



LOS ALAMOS

County of Los Alamos

1000 Central Avenue
Los Alamos, NM 87544

Agenda - Final Planning and Zoning Commission

*Karen Easton, Chair; David Hampton, Vice-Chair; Rachel Adler;
Marlon Brown; Katherine Bruell; Benjamin Hill; Stephanie
Nakhleh; Ronald Nelson; and Rebecca White, Commissioners*

Wednesday, March 26, 2025

5:30 PM

Council Chambers
1000 Central Avenue

NOTE: This meeting is in person and open to the public. However, for convenience, the following Zoom meeting link and/or telephone call in numbers may be used for public viewing and participation:

<https://us06web.zoom.us/j/81885706651>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or
+1 669 444 9171 or +1 669 900 6833

Webinar ID: 818 8570 6651

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

*This section of the agenda is reserved for comments from the public
on items that are not otherwise included in this agenda.*

3. APPROVAL OF AGENDA

4. PLANNING AND ZONING COMMISSION BUSINESS

A. [19933-25](#) Minutes from the Planning and Zoning Commission Meeting on March
12, 2025.

Attachments: [A - Draft Minutes for March 12, 2025](#)

5. PUBLIC HEARING(S)

- A. [19934-25](#) Case No. SIT-2025-0071 Los Alamos County Capital Improvements and Facilities Division, on behalf of Los Alamos County, property owner, is requesting Site Plan approval to renovate the Manhattan Project Era Dormitory Building, an existing 2-story building previously noticed as the “Women’s Dorm Building”, to serve as a visitor center with historical and educational exhibits, related office space, and a Caretaker Unit; and construction of a 560 Sq. Ft. detached restroom facility with picnic pavilion. The property, EA3 U, is addressed 1725 17th Street and is within the Institutional (INS) zone district.

Attachments: [A - Application Submittal SIT-2025-0071](#)
[B - IDRC](#)
[C - Legals](#)
[D - Staff Report SIT-2025-0071](#)

- B. [19976-25](#) Case No. TEL-2024-0005 A request from Pinnacle Consulting (aka Sun State Tower) and Co-Applicant Verizon Wireless, on behalf of Los Alamos County, property owner, are requesting an 80-foot tall, new Wireless Telecommunication Facility tower to collocate two commercial antenna arrays; and construction of a 20-foot x 30-foot split-faced block wall, 8-foot tall, to surround ground equipment. The property, WRS N1, is within the ballfields area at Overlook Park, addressed as 580 Overlook Rd, and is within the Open Space (OS-PP) Public Park sub-zone district.

Attachments: [A - Application Submittal](#)
[C - Legals](#)
[B - IDRC](#)
[D - Staff Report TEL-2024-0005](#)

- C. [19977-25](#) Case No. CUP-2024-0000. A request from Pinnacle Consulting (aka Sun State Tower) and Co-Applicant Verizon Wireless, on behalf of Los Alamos County, property owner, are requesting conditional use permitting (CUP) and review from the Planning and Zoning Commission for approval of a new 80-foot Wireless Telecommunication Facility tower in an Open Space zone district. The property, WRS N1, is within the ballfields area at Overlook Park, addressed as 580 Overlook Rd, and is within the Open Space (OS-PP) Public Park sub-zone district.

Attachments: [A - Application Submittal CUP](#)
[B - IDRC](#)
[C - Legals](#)
[D - Staff Report CUP-2024-0000](#)

- D. [19978-25](#) Case No. VAR-2025-0007 A request from Pinnacle Consulting (aka Sun State Tower) and Co-Applicant Verizon Wireless, on behalf of Los Alamos County, property owner, are requesting a variance to the height limitation of 50-feet in an Open Space zone district, for an unconcealed 80-foot Wireless Telecommunication Facility tower. The property, WRS N1, is within the ballfields area at Overlook Park, addressed as 580 Overlook Rd, and is within the Open Space (OS-PP) Public Park sub-zone district.

Attachments: [A - Application Submittal](#)
 [B - IDRC](#)
 [C - Legals](#)
 [D - Staff Report VAR-2025-0007](#)

6. COMMISSION/DIRECTOR COMMUNICATIONS

A. *Department Report*

B. *Chair's Report*

C. *Council Liaison's Report*

D. *Commissioners' Comments*

7. PUBLIC COMMENT

8. ADJOURNMENT

PLEASE NOTE: Any action by the Planning and Zoning Commission in granting approval, conditional approval or disapproval of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15 days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006 if a summary or other type of accessible format is needed.