



MEMORANDUM

---

---

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: PLANNING COMMISSION**  
**FROM: KRIS VALDEZ, AICP, PRINCIPAL PLANNER**  
**RE: COMPREHENSIVE PLAN UPDATE TO TOWN COUNCIL**  
**DATE: AUGUST 15, 2024**

**Summary and Background:**

The purpose of the discussion before the Planning Commission is to provide an update on the existing conditions assessments and community engagement. Staff would like to have a discussion on the vision, values, and themes memo. The documents completed to date include the following:

- Brief status update of the three (3) existing conditions assessments
  - Economic trends assessment
  - Environmental assessment
  - Transportation assessment
- Summary of community engagement to date and upcoming opportunities
- Vision, values, and themes memo to discuss the draft

Significant progress has been made toward completing the comprehensive plan, even with a changeover in the Town of Frisco (Town) staff. The assessments will be included in the appendix, and the memos will help shape and guide the updated comprehensive plan. Town staff has provided comments to Design Workshop in the last few weeks. Based on this feedback, Design Workshop staff are currently revising the documents.

The Planning Commission meeting will focus on the Vision, Values, and Themes memo. Design Workshop staff will join the meeting remotely to facilitate the discussion of this memo.

In the State of Colorado, a comprehensive plan is necessary to guide growth and development. A well-crafted comprehensive plan should reflect the community's vision and goals for the future and address various elements such as land use, transportation, recreation, economics, water, and the natural environment. The comprehensive plan can be used as a long-range tool for guiding policy decisions throughout the Town. Updating the comprehensive plan will enhance decision-making and enable amendments to the Town's Unified Development Code (Code) in line with the community's vision.

In January 2024, the Town signed an agreement with Design Workshop to develop and finalize the 2024 Frisco Comprehensive Plan and Three Mile Plan.

The Town received a \$100,000 grant award from the Colorado Department of Local Affairs (DOLA) to develop a comprehensive plan for the Town, including a three-mile plan. The comprehensive plan will comply with C.R.S. 31-23-206 and will also comply with DOLA requirements that include:

- The comprehensive plan must assess and address the housing needs of current and future residents at all affordability levels. It must include locally appropriate goals, strategies, and actions to promote affordable housing development. This work must use the best available data (e.g., State Demography Office data or a recent housing needs assessment).
- Risks of natural and human-caused hazards to life, property, and public resources, and consideration of their impact on vulnerable communities. Include goals, strategies, and/or actions to address and mitigate these hazards.
- In the spirit of the Colorado legislature's goal to engage with disproportionately impacted communities (C.R.S. 24-4-109), the comprehensive plan must use an environmental justice lens, particularly regarding the impacts of hazards, resources, and amenities to promote equitable outcomes.
- The comprehensive plan must address the Town's water supply and water quality goals. Per C.R.S. 31-23-206(1)(d) and 30-28-106(3)(a)(IV), the community must:
  - Consult and coordinate with local water provider(s),
  - Include water conservation policies and,
  - Identify in the comprehensive plan water supplies and facilities sufficient to meet public and private infrastructure needs reasonably anticipated or identified in the planning process.
- The comprehensive plan must include an action plan that prioritizes actions necessary to implement the comprehensive plan, creates a timeline for implementation, and assigns responsibility for actions.

The Town staff expects that one outcome of the new comprehensive plan will be an increase in renewable energy goals through future modifications to the Code. Reducing the carbon footprint will be a positive side effect of the community plan and future Code modifications. These modifications would include goals and strategies for transportation, reducing parking requirements, and increasing sustainability and energy code requirements.