



Los Alamos County
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: August 12, 2026
Subject: Case No. SIT-2026-0083
Applicant/Owner: Christus Health
Case Manager: Danyelle Valdez, Planning Manager

Professional Background:

Bachelor's degree in business administration; 12 years' experience in Real Estate Development, Project Management, Planning and Land Use.

CASE NO. SIT-2026-0075: Christus Health requests approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

EXECUTIVE SUMMARY

Christus Health, owner of the subject property, requests approval of a Site Plan Adoption for the Christus Health Los Alamos facility, a new freestanding emergency department and health center located at 401 Trinity Drive. The ±1.64-acre property is zoned General Commercial (GC) and is currently undeveloped.

The proposed development consists of a single two-story building totaling 37,277 square feet of gross floor area with an approximately 19,000-square-foot building footprint and a maximum height of 36 feet to the top of parapet. The facility is programmed to include a 10-bed emergency clinic together with associated clinical, diagnostic, and support space. Proposed lot coverage is 27 percent. Site improvements include 62 off-street parking spaces, a dedicated ambulance parking and drop-off area, site lighting, landscaping, grading and drainage improvements, on-site utility extensions, a generator and mechanical equipment enclosure, a refuse enclosure, and off-site roadway and pedestrian improvements along the Trinity Drive frontage, including a right-turn deceleration lane.

The proposal advances adopted County policy objectives related to health care access, economic vitality, and infill development by delivering emergency medical services within the Los Alamos townsite on a site served by existing public infrastructure.

SITE INFORMATION

The subject property is approximately 1.64-acre in size, and is located between Trinity Drive and DP Road, immediately southeast of the Trinity Drive/Central Avenue roundabout within the Los Alamos townsite. The site was formerly occupied by the Knights of Columbus and consisted of two parcels addressed as 401 Trinity Drive and 104 DP Road. The parcels have been consolidated into a single lot with the assigned address of 401 Trinity Drive. The property is currently vacant and suitable for redevelopment.



Figure 1: Vicinity Map

The property is zoned General Commercial (GC). The GC district is intended to accommodate medium-scale retail, service, professional, and similar uses serving community-wide needs. Medical and health care facilities are permitted within the district.

The GC zone district does not establish a minimum lot area and contains a minimum required lot width of 50 feet. There is no minimum front, interior-side, street-side, or rear setback requirements. The maximum permitted building height is 50 feet, and the maximum permitted lot coverage is 70 percent, or 71,438.4 square feet.

The property has frontage along Trinity Drive (New Mexico State Road 502) and DP Road. Public water, sanitary sewer, natural gas, electric, and communications infrastructure currently serve the site. An existing public storm drain enters the property from the Trinity Drive corridor, traverses the site, and continues toward its outfall east of the property.

PROJECT INFORMATION

A pre-application meeting for the proposed development was held on June 4, 2025, during which staff determined that the project required Site Plan Adoption. Site Plan Adoption applications are reviewed pursuant to Section 16-74(i) of the Los Alamos County Development Code.

Staff's review of Site Plan Adoption evaluates whether the proposed development complies with zoning and development standards, provides adequate public infrastructure capacity, mitigates potential impacts to surrounding properties, and is consistent with adopted County plans and policies. The proposal consists of a single two-story building containing 37,277 square feet of gross floor area on an approximately 19,000-square-foot footprint. The facility is programmed as a freestanding emergency department including a 10-bed emergency clinic and approximately 3,586 square feet of emergency

clinic floor area, with an anticipated maximum of 30 employees on the largest shift. Building elevations indicate a maximum parapet height of 36 feet above finished floor.



Figure 2: Project Rendering

Grading, Drainage, and Utilities

Grading and erosion control plans, a stormwater drainage report, and utility plans were submitted with the application. On-site utility extensions include a proposed joint utility trench for electric, water, and communications, a 3-inch domestic water line with meter vault, a 4-inch fire protection line with backflow preventer, a proposed fire hydrant, an irrigation line with meter, a 6-inch gravity sanitary sewer at 1 percent, a grinder pump station, and a proposed sanitary sewer manhole connecting to the existing public sewer. The proposed on-site storm sewer system will be private; the existing storm sewer traversing the property will remain public.

Parking

Off-street parking is required pursuant to Table 27 (Minimum Off-Street Parking Requirements) of the Los Alamos County Development Code.

The applicant's parking analysis calculates the requirements as follows:

- Hospital use: 2 spaces per each three beds $\times$ 10 beds = 7 spaces.
- Employees: 1 space per employee on the largest shift $\times$ 30 employees = 30 spaces.
- Emergency clinic : 5 spaces per 1,000 square feet $\times$ 3,586 square feet = 18 spaces.

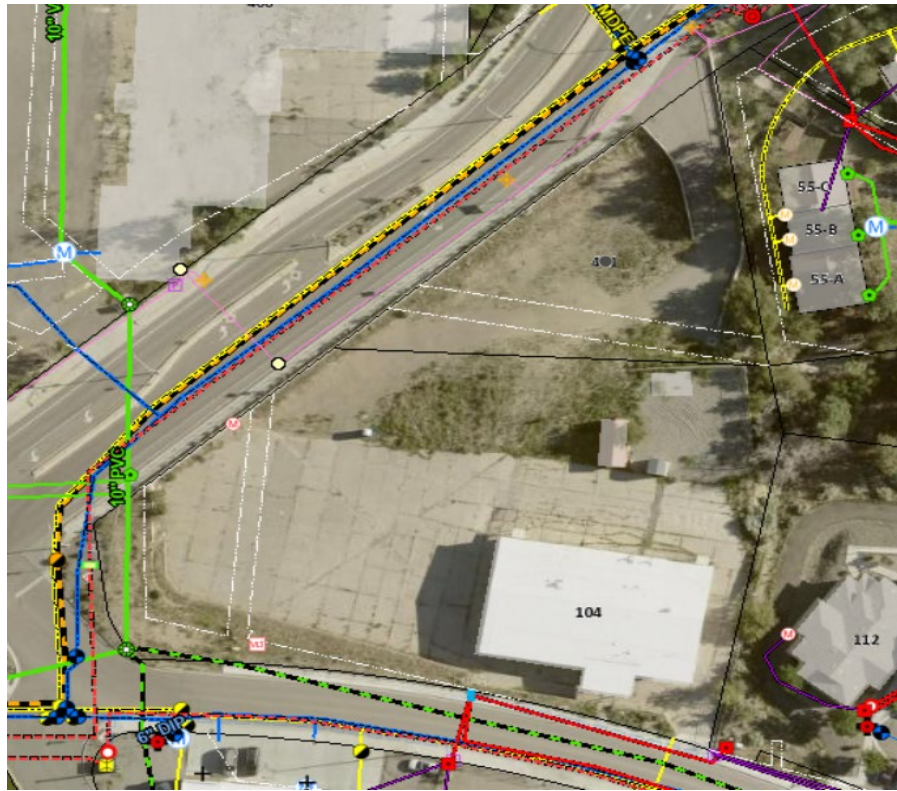


Figure 3: Utilities & Drainage Easements

Access, Circulation, and Off-Site Improvements

Site access is proposed from both Trinity Drive and DP Road. Because Trinity Drive is a state highway under NMDOT jurisdiction, all driveway access, and frontage improvements within that right-of-way also require NMDOT approval in addition to the review and approval provided by the County. Proposed off-site improvements include a right-turn deceleration lane on Trinity Drive, sidewalk and pedestrian improvements, right-of-way dedication, and a revised bike lane off-ramp transition recommended by Public Works. The site design provides fire apparatus access and turning movements, identifies required fire hydrant locations, and demonstrates adequate vehicle circulation for refuse collection, including necessary turning and maneuvering areas.

Landscaping

The submitted landscape plan identifies a gross site area of 71,398 square feet and a net site area of 52,398 square feet after deduction of the building structure. The minimum landscape area required is 10 percent of the net site, or 5,240 square feet. The plan provides 10,822 square feet of landscape area, or 20 percent of the net site. The plan further provides 22 trees, meeting the requirement of two trees per 1,000 square feet, and 108 shrubs, meeting the requirement of 10 shrubs per 1,000 square feet with a minimum of 30 percent evergreen species. Parking lot screening is provided for the 62-space parking area.

Lighting

A photometric and site lighting plan was submitted with the application identifying fixture types, mounting heights, correlated color temperature, color rendering index, and lumen output for compliance with Chapter 16, Division 6, Outdoor Lighting, and the New Mexico Night Sky Protection Act.

INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC)

The application was distributed to the Interdepartmental Review Committee on July 7, 2026, with comments due by July 17, 2026. Reviewing departments included the Department of Public Utilities, Public Works, Fire Marshal's Office, Environmental Services Division, Building Division, and Planning Division.

