

February 3, 2026

# Comprehensive Plan for Los Alamos County

## County Council Update

czb



# czb's team



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# 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

## Phase 3 – Plan Development



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

# Timeline

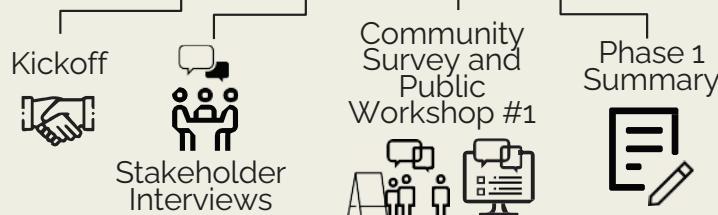
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Phase 1: Patterns and Priorities</b>												
<b>Phase 2: Vision and Path Forward</b>												
<b>Phase 3: Plan Development</b>												
<b>Site Visits and Meetings</b>	X		X		X Virtual	X		X		X		

# Timeline

	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	X	X	X	X	X		

## Milestones

### Phase 1



# 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		

## Milestones

### Phase 2



# Timeline

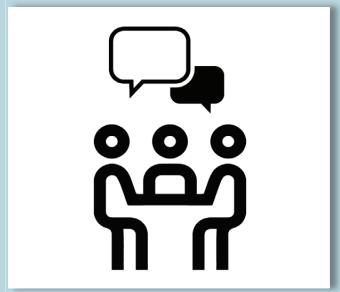
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Phase 1: Patterns and Priorities</b>												
<b>Phase 2: Vision and Path Forward</b>												
<b>Phase 3: Plan Development</b>												
<b>Site Visits and Meetings</b>	X		X		X Virtual	X		X		X		

## 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

	2025			2026												2027		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Comprehensive Plan Update (Dec 2026 Adoption)																		
Chapter 16 Revisions Articles I & V (June 2026 Adoption)																		
Chapter 16 Revisions Articles II & IV (Mar 2027 Adoption)																		
Temporary Sign Code Revisions (Nov 2026 Adoption, estimated)																		

