



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>

July 23, 2025
5:30pm

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Easton at 5:32pm. Roll call was taken. A quorum was present.

Members Present:

Rachel Adler, Commissioner
Rebecca White, Commissioner*
Marlon Brown, Commissioner*
Stephanie Nakhleh, Commissioner*
Katherine Bruell, Commissioner
Karen Easton, Chair
Benjamin Hill, Vice Chair

Members Absent:

Ronald Nelson, 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

Council Liaison:

Rynn Hermann, Councilor

** Attended virtually via Zoom*

2. PUBLIC COMMENT

Scott Wilper, 1042 Oro Court, commented his support for the housing development.

3. APPROVAL OF AGENDA

Motion by Commissioner Hill to approve the agenda. Seconded by Commissioner Nakhleh.

Motion passed, unanimously

4. PLANNING AND ZONING COMMISSION BUSINESS

A. Approval of July 9th, 2025, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Bruell to approve the Minutes, seconded by Commissioner White.

Motion passed unanimously.

5. PUBLIC HEARING(S)

A. Case No. REZ-2025-0021. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, are requesting a Minor Zone Map Amendment to the Official Zoning Map. The request is to rezone Lots 1-23 and Tracts 1, 2, and 3 of a preliminarily approved replat of the Arbolada Subdivision from Single-Family Residential (SFR-4) to Single-Family Residential (SFR-5). The property is located in the North Mesa neighborhood and is associated with various addresses, and most referred to as 659 San Ildefonso Road, 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
Josh Rogers, Titan Development, Albuquerque, NM
Monique Morin, 1911 Mendius Lane, Los Alamos, NM
Elizabeth Burr, 304 Joya Loop, Los Alamos, NM
Tyler Taylor, 2011 23rd St. Apt C, Los Alamos, NM*

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

Josh Rogers, Titan Development, described the application request.

Public hearing was opened.

Tyler Taylor, Elizabeth Burr, and Monique Morin spoke.

The Commission discussed the decision criteria.

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

Motion passed 7-0 vote

Roll Call Vote:

[For]
Rachel Adler, Commissioner
Rebecca White, Commissioner*
Marlon Brown, Commissioner*
Stephanie Nakhleh, Commissioner*
Katherine Bruell, Commissioner
Karen Easton, Chair
Benjamin Hill, Vice Chair

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. *Department Report*

Danyelle Valdez, Planning Manager, discussed the Traffic Study that will be presented soon by Public Works. Also, a text amendment application for the Los Alamos Development Code, Chapter 16, is coming soon for their recommendation.

B. *Chair's Report*

Chair Easton thanked those that filled in during her absence and thanked Staff for all their hard work.

C. *Council Liaison's Report*

No update

D. *Commissioners' Comments*

Commissioner Brown thanked everyone for their hard work.

7. PUBLIC COMMENT

No comment

8. ADJOURNMENT

6:44pm