



Los Alamos County
Community Development Department

**PLANNING & ZONING COMMISSION
STAFF REPORT**

Public Hearing Date: June 11, 2025
Subject: Sketch/Preliminary Subdivision; Case No. SUB-2025-0021
Applicants/Owners: Consensus Planning and Titan Development,
on behalf of property owners Sonja Donaldson and Sande Cremer
Case Manager: Desirae J. Lujan, Senior Planner

Professional Background:

Associates Architectural & Civil Drafting; 17 years in Planning and Land Use, Local Government, with six years in Case Management of Development Applications.

Case No. SUB-2025-0021. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Sketch and Preliminary Subdivision Plat approval to replat the previously approved 85-lot Arbolada Subdivision (2023) into 24 lots. The property is in the Single-Family Residential (SFR-4) zone district on North Mesa along San Ildefonso Rd., legally described as: "A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N, R6E, N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO."

See Attachment A: Application and Submittals

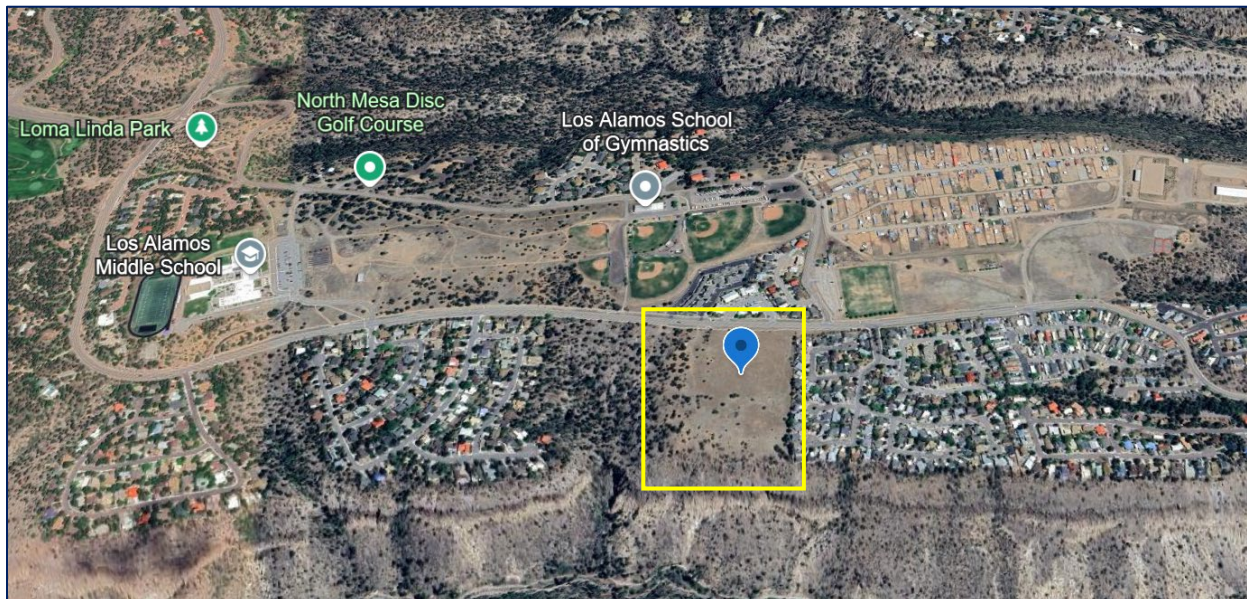


Figure 1: Location Area Map, Google Airbus Imagery from 5/8/2023–5/28/2023; North Mesa, Los Alamos, NM

BACKGROUND & PROPERTY INFORMATION

The subject property ("Property") is located within the North Mesa neighborhood of the Los Alamos Townsite. It is a vacant 17.07-acre lot that was officially divided in 2023 to create 85 single-family residential lots for a new subdivision called "Arbolada".

The necessary approvals for the Arbolada Subdivision were granted through a Final Subdivision Plat application Case No. SUB-2022-0014, under the standards and regulations of the previous Development Code (which was replaced on January 23, 2023). At the time, the property was zoned Planned-Development Residential District (PD-5). However, when the new Development Code was adopted, the zoning districts were updated and reclassified – changing the property's designation to Single-Family Residential (SFR-4).

