

# Planning & Zoning Commission

Annual Presentation to Los Alamos County Council  
September 16, 2025

Karen Easton- Chair

Planning and Zoning Commissioners: Karen Easton, Benjamin Hill, Stephanie Nakhleh, Rachel Adler, Katherine Bruell, Rebecca White, Marlon Brown, Ronald Nelson, Robert Chrien

# 2025 Work Plan: Overview

## Comprehensive Plan Implementation

- August: Finalized entitlements for Fire Station 4 and approved 137 new dwelling units on North Mesa — directly supporting housing goals and critical infrastructure planning.
- September: Approved Los Alamos' first Cottage Development project, advancing diverse housing types and community amenities.

## Development Code Updates

- September 10: Recommended Approval on the first package Chapter 16 revisions (Articles III and VI). Amendments aimed at improving clarity, consistency, and predictability.
- Additional commissioner trainings on land use, zoning process, and legal defensibility to strengthen and support sound decision-making.

# 2025 Work Plan: Overview

## **Commission Continuity and Training**

September 9: Council appointed Robert Chrien to fill a vacant seat, maintaining a full commission and ensuring quorum.

- Continued focus on commissioner on-boarding and training

## **Community Engagement & Coordination**

- Information session with consultants to review the North Mesa traffic/road study
- Ongoing coordination with Council, County staff, and other boards to advance housing, mobility, and economic vitality goals.
- Comprehensive Plan Update working group (up to 3 PZC members)

# Challenges to Priority Objectives:

## **Balancing Competing Priorities**

- Housing, economic development, mobility, and neighborhood concerns sometimes conflict, requiring careful policy tradeoffs.

## **Complexity of Code Revisions**

- Revising Chapter 16 requires significant time, legal review, and public engagement

## **Term Limits, Onboarding, and Training**

- Three experienced Commissioners will term-out in March 2026; will advertise vacancies early to allow for timely recruitment and continuity of quorum.
- Staff is currently developing a onboarding framework for new Commissioners, including discussions of roles and responsibilities, Chapter 16, Comprehensive Plan policies, and public hearing procedures.

# How Can Council Help?

- Provide Clear Policy Direction
- Update Plans, Codes and Ordinances
- Continue to Support to Staff with Resources and Training