

**RESOLUTION RECOMMENDING ADOPTION OF  
THE ESTES FORWARD COMPREHENSIVE PLAN TO  
BE INCLUDED IN THE LARIMER COUNTY  
COMPREHENSIVE PLAN**

WHEREAS:

1. On December 19, 2022, via video conference and in the County Board Hearing Room of the Larimer County Administrative Services Building, Fort Collins, Colorado, the Board of County Commissioners of the County of Larimer conducted a public hearing to ratify the Estes Forward Comprehensive Plan.
2. Colorado municipalities and counties are authorized to prepare Comprehensive Plans as a long-range guiding document to achieve their vision and goals. The Plan provides the policy framework for regulatory tools like zoning, subdivisions, and other policies. The Estes Forward Plan promotes the community's vision, guiding principles, goals, policies and action items, and seeks to provide balance between the built and natural environment.
3. The existing Comprehensive Plan for the Estes Valley was last comprehensively updated in 1996.
4. In 2020, the Town applied for grant funds from the Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Funds (EIAF) to support the process of developing the Plan and was awarded \$150,000 to match the Town's investment in late 2020. The County provided \$45,000 to fund the County's portion of the plan.
5. In early 2021, the Town initiated the process to update the Plan and with the County through a competitive bid process hired the firm Logan Simpson to help facilitate the process. The Town also created a Town Board-appointed Comprehensive Plan Advisory Committee (CompPAC) and worked on engagement strategies to bring the community into the planning process. CompPAC convened in May, 2021 and met several dozen times with the last formal meeting in September, 2022. The Larimer County Estes Valley Planning Advisory Committee (EVPAC) acted in a similar capacity on behalf of the County and met multiple times from mid-2021 through present and made its formal recommendation on November 10, 2022.
6. Development of the Estes Forward Plan included preparation of an Existing Conditions Report to establish a baseline of conditions, including the current demographics and population counts, the current and future land use mix in Town and in the Valley, the economy, health indicators, housing, natural resources, and infrastructure. The full report is included in the appendices of the Plan.
7. The Plan also included the preparation of a Future Land Use Map (FLUM) and corresponding land use categories to identify potential changes that address the opportunities and challenges facing the community over the next twenty years. Additionally, the Plan update included a series of goals, policies and action steps that comprise the bulk of the Plan document and will be used to guide the community and policymakers toward the shared vision and guiding

principles. The Estes Forward Plan is supported with a variety of maps and diagrams, most notably the Future Land Use Map in Chapter 3.

## 8. PROJECT DESCRIPTION

### *Comprehensive Plan Content*

The Plan contains the following chapters:

- i. The **Introduction & Plan Development** chapter provides information about the Comprehensive Plan, including background, how it's applied, the resiliency focus and themes used, the vision and guiding principles, and community engagement throughout the process. Neither the resiliency themes, nor the guiding principles are organized in terms of priority.
  - ii. The **Policy Framework** chapter provides each resiliency theme with a series of goals, policies and actions to provide guidance to the Town, County, and Both (Town and County) on how to direct change, manage growth and resources over the twenty-year life of the Plan. Chapter 2 defines and explains how to interpret each set of goals, policies and actions, and delineates the responsibilities by jurisdiction.
  - iii. The **Future Land Use** chapter provides information about the Town and County's proposed land use categories, including how they were developed, where they are located within each jurisdiction and how they address character, built form, and appropriate land uses and development types. The categories consolidated many of the former land uses into a framework that's easier to interpret. The categories, land use map, and the policies in Chapter Two are designed to protect and enhance the character of the Town and County and prevent costly infrastructure and long-term maintenance associated with sprawl.
  - iv. The **Implementation** chapter guides elected and appointed officials, Town and County staff, and the public in developing programs and actions that implement the adopted Estes Forward Plan's goals and policies. Each implementation action is a procedure, program, or technique that requires action, either alone or in collaboration with other agencies, organizations, or partners. Completion of the implementation measures will be subject to funding availability and staff resources and will be reviewed on an annual basis to ensure they are being addressed.
9. PUBLIC ENGAGEMENT/COMMENT Throughout the process of updating the Plan, engagement with the community has been a critical factor. The Town initiated the process by establishing the online hub, EngageEstes.org, as a resource for the community to find information and updates, as well as watch any of the CompPAC or additional public meetings

focused on the Plan. The County coordinated with the town to use the hub and share information from the EVPAC. Due to the ongoing pandemic, the meetings were initially conducted virtually, and gradually expanded into in-person meetings when safe. The team worked to ensure meetings were accessible to the Latinx population and provided free food and childcare in addition to translation and interpretation options in a variety of locations. Staff and the consultant team devised a series of events that helped to inform the subsequent stages of the Plan, including the following:

- Listening sessions during the initial audit of the Estes Valley Comprehensive Plan
- Surveys, online questionnaires and virtual workshops to better understand the needs and concerns from the community
- Development of a “Meeting in a Box” kit for the community to bring back to smaller groups, facilitate dialogue and submit feedback
- Small group meetings
- Public workshops
- Interactive mapping activities
- Community conversations to dialogue about controversial issues
- Quarterly updates to the Board of Trustees
- Joint study sessions with the Planning Commission and Town Board
- Updates via social media, Town newsletter, newspaper, and EngageEstes.org

10. When the draft Plan was completed, staff shared the Plan widely and worked with the CompPAC and EVPAC to collect comments. This process continued with each successive draft, and staff convened the CompPAC for a final joint study session in October before the final draft of the Plan was released in early November. EVPAC met in late October and again in November with the Larimer County Planning Commission and Board of County Commissioners to make final recommendations.

