



County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Agenda - Final Planning and Zoning Commission

*Benjamin Hill, Chair; Rachel Adler; Marlon Brown; Katherine
Bruell; Karen Easton; Stephanie Nakhleh; Ronald Nelson; and
Rebecca White, Commissioners*

Wednesday, August 27, 2025

5:30 PM

Council Chambers
1000 Central Avenue

NOTE: This meeting is in person and open to the public. However, for convenience, the following Zoom meeting link and/or telephone call in numbers may be used for public viewing and participation:

<https://us06web.zoom.us/j/81885706651>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799
or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 818 8570 6651

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

*This section of the agenda is reserved for comments from the public
on items that are not otherwise included in this agenda.*

3. APPROVAL OF AGENDA

4. PLANNING AND ZONING COMMISSION BUSINESS

A. [20539-25](#) Minutes from the Planning And Zoning Commission Meeting on
August 13, 2025.

Attachments: [A - Draft Minutes for August 13, 2025](#)

5. PUBLIC HEARING(S)

- A. [20538-25](#) SUB-2025-0022. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request Final Subdivision Plat approval to replat the previously approved 85-lot Arbolada Subdivision (2023) into 23 lots and four (4) tracts. The property, 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" is zoned Single-family residential (SFR), within the North Mesa Community, and most addressed as 659 San Ildefonso Rd., Los Alamos, NM.

Attachments: [A - Staff Report.pdf](#)
 [B - Public Notices.pdf](#)
 [C - Application Submittal.pdf](#)

- B. [20579-25](#) CUP-2025-0001. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, request approval for a Conditional Use Permit to allow the construction of a 114-unit cottage development on ±9.51 acres. The subject property, identified as Tract 4 on North Mesa along San Ildefonso Road, is legally described as: "A Subdivision of Tract D, Section 10, Township 19 North, Range 6 East, N.M.P.M., Los Alamos County, New Mexico."

Attachments: [A - Staff Report .pdf](#)
 [B - Public Notice.pdf](#)
 [C - Application.pdf](#)

6. COMMISSION/DIRECTOR COMMUNICATIONS

- A. *Department Report*
- B. *Chair's Report*
- C. *Council Liaison's Report*
- D. *Commissioners' Comments*

7. PUBLIC COMMENT

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.