



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 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 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 11<sup>th</sup>, 2025, and the Zoning Commission presentation to Council on September 16<sup>th</sup>, 2025.

**B. Chair's Report**

Chair Easton discussed the interview of the Planning and Zoning Candidate that will go to Council on September 9<sup>th</sup>, 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