

# LAFAYETTE COMPREHENSIVE PLAN

## Summary of Discussion: CAC Meeting November 12, 2020

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**Attendees:** Jana Easley (Interim Planning Director, City), Britt Palmberg (Rick Community Planning), Brian Mooney (Rick Community Planning), Karen Norback, Guy Higgins, Anthony Viers, Richard Welty, Kim Duggan, Amy DeBay, Adam Gianola, Isabella Seo de Lima, Lynn Riedell, Dave Heinrich, Debbie Cook, Frank Phillips, Karen Zeid

### Background Information:

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- Britt Palmberg provided a brief summary of the takeaways from the Planning Commission workshop and discussions with property owners over the last few weeks. The property owners would like for the plan to retain flexibility, while also providing more predictability with regard to the development process. The Planning Commission in general indicated that they would like for the comprehensive plan to remain a visionary document. The discussion at the PC workshop centered, as well, around the importance of completing updates to the City's development code, to go along with the outcomes of the Comprehensive Plan.
- Britt indicated that the online mapping tool has been online since June and will remain online for the foreseeable future. The tool has attracted over 1,000 users thusfar and generated nearly 400 comments, on the map. The team has been iterating the outline for the Comprehensive Plan document over the spring and summer, and the outline we see tonight provides more details regarding strategies, action items, and other details of the Comprehensive Plan. The team welcomes everyone's comments on the outline and the rest of the content sent to the CAC.
- Britt explained that the worksession with Planning Commission and City Council (originally scheduled for November) has now been rescheduled to January 25<sup>th</sup>. In the meantime, the team will be working on developing samples of the first few chapters of the Comprehensive Plan document between now and the holidays. Britt noted that the plan document is envisioned to have a good deal of pictures and be formatted to be attractive. Some of the details of the plan may be included in the appendix, as opposed to the main document, in order to minimize the length of the main document. Britt noted that the Castle Rock Comprehensive Plan is an example document the team has reviewed. Britt will send out some examples of other Comprehensive Plan documents to the CAC to review. The team is tentatively planning an additional CAC meeting on January 14<sup>th</sup>, to review the first few chapters of the Comprehensive Plan document and further input received on the plan between now and the first of the year.

## Comments on Draft Comprehensive Plan Outline and Format for Comp Plan Document:

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- Karen Norback indicated that the outline will need additional detail and she is assuming that the team will build in additional content and details as the effort moves forward. She is worried that the plan may end up resembling a “picture book” and not have the details and tools the City will need to implement the vision. For example, the plan needs to talk about how transitions may occur between neighborhoods. Brian Mooney responded and indicated that some of the pictures to be included in the plan will be intended to show examples of the type of character and features the community desires, coming out of the comprehensive plan.
- A CAC member indicated that he had reviewed the Castle Rock example, and the document was very “approachable” for the reader. We will of course still need to ensure that the Lafayette plan contains sufficient details.
- If the plan talks about the kinds of features we would like to see in certain areas around the community, we should have imagery to illustrate what we mean (for examples, of plazas or other features)
- The plan document will need to build sufficient bridges to other City plans, including the sustainability plan, the upcoming transportation plan, and others.
- Discussion ensued about the differences between the Comprehensive Plan and an updated zoning code. Brian Mooney explained that developments or proposals that come forth to the City will need to show compliance with the goals of the comprehensive plan, and also that they meet the requirements of the zoning code. The plan needs to set the appropriate foundation that bridges to a new zoning code.
- Lynn Riedell indicated that she would like to see more details concerning buffers and setbacks and preserving open space corridors, in the comprehensive plan. For example, the plan document could provide language to guide the code update effort, such as action items for the City “to consider developing a zoning code to preserve X”. The plan also needs to have more discussion of sustainability as it relates to climate change and preparedness.
- Karen Norback indicated that having better quality development is very important, as opposed to run-of-the-mill development. In contrast to the past, the City is now in the position where it can expect developers to complete projects of higher quality. The City needs to be careful, in the plan, that it does not take too much direction from developers. The key question is...what do we want the community to look like in the future? How will the community appear in the future, if we take direction from the residents, as opposed to what developers may want?
- The plan needs to look at the broader context. The challenge for the team is to draw from all the comments and input and identify areas of alignment, for going forward. The plan needs to help break down silos in terms of how the city operates and the community is run.