The applicant submitted revised plan sheets on July 31, 2026, in response to the IDRC comments received through the review period. The revisions addressed the dumpster and trash-enclosure location, refuse-collection vehicle turning movements, fire access, and fire-hydrant details. A summary of the departmental comments and responses included:

Department of Public Utilities (Memorandum dated July 23, 2026)

DPU reviewed the site plan application and provided technical comments and conditions applicable to the permit documents. The applicant must provide a joint utility trench cross-section showing an approved staggered layout consistent with the applicable DPU Construction Standards Drawing; identify the proposed gas-line size and physical location of the gas meter; revise the fire hydrant and hydrant-leg details to conform to the applicable Los Alamos County standard detail; and provide a connection detail for the existing sewer manhole.

The corrected drawing sheets must be submitted directly to DPU for final verification before the associated permit applications are submitted. Conditions of approval have been added.

Public Works, Engineering Division (Memorandum dated July 30, 2026)

Public Works required completion of a Traffic Impact Analysis (TIA) for the proposed development. Trinity Drive (NM 502) is owned by the New Mexico Department of Transportation (NMDOT), while DP Road is owned by Los Alamos County; both roadways are maintained by the County. The final design documents shall incorporate all improvements and design features required by the TIA and Los Alamos County Public Works and NMDOT. A NMDOT certified TIA must be provided to the County prior to application for any associated construction permits, any subsequent modification to the proposed driveways or ingress and egress configuration may require additional traffic analysis or review by Public Works.

Public Works also requests the following items be addressed prior to issuance of the applicable construction or building permits:

- Submit a drainage assessment demonstrating that the proposed development will not increase off-site flows beyond existing conditions. The assessment shall include pre- and post-

development 100-year storm flows, supporting calculations and methodology, and confirmation that the existing and proposed stormwater systems have adequate capacity to convey post-development flows.

- Identify the new on-site storm sewer system as privately owned and maintained and specify that the associated manhole covers shall be marked accordingly.
- Replace the existing storm drainpipe traversing the property and adjust its installation depth to accommodate the significantly higher proposed grades. The replacement shall be coordinated with Public Works and addressed in the drainage assessment.
- Depict the proposed stormwater flow patterns on the grading and drainage plan.

All off-site improvements within Trinity Drive require approval from Los Alamos County Department of Public Works, as well as the applicable NMDOT approvals and permits. Work within County rights-of-way shall require County excavation and traffic-control permits. The applicant shall also dedicate any rights-of-way necessary to accommodate the required improvements. Public Works further recommended revising the proposed bike-lane off-ramp transition and encouraged incorporation of Low Impact Development standards into the final design. These items are reflected in the Conditions of Approval included in this staff report.

Fire Marshal, Los Alamos Fire Department

The Los Alamos County Fire Marshal initially requested that the plans clearly identify the fire apparatus access road and demonstrate compliance with applicable International Fire Code requirements, including minimum unobstructed widths, access to all portions of the building, apparatus turning radii, hose-access distances, hydrant and fire department connection locations, and the location of the post indicator valve.

The applicant submitted revised drawings on July 31, 2026, addressing fire apparatus access and hydrant placement. These items are reflected in the Conditions of Approval included in this staff report.

Environmental Services

Environmental Services requested revised plans identifying the location of all refuse and recycling receptacles and demonstrated adequate access and egress for collection vehicles. Environmental Services initially requested locating the collection area within the alley behind AutoZone, with vehicles entering from Trinity Drive and exiting onto DP Road to establish a one-way circulation pattern aligned with the facility loading dock.

The applicant submitted revised drawings on July 31, 2026, showing the dumpster enclosure, collection location, and vehicle turning movements. Environmental Services reviewed and accepted the revised drawings that include locating the collection area along the eastern portion of the subject property to align with the proposed driveway access from DP Rd.

Community Development Building Safety Division

Building Safety Division had no comments.

Community Development Planning Division

The Development Code does not establish a specific parking ratio for employees associated with this use. Because the facility contains multiple uses, the applicant must identify the floor area or other applicable measures associated with each use and calculate the corresponding parking requirement. For any use not specifically identified in Table 27, Section 16-28(b) authorizes the Community Development Director to establish the minimum parking requirement by applying the standard for the most similar listed use, relying on standard parking resources or local or national best practices, or requiring a parking study prepared by a registered professional engineer.

