

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

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

**ZOOM LINK:** <https://us02web.zoom.us/j/82051695817?pwd=BDRfQUVjLSazYoJZMLpO6bSawatthm.1>

**AGENDA  
JUNE 18, 2024  
12:00 PM – 1:30 PM**

- I. Roll Call Julie Jacobs, Charles Stevenson, Wendy Miller, Martin Soosloff, Sonny Smith, Cindy Fisher, Douglas Mathews, Jen Wingard, Dave Hamrick (BoT liaison), Barney Dreistadt (PCDC), Andrew Bowen (staff liaison), Hannah Hippely (Boulder County liaison), Cassidy Davenport, Victoria Simonson
- II. Approve Agenda –Motion and second to approve agenda – approved unanimously
- III. Approve Min from 13-Jun Meeting – Motion and second to approve - approved unanimously
- IV. Opening Comments / Direction
  - a. Clarify mission of Task Force (from Chair) – Comments from Chair regarding last meeting, considering how to approach this task. Outline simple, clear objectives within our scope, focus on a “smart” look at IGA. How do we as a group of non-experts make actual determinations about properties? We don’t – we are not making determinations about properties, we are looking at the IGA document, reviewing the information we can gather to inform ourselves, and determining if we think some of the decisions need to be revisited or reconsidered for specific reasons. Why are the changes there and what was considered in those decisions? Clarification of what the IGA is and how we communicate this to our neighbors/community - One-pager is in the works to help accomplish this. Martin S. – continue to consider “highest and best use” for each parcel for each area and each part of town. Be sure risks have been properly considered for each parcel. Recognition that we are at different levels of understanding about the IGA and the negotiation process, ensure we all have the same basic information upon which to base conclusions. Identify how we will gather citizen input, with the understanding that there will be ample opportunity for this once there is a new draft based on our limited input. We don’t need to get to every person, we need a sample from each of our respective areas. Douglas shared a document with the mission of the task force outlined (attached) revisions to language were discussed to try to eliminate binary “yes or no” choices, focus on factors that need to be changed rather than agree or disagree with each decision that was made.
  - b. Clarify IGA defined summary (what it is, what it is not) – Members will review and provide feedback by next meeting.
  - c. Task Force Member comments – Wendy – discussion of how Comp Plan was developed and what it means – it reflect what citizens said they want in town. IGA is an agreement with BoCo to find ways to work together and accomplish joint goals for these properties. It is a “joint comp plan” in some ways, but they don’t have to match up exactly. There are many steps beyond just including a property

in the planning area. Hannah – adopted Comp Plans are advisory only; an IGA is a binding legal agreement. Our job would be to identify significant conflicts to the BoT if we see them and to have them reconcile these differences. Andrew reminded us to look at the Comp Plan as a whole – every goal and every interest, not just certain specific ones, it is a balance of several goals and strategies. Task force might seek additional information about the Comp Plan, perhaps a presentation from some PCDC members to talk us through this. Dave and Barney are very familiar with the Comp Plan – it is intended to reflect community input at one point in time and to be a living document that is revisited periodically. Dave also noted that the focus is on what properties to consider for development and general considerations of what kind of development should be there. Wendy – consider what properties would be good for other things – utilities, water towers, fire mitigation, things other than just development.

Discussion of the specific uses identified in the IGA – Andrew explained that we have goals for affordable housing. We don't have our own housing authority, so they put specific restrictions (inclusionary zoning) to set expectations for developers on what can be developed. Trying to align the goals for affordