



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>

**March 26, 2025**

**5:30 p.m.**

**1. CALL TO ORDER / ROLL CALL**

The meeting was called to order by Chair Easton at 5:54 p.m Roll call was taken. A quorum was present.

**Members Present:**

Karen Easton, Chair  
Marlon Brown, Commissioner\*  
Katherine Bruell, Commissioner\*  
David Hampton, Commissioner  
Benjamin Hill, Commissioner

**Members Absent:**

Stephanie Nakhleh, Commissioner  
Rebecca White, Commissioner  
Ronald Nelson, Commissioner  
Rachel Adler, Commissioner

**Staff Present:**

Dan Osborn, Acting Community Development Director  
Danyelle Valdez, Planning Manager  
Desirae Lujan, Senior Planner  
Jane Mathews, Senior Planner  
Katie Twaits, Deputy County Attorney  
Larissa Breen, Assistant County Attorney

**Council Liaison:**

Ryn Herrmann, absent

*\* Attended virtually via Zoom*

**2. PUBLIC COMMENT**

No comment

**3. APPROVAL OF AGENDA**

Chair Easton stated that a quorum will not be present for Case No. SIT-2025-0017 and asked that it be deferred to the April 9, 2025, scheduled Planning and Zoning Commission meeting.

***Vice Chair Hampton motioned to approve the agenda as amended, seconded by Commissioner Hill. Motion carried unanimously.***

**4. PLANNING AND ZONING COMMISSION BUSINESS**

**A. Approval of March 12<sup>th</sup> Planning and Zoning Commission Meeting Minutes**

**Motion by Commissioner Hampton to approve the Minutes as presented, seconded by Commissioner Brown.**  
**Motion passed unanimously, 5-0 vote**

**Roll Call Vote:**

**[For]**

Karen Easton, Chair  
Marlon Brown, Commissioner\*  
Katherine Bruell, Commissioner\*  
David Hampton, Commissioner  
Benjamin Hill, Commissioner

**5. PUBLIC HEARING(S)**

Chair Easton asked that the next three (3) cases be presented together because they are interconnected. There were no objections from the Commission.

- A. 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.
- B. 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.
- C. 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.

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

*Michelle Johnson, Pinnacle Consulting*  
*Tyler Ross, Verizon*  
*Jane Mathews, LAC Senior Planner and Case Manager*

Michelle Johnson, Pinnacle Consulting, described the application request. Tyler Ross, Verizon Wireless, added information related to coverage.

Jane Mathews, Senior Planner, presented the staff report concluding staff's expert opinion that each application submitted meets its corresponding the decision criteria.

**Motion by Commissioner Hill to approve applications TEL-2024-0005 and CUP-2024-0000. Seconded by Commissioner Hampton.**

**Motion passed unanimously, 5-0 vote**

Roll Call Vote:

**[For]**

Karen Easton, Chair

Marlon Brown, Commissioner\*

Katherine Bruell, Commissioner\*

David Hampton, Commissioner

Benjamin Hill, Commissioner

**Motion by Commissioner Hill to approve VAR-2025-0007. Seconded by Commissioner Hampton.**

**Motion passed unanimously, 5-0 vote**

Roll Call Vote:

**[For]**

Karen Easton, Chair

Marlon Brown, Commissioner\*

Katherine Bruell, Commissioner\*

David Hampton, Commissioner

Benjamin Hill, Commissioner

## **6. COMMISSION/DIRECTOR COMMUNICATIONS**

### **A. Department Report**

Dan Osborn, Acting Community Development Director, introduced Danyelle Valdez and the new Planning Manager. Osborn also informed the Commission of the County Council's approval to purchase deed restrictions on the 9<sup>th</sup> street apartments providing 97 affordable units.

### **B. Chair's Report**

Chair Easton had no report and welcomed Danyelle Valdez. Easton thanked the Commissioners for being present.

### **C. Council Liaison's Report**

No Report presented.

### **D. Commissioners' Comments**

Commissioner Hampton shared that this was his last meeting because he had reached his term. He thanked everyone.

Commissioner Brown thanked everyone for assisting him in obtaining online access, and Commissioner Hill thanked Commissioner Hampton for his participation during his term.

## **7. PUBLIC COMMENT**

No comment

## **8. ADJOURNMENT**

**7:35 p.m.**