

February 3, 2026

# Comprehensive Plan for Los Alamos County

## County Council Update



# czb's team



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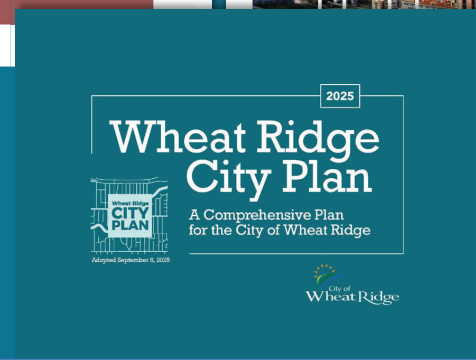
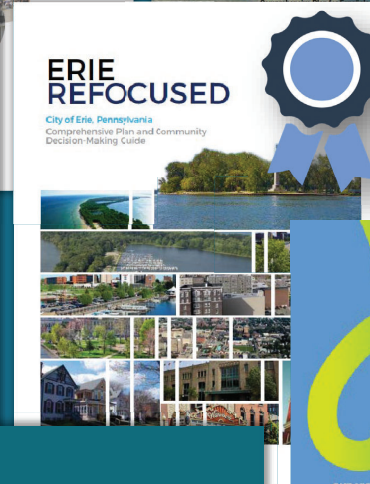
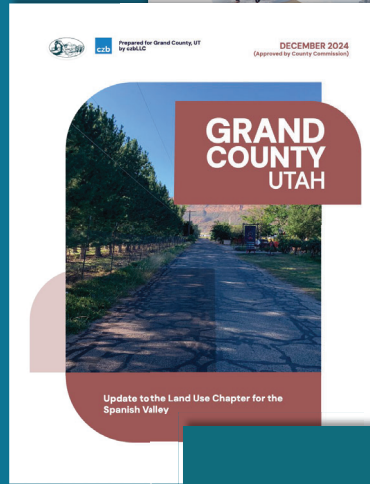
Eric  
Ameigh



# Recent Plans

czb

**Wheat Ridge, CO**  
**Grand County, UT**  
**High Point, NC**  
**Fargo, ND**  
**Altoona, PA**  
**Poughkeepsie, NY**  
**Muncie, IN**  
**Greenville, SC**  
**Millcreek, PA**  
**Waynesboro, VA**  
**Southern Alleghenies, PA**  
**Española, NM**  
**Ashland, WI**  
**Geneva, NY**  
**Erie, PA**



Los Alamos County Comprehensive Plan

# Project Overview



# What are we producing?

- Long-range plan for the county
- Sets general direction, goals, and strategic priorities
  - Where and how to grow
  - Budgets and capital investment planning
- Doesn't confer or grant vested land use rights, but serves as the foundation for zoning and development regulations

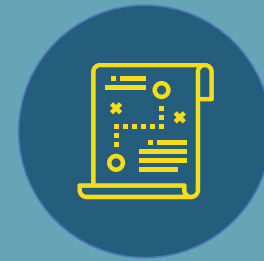
# A great plan



**Gets the big things right**



**Plans for what is known**



**Creates a decision making framework for what is unknown**

# Scope of Work

## Phase 1 – Patterns and Priorities



- Project kick-off
  - Review current plans & policies
  - Analyze demographics, economics, housing, land use, open space, infrastructure, etc.
  - Engage public on key issues, values, and priorities
- 

## Phase 2 – Vision and Path Forward



- Develop vision scenarios; analyze implications and trade-offs associated with each scenario
  - Engage public on selection of preferred scenario for the future of Los Alamos County
  - Draft planning framework of values, principles, priorities, and preferred path forward
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## Phase 3 – Plan Development



Produce draft plan  
Gather feedback and make revisions  
Produce and present final plan  
Support adoption procedures