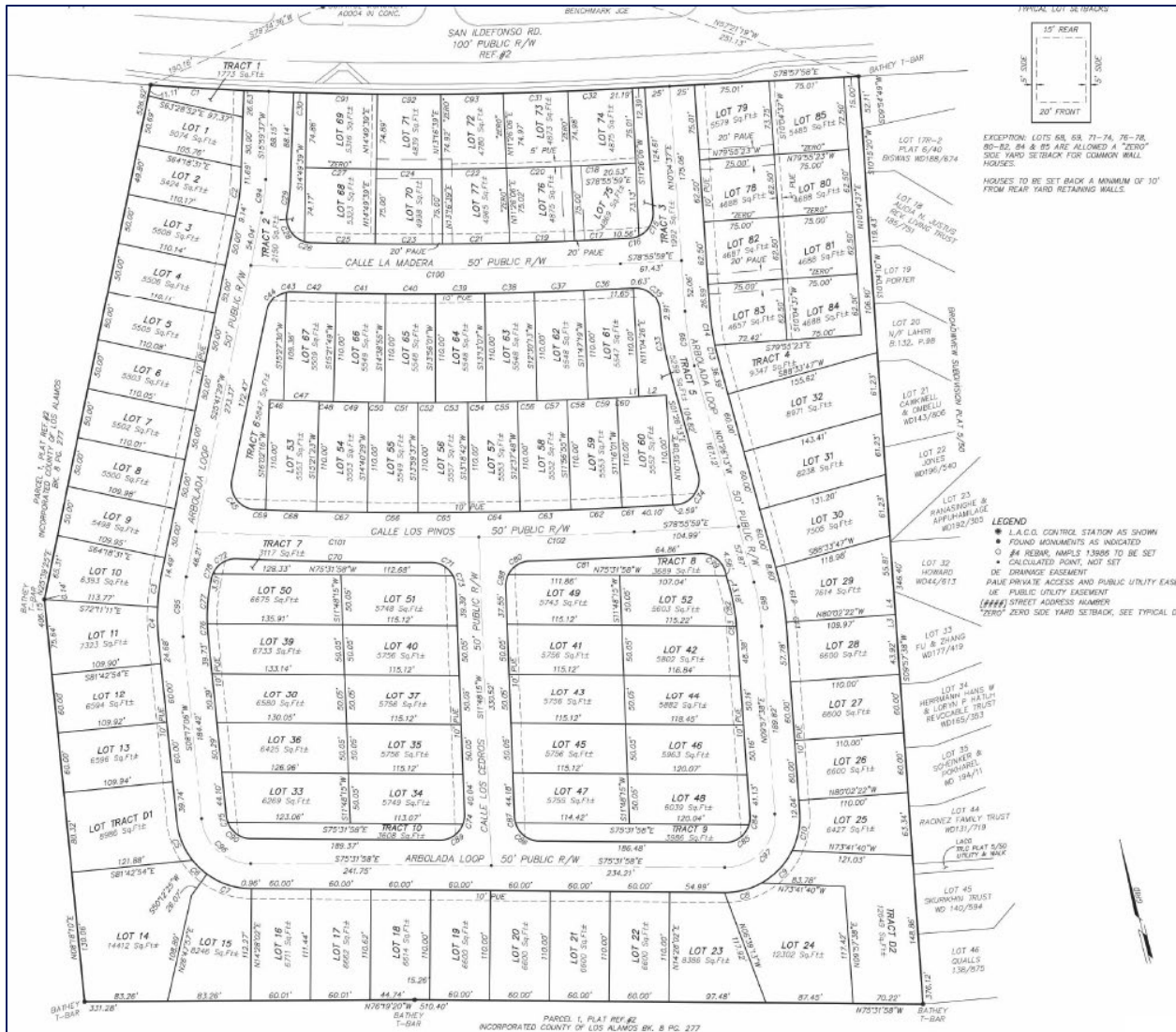
Originally the lot was identified as 659 San Ildefonso Road, Los Alamos, NM, but it is now divided and assigned an address for each new lot.

The property features a mostly flat surface with a gentle slope from north-south towards Pueblo Canyon. It is accessible by San Ildefonso Road and bounded on the north by two multi-family developments and the Arrowhead Subdivision. On the east is the Broadview Subdivision, Pueblo Canyon to the south, and county owned open space on the west. Nearby landmarks include Los Alamos Middle School, North Mesa Softball Fields, the North Mesa Stables, and North Mesa Recreational Area.



