

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE INCORPORATED COUNTY OF LOS ALAMOS, NEW MEXICO**

***A RECOMMENDATION OF THE PLANNING & ZONING COMMISSION TO THE  
COUNTY COUNCIL (APPLICATION ZCA-2025-0018)***

This recommendation by the Planning and Zoning Commission (“Commission”) is issued for Application ZCA-2025-0018: A text amendment application and request for recommendation to County Council to amend Chapter 16, through the adoption of Ordinance No. 02-370, an Ordinance amending Chapter 16 of the County Development Code, Article II (Base Zone Districts), Division 2, Section 16-6; Article III (Use Regulations), Division 1, Sections 16-12 and 16-14; Article III (Use Regulations), Division 2, Sections 16-17, 16-18, 16-19; Article IV (Development Standards), Division 3, Section 16-28; and Article VI (Definitions), Division 2 (“Application”). As an amendment to the text of the County Development Code, the approval action must be completed by ordinance.

After holding a public hearing on September 10, 2025, the Commission recommends that the County Council approve the Application for the proposed text amendments.

**I. INTRODUCTION**

This Application, brought by Elias Isaacson, Community Development Director, on behalf of the Incorporated County of Los Alamos (“Applicant”), is a request for a text amendment to amend Chapter 16 of the County Development Code to improve the County Development Code by correcting errors, resolving inconsistencies, and adding missing definitions to ensure clarity, consistency, and alignment with the County’s adopted plans and policies.

The Commission has an advisory duty to hold a public hearing on the Application pursuant to the requirements of Section 16-72(f)(1)(a) of the County Development Code. The Commission was tasked with making a recommendation to the County Council pursuant to the requirements of Section 16-69(b)(1)(d) of the County Development Code and forwarding its recommendation to the County Council. The Commission’s recommendation to approve, approve with changes, or deny the application must be based on the following decision criteria found in Section 16-75(d)(3) of the County Development Code:

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- 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.
- d. The proposed amendment promotes public health, safety, and welfare.

**II. FINDINGS**

After review of the presentation by CDD Staff at the public hearing held on September 10, 2025, the Commission finds that the text amendment is in full conformity with the decision criteria contained in Section 16-75(d)(3) of the County Development Code. This amendment improves the County Development Code by correcting errors, resolving inconsistencies, and adding missing definitions to ensure clarity, consistency, and alignment with the County's adopted plans and policies. The Commission, in support of its findings, provides as follows:

a. The proposed text amendments substantially conform to the intent of the Comprehensive Plan and other adopted County policies and plans. The Comprehensive Plan identifies the County Development Code as a primary implementation tool for advancing its vision, goals, and land use policies. The proposed text amendments correct typographical errors and omissions discovered during day-to-day application of the recently adopted 2023 County Development Code.

b. The proposed text amendments do not modify the substantive list of uses permitted, conditionally permitted, or prohibited within any zone district. The changes are limited to correcting typographical errors and clarifying existing language in the permitted use table and associated definitions. As such, the proposed text amendments do not introduce new land use entitlements or alter the intent or application of existing regulations. Therefore, the proposed text amendments will not result in any land use that is inconsistent with the purpose of the underlying zone districts or incompatible with any existing permitted uses.

c. The proposed text amendments are intended to improve the clarity, consistency, and usability of the County Development Code by correcting typographical errors, resolving

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internal inconsistencies, and clarifying existing language. These changes will enhance the readability of the County Development Code and simplify its interpretation and application by County staff, applicants, and the public. No new regulatory requirements are introduced; rather, the changes support more efficient and accurate implementation of the existing provisions.

d. The proposed text amendments promote public health, safety, and welfare by ensuring that the County Development Code is clear, accurate, and internally consistent. By correcting typographical errors and clarifying regulatory language, the proposed text amendments reduce the potential for misinterpretation and improve the effectiveness of land use administration. This contributes to a more predictable and transparent development review process, which in turn supports orderly growth, code compliance, and the overall well-being of the community.

**III. RECOMMENDATION TO APPROVE**

The Commission, by unanimous vote, hereby finds that the Application for a text amendment is in conformity with the review criteria contained in Section 16-74(d)(3). Therefore, the Commission hereby recommends to the County Council, **APPROVAL OF THE APPLICATION FOR A TEXT AMENDMENT**, and forwards such recommendation to the County Council.

*Karen Easton*

9/22/2025

Karen Easton, Chair of the Planning & Zoning  
Commission for the Incorporated County of Los  
Alamos