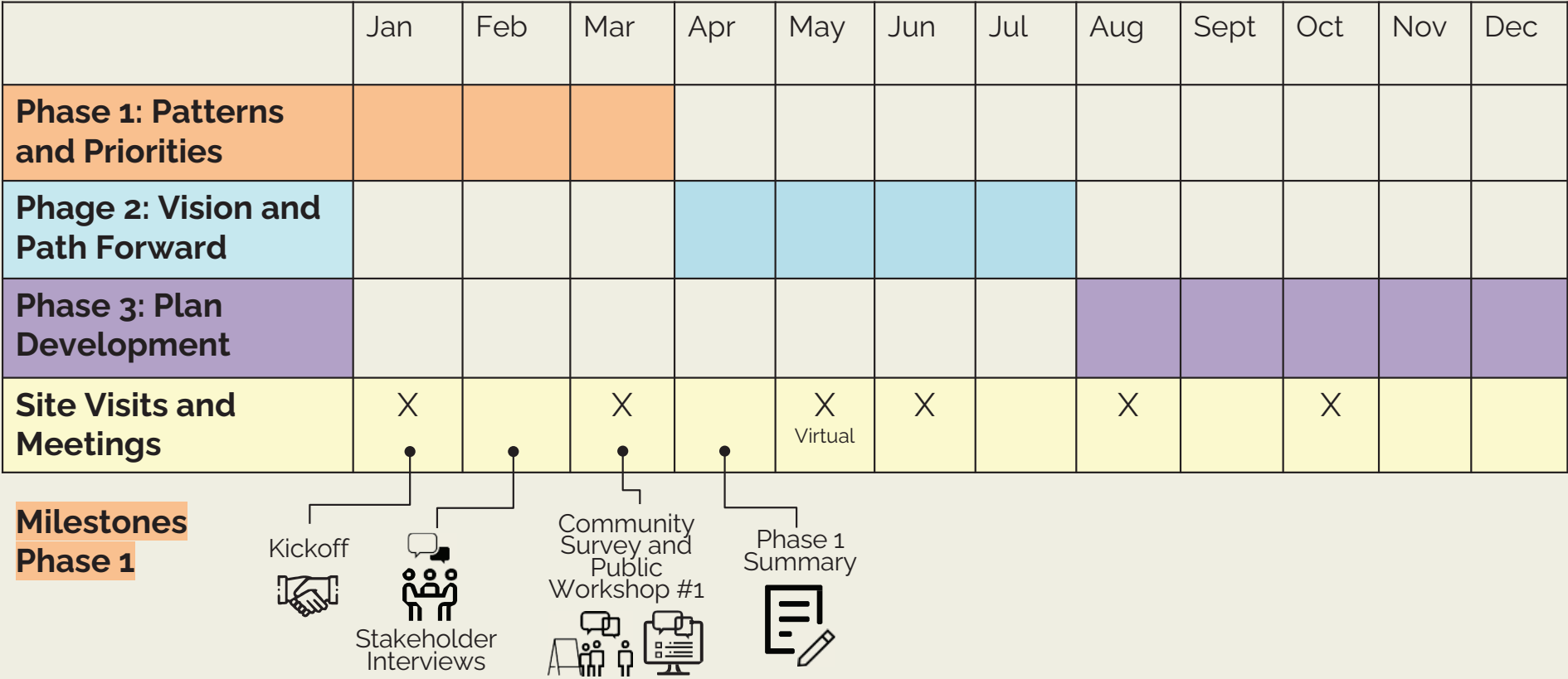
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# Timeline

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Phase 1: Patterns and Priorities</b>												
<b>Phase 2: Vision and Path Forward</b>												
<b>Phase 3: Plan Development</b>												
<b>Site Visits and Meetings</b>	X		X		X Virtual	X		X		X		



# Timeline



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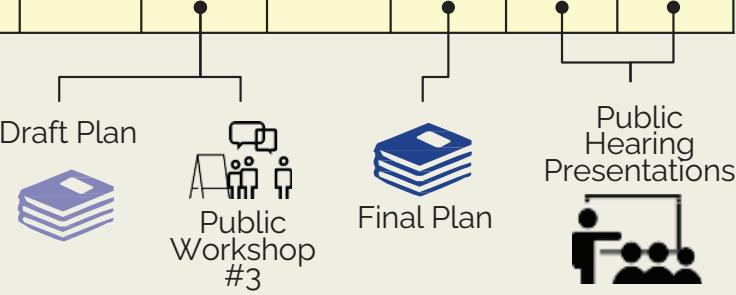
## Milestones Phase 2



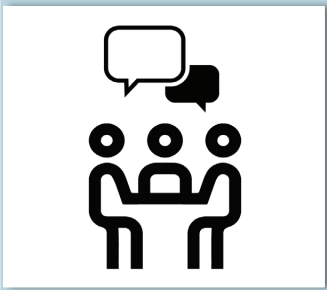
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<b>Phase 3: Plan Development</b>												
<b>Site Visits and Meetings</b>	X		X		X Virtual	X		X		X		

## Milestones Phase 3



# How will the broader public be engaged?



## Stakeholder Interviews

By czb, with direction from Steering Committee and staff

**February through September**



## Community Survey

Month-long online survey at a critical juncture in the project

**March**



## Public Workshops

Informal meetings to present findings, solicit feedback, and discuss key issues

**March, June, August**



## Online Feedback

Online public feedback available through the project website 24/7

**March through December**

# Chapter 16 Explained

**Article I – Governing Provisions;** Purpose, authority, applicability, interpretation, relationship to other laws, severability, vested rights.

**Article II – Zone Districts;** Defines zoning districts, intent, permitted/conditional/prohibited uses, zoning maps and boundaries.

**Article III – Use Regulations;** Regulates land uses, includes Use Table, accessory and temporary uses, standards for specific uses.

**Article IV – Development Standards;** Lot/building standards, parking, landscaping, signage, lighting, screening, open space, infrastructure.

**Article V – Administration & Enforcement;** Roles and authority, application procedures, review processes, hearings, variances, appeals, enforcement.

**Article VI – Definitions;** Technical and land-use definitions



# Chapter 16 – Next Steps

- Articles III & VI (Complete)
  - Adopted by Council in September 2025
- Articles I & V
  - CDD and CAO actively drafting revisions
  - Targeting June 2026 Adoption by Council
- Articles II & IV
  - Regulate Zoning and Development Standards
  - Topics such as ADUs, Parking Standards, and Zoning/Future Land Use Map (FLUM) to be discussed with public as part of Comp Plan process
  - Will begin drafting revisions to these Articles as draft Comp Plan Update is finalized (Summer 2026)

# Temporary Sign Code

- Temporary Sign Code revised in response to Supreme Court Case *Reed v. Town of Gilbert*
  - In practice, most sign and speech regulations are far more vulnerable to constitutional challenge
- Current Temporary Sign Code addresses regulation of size and duration, However, locations where temporary signs are allowed is unclear
- Revisions aimed at addressing allowable locations, clarifying dimensional standards, and providing actionable guidance for enforcement of duration
- CDD and CAO are currently working together to bring recommendations forward to PZC Spring 2026

# Project Timelines

