

**TOWN OF LYONS**  
**BOULDER COUNTY IGA TASK FORCE MEETING**

WORKSHOP MEETING  
LYONS TOWN HALL, 432 5<sup>TH</sup> AVENUE, LYONS, COLORADO

MINUTES

**JUNE 13, 2024**  
12:00 PM – 2:00 PM

- I. Roll Call – Julie Jacobs, Charles Stevenson, Wendy Miller, Martin Soosloff, Sonny Smith, Cindy Fisher, Douglas Mathews, Dave Hamrick (BoT liaison), Barney Dreistadt (PCDC), Andrew Bowen (staff liaison), Hannah Hippely (Boulder County liaison)
- II. Approve Agenda – Motion made and seconded, agenda approved unanimously.
- III. Task Force Workshop discussions – initial reminder of our scope – recommendations about IGA land use document only. Within the scope of Lyons, what areas should broadly be considered for development and what that development should look like. Not determining land use or other issues related to town. Some concerns about the Comp Plan – may need to table this as a separate item for discussion outside of the IGA task force or for a recommendation to the BoT that is outside the scope of the IGA specifically.
  - (a) **Define Exploration Process for Task Force** (what steps will we take to complete study/input process by Aug?) – Focus on data collection for the next 2 – 3 weeks; identify means for community input; final session or 2 on crafting and drafting the recommendations.

Seeking a broad translation of the IGA draft into legalese – Andrew provided an overview. Nutshell – what parcels are going to stay within Boulder County and what parcels will Boulder County consider allowing annexation into Lyons. Other main agreement is saying that BoCo will not acquire additional open space and Lyons will not annex areas that are not within our plan area. Biggest new aspect in 2024 IGA draft is adding new parcels to the PAA that were not in the previous PAA. Per Hannah - 2 questions to consider for the IGA - *Where might we be willing to consider annexation if asked by the owners and what is the nature of the development we want on those particular parcels?*
  - (b) **Define the Area of the Draft IGA that require attention** (stated another way, what do each member feel are the issues/problems with the draft IGA) – Discussion about inconsistencies among maps from 2012 and 2024 IGA and Comp Plan maps – some of which is to be expected as this is a new agreement focused on future planning. Discussed perception of circumvention of the “5 acre rule” - needs to be addressed. Specific properties to take a look at in more detail – Eastern Corridor/East St. Vrain – there are properties that can’t be annexed because they are not contiguous with another property (need 1/6<sup>th</sup> contiguous with town boundary). Shady Lanes (4651 Highland Drive) and Loukonen property. – need to discuss both in more detail. Be sure focus is on more than just

affordability, also other considerations. Reminder that TOL is a partner in the housing strategy agreeing with BoCo to have affordable housing goals set at 12%.

- (c) **Data Collection** (what data, reports, maps, etc.) does Task Force need, who do we want to hear from?) – Members should review the Lyons Primary Planning Area (LPPA) document – would be a helpful source of context and information. Would like an overview of the annexation process and all that it entails so we can understand what would happen if these private land owners applied for annexation. Asked for a one sheet explanation of what the IGA is and means so we can help community members understand. Doug provided a document outlining the differences between 2012 IGA and draft 2024 IGA. Review the Housing Futures Plan that was completed. Review of Prop 123 and ToL commitment under this proposition. Review of state level ADU law.
- (d) **Property Search Tool Training** (Martin S.) – only touched on this briefly due to time constraints
- (e) **Define community input process** (who, when, how?) Eventually will want some evening meetings to allow community input later in the process. In the meantime, how to collect input from community? Neighborhood gatherings with our respective neighborhoods with some general education and listening. Create a survey where we can inform people and solicit feedback by email on a personal level. Discussion of a town-wide survey and feasibility of this – need further discussion on this topic.

IV. Summary of Action Items

- Create one page document explaining the IGA to the layperson in the community – Andrew
- Members need to review – LPPA; Housing Futures Plan; Prop 123 and ToL commitments; ADU law

V. Set Agenda for Next Meeting – pending but schedule as follows:

- (a) IGA task force meeting on 6/18 from 12 – 1:00 at Town Hall;
- (b) Site Tour on 6/18 from 6 – 8 with Victoria Simonson;
- (c) IGA Task Force meeting on 6/26 at Town Hall
- (d) IGA Task Force meeting on July 1 from 12 – 1:30 (tentative)

VI. Adjournment - 2:05 PM

**“The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or special assistance should contact the Town at [hr@townoflyons.com](mailto:hr@townoflyons.com) as soon as possible, but no later than 72 hours before the scheduled event.”**