



LOS ALAMOS

Planning & Zoning Commission Meeting Minutes

Virtual participation for the meeting was made available via Zoom.
The proceedings can be viewed at: <https://losalamos.legistar.com/Calendar.aspx>

June 25th, 2025
5:30pm

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Easton at 5:37pm. Roll call was taken. A quorum was present.

Members Present:

Karen Easton, Chair
Rachel Adler, Commissioner
Rebecca White, Commissioner*
Stephanie Nakhleh, Commissioner
Katherine Bruell, Commissioner*
Ronald Nelson, Commissioner

Members Absent:

Benjamin Hill, Commissioner
Marlon Brown, Commissioner

Staff Present:

Elias Isaacson, Community Development Director
Danyelle Valdez, Planning Manager
Desirae Lujan, Senior Planner
Jane Mathews, Senior Planner
Katie Thwaites, Deputy County Attorney
Larissa Breen, Assistant County Attorney
Wendy Laird, Senior Office Specialist

Council Liaison:

Ryn Herrmann

** Attended virtually via Zoom*

2. PUBLIC COMMENT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Nakhleh to approve the agenda; second by Commissioner Nelson.

Motion passed, unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of June 11th, 2025, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Adler to approve the Minutes; second by Commissioner Easton.

Motion passed.

5. PUBLIC HEARING(S)

A. VAR-2025-0013. Wesley Lansford and the University of New Mexico-Los Alamos, on behalf of the Los Alamos School Board (property owner), request a variance for the property located at 4000 University Drive, Los Alamos, NM. The request is for a variance to Chapter 16, Development Code, Article III - Use Regulations, Division 1 - Permitted Uses, to allow a 115 square foot accessory structure in INSTITUTIONAL (INS) zoning, and to Section 16-18(b)(8) to reduce the required setback from 10 feet to 5 feet from another accessory structure.

Chair Easton opened the case and explained the meeting procedures. The following attendees were sworn in:

Danyelle Valdez, Planning Manager

Wesley Lansford, Lansford Architecture, on behalf of University of New Mexico – Los Alamos Campus

Danyelle Valdez, Planning Manager, presented the staff's report concluding the staff's expert opinion that the application meets the corresponding decision criteria.

Wesley Lansford, on behalf the University of New Mexico-Los Alamos, described the application request.

Public hearing opened.

Lindsey Van Mourwerik, 1308 41st Street, Los Alamos, NM, was sworn-in and asked questions of the applicant and staff.

The Commission discussed the decision criteria for deliberation.

Motion by Commissioner Adler to approve the request; seconded by Commissioner Nelson.

Motion passed unanimously, 6-0 vote.

Roll Call Vote:

[For]

Karen Easton, Chair

Rachel Adler, Commissioner

Rebecca White, Commissioner*

Stephanie Nakhleh, Commissioner

Katherine Bruell, Commissioner

Ronald Nelson, Commissioner

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. *Department Report*

No Report

B. *Chair's Report*

Chair Easton asked for a Presentation from the Transportation Board regarding analyses and plans to address the Hills Apartment Complex and North Mesa Developments, as well as a presentation by the County Engineer.

C. *Council Liaison's Report*

Ryn Herrmann, Council Liaison, provided updates from the County Council.

D. *Commissioners' Comments*

Commissioner Bruell asked about the status of Commission requests related to changing parking requirements and removing single-family zoning as a default. She also asked what the next steps would be. Chair Easton recommended that Staff provide an update on these topics. Danyelle Valdez, Planning Manager, explained that Staff is currently reviewing the Development Code and preparing text amendment applications. At least one application will be submitted within the next two months, which will address some ongoing issues; however, it will not specifically address the parking or single-family zoning topics raised by the Commission.

7. PUBLIC COMMENT

No comment

8. ADJOURNMENT

6:35pm