Figure 2: Vicinity Map, 2018 aerial; San Ildefonso Road, Los Alamos, NM

Figure 3: Arbolada Subdivision, 2023



SUMMARY

The project is intended to replat the Arbolada Subdivision to support two new developments. The first development will use 7.54 acres on the western side to create 23 single-family residential lots. Lot sizes will range from 5,783 sq. ft. to an average of 6,057 sq. ft. The two largest lots—Lots 9 and 10—will remain under the ownership of Sonja Donaldson and Sande Cremer. The plan also creates Tracts 1, 2, and 3 for open space and drainage easements.

The second development will occupy Tract 4, covering the remaining 9.5 acres. This area will support a cottage development with 114 leased dwelling units. According to Exhibit 1, Article VI, Division 2, a cottage development is “a low-density residential development in which multiple attached or detached single-family dwellings share access, parking, and common spaces, and sometimes community buildings including a larger community kitchen and dining room. Cottage development can include homes on individual lots, homes owned as condominiums, or leased homes.”

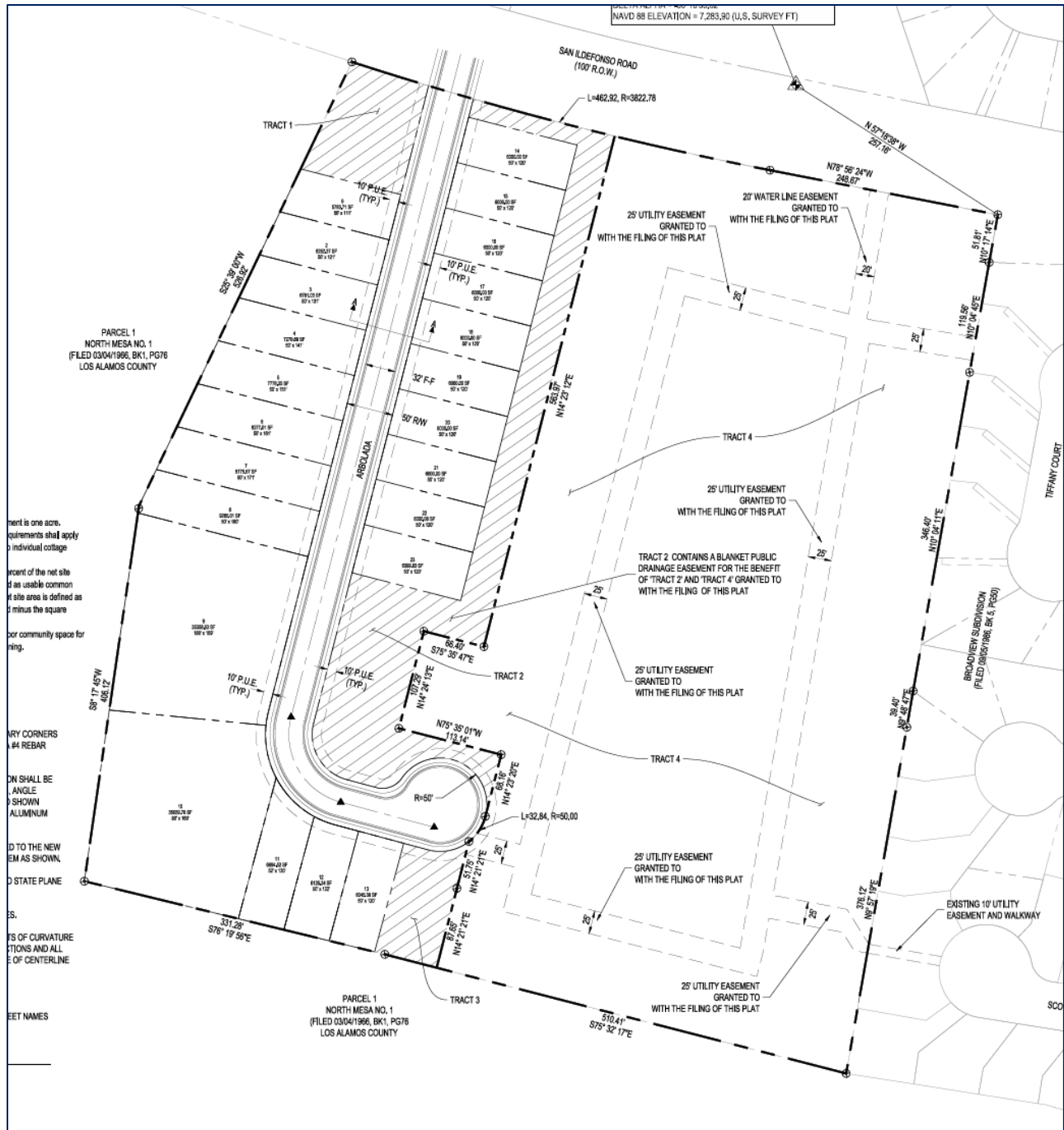


Figure 4: Proposed Replat, See Attachment A: Preliminary Plat

Attachment A, Preliminary Plat, presents the western portion of the development accessed by one ingress/egress from San Ildefonso Road via a 50-ft right-of-way. The street section shows a 5-ft sidewalk on both sides of the street. The street ends in a cul-de-sac between Tracts 2 and 3. There is no intent for the two developments to internally connect. Tract 4 will have its own access from San Ildefonso Road, with street designs finalized and reviewed during a Conditional Use Permit process.

Also included in Attachment A is a preliminary utility plan that shows a basic layout of the utilities for the overall development. Utility easements will be officially granted when the plat is filed, and a Drainage Report is required for a complete Final Subdivision Plat application.

The project will produce 137 housing units. To make that happen, a few applications and approvals are necessary:

Subdivision Applications

In Los Alamos County, subdivision approvals are structured into three distinct phases, each having its own purpose:

- **Sketch Plat:** This is the first draft of the layout. It helps identify early concerns before engineering starts. It's flexible and low detail.
- **Preliminary Plat:** This phase shows the proposed layout in more detail, including engineering and how the project meets regulations. There's still room for changes before the Final Plat.
- **Final Plat:** This final step allows a low level of flexibility. It finalizes the lot boundaries, infrastructure, and legal dedications.