As a condition of approval, the applicant shall submit a parking analysis identifying and validating the applicable parking requirements for the facility in accordance with Section 16-28 of the Development Code, including the provisions governing unlisted uses. The revised analysis shall demonstrate compliance with the minimum off-street parking requirements and shall be reviewed and approved by the Community Development Department prior to applying for building permits.

PUBLIC NOTICE

The Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Sec. 16-71 Table 49 - Procedures Summary Table, sets forth the notice requirements. Section 16-72(c) Notifications establishes the notice requirements for a public hearing:

- ***Published and posted notice [16-72(c)(4)]:***
 - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published July 23, 2026.**
 - Posted notice of at least one sign on a street abutting the property that is the subject of the application – visible from the street – at least 14-calendar days before the public meeting or hearing. **Posted July 28, 2026.**
- ***Mailed Notice [16-72(c)(5)c.]:***
 - Notice shall be mailed 14-days prior to the public hearing to all owners of record, as identified in the records of the County Tax Assessor, or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed July 23, 2026.**

SITE PLAN ADOPTION APPROVAL

Section 16-74(i) of the Los Alamos County Development Code states that an application for Site plan adoption shall be approved if it meets all the following criteria. The Planning and Zoning Commission shall approve or deny the proposed application pursuant to the decision criteria within Section 16-74(i)(4):

a. The site plan substantially conforms to the intent and policies of the comprehensive plan and other adopted county policies and plans.

Applicant Response: The proposed development utilizes an existing infill site within an established developed area, improving existing diversity in transportation routes and utilizing existing infrastructure developed in a previously underdeveloped area. The Site Plan includes coordinated improvements for vehicle access, parking, pedestrian circulation, drainage, utilities, landscaping, and lighting that are

compatible with surrounding development and support the Comprehensive Plan's goals for orderly, efficient, and compatible growth. The proposed improvements are shown on the submitted Site Plan and supporting documents.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan substantially conforms to the intent and policies of the 2016 Comprehensive Plan and other adopted County policies and plans. The Comprehensive Plan supports infill development on underutilized parcels within the existing townsite where public infrastructure, roadways, and services are already available, and supports the retention and expansion of community services that reduce the need for residents to travel outside the County for essential needs.

The subject property is a vacant commercial parcel located along the Trinity Drive corridor, an arterial route identified in County plans as a primary commercial and gateway corridor. Development of the site places a health care facility within an established commercial area served by existing water, sewer, gas, electric, storm drainage, roadway, transit, and pedestrian infrastructure, avoiding extension of new public infrastructure into undeveloped areas.

The proposal is also consistent with the 2019 Economic Vitality Strategic Plan and the County's Strategic Leadership Plan, both of which identify access to health care services and community quality of life as key contributors to workforce attraction and retention and to overall community vitality. The addition of local emergency department capacity directly advances these objectives by providing emergency medical services within the community. The site plan further supports Comprehensive Plan goals related to walkability and corridor character through frontage improvements, sidewalk connections, and landscape along Trinity Drive and DP Road.

b. If the subject property is within an approved master plan, the site plan is in conformance with any relevant standards in the master plan.

Applicant Response: We are not aware of any existing approved Master Plans for this property.

Staff Response: This criterion is not applicable. The subject property is not within an approved Master Plan.

c. If the subject property is within an approved PD zone district, the site plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: N/A

Staff Response: This criterion is not applicable. The subject property is not within an approved PD zone district.

d. The site plan is in conformance with all applicable provisions of this Code and other adopted county regulations.

Applicant Response: The project is located within the General Commercial zoning district, where the proposed CHRISTUS Health facility is a permitted and appropriate land use. As demonstrated on the site plan, the project complies with the applicable development standards for building placement, setbacks,

parking, site access, emergency vehicle circulation, pedestrian connectivity, landscaping, grading, drainage, utility infrastructure, and lighting. The plans have been coordinated with the applicable County departments, and the proposed improvements have been designed to provide safe and efficient access, adequate public infrastructure, and compatibility with surrounding development. The project is consistent with the intent and requirements of Chapter 16 of the Development Code and supports the goals and policies of the adopted Comprehensive Plan by providing essential medical services to the community.

Staff Response: The proposed site plan has been reviewed for conformance with the applicable provisions of Chapter 16 of the Los Alamos County Development Code and other adopted County regulations. The proposed development is located within the General Commercial (GC) zoning district, where medical and health care facilities are a permitted use.

