



## Statement of Vision

*Lafayette's panoramic view of the Rocky Mountains inspires our view into the future. We value our heritage, our unique neighborhoods, a vibrant economy and active lifestyles. We envision a future that mixes small-town livability with balanced growth and superior city services.*

### **NOTICE OF PLANNING COMMISSION WORKSHOP**

This meeting will be conducted in person and by electronic and telephonic means pursuant to the Declaration of Local Disaster Emergency issued by the Mayor of the City of Lafayette on March 17, 2020 and City of Lafayette Resolution No. 2020-23 extending the Declaration until terminated by City Council.

**SEE BELOW THE AGENDA FOR MEETING ACCESS AND PARTICIPATION OPTIONS**

**OCTOBER 27, 2021**

## **AMENDED AGENDA**

**6:00 PM PLANNING COMMISSION MEETING  
Council Chambers  
1290 S. Public Road  
Lafayette, Colorado 80026**

- I. OPENING OF MEETING
  - Call to Order
  - Pledge of Allegiance
  - Roll Call
- II. RECOGNITION OF DOUG GODFREY – 8 YEARS ON PLANNING COMMISSION
- III. ITEMS FROM THE PUBLIC NOT ON THE AGENDA
- IV. REGULARLY SCHEDULED ITEMS
  - A. RESOLUTION NO. PC-2021-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAFAYETTE, COLORADO RECOMMENDING ADOPTION OF THE 2021 PERIODIC UPDATE OF THE CITY OF LAFAYETTE COMPREHENSIVE PLAN – PUBLIC HEARING
- V. OTHER BUSINESS
  - A. COMMISSION COMMENTS
  - B. DEPARTMENT COMMENTS
- VI. ADJOURN

### OPTIONS FOR ACCESSING THE MEETING

- Attend the meeting in person. City Hall Council Chambers, 1290 S. Public Road.
- Tune to Comcast Channel 8 or HD Channel 881.
- [View the meeting on your computer at https://www.lafayetteco.gov/627/Streaming-Video](https://www.lafayetteco.gov/627/Streaming-Video)
- Listen to the meeting by calling 1-877-853-5247 (toll free). Once connected, you will be asked for the meeting number. The meeting number is **832 4397 4552**. Then press # after entering the number.

### OPTIONS FOR PARTICIPATING IN THE MEETING

- Attend the meeting in person. City Hall Council Chambers, 1290 S Public Road.
- Submit written comments to [Planning Commission Secretary](#). If your remarks are received by 3:00 p.m. on the day of the meeting, they will be read into the record at the meeting.



## PLANNING COMMISSION AGENDA MEMO

**MEETING DATE:** October 27, 2021  
**AGENDA TITLE:** Planning Commission Resolution PC-2021-01: Recommending Adoption of the 2021 Periodic Update to the Comprehensive Plan  
**PREPARED BY:** Jeff Brasel, Planning and Building Director  
Britt Palmberg, RICK Engineering – Plan Consultant

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### **Executive Summary**

After a two-year public process and guidance from the community, the Community Advisory Committee (CAC), and Planning Commission, the Legacy Lafayette Comprehensive Plan is being presented to the Planning Commission for review and recommendation to City Council.

This memo provides background information on public outreach efforts, refinements made since the working draft was reviewed by Council, Commission, and the CAC, and next steps on the plan adoption.

Staff is seeking action from Planning Commission on a recommendation of adoption of the Plan. The Commission may recommend approval, approval with changes or conditions or disapprove the Plan.

### **Background Information**

#### Public Outreach

The Comprehensive Plan update officially kicked off in January 2019. Since then, there have been sixteen community or stakeholder outreach events, fourteen CAC meetings, and significant input received through an online mapping tool. Several iterative drafts of the plan were released for review by the public, CAC, Planning Commission, and City Council.

Staff has also engaged various Boards and Commissions, including:

- Historic Preservation Board – September 13, 2021
- Senior Advisory Board – September 14, 2021
- Lafayette Urban Renewal Authority – September 15, 2021
- All other Boards and Commissions – September 20, 2021

## Document Organization

The document is organized into six chapters and an Appendix section.