The County often allows two of these phases to be combined in one public hearing. The applicant has chosen to combine Sketch and Preliminary into one case: **SUB-2025-0021**. A Final Plat application is tentatively scheduled for the August 27, 2025, meeting.

Minor Zone Map Amendment

The 23 single-family lots (Lots 1–23, Tracts 1-3) fit the general intent of the Single-Family Residential (SFR) zone. However, the proposed lot dimensions are smaller than allowed in the SFR-4 sub-zone. To obtain the desired outcome, the applicant will be submitting a zone map amendment for an SFR-5 zone district. The Minor Zone Map Amendment application is tentatively scheduled for the July 23, 2025, meeting.

Zoning District	Lot Area, Minimum	Lot Width Minimum
SFR-4	8,000 sq. ft.	65'
SFR-5	5,000 sq. ft.	50'

Conditional Use Permit (“CUP”)

Cottage developments are allowed in the SFR zone—but only with a Conditional Use Permit (CUP). A CUP application is also expected for the August 27, 2025, meeting.

INTERDEPARTMENTAL REVIEW COMMITTEE (IDRC) REVIEW

On May 15, 2025, the IDRC reviewed the application and unanimously recommended it proceed to the Planning and Zoning Commission for consideration. No concerns were identified, and recommended conditions were relevant to necessary county standards and required impact reports needed for the submission of a Final Subdivision Plat application.

Members Present:

- Danyelle Valdez, Planning Manager
- Desirae Lujan, Senior Planner/Case Manager
- Jane Mathews, Senior Planner
- David Martinez, Chief Building Official

- Colorado Cordova, Fire Marshal
- James Martinez, DPU Senior Engineer/Project Manager
- Eric Ulibarri, County Engineer
- Armando Galbadon, Environmental Service Manager

Additionally, the Community Services Department Director confirmed via email that they had no concerns or recommended conditions. The DPU Electrical Distribution Deputy Manager also stated that the project layout is acceptable to the electric utility and coordination for the Final Subdivision Plat application should continue.

Attachment B: IDRC Memorandums

PUBLIC NOTICE

The *Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Sec. 16-72(c) Notifications*, sets forth the requirements for proper notice to the public 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 May 22, 2025**
 - The posting of at least one sign on a street abutting the property that is the subject of the application – visible from the street – for at least 14-calendar days before the public meeting or hearing. **Posted May 23, 2025**
- *Mailed Notice [16-72-(c)(5)]:*
 - Mailed notice 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 May 21, 2025**

As of the drafting of this report, one call was received. The caller identified that they lived in the area, but not within 300-ft. They were curious about the project; information was provided and they were invited to attend this meeting.

