



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>

**August 27, 2025
5:30PM**

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
Rachel Adler, Commissioner
Ronald Nelson, Commissioner
Benjamin Hill, Commissioner
Katherine Bruell, Commissioner*

Members Absent:

Stephanie Nakhleh, Commissioner
Rebecca White, Commissioner
Marlon Brown, Commissioner

Staff Present:

Elias Isaacson, Community Development Director
Danyelle Valdez, Planning Manager
Desirae Lujan, Senior Planner
Katie Thwaits, 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 Nelson to approve the agenda. Seconded by Commissioner Bruell.

Motion passed, unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of August 13, 2025, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Hill to approve the Minutes, seconded by Commissioner Adler.

Motion passed 5-0, with Commissioner Bruell abstaining.

5. PUBLIC HEARING(S)

A. 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.

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

*Desirae Lujan, Senior Planner, Los Alamos County, Community Development
Danyelle Valdez, Planning Manager, Los Alamos County, Community Development
Josh Rogers, Titan Development, 6300 Riverside Plaza, Albuquerque, NM
Melissa Boswell, 817 Kristi Ln., Los Alamos, NM
David Hampton, 300 Aragon, White Rock, NM
Monique Morin, 1911 Mendius Ln., Los Alamos, NM
Brian Patterson, Titan Development, 6300 Riverside Plaza, Albuquerque, NM*

Desirae Lujan, Senior Planner, presented the staff's report with a recommendation for approval.

Josh Rogers, Titan Development, described the application request.

Public Hearing opened.

Monique Morin and Melissa Boswell spoke.

Public Hearing closed.

The Commission discussed the decision criteria.

Motion by Commissioner Bruell to approve the request. Seconded by Commissioner Nelson.

Motion passed 5-0 vote.

Roll Call Vote:

[For]

Karen Easton, Chair
Rachel Adler, Commissioner
Ronald Nelson, Commissioner
Benjamin Hill, Commissioner
Katherine Bruell, Commissioner*

B. 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.”

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

*Desirae Lujan, Senior Planner, Los Alamos County, Community Development
Danyelle Valdez, Planning Manager, Los Alamos County, Community Development
Josh Rogers, Titan Development, 6300 Riverside Plaza, Albuquerque, NM
Melissa Boswell, 817 Kristi Ln., Los Alamos, NM
David Hampton, 300 Aragon, White Rock, NM
Monique Morin, 1911 Mendius Ln., Los Alamos, NM
Brian Patterson, Titan Development, 6300 Riverside Plaza, Albuquerque, NM*

Danyelle Valdez, Planning Manager, presented the staff's report and recommendation for approval.

Josh Rogers, Titan Development, described the application request.

Public Hearing opened.

Melissa Boswell and David Hampton spoke.

Public Hearing closed.

The Commission discussed the decision criteria.

Motion by Commissioner Bruell to approve the request. Seconded by Commissioner Adler.

Motion passed 5-0 vote

Roll Call Vote:

[For]

Karen Easton, Chair
Rachel Adler, Commissioner
Ronald Nelson, Commissioner
Benjamin Hill, Commissioner
Katherine Bruell, Commissioner*

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. Department Report

Danyelle Valdez, Planning Manager, discussed the Boards and Commissions luncheon to be held on September 11th, 2025, and the Zoning Commission presentation to Council on September 16th, 2025.

B. Chair's Report

Chair Easton discussed the interview of the Planning and Zoning Candidate that will go to Council on September 9th, 2025. Chair Easton also thanked the Commissioners for their presence.

C. *Council Liaison's Report*

No Update

D. *Commissioners' Comments*

Commissioner Bruell thanked Danyelle Valdez for answering her questions during the presentation.

7. PUBLIC COMMENT

None

8. ADJOURNMENT

7:32pm