Chapters 1-3 provide background and a summary of the document, takeaways from public outreach, an overview of the plan development process, overview of the community demographics, population projections, and discussion of key findings of the community assessment and community surveys. These chapters effectively set the stage for the heart of the document in Chapters 4 through 6.

Chapter 4 establishes the community vision statement, community values, and the plan frameworks.

- The vision statement describes the qualities and characteristics desired for the city as it operates and evolves over the next 20 years.
- The community values of an inclusive, eclectic, and diverse community inform the goals, policies and strategies of the plan. These values provide a touchstone for the work of the city.
- The planning frameworks include the four high-level goals of the plan and include community character, environmental stewardship, connected community and strong economy. Each framework has a guiding principle that further informs the policies and strategies contained in the plan.

Chapter 5 includes 15 plan elements/subjects organized under the four guiding principles. Each element contains:

- An objective statement that serves as an overall goal for that element.
- Background information on the element including information from the community assessment, community surveys and public outreach that supports the objectives and policies.
- Policy statements for various sub-topics related to the element. These statements are official City positions proposed to inform future decision making.
- Recommended strategies to implement either a policy statement or objective of the plan element. The recommended strategies may include concrete actions, regulatory changes, or suggested operational or programmatic solutions.

Chapter 6 provides the growth management framework that will guide future (re)zoning decisions and regulatory changes needed (such as the zoning code rewrite) to guide future development, infrastructure, and reinvestment in the community. This section includes community-wide design principles and further description of the eleven land use categories, five planning concepts, and the urban growth boundary.

The appendices include a glossary to define important terms, an implementation matrix, and copies of the community assessment and survey.

## Final Draft – Changes since Public Draft

The final draft takes into consideration the comments provided by the Planning Commission, CAC, and City Council. Highlights include:

- Refinement of language throughout the document for comprehension and clarity.
- Revision of the document based upon discussion at the latest City Council, Planning Commission and CAC workshops.
- An Indigenous Peoples statement was added at the beginning of the document.
- Updating Chapter 4 to include a pre-ambule on the values statement that put in context the importance of those values as viewed through a historical lens of race and discrimination in the community.
- Combining the Parks and Recreation Elements with the Open Space and Wildlife elements.
- Addition of the appendices including a glossary, implementation matrix, and the community assessment and survey.
- Updated the land use map to show the Willoughby Corner from a neighborhood mixed-use typology to a housing typology and the southern portion of the 40 North project from adaptable commercial/public-institutional typology to housing area.

A link to the final draft is included in the supplemental materials.

### **Next Steps**

City Council will consider an ordinance adopting the Legacy Lafayette Comprehensive Plan on First Reading November 16, 2021. Council will then consider and possibly approve the ordinance on Second Reading December 7, 2021.

### **Recommendation**

Staff recommends that Planning Commission recommend approval of the Legacy Lafayette Comprehensive Plan. Our recommendation includes a condition that permits staff to make minor corrections to language and formatting of the document that do not change the meaning or substance of the language or document. This provision will allow continued refinement and corrections prior to City Council should the need arise.

### **Proposed Motion Language**

I move to recommend approval of Planning Commission Resolution number PC-2021-01, recommending to City Council adoption of the Legacy Lafayette Comprehensive Plan with the following conditions:

1. Allow staff to make minor changes to the language and formatting of the document that do not alter the meaning or substance of the plan, and
2. Allow staff to make minor edits to the land use plan in case of technical issues incorporating the mapping into the City's GIS system to correct for proper boundaries and alignments of the land use map.