See Attachment C: Public Notices

SUBDIVISION DECISION CRITERIA

Section 16-74(a) of the Los Alamos County Development Code states that an application for a subdivision (Sketch/Preliminary/Final) shall be approved if it meets all the following criteria:

- a. **The development of the property substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.**

Applicant Response: The proposed subdivision will yield 23 single-family lots and create a larger tract to the east for a future cottage development that when completed, will yield 114 Build-to-Rent townhomes. In total, 136 new housing units will be added to Los Alamos' housing stock when fully developed. This helps meet the goal of the 2016 Comprehensive Policy III by promoting and expanding the housing supply to meet the demand from employment growth. These units or intended to serve members of the community of all ages, from families, workforce, and retirees, thus addressing Policy 112, to promote housing for seniors, students, and the workforce.

Additionally, the 2024 Los Alamos Affordable Housing Plan states that nearly 55 percent of the County's workforce live outside of the County, with "anecdotal evidence suggesting majority of these in-commuters are interested but unable to become residents due to insufficient, unavailable, or unaffordable housing" {pg.20}. These developments add essential housing stock, to help preserve and retain spending in the community. This housing clearly benefits the community economically because those that may otherwise commute to Los Alamos can now shop in the community where they live, thus contributing to gross receipts tax.

Staff Response: In the staff's expert opinion, this criterion has been met because the proposed subdivision supports the intent and policies of the *Exhibit 2: 2016 Los Alamos County Comprehensive Plan ("Comprehensive Plan")* and aligns with key strategies in the *2024 Los Alamos Housing Plan*, as detailed below:

Comprehensive Plan - Core Theme: *Housing, Neighborhoods and Growth*

Housing

Goal #2: "Provide a variety of housing types, sizes, and densities."

Page 58 highlights housing as an essential key to population and economic growth and encourages new, diverse housing options. The subject infill site is specifically identified on Page 59 as a vacant parcel with the potential to increase housing stock.

Relevant Policies:

Land Use, Policy #1 – Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited to housing for residents who are low income, students/post-docs, workforce, high-end income and seniors.

Land Use, Policy #2 – Promote workforce and market rate housing at a variety of price ranges, for both rental and ownership markets.

Land Use, Policy #6 – Encourage new housing developments in proximity to workplace (Los Alamos Middle School).

Neighborhoods

Goal #2 - "Provide the creation of a variety of housing options for all segments of the Los Alamos community."

Page 65 emphasizes developing infill lots to make efficient use of infrastructure and utilities.

Relevant Policies:

Economic Vitality, Policy #1 – Ensure that infill development is consistent with existing zoning.

Land Use, Policy #2 – Encourage developers to notify and conduct meetings early in the development review process with the neighborhood to respond to neighborhood concerns.

Growth

Goal #11 – "Strive to make housing available to those who work in the County and want to live in the County."

This goal promotes housing variety and supports infill as a growth strategy.

Land Use, Policy #3 – Support infill development over expansion of current development areas.

Affordable Housing Plan

The proposed subdivision aims to provide 137 units on an infill lot – aligning it with Exhibit 3: Los Alamos County Affordable Housing Plan, by:

- Increasing housing supply to meet current housing demands while also allowing for future economic and community growth.
- Offering diverse housing options which are recognized as essential for accommodating different income levels and household sizes.
- Addressing the housing shortage that impacts the county's economic vitality. The availability of affordable housing is critical for retaining essential workers, supporting local businesses, and maintaining a high quality of life for all residents.

b. The subdivision action shall not be materially detrimental to public health, safety, and welfare.

Applicant Response: Approval of this preliminary subdivision is not detrimental to public health, safety or welfare because the technical criteria has been met at the Preliminary Plat stage. Should minor technical corrections be noted as required by County Public Works and Public Utilities staff, they will be incorporated prior to the Final Plat submission. The development team met with the North Mesa neighborhood on April 10 where the full development concept was presented with the anticipated phasing of Planning & Zoning Commission hearings.