The site plan demonstrates compliance with the applicable dimensional and site development standards of the GC zoning district, including building placement, setbacks, height, lot coverage, site access, circulation, pedestrian connectivity, landscaping, and outdoor lighting. Proposed lot coverage is 27 percent. The site provides 10,822 square feet of landscaped area, exceeding the required 5,240 square feet, together with the required 22 trees and 108 shrubs and required parking lot screening. A photometric plan was also submitted demonstrating compliance with Chapter 16, Division 6, Outdoor Lighting.

The application materials, including the site plan, architectural elevations, grading and drainage plans, utility plans, landscape and lighting plans, and supporting technical information, were reviewed through the County's Interdepartmental Review Committee process. Participating departments and divisions included the Planning Division, Department of Public Utilities, Public Works, Environmental Services, Fire Marshal's Office, and Building Division.

The applicant's parking calculations require correction because the Development Code does not establish a specific employee-based parking ratio for the proposed use and the facility contains multiple use components. Pursuant to Section 16-28(b), parking requirements for uses not specifically identified in Table 27 must be established using one of the methods authorized for unlisted uses. As a condition of approval, the applicant will be required to submit a corrected parking analysis identifying and substantiating the applicable parking requirements for the facility and demonstrating compliance with the minimum off-street parking requirements.

Additional technical requirements related to construction detailing, utility connections, fire protection, drainage, and other permit-level requirements will be addressed through the applicable construction plan and building permit review processes.

Based on staff's review and the IDRC findings, and subject to the conditions of approval requiring resolution of the outstanding parking and technical requirements, staff finds that the proposed site plan will conform to the applicable provisions of the Development Code and other adopted County regulations.

e. The county's existing public infrastructure and services, including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, trail and sidewalks have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated in compliance with the county's construction standards to the maximum extent practicable.

Applicant Response: Existing utility infrastructure is fully built out around the property and is capable of serving this property. Proposed utility service extensions have been coordinated with LAC DPU staff.

Staff Response: It is the expert opinion of staff that this criterion has been met. The subject property is located within an area of the townsite where public water, sanitary sewer, natural gas, electric, communications, storm drainage, roadway, and pedestrian infrastructure are existing and fully built out.

The Department of Public Utilities reviewed the utility plans on July 23, 2026. DPU's remaining comments are technical detailing items on a joint trench cross-section, gas line sizing, gas meter location, callout corrections, hydrant assembly detail, and sewer manhole connection detail — to be corrected and resubmitted to DPU for verification prior to issuance of construction permits.

Public Works reviewed the application on July 30, 2026, and identified conditions relating to traffic and drainage. Because Trinity Drive is NM State Road 502, under NMDOT jurisdiction, and DP Road is County-owned, Public Works required that a Traffic Impact Analysis be submitted and approved by both NMDOT and Los Alamos County Public Works prior to Site Plan approval, with the final design submittal incorporating all design features contained in the approved TIA. A drainage assessment demonstrating no increase in off-site flows, including pre- and post-development 100-year storm flows, is required prior to approval of building permits, and may be submitted prior to site plan approval. Public Works further requires that the existing storm drainpipe traversing the property from Trinity Drive be replaced and its installation depth raised to account for the significantly higher proposed site grades, with the new installation included in the drainage assessment and coordinated with Public Works.

Staff finds that the existing public infrastructure systems have adequate capacity to serve the proposed development, and that the identified burdens on those systems have been or will be mitigated in compliance with the County's construction standards through the conditions recommended in this report and through subsequent construction permitting. Based on the technical review conducted by County departments and the infrastructure improvements incorporated into the project design, staff finds that the existing public infrastructure systems have adequate capacity to serve the proposed development.

f. The site plan mitigates any significant adverse impacts to properties within the vicinity to the maximum extent practicable.

Applicant Response: Existing drainage, driveway access, drop-offs, abandoned utility services, and roadway geometry have been considered, thoroughly reviewed and coordinated with the design team and county staff, and concerns mitigated to the maximum extent practicable.

Staff Response: It is the expert opinion of staff that this criterion has been met. The proposed site plan has been designed to minimize potential adverse impacts to surrounding properties to the maximum extent practicable through site layout, building placement, circulation design, screening, and landscaping.

The subject property is a vacant parcel surrounded by existing commercial development along an established arterial corridor, and the proposed two-story building at a maximum parapet height of 36 feet is consistent in scale with surrounding commercial development. Emergency vehicle and ambulance access has been separated from general patient and visitor circulation to reduce conflicts on site and at the public street. Landscape area is provided at double the required minimum, and parking lot screening and perimeter landscaping are provided to buffer the parking area from adjacent properties and public rights-of-way. Site lighting has been designed for compliance with the County's outdoor lighting standards, limiting light trespass onto adjacent properties.

