Council approve to amend Chapter 16, Development Code, sections related to Minor Zone Map Amendments, and associated authority, responsibilities, and procedure sections as applicable. Providing clarity, consistency, and fulfilling the strategic goal for Operational Excellence.

1.1.5

Recommended County Council approve to amend Chapter 16, Development Code, to fix text typos, errors, redundant language, and add text omitted.

1.2 List the top five accomplishments for the previous calendar year.

1.2.1

Organized training and discussion on parking requirements.

1.2.2

Recruited and interviewed seven (7) applicants, filling all vacant seats on the Commission.

1.2.3

Conducted 10 meetings which included nine (9) public hearings resulting in four (4) recommendations to Council, and five (5) approvals for final action.

1.2.4

Presented annual P&Z update to County Council on May 21, 2024.

1.2.5

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1.3 List the lessons learned for the previous calendar year.

1.3.1

It is very important to have a full commission.

1.3.2

Continuing education is key to being a successful commission. The commission continues to be interested in future educational opportunities. An example is the March 27, 2024, parking training. Additional training related to being a commissioner is wanted and beneficial to the position. Including legal background and basis for defensible decision making.

1.3.3

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1.3.4

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1.3.5

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2.0 Calendar Year 2025 Work Plan

2.1 List any special projects or assignments given to this Board/Commission by Council or the Department Director.

2.1.1

Continued implementation of the 2016 Comprehensive Plan with emphasis on increasing housing opportunities and supporting economic development.
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2.1.2

Continued review and recommendation to County Council on Chapter 16, Development Code updates and clean-up.

2.1.3	Provide input and involvement as needed for the Comprehensive Plan update.
2.1.4	
2.1.5	

2.2 List other projects and/or activities being proposed by this Board/Commission, in priority order.

2.2.1	Revisit parking mandates and the community impacts of reduced parking requirements for housing development and downtown revitalization.
2.2.1	Revisit Accessory Dwelling Units and the community impacts of more permissive use.
2.2.2	Review opportunities and challenges to SFR zoning districts.
2.2.3	Revisit 2016 comp plan land uses misidentified in 2022 code rewrite.
2.2.4	Organize trainings relevant to Planning and Zoning Commissioners, such as land management, zoning process, and constitutional limitations. Including legal, defensible decision making, and legal context for planning.
2.2.5	

2.3 List the guiding documents or plans used by this Board/Commission.

2.3.1

Los Alamos County Comprehensive Plan (2016)
Los Alamos County Code of Ordinances, Ch.16, Development Code (2023) Los Alamos
Downtown Master Plan (2021)
White Rock Town Center Master Plan (2021) Strategic
Leadership Plan (2024)

3.0 Identify interfaces with County departments and/or other Boards/Commissions that are necessary to achieve this work plan.

3.1

Community Development Department, Community Services Department, and interface as needed with Public Works, Department of Public Utilities, and the County Attorney's Office.

3.2

Consider interfacing with Environmental Sustainability Board, Parks and Recreation Board, Historic Preservation Advisory Board and the Inclusivity Task Force.

3.3

Receive a presentation about the MRA.

3.4

Coordinate a presentation from the Transportation Board

3.5

Receive a presentation providing Housing updates and a Strategic plan for Economic Development.

4.0 List any special events this Board/Commission plans to participate in that will support this work plan.

4.1

None

4.2

4.3

4.4

4.5

5.0 List active Working Groups within this Board/Commission, if any, along with the purpose and member names of each one.