The first concern addressed was traffic. A Traffic Count Analysis was prepared that shows a total of 15 peak travel time morning and evening trips will be added by the proposed developments as shown:

Traffic Analysis

Traffic Count Analysis Prepared By Lee Engineering

TRIP GENERATION DATA

ITE Trip Generation Manual - 10th Edition

PREVIOUSLY APPROVED		TOTAL TRIPS GENERATED							
		UNITS	WEEKDAY	AM PEAK TOTAL		PM PEAK TOTAL			
			TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
SINGLE FAMILY	85	869	16	48	64	54	31	85	
TOTAL	85	869	16	48	64	54	31	85	
PROPOSED			TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
BUILD TO RENT MULTIFAMILY	114	821	14	41	55	38	27	65	
SINGLE FAMILY	23	261	5	15	20	16	9	25	
TOTAL	137	1082	19	56	75	54	36	90	
DIFFERENCE	52	213	3	8	11	0	5	5	

Exhibit 4: Current Traffic Count Analysis

Also discussed was the ingress/egress to the development, with no anticipated sight obstructions present due to the deep setbacks exceeding the required 10 foot setback for the northern side {single-family) and the front yard {cottage development to the east) adjacent to San Ildefonso Road. Architectural elevations were shared with the community, displaying Craftsman-inspired facades in earth tones to augment the variety of styles in the community. Lastly, concepts were discussed addressing landscape enhancements where the eastern portion of the development abuts the existing single-family development on its western edge, with a desire expressed to work with the neighbors on a design that meets development standards, provides adequate buffering, and preserves western views to the extent feasible.

Staff Response: In the staff's expert opinion, this criterion has been met for this phase of the process. The proposed subdivision layout, easements, and utility provisions do not present any known risks to public health, safety, or welfare at this stage. To ensure that the final development maintains these protections, the County Engineer has identified in *Attachment B* a series of additional analyses and impact reports required to complete the Final Subdivision Plat application. These include an analysis related to intersection lighting, traffic, and stormwater drainage, each of which is critical to preventing hazards, ensuring safe access, and protecting surrounding properties. These measures demonstrate a proactive approach to identifying and mitigating potential impacts as the project moves forward.

- c. The subdivision is in conformance with all applicable provisions of this Code and other adopted County regulations.**

Applicant Response: The Development Team has submitted all required elements pursuant to the Preliminary Plat Application checklist. A fire access roadway is shown on the plat and conforms to the requirements of the Los Alamos County Fire Marshal. Grading will be in conformance with the County Development Code. Rear-yard setbacks, particularly on the western edge of the single-family lots, avoid steep topography and adhere to all other setback and dimensional requirements pursuant to the requested SFR-5.

Staff Response: In the staff's expert opinion, this criterion has been met to the extent possible at this stage, and with the understanding that proposed lot sizes do not meet the requirements of the SFR-4 zoning district. To proceed, a Minor Zone Map Amendment ("rezone") must be approved before a Final Subdivision Plat can be considered. The rezone is scheduled to be reviewed at the July 23, 2025, meeting. A list of relevant county standards will be provided to the applicant to support preparation of the Final Subdivision Plat application. The applicant is encouraged to coordinate with Public Works and the Department of Public Utilities to refine the plat as needed.

- d. The subdivision must be served or be capable of being served by all public utilities, with the exception of subdivisions for the R-E and R-A zone districts where it is determined by the Utilities Manager that it is economically unfeasible to extend sewer lines.**

Applicant Response: The Los Alamos County Department of Public Utilities has confirmed that service for gas, water, electric can be provided via existing connections via San Ildefonso Road. Drawings of existing utility connections for electric transmission, water, sewer, and storm water have been provided by the Department of Public Utilities and have been incorporated into this Preliminary Plat.

Staff Response: In the staff's expert opinion, this criterion has been met because the preliminary utility plan has been reviewed and approved by the Department of Public Utilities for this stage of the project. DPU voiced no concern with capacity, however, coordination with their office is encouraged to meet county standards as the developments progress through each application process.

- e. **The County's public infrastructure and services required to serve the proposed development including but not limited to water, sanitary sewer, electricity, gas, storm sewer, streets, etc. have adequate capacity to serve the proposed subdivision or made to be adequate if improvements are required in compliance with the County's construction standards, drainage standards, and adopted Utilities Department plans and specifications.**

Applicant Response: A Preliminary Utility Plan has been included in this submittal, reflecting individual metering for the single-family lots along with dedications of a PUE for electric, water, sewer, and gas lines. Ponding areas to the southeast portion of the site and along the eastern edge are identified pursuant to the approved grading and drainage plan along with the associated specifications addressed on the plat. Historic flows shall be maintained, with the prevention of runoff occurring over DOE Areas of Concern, where applicable, and subject to technical corrections by the County Engineer prior to Final Plat submittal. Sidewalks and street improvements to San Ildefonso Road will be in accordance with the County's construction improvements standards, as stated in Section 16.93 of the Land Development Code.

