



Chapter 8—Plan Implementation and Amendment Procedures

The Arvada Comprehensive Plan is a policy document used to guide decision-making within the City. A key aspect of any plan is how it is carried out after it is adopted. This section states how the City of Arvada may best implement this Plan. In addition, for this Plan to function over time, the City must be able to periodically review and update it to respond to significant trends or changes in the economic, physical, social, or political conditions.

Plan Implementation

Using an Action Plan to Implement the Plan

The City will identify specific strategies or actions to carry out this Plan’s goals and policies in a separate work program entitled the “Action Plan.” The Action Plan will identify the actions, responsible parties or City departments, and priority or timing. The City’s departments will administratively update it on a periodic basis—every one to two years, or as necessary.

Types of Actions

The City will carry out this Comprehensive Plan using several different approaches, as briefly described below, including:

- Policy Decisions;
- Regulatory Reform;
- Programs;
- Intergovernmental Agreements; and
- Infrastructure Assessment.

Policy Decisions

The City will carry out most of the policies in this Plan during day-to-day policy decisions—those made by the planning staff, Planning Commission, and City Council. The Planning Commission will continually make decisions regarding development proposals and

Plan amendments. For example, resolving to restrict rezoning of industrial lands for residential uses unless consistent with the Land Use Plan map is a policy decision that is consistent with the intent of the Plan policies. The Plan serves to guide such policy decisions that will occur throughout the life of the Plan.

Regulatory Reform

The City will need to make its development regulations consistent with the goals and policies of the Comprehensive Plan following adoption. The City will review its development regulations and standards, (including zoning, subdivision regulations, and possibly roadway standards) for consistency. For example, the Plan recommends the adoption of new incentives and guidelines for cluster development in the Very Low Density Residential to minimize service demands from dispersed development, and to conserve open space and elements of rural character.

Programs

The Comprehensive Plan establishes a foundation for new programs. For example, some policies recommend participating in planning efforts, such as planning for future stations on the Gold Line. Others may require new or enhanced programs, such as the policy to support affordable or workforce housing, or to develop neighborhood strategy areas (i.e., a Neighborhood Planning Program). Programs have varying levels of priority, depending on the issues involved. Consequently, the City will initiate them at different timing intervals.

Intergovernmental Agreements

A number of the Comprehensive Plan recommendations will best be achieved through Intergovernmental Agreements between the City and other governmental entities, such as Jefferson or Adams County, the Regional Transportation District, or other special districts. The City already has some Intergovernmental Agreements in place. Once established, they continue to be operative for as long as the agreements intend.

Infrastructure Assessment

In some cases, the Plan will require that the City take a proactive role to assess current and future needs and plan for expansion and improvement to services and facilities.

Amendment Procedures

The City will conduct revisions to this Plan according to two distinct and different procedures: (1) Plan Update, and (2) Plan Amendments. A Plan Update should occur at intervals of approximately every five years. The purpose of a Plan Update is to re-evaluate the goals, policies, and strategies contained within this Plan (noting those to change and those to remove), and to develop new policies if necessary—to make sure that this Plan is being effective. The Plan Update Process is further described below.

A separate process has been established for Plan Amendments to the Plan, and the City may perform amendments on a yearly or periodic basis as needed. Plan Amendments may include revisions to one or more sections of the Comprehensive Plan as a result of adoption of subarea plans or a specific issue/policy plan, or by directive from City Council or Planning Commission. Plan Amendments may include changes to the Land Use Plan map. Other amendments may be as small as correcting text or map errors. The process for making these amendments is described below.

Plan Update Process

It is intended that an update of the Comprehensive Plan take place at least every five (5) years, unless otherwise directed by the City Council or Planning Commission. The City's prime consideration in making a determination of when an update should be initiated should include what changes have occurred since the Plan was last updated. These changes may be in areas such as the economy, the environment, housing affordability, traffic congestion, local priorities, projected growth, or others. A Plan Update will include a thorough re-evaluation of the vision, goals, and policies contained within the Plan, noting those that should be changed and those that should be removed, and develop new policies if necessary, to make sure that the Plan is effective. A Plan Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, city staff, and other affected interests.

Plan Amendment Process and Procedures

All Plan Amendments shall be considered by the Planning Commission and City Council pursuant to their respective powers as set out in Article 2 of the Arvada Land Development Code. Notice of Planning Commission action shall be given in accordance with C.R.S. §31-23-208 (1975). Based on its consideration of the recommendations from staff, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Update (with or without further revisions) or reject it. Any adoption of a Plan Update by a Planning Commission would be followed by City Council action including, if applicable, its ratification and approval of the Plan Update. When considering a plan amendment, the City should consider whether:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
5. The proposed amendment, if for an area that is outside of the City's current municipal boundaries, is consistent with the City's ability to annex the property;
6. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
7. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.