5.1

None

5.2

5.3

5.4

5.5

Attachment A

Place an X in the column on the right if the Council priority is related to the work of the Board or Commission:

Quality Governance	
Quality governance is participatory, consensus-oriented, transparent, accountable, effective, efficient, and responsive to the present and future needs of stakeholders.	
Communication and Engagement	
Inform, educate, and solicit feedback from the community and boards and commissions on County projects, policies, and priorities to promote a culture of open communication and collaboration and foster exceptional customer service.	X
Intergovernmental, Tribal, and Regional Relations	
Collaborate and problem-solve with the County's major employers; community partner organizations; neighboring Pueblos; and regional, state, and national governmental entities.	
Fiscal Stewardship	
Maintain fiscal sustainability, transparency, and compliance with applicable budgetary and financial regulatory standards.	
Operational Excellence	
Operational excellence involves having structures, processes, standards, and oversight in place to ensure that effective services are efficiently delivered within available resources and that services continuously improve.	
Effective, Efficient, and Reliable Services	
Deliver customer-focused, accessible, reliable, and sustainable services to the community through sound financial management, collaborative decision-making, and efficient implementation.	X
Infrastructure Asset Management	
Evaluate the County's assets and infrastructure and prioritize funding to first maintain and protect those investments and second to inform new investments.	
Employee Recruitment and Retention	
Attract and employ diverse and highly qualified staff; retain staff through development opportunities, compensation, and benefits; and promote staff to address increasingly complex challenges.	
Economic Vitality	
Economic vitality encompasses the ability of the community to diversify, develop, grow, and sustain the many elements necessary for a local economy to flourish.	
Housing	
Increase the capacity for new housing development and the amount and variety of housing types to meet the needs of a changing and growing population, particularly middle- and lower-income households.	X
Local Business	
Encourage the retention of existing businesses, facilitate the startup of new businesses, and assist in opportunities for growth.	X
Downtown Revitalization	
Revitalize the downtown areas of Los Alamos and White Rock by facilitating development opportunities in accordance with the downtown master plans.	X
Tourism and Special Events	
Sponsor special events, support major employer and community events, and promote tourism by enhancing amenities, utilizing facilities and contract services, and encouraging overnight stays.	
Community Broadband	

Provide community broadband as a basic essential service that will enable reliable high-speed internet services throughout the County at competitive pricing.	
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Quality of Life	
Quality of life is a reflection of general well-being and the degree to which community members are healthy, comfortable, welcomed, included, and able to enjoy the activities of daily living.	
Health, Wellbeing, and Social Services	
Improve access to behavioral, mental, and physical health and social services and amenities to address identified issues and promote wellbeing in the region.	
Diversity, Equity, and Inclusivity	
Promote diversity, equity, and inclusivity through community awareness training, targeted events, and expanded opportunities for diverse interests.	
Mobility	
Improve and expand access to, and all-ability accommodations for, alternative modes of travel including public transit, cycling, and walking amenities and services.	X
Educational, Historical, and Cultural Amenities	
Promote educational and cultural opportunities, in coordination with community partners, and provide for the preservation and restoration of historic buildings and the protection of archaeological sites.	X
Open Space, Parks, and Recreation	
Manage County open space and maintain and improve parks and recreation facilities, trails, and amenities as defined by adopted plans and approved projects.	X
Public Safety	
Ensure overall community safety through proactive and sustained implementation of police, fire hazard mitigation, and emergency response plans.	
Environmental Stewardship	
Environmental stewardship is the responsible use and protection of the natural environment through active participation in conservation efforts and sustainable practices in coordination with community and organizational partners.	
Natural Resource Protection	
Take actions to protect the wildlife and wildland interface, safeguard water, and mitigate tree loss in the community.	X
Greenhouse Gas Reduction	
Establish targets for achieving net-zero greenhouse gas emissions and integrate sustainability and resiliency practices into County policies and operations.	
Carbon-Neutral Energy Supply	
Achieve carbon neutrality in electrical supply by 2040 through diversified carbon-free electric sourcing and phase out natural gas supply by 2070 through energy-efficient, all-electric buildings.	
Water Conservation	
Reduce potable water use and increase non-potable water use and water harvesting for irrigation where suitable.	
Waste Management	

Manage waste responsibly by diversion of solid waste from landfills through recycling, re-use, composting, and waste reduction programs and zero-waste education campaigns; and pursue efficient long-term solutions for disposal of solid waste.	
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