Staff Response: In the staff's expert opinion, this criterion has been met because the preliminary utility plan demonstrates that all required services can be provided through existing infrastructure along San Ildefonso Road. The Department of Public Utilities has confirmed there is an adequate service capacity for the subdivision. Drainage areas have been designated on the plat, and the applicant has proposed measures to maintain historic flows and prevent runoff into nearby DOE Areas of Concern. A Drainage Report will be required for the Final Subdivision Plat application, at which point the County Engineer will confirm compliance with all stormwater and grading standards. Additionally, improvements to sidewalks and streets will be reviewed for compliance with County standards prior to Final Plat approval.

- f. **Any necessary easements shall be provided for both existing and proposed utilities in an acceptable manner to the County Engineer and Utilities Manager.**

Applicant Response: Easements that have been identified as required in this Preliminary Plat submittal include a 26-foot wide emergency vehicular access between the southern end of this proposed subdivision at the cul-de-sac, connecting to the future cottage development to the east. The primary access to the subdivision via San Ildefonso Road is provided and is sufficient for emergency access by County emergency standards. Utility easements are shown on the Preliminary Plat drawings and are subject to verification and final approval at the Final Plat Application.

Staff Response: In the staff's expert opinion, this criterion has been met because *Attachment A: Preliminary Plat* shows a 10-ft public utility easement on both sides of Arbolada Street, as well as 20–25-ft easements within Tract 4. The utility layout is further detailed in the "Overall

Utilities" plan included in *Attachment A*. Tract 2 is labeled as having a blanket public drainage easement to serve both Tract 2 and Tract 4. Additionally, the applicant has indicated in the Preliminary Plat that Tracts 1, 2, and 3 are being created for permanent open space and drainage easements. As stated by the County Engineer within Attachment B, "no features within these tracts will be accepted for County dedication or maintenance without prior approval." The Department of Public Utilities and the County Engineer have confirmed these easements meet requirements for the Sketch/Preliminary phase, but the applicant should continue coordinating with the county to finalize plans for the Final Subdivision Plat.

- g. **The plat retains natural features such as watercourses, natural vegetation, terrain, historic and archaeological sites and structures, and other community assets, which if preserved, will contribute to the overall appearance and quality of life in the County to the maximum extent feasible.**

Applicant Response: The terrain is relatively flat, with steeper slopes towards Pueblo Canyon at the southwest and southeast tract corners as indicated via the ALTA survey included with this submittal. The existing natural vegetation consists of common wild shrubs and naturally occurring pinon trees present on the southern portion of the tract. The property was recently surveyed for the approved Arbolada Subdivision and no sensitive archaeological sites or structures were identified.

Staff Response: In the staff's expert opinion this criterion has been met because there are no known historic, archaeological, or community resources on this property. A Drainage Report will be required as part of the Final Subdivision Plat application to evaluate water flow on the site. In addition, the County Engineer recommends that the Department of Energy review the Final Subdivision Plat to address any potential runoff issues affecting the nearby canyon.

- h. **The subdivision does not create a nonconformity or increase the extent or degree of an existing nonconformity with the provisions of this Code unless a Variance pursuant to Sec. 16-74(f) is approved concurrently with the plat.**

Applicant Response: The future developments meet setbacks and density requirements without creating nonconformities or indicating a need for any variances to the proposed subdivision. This submittal is a first step in creating 23 single-family lots for future homes to be built, and one future cottage development tract to the east that will accommodate low rise duplex and triplex townhomes on that single tract. This Preliminary Plat Application and proposal anticipates a modest future upzoning from SFR-4 to SFR-5 for the west, single-family portion of the development, with all lots demonstrating conformity with SFR-5 setbacks as shown on the submitted drawing. Despite the lots being upzoned to SF-5 in the future, the density for the single family Jots remains the same due to the two large lots shown in the preliminary plat. The east portion of the development will retain its existing SFR-4 zoning designation with setbacks in excess of the required 10-foot front yard setback, 5-foot interior side setbacks, and the required 15-foot rear setback. It also complies dimensionally and for density with the standards set forth in Sec. 16-15(a), Dwelling, Cottage Development with conformance to additionally be demonstrated with a future Conditional Use Permit Application.