Traffic and access impacts will be further evaluated through the Traffic Impact Analysis required by Public Works and NMDOT, which will confirm the adequacy of the proposed access points, the Trinity Drive right-turn deceleration lane, and any additional operational improvements needed at the Trinity Drive and DP Road intersection. Drainage impacts will be addressed through the required drainage assessment demonstrating that post-development flows do not exceed existing off-site conditions. Refuse collection has been relocated and revised in coordination with Environmental Services to establish a one-way collection route and to avoid conflicts with site and adjacent traffic.

Based on the proposed design and mitigation measures incorporated into the site plan, staff find that the development has been designed to minimize potential impacts to neighboring properties and the surrounding area to the maximum extent practicable.

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

Applicant Response: N/A

Staff Response: This criterion is not applicable. The proposed development is a non-residential medical facility and does not create residential demand for tot lots or neighborhood parks.

DRAFT MOTION

Recommended Motion:

I move to **Conditionally Approve** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code, subject to the following conditions:

1. Prior to submitting any associated permit applications, the applicant shall revise the applicable drawing sheets to: (1) provide a joint utility trench cross-section showing an approved staggered layout consistent with the applicable Department of Public Utilities Construction Standards

Drawing; (2) identify the size of the proposed gas line and the physical location of the gas meter; (3) revise the fire hydrant and hydrant-leg details to conform to the applicable Los Alamos County standard detail; and (4) provide a connection detail for the existing sewer manhole. The corrected drawing sheets shall be submitted directly to the Department of Public Utilities for final review and verification.

2. Prior to submitting any associated permit applications, the applicant shall revise the plans to address Fire Marshal requirements, including citation of the currently adopted 2021 International Fire Code; provision of compliant aerial fire apparatus access or, where approved by the Fire Code Official, a Class I standpipe meeting the exception to IFC Section D105.1; and relocation or addition of a fire hydrant to provide adequate coverage at the north entrance. Revised plans shall be submitted to the Fire Marshal for final review and approval.
3. Prior to applying for building permits, the applicant shall submit a corrected parking analysis for review and approval by the Community Development Department. The analysis shall identify and substantiate the applicable parking requirements for each use within the facility in accordance with Section 16-28 of the Development Code, including the provisions governing unlisted uses, and shall demonstrate compliance with the minimum off-street parking requirements.
4. Prior to issuance of a building permit, the applicant shall submit a drainage assessment demonstrating that the proposed development will not increase off-site stormwater flows beyond existing conditions. The assessment shall include pre- and post-development 100-year storm-flow calculations, supporting methodology, and documentation demonstrating that the existing and proposed stormwater systems can adequately convey post-development flows. The assessment shall also address replacement of the existing storm drainpipe traversing the property and adjustment of its installation depth, in coordination with the Los Alamos County Public Works Department.
5. The Applicant shall obtain all required NMDOT and Los Alamos County permits and approvals for off-site improvements and work within public rights-of-way and shall dedicate all necessary rights-of-way for the offsite roadway improvements including sidewalks.

The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Alternative Motion 1:

I move to **Approve** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Approval is based on the findings established at the hearing and the conclusion that the Applicant has met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

Alternative Motion 2:

I move to **Deny** Case No. SIT-2026-0083, a request by Christus Health for approval of a Site Plan Adoption for the construction of a 37,277-square-foot, two-story medical facility on the approximately 1.64-acre property located at 401 Trinity Drive, zoned General Commercial (GC).

Denial is based on the findings established at the hearing and the conclusion that the Applicant has not met the decision criteria for a Site Plan Adoption per Section 16-74(i) of the Los Alamos County Development Code. The Commission acts under the decision authority granted in Section 16-69(b)(2) and (6) of the Development Code.

I further move to authorize the Chair to sign the Findings of Fact and Conclusions of Law for this case that reflects the decision of the Commission. This document will be prepared by county staff based on this decision.

REFERENCES:

Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>

Los Alamos County, 2016 Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>

Los Alamos County, 2026 Strategic Leadership Plan: <https://lacnm.com/StrategicPlan>

Los Alamos County, 2019 Economic Vitality Strategic Plan: <https://lacnm.com/EconomicVitality>