



MINUTES- draft

Planning and Zoning Commission

October 9, 2024 – 5:30 P.M.

*Virtual participation for this meeting was made available via Zoom.
The recorded proceeding can be viewed at <http://losalamos.legistar.com/Calendar.aspx>*

1. CALL TO ORDER / ROLL CALL

Chair Adler called the meeting to order at 5:40 PM. Roll call was administered. A quorum was present.

Members Present:

Rachel Adler, Chair
Stephanie Nakhleh, Vice Chair
David Hampton, Commissioner
Karen Easton, Commissioner
Katherine Bruell, Commissioner

Members Absent:

Rebecca White, Commissioner
Ronald Nelson Commissioner
Benjamin Hill, Commissioner

Staff Present:

Paul Andrus, Community Development Director
Desirae J. Lujan, Senior Planner
Jane Matthews, Senior Planner
Katie Thwaites, Deputy County Attorney
Larissa Breen, Assistant County Attorney
Andrea Fresquez, Senior Office Specialist

Council Liaison:

David Reagor

** Attended virtually via Zoom*

2. PUBLIC COMMENT

None

3. APPROVAL OF AGENDA

A motion was made by Commissioner Hampton to approve the agenda as presented, seconded by Commissioner Nakhleh. Motion passed unanimously.

4. PLANNING AND ZONING COMMISSION BUSINESS

A. 19258-24 Approval of the Minutes from August 28, 2024, Planning and Zoning Commission Meeting.

A motion was made by Chair Adler to approve the minutes as presented, seconded by Commissioner Bruell. Motion passed unanimously.

B. 19255-24 Approval of Minutes from September 25, 2024, Planning and Zoning Commission Meeting.

A motion was made by Commissioner Bruell to approve the minutes as presented, seconded by Commissioner Hampton. Motion passed unanimously.

3. PUBLIC HEARING(S)

A. CASE NO. SUB-2024-0020 SG Western Construction, Inc., applicant and property owner, is requesting approval of a Final Subdivision Plat. The development proposes splitting one 186,949 Sq. Ft. lot, addressed as 1060 San Ildefonso Rd., Los Alamos, NM, into five (5) residential lots. The property, NM1B3 E, is within the Pueblo Canyon Cliffs 1 Subdivision, and zoned Single-Family Residential (SFR-4).

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

*Eric Cornelius, Santa Fe Engineering Consultants, LLC., 1599 Saint Francis, Santa Fe, NM
Ken Milder, 1082 Big Rock Loop, Los Alamos, NM
John Dragon, 982 Capulin Rd., Los Alamos, NM
Sam Garner, Applicant/Property Owner, 1060 San Ildefonso Rd., Los Alamos, NM
Desirae Lujan, Senior Planner, Community Development Department*

Mr. Cornelius, Santa Fe Engineering Consultants, LLC., outlined the case.

Desirae Lujan, Senior Planner, presented the staff's report.

Commissioner Bruell moved to approve. Second by Commissioner Hampton. Motion passed unanimously.

B. CASE NO. VAR-2024-0003. Donald and Kris Hyatt, applicants and property owners, are requesting variance approval for a 6-ft wall to be constructed along the street facing side yard of 203 Chamisa St., Los Alamos, NM. The Development Code, Section 16-59 restricts the height to 3-ft, max. The property, BM1 105, is within the Barranca Mesa 1 Subdivision, and is zoned Single-Family Residential (SFR-2).

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

*Donald and Kris Hyatt, Applicant/Property Owners, 203 Chamisa Street, Los Alamos, NM
Davis, 98 Chamisa Street, Los Alamos, NM
Tara Burney, 225 Chamisa Street, Los Alamos, NM*

Donald Hyatt, Property Owner/Applicant, gave a presentation of the request.

Desirae Lujan, Senior Planner, presented the staff's report.

A motion by Commissioner Nakhleh moved to approve. Second by Commissioner Easton. Motion passed unanimously.

C. CASE NO. ZCA-2024-0017. A request from Los Alamos County, Community Development Department, for the Planning and Zoning Commission to make recommendation to County Council to amend Chapter 16, "County of Los Alamos Development Code". The amendment will fix text typos, errors, redundant language, and add text omitted.

Chair Adler opened the case and explained the meeting procedures.

Jane Matthews, Case Manager, presented.

Paul Andrus, Community Development Director, gave an overview of the project's history and timeline.

There were no objections.

A motion by Chair Adler moved to approve. Second by Commissioner Hampton. Motion passed unanimously

4. COMMISSION/DIRECTOR COMMUNICATIONS

A. *Department Report*

Paul Andrus, Community Development Director, gave a brief update on The Hills progression, Arkansas Place Development, Hilltop Site Partnership Collaboration, 20th Street Development, Cañada Bonita, Ponderosa, North Mesa Sites, Home Buyer Program, the Comprehensive Plan Update, and the Affordable Housing Plan.

B. *Chair's Report*

None.

C. *Council Liaison's Report*

Councilor Reagor mentioned that The Women's Dormitory is scheduled for October 29, 2024. Proposals for rezoning open spaces are lined up for future consideration.

D. *Commissioners' Comments*

Commissioner Hampton suggested evaluating the exclusion of single-family residential zoning to potentially increase affordable housing options.

5. PUBLIC COMMENT

None

6. ADJOURNMENT

7:28pm