Staff Response: In the staff's expert opinion this criterion has been met because the lot is vacant with no existing buildings, or site features that were lawfully established prior to the

Development Code's effective date of January 23, 2023. Lot developments will be ensured to meet corresponding zone district dimensional standards prior to the issuance of a building permit.

- i. **An application for a Preliminary Plat shall be approved if it complies with all applicable provisions of this Code, any other adopted County regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

Applicant Response: As previously noted, this plat complies with all the applicable sections of the Chapter 16 Development Code. At this stage, no additional studies or report requirements subject to the County Engineer and Department of Public Utilities have been requested, as identified in Sec. 16-72, Table 50: Grading and Erosion Control, Soils, Traffic Generation, Stormwater Drainage, and Utility Capacity Reports only as individually required.

Staff Response: In the staff's expert opinion, this criterion has been met because the Preliminary Plat application complies with the applicable provisions of the Los Alamos County Development Code and all other adopted County regulations. Although the lot dimensions do not conform to the existing SFR-4 zoning standards, the applicant has initiated a Minor Zone Map Amendment to SFR-5. If approved, the lots would align with zoning requirements. There are no outstanding conditions from prior approvals that conflict with the current proposal, and staff confirms that all necessary coordination with Public Works and the Department of Public Utilities is in progress to meet technical requirements at the Final Subdivision Plat stage.

- j. **An application for a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. Explain.**

Applicant Response: The intent of this Preliminary Plat submittal is to furnish a substantially complete plan to demonstrate feasibility of development and in compliance with Chapter 16 Development Code, along with all engineering standards to facilitate a Final Plat submittal that meets and conditions of approval with this Preliminary Plat.

Staff Response: In the staff's expert opinion this criterion has been met because the application submittal is for preliminary review only. According to *Exhibit 1: Section 16-74(a)*, if the Preliminary Plat is approved and no appeal is filed within 15 days, the applicant can submit a Final Subdivision Plat. This must happen within 12 months and must include any changes or conditions required during this preliminary review.

DRAFT MOTION

Recommended Motion, Approval:

I move to **approve** Case No. **SUB-2025-0021**, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for approval of a Sketch and Preliminary Subdivision Plat. The proposal is to replat the 2023-approved Arbolada Subdivision, legally described as: "A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N, R6E, N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO." The subdivision includes multiple addresses but is primarily identified as 659 San Ildefonso Road, Los Alamos, NM, and is zoned Single-Family Residential (SFR-4).

Approval is based on the Findings of Fact established at the hearing and the determination that the Applicant has met the decision criteria for Subdivision per Section 16-74(a)(3) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-72(f)(2)(a) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application, as well as the Findings of Fact and Conclusions of Law for this case. This document will be prepared by county staff based on this decision.

Alternative Motion 1, Approve with Conditions:

I move to approve, **with the following conditions**, Case No. SUB-2025-0021, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for approval of a Sketch and Preliminary Subdivision Plat:

1. ...

The proposal is to replat the 2023-approved Arbolada Subdivision, legally described as: "A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N, R6E, N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO." The subdivision includes multiple addresses but is primarily identified as 659 San Ildefonso Road, Los Alamos, NM, and is zoned Single-Family Residential (SFR-4).

Approval is based on the Findings of Fact established at the hearing and the determination that the Applicant has met the decision criteria for Subdivision per Section 16-74(a)(3) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-72(f)(2)(a) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application and Findings of Fact and Conclusions of Law for this case, based on this decision to be prepared by county staff.

Alternative Motion 2, Deny:

I move to **deny** Case No. SUB-2025-0021, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for approval of a Sketch and Preliminary Subdivision Plat that would replat the 2023-approved Arbolada Subdivision, legally described as: "A SUBDIVISION OF TRACT D WITHIN SECTION 10, T19N, R6E, N.M.P.M., TOWN AND COUNTY OF LOS ALAMOS, NEW MEXICO."

Denial is based on the Findings of Fact established at the hearing and the determination that the Applicant has failed to meet the decision criteria for Subdivision per Section 16-74(a)(3) of the Los Alamos County Development Code. The Commission acts under the authority of Section 16-72(f)(2)(a) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application, along with the Findings of Fact and Conclusions of Law, as prepared by county staff based on this decision.

EXHIBITS:

- 1 – Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>
- 2 – Los Alamos County, 2016 Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>
- 3 – Los Alamos County Affordable Housing Plan: <https://lacnm.com/AffordableHousingPlan2024>