### **Supplemental Materials**

[Final Draft of Comprehensive Plan \(Linked\)](#)  
[Plan Appendices \(Linked\)](#)

Attachment

A: [Resolution PC-2021-01](#)

**CITY OF LAFAYETTE  
RESOLUTION NO. PC-2021-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LAFAYETTE, COLORADO, RECOMMENDING ADOPTION OF THE  
2021 PERIODIC UPDATE OF THE CITY OF LAFAYETTE  
COMPREHENSIVE PLAN**

**WHEREAS**, in August 2018, the City Council of the City of Lafayette, Colorado, directed staff to begin the process of updating the City’s comprehensive plan; and

**WHEREAS**, in November 2018, the City Council awarded a contract to Rick Engineering Company to act as the comprehensive plan consultants; and

**WHEREAS**, in accordance with Section 4.14 of the City of Lafayette Charter (“Charter”), the City of Lafayette Planning Commission is charged with the preparation of a comprehensive plan, which plan shall have “the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs, which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provisions for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements,” and with making a recommendation to City Council on adoption of the comprehensive plan; and

**WHEREAS**, members of the Planning Commission served on the Comprehensive Plan Community Advisory Committee, which served in an advisory role to the project team and assisted in community engagement activities; and

**WHEREAS**, the City conducted a Comprehensive Plan Citizen Survey, held 14 Community Advisory Committee meetings, and facilitated 16 community outreach events regarding the comprehensive plan update; and

**WHEREAS**, the Planning Commission devoted significant time to discussing and reviewing key comprehensive plan materials, including 14 separate meetings, including joint meetings with the Community Advisory Committee and the City Council; and

**WHEREAS**, based on the input of the Planning Commission, the City Council, the City’s Planning staff, the Community Advisory Committee, and the people of the City of Lafayette, the consultant has drafted a proposed periodic update of the City’s comprehensive plan (hereinafter

referred to as the “2021 Comprehensive Plan”), in substantially the same form as the copy attached hereto; and

**WHEREAS**, in accordance with section 26-25.1-1(d) of the Code of Ordinances of the City of Lafayette, Colorado (“Code”), the Planning Commission held a public hearing on the proposed 2021 Comprehensive Plan; and

**WHEREAS**, the Planning Commission makes the following findings:

- In accordance with Section 6.12 of the Charter, the proposed 2021 Comprehensive Plan provides for an average growth rate of not greater than three (3) percent per year in the Lafayette Comprehensive Planning Area and includes an urban growth boundary map that identifies the City’s urban growth boundary; and
- The proposed 2021 Comprehensive Plan provides a robust set of recommendations for working toward the vision of an eclectic, diverse, and inclusive community; and
- The proposed 2021 Comprehensive Plan envisions a resilient and sustainable community with welcoming public spaces, unique neighborhoods, a diversified and strong economy, environmental leadership, and meaningful connections within our community; and
- The proposed 2021 Comprehensive Plan sets the table for a wide range of implementation strategies, such as a re-write of the City’s Development and Zoning Code (Chapter 26 of the Code); and

**WHEREAS**, the Planning Commission further finds that the proposed 2021 Comprehensive Plan fulfills the general purposes of a comprehensive plan as set out in Section 4.14 of the Charter, and desires to recommend the City Council adopt the proposed 2021 Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Lafayette, Colorado, as follows:

1. In accordance with Section 4.14 of the Charter and Section 26-25.1-1 of the Code, the Planning Commission hereby recommends that the City Council of the City of Lafayette, Colorado, adopt the proposed 2021 Comprehensive Plan for the City of Lafayette in substantially the same form as the copy attached hereto.

RESOLVED AND PASSED THIS 27<sup>th</sup> DAY OF OCTOBER 2021.

CITY OF LAFAYETTE, COLORADO

\_\_\_\_\_  
Darcia Thomas, Chair, Planning Commission

ATTEST:

\_\_\_\_\_  
Michelle Verostko, Planning Commission Secretary

APPROVED AS TO FORM:

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Mary Lynn Macsalka, City Attorney

**Resolution No. PC-2021-01: A Resolution of the Planning Commission of the City of Lafayette, Colorado Recommending Adoption of the 2021 Periodic Update of the City of Lafayette Comprehensive Plan**

[Link to Staff Presentation](#)