

ITEM: Comprehensive Plan Informational Update

STAFF: Jeff Hirt, AICP, Planning Manager

PURPOSE

The purpose of this item is to provide an informational update on the Comprehensive Plan (“Plan”). The project team is currently conducting the second round of community engagement around draft vision and values statements, among other tasks to keep the project moving forward. Planning Commission is scheduled to confirm the Plan’s vision and values statements on August 8 with several other topics and decision points on the horizon for later this year.



BACKGROUND

Planning Commission’s last discussed the Comprehensive Plan in June with a summary of the first round of community engagement and an evaluation of the Plan’s draft vision and values. City staff have refined the vision and values based on Planning Commission and City Council input and are now conducting community engagement around them through the end of July. This includes at least four “intercept” events and an online survey with parallel content and questions aiming to better understand what important yet subjective value statements mean to people (e.g., “inclusive”, “resilient”, “unique quality of life”, etc.).

City staff will share the results from this community engagement window and a revised draft of the vision and values that reflects this input on August 8 with Planning Commission. The intent is for Planning Commission to make a recommendation to City Council who would then confirm the vision and values on August 20. As a reminder, the vision and values then act as the foundation for the Plan and policies will hinge off of them.

During this engagement window and throughout the summer, the project team is also developing the Plan’s framework and structure that will house the content informed by community input. This will include identifying the key policy questions and choices that are most important to solicit community input on during the next engagement window planned for October. Staff will keep Planning Commission apprised of this content as it develops and identify key questions for your input later this summer as the Plan’s advisory body.

SCHEDULE AND NEXT STEPS

The current community engagement window will run through the week of July 22 with a focus on refining the Plan’s vision and values. The project team will bring an engagement window “1.5” summary and revised draft of the Plan’s vision and values to Planning Commission on August 8 for a recommendation to City Council at their August 20 meeting for confirmation. The third community engagement window is planned for October 2024 with specific policy options, including future land use scenarios and

tradeoffs. The project team will then spend the subsequent months drafting the Plan with Planning Commission guidance. The chart below provides a high level summary of upcoming Plan milestones.

Near Term Comprehensive Plan Update Schedule (subject to change)													
Milestone	June		July		Aug		Sept		Oct		Nov		Dec
Community Engagement Round “1.5” Vision and values refinement through the week of July 22.													
Planning Commission Review and recommend City Council confirmation of vision and values based on community input on August 8.					8/8								
City Council Confirmation of vision and values to act as foundation for Plan development on August 20.						8/20							
Community Engagement Round #2 Future growth scenarios, key choices, and tradeoffs starting in October.													
Analyze Community Input, Plan Development Will include several iterations with Planning Commission, City Council.										>> Continued into 2025, target Plan adoption Summer 2025			

The project webpage at <https://www.engagelouisvilleco.org/comp-plan> is also a repository of information and has the vision and values survey live. The project team encourage Planning Commissioners to spread the word about this survey that is planned to close on July 22 and upcoming community intercept events (with parallel questions and content) including:

- Friday, July 12 @ Street Faire from 3:30 – 9:30 p.m.
- Thursday, July 18 @ the Ridge Place Trailhead from 3-5 p.m.
- Thursday, July 18 @ the Summer Concert Series from 6:30 – 8:30 p.m.
- Friday, July 19 @ Hecla Lake from 3-5 p.m.

House Bill 1313 Update

At Planning Commission’s June meeting, City staff shared an update on this new state law passed in May and its potential implications on the Plan. As a reminder, this bill mandates that the City of Louisville establishes “Transit Areas”, within which the City must develop “Housing Opportunity Goals” (HOG) that the state must approve. The bill requires that the City have zoning in place that has the capacity to meet the HOG within these Transit Areas.

City staff are actively developing a deeper understanding of the bill and what compliance means but there still remains more questions than answers. There are several key unanswered questions that will inform what the options are for the Comprehensive Plan. These include what specifically the penalty is for the City for noncompliance, what the

compliance deadlines are, and clarification on how the HOG densities will be calculated. City staff have reached out to the state on these and other key questions, with the goal of having this deeper understanding in August so the development of Comprehensive Plan policies can be responsive to this bill.

The key milestones related to this bill as City staff currently understands them are:

- 7/31/24 – State publishes official maps of Transit Areas (we expect that both the DASH and McCaslin Park n' Ride areas will qualify)
- 12/31/24 – State publishes Housing Opportunity Goal (HOG) calculation guidance
- 6/30/25 – City of Louisville must submit preliminary HOG report
- 12/31/26 – City of Louisville must submit final HOG report
- 12/31/27 – City of Louisville must comply with HB 1313

More information on this bill can be found on the official bill webpage at:

<https://leg.colorado.gov/bills/hb24-1313> and the State Department of Local Affairs (DOLA) webpage at: <https://dlg.colorado.gov/hb24-1313-technical-webinar-and-faq>.