# ZCA-2024-0017

**Applicant:** Los Alamos County, Community Development Department

**Request:**  Recommendation for Approval to County Council

**Purpose:** To amend Chapter 16, "County of Los Alamos Development Code" with revisions related to uncontroversial and simple corrections of typos, errors, and text omitted.

# BACKGROUND

- December 2022 - County Council approved to repeal and replace the Development Code.

- January 23, 2023 – Development Code is effective

- To Current – Staff has utilized the updated Development Code and identified areas that should be considered as amendments:

  1. Clarify language
  2. Address inconsistencies
  3. Correct typos and grammatical errors and/or omissions
  4. Specific standards or procedures that can further county goals and policies

# DEVELOPMENT CODE "CLEAN-UP"

| ITEM | DESCRIPTION | PZC DATE |
|---|---|---|
| Minor Zone Map Amendment | Removing contradictory language; clarify approval authority | September 25, 2024 |
| Clean-Up, Part 1 | Correcting minor errors and omissions; amendment will fix text typos, errors, redundant language, and add text omitted. | October 9, 2024 |
| Clean-Up, Part 2 | Proposed changes that staff have determined require additional discussion, such as: Temporary Signs, Open Space Zoning Map Corrections, as well as other clarifications | Early First Quarter 2025 |
| Clean-Up, Part 3 | Complete Comprehensive Plan update to include a consultant for community engagement and drafting of the document. | TBD: RFP for consulting by end of Nov. 2024 |
| Requests for changes to for potential consideration | Issues requested for analysis and potential changes, such as: parking maximums, ADUs, extension of DTLA boundaries, Open Space rezoning. | TBD |

# PROPOSED CHANGES - 1

| SECTION | PROPOSED CHANGE |
|---|---|
| Article I. Governing Provisions, Division 4 – Purpose (r). | Subsection (r) is updated to state that the Purpose of the Development Code is to "**(r) Provide for the subdivision of land**." |
| Article I. Governing Provisions, Division 12 - Transitions from Previous Regulations (b) and (c). | Amend text for clarity, to specify which Article is being referenced: "**Article V**", Division 4. Nonconformities. |
| Article IV. Development Standards, Section 16-20 (e). | Amend text to correct a misplaced space within the word 'abutting.' |
| Article IV. Development Standards, Section 16-30 (a)(2) and (a)(4). | The change corrects an omission of a single digit in a Section reference. |
| Article IV. Development Standards, Section 16-45 (d) and (e). | Amend text for clarity. The change replaces "section" with the word "division" |
| Article IV. Development Standards, Section 16-48 (a) and (b). | The change corrects an omission of a single digit in a Section reference. |

# PROPOSED CHANGES -2

| SECTION | PROPOSED CHANGE |
|---|---|
| Article IV. Development Standards, Section 16-53 (d). | The change revises incorrect language to provide clarity.  The specification for "ANSI/IES RP-8-21" notation is corrected. |
| Article IV. Development Standards, Section 16-58. | The change corrects an incorrect section reference. |
| Article IV. Development Standards, Section 16-61 (b). | Amend text for clarity, to specify which Article is being referenced: "Article V", Division 4. Nonconformities. |
| Article IV. Development Standards, Section 16-66 (d). | The change includes an additional section reference, "and Sec. 16-18(o)", where additional supporting information can be found. |

# DECISION CRITERIA

a. The request substantially conforms to the intent and policies of the Comprehensive Plan and other adopted county policies and plans.

b. The proposed change will not result in land use inconsistent with the purpose of the district or incompatible with a use allowed in the underlying zone district.

c. The proposed change will clarify existing language, remove redundant or inconsistent language, or simplify the understanding and implementation of the Code. Changes will facilitate use by the public and staff to provide better customer service.

d. The proposed amendment promotes public health, safety, and welfare by improving the County's ability to support development and provide accurate implementation of the Code.