- The plan needs more information and detail with regard to affordable housing. The plan needs to discuss policies and strategies to maintain units that are affordable, as affordable units going forward. Karen Norback noted that Boulder County’s approach has been to purchase units around the area and to keep them as affordable going forward.
- Kim Duggan noted that she would like the plan to look at grants and programs that would allow people to buy their own home and then gain the equity going forward. It will be important to provide these tools so that people can build their wealth over time as opposed to being confined to units deemed to be “affordable housing”.
- With regard to housing, Brian Mooney indicated that the plan will expand the vision as broadly as possible to include as many tools and approaches as possible.
- Guy Higgins noted that there are times when renting a home can make more sense to a particular household, compared to home ownership. In this sense, one size does not fit all with regard to housing. The plan must consider rental components as well.
- The plan needs to speak more about mobile homes and their presence as the easiest path to affordable housing for many in the community.
- Anthony Viers indicated that providing more affordable housing will require the expenditure of additional funding, from the City Council. The money will need to come from somewhere.
- The plan should explore how the affordable housing program in Lafayette may be expanded.
- Karen Norback indicated that she has been on the committee for the Willoughby Corner housing project. There has been a good deal of discussion about how the project is essentially putting residents who require affordable housing in one location. It would be better to explore how affordable units could be distributed throughout the community, in order to avoid this kind of division.
- It was noted that the City is exploring a mobile home specific zoning, that would prohibit the selling off of mobile home parks for more intensive development. A committee member asked whether this kind of zoning would constitute a taking. The City is looking into this issue.
- The plan needs additional content and stronger goals and policies with regard to climate, renewable energy, and carbon sequestration. In general, we need to make sure that sustainability is woven throughout the document, as the City Council expressed as a goal at the outset of the project. For example, Council has established a goal of 80% carbon sequestration by 2050. The plan needs to integrate these details. The plan needs more of the details with regard to renewable energy integrated into the document.
- The plan needs to advance and have more content regarding the high level goals for renewable energy in Lafayette.
- The entire plan needs to have a sustainability lens, including sustainability related policies and actions. The overall wheel of the plan needs to integrate sustainability

more. It may make sense to add the word “sustainability” to the three words that go around the outside of the wheel.

- The importance of housing needs to be woven throughout the document as well.
- The plan needs to stimulate innovation, with regard to sustainability and all other aspects. We may not be able to figure out all life cycle impacts of sustainability efforts, for example, but the plan should tee up potential innovation in this area.
- Karen Zeid spoke about the potential for a co-housing development for IDD individuals and how this could be integrated into the plan. This type of development could include commercial uses as well as residential and have these services located within walking distance of residents.
- Karen noted that the outline currently uses the words “wildlife management” in several places. This term is an outdated term that suggests that we are managing the movement of wildlife. The wildlife corridors and the presence of wildlife in Lafayette is very important, and the plan should suggest language that, instead, speaks more to our co-existence with wildlife in the Lafayette area.
- Adam Gianola noted that under Policy 33.1 in the draft outline, in which the policy states that *“The City shall work with the private sector to ensure that the technology and telecommunications services provided in Lafayette serve the needs of residents and enhance the competitive position of the community”*, he would like to see this policy broadened a bit to allow the community to explore having the public sector, as opposed to only the private sector, as the option for providing these services. He noted that there has been support in the past in the Lafayette community for providing municipal broadband, including a ballot proposal in 2016 that garnered 81 percent of the vote. Adam thought that the language used in the 2016 ballot proposal was good and allowed for greater flexibility in achieving this goal. He proposed that the language for Policy 33.1 be broadened, to provide more options, and be changed to read: *“The City shall, directly or indirectly with public or private sector partners, work to ensure that the technology and telecommunications services provided in Lafayette serve the needs of residents and enhance the competitive position of the community.”*

## Discussion of Next Steps:

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- Britt indicated that the CAC can take the next few weeks to review the outline and send any additional edits and thoughts to Britt and Jana.
- The consultant will send out details concerning the next CAC meeting, in mid January.