



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 Thwaites, 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 9<sup>th</sup>, 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 23<sup>rd</sup> 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