



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>

October 22, 2025
5:30 pm

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Easton at 5:31pm. Roll call was taken. A quorum was present.

Members Present:

Karen Easton, Chair
Ronald Nelson, Commissioner*
Benjamin Hill, Commissioner
Rebecca White, Commissioner
Robert Chrien, Commissioner

Members Absent:

Marlon Brown, Commissioner
Rachel Adler, Commissioner
Katherine Bruell, Commissioner
Stephanie Nakhleh, Commissioner

Staff Present:

Danyelle Valdez, Planning Manager
Desirae Lujan, Senior Planner
Katie Thwaites, Deputy County Attorney
Larissa Breen, Assistant County Attorney
Wendy Laird, Senior Office Specialist/CDD

Council Liaison:

None

** Attended virtually via Zoom*

2. PUBLIC COMMENT

No Comment

3. APPROVAL OF AGENDA

Motion by Commissioner White to approve the agenda. Seconded by Commissioner Chrien.

Motion passed, unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of September 10th, 2025, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Nelson to approve the Minutes, seconded by Commissioner White.

Motion passed unanimously.

5. PUBLIC HEARING(S)

- A. Case No. VAR-2025-0014. Property owners, Jacoby and Heather Baker, request a variance for 2339 35th Street, Los Alamos, NM. The request seeks to reduce the required 20-foot front setback in the Residential Mixed (RM-1) zone district to 1.5 feet to allow an accessory structure (carport).**

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

*Danyelle Valdez, Planning Manager
Heather Baker, 2339 35th Street, Los Alamos*

Danyelle Valdez, Planning Manager, presented a summary of the request, responded to the decision criteria, and affirmed the staff report's accuracy. Ms. Valdez concluded with staff's recommendation for conditional approval.

Property owner, Heather Baker, described the application request and answered questions from the Commission.

Public hearing opened and closed with no comment.

The Commission discussed the decision criteria.

Motion by Commissioner White to approve the request. Seconded by Commissioner Chrien.

Motion failed 3/2 vote¹.

Roll Call Vote:

[For]

Karen Easton, Chair
Rebecca White, Commissioner
Robert Chrien, Commissioner

[Against]

Ronald Nelson, Commissioner*
Benjamin Hill, Commissioner

- B. Case No. VAR-2025-0015. Property owner, Barbara Martinez, requests a variance from dimensional standards to install a carport abutting the front property line—creating a zero-**

¹ Approval by the hearing body shall require a motion and affirmative vote of a majority of the members present, and no less than four, to approve the application. Failure to issue a final decision or recommendation prior to the close of the hearing shall constitute denial of the application. (reference: Los Alamos County Municipal Code, Chapter 16, Development Code, §16-72(f)(5)b-9.

front setback. The property is addressed as 1968 40th Street, Los Alamos, NM, and is within the North Community 1 Subdivision, zoned Residential-Mixed (RM-2).

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

*Desirae Lujan, Sr. Planner
Barbara Martinez, 1968 40th Street, Los Alamos*

Desirae Lujan, Sr. Planner, presented a summary of the request, responded to the decision criteria, and affirmed the staff report's accuracy. Ms. Lujan concluded with staff's recommendation for conditional approval.

Property owner, Barbara Martinez, described the application request and answered questions from the Commission.

Public hearing was opened and closed with no comment.

The Commission discussed the decision criteria.

Chair Easton reopened the public hearing to question Staff. Danyelle Valdez, Planning Manager, was sworn in.

Danyelle Valdez, Planning Manager, responded to questions.

The Commission resumed discussing the decision criteria.

Motion by Commissioner Chrien to approve the request. Seconded by Commissioner White.

Motion failed 3/2 vote¹.

Roll Call Vote:

[For]

Karen Easton, Chair
Rebecca White, Commissioner
Robert Chrien, Commissioner

[Against]

Ronald Nelson, Commissioner*
Benjamin Hill, Commissioner

Danyelle Valdez, Planning Manager, requested a 5-minute break to resume at 7:17pm.

- C. Case No. VAR-2025-0016. Property owners, Phillip and Monica Noll, request a variance from Los Alamos County Code, Chapter 16, Article II, Division 3 (Base Zone District Dimensional Standards) for 114 Piedra Loop, White Rock. The request seeks to reduce the required 25-foot side yard setback in the Residential Agricultural (RA) zone district to 14.5 feet to allow replacement of an existing garage.**

¹ Approval by the hearing body shall require a motion and affirmative vote of a majority of the members present, and no less than four, to approve the application. Failure to issue a final decision or recommendation prior to the close of the hearing shall constitute denial of the application. (reference: Los Alamos County Municipal Code, Chapter 16, Development Code, §16-72(f)(5)b-9.

Danyelle Valdez, Planning Manager, requested a continuance for Case No. VAR-2025-0015 to be presented at the next Planning and Zoning Meeting scheduled for November 12th, 2025, at 5:30pm.

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. *Department Report*

Danyelle Valdez, Planning Manager, provided an update on the Request for Proposal (RFP) for the Comprehensive Plan.

B. *Chair's Report*

Chair Easton polled the Commission to see if they was interest for participation with the Comprehensive Plan development process.

C. *Council Liaison's Report*

None

D. *Commissioners' Comments*

None

7. PUBLIC COMMENT

No comment

8. ADJOURNMENT

7:23pm