11. ESTES VALLEY PLANNING ADVISORY COMMITTEE INPUT The consultant team and staff carefully vetted comments received from the community. The Estes Valley Planning Advisory Committee was highly engaged through the plan process. They recommended adoption of the plan to the Planning Commission and noted they were satisfied with the process, public input and final draft. At their final meeting on the plan on November 10, the committee recommended several additions and changes, as follows:

- i. Add language that relates to preservation of historic venues in the County. Focus on historic buildings and sites in the County to preserve the heritage of the community.
- ii. In the Health and Social section (p. 39) add language to mirror the Larimer County Comprehensive Plan regarding health services and an aging population, including:

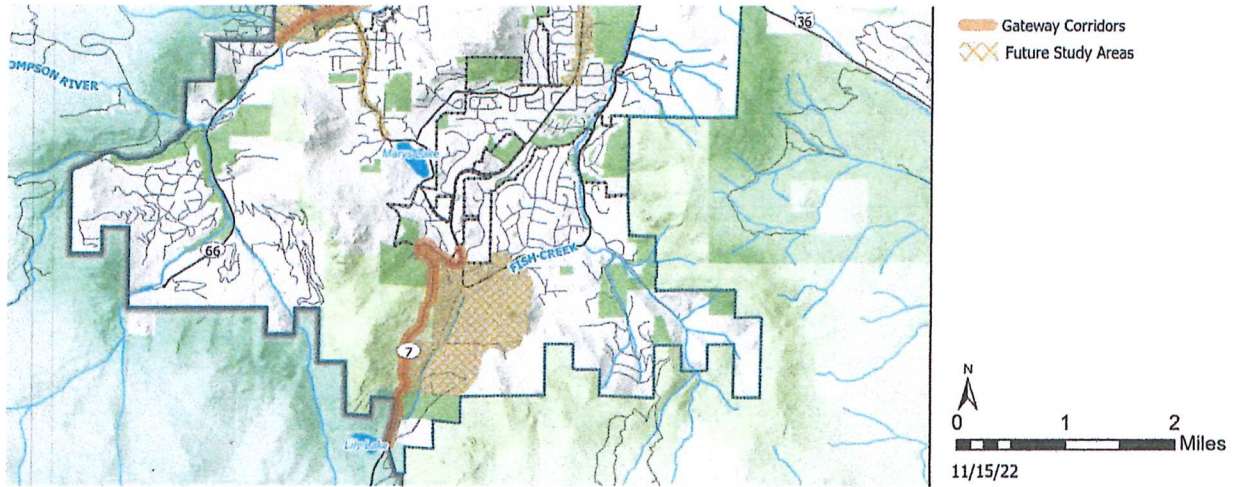
- a. Provide efficient need-based distribution of quality human services and health care facilities.
- b. Encourage partnerships between public and private sectors for the effective delivery of health care and human services, including working with the Estes Park Hospital.
- c. Encourage development designs and infrastructure that enable residents to live in their communities with dignity as they age.

iii. Remove the Future Study Area noted on the south end from the Opportunity Areas map that is within the Larimer County unincorporated area.

12. TOWN OF ESTES PLANNING COMMISSION ADOPTION On November 15, the Town Planning Commission held a public hearing and along with the recommended plan, included several updates to the language to reflect the input from the EVPAC and suggested refinements by the consultant team to work that language into the plan. The Town Planning Commission also approved other non substantive edits and typo corrections that will carry forward into the final plan, including to change the colors of the call out boxes.

13. Other substantive changes that were included in the adoption to reflect the input from EVPAC are:

- 1. **Revised policy BE 3.5 on page 26:** “The Town and County support opportunities for historic preservation, rehabilitation, and adaptive use of historic structures and sites in development review and land conservation activities to preserve the heritage of the community.”
- 2. **Revised policy HS 2.1 on page 42:** “The Town and County encourage the expansion of healthcare and improved social services, including availability, affordability, and access to medical services in Estes Park.”
- 3. **Revised policy HS 2.2 on page 42:** “The Town and County encourage partnerships between public, not-for-profit, and private recognize that not-for-profit health care providers, clinics, the hospital in Estes Park, and permanent supportive housing to provide a valuable resource and appropriate medical care for the community, including vulnerable populations.”
- 4. Reduce the size of the Future Study Area noted on the south end of the Opportunity Areas Map:



13. TOWN OF ESTES TRUSTEES ADOPTION On December 6, the Town Trustees heard and adopted the plan.

NOW, THEREFORE, BE IT RESOLVED:

The Board of County Commissioners ratifies the Estes Forward Plan, File #22-CODE0269 with the changes that were incorporated by the Town of Estes Park. The Planning Commission adopted the plan on December 21, 2022.

Dated February 28, 2023 effective on December 21, 2022.

BOARD OF COUNTY COMMISSIONERS,  
OF LARIMER COUNTY, COLORADO

By: Jody Shaddock McNally  
Chair

ATTEST:

Amyant  
Deputy Clerk to the Board



Dated: 2/16/23  
Approved as to form:  
[Signature]  
Senior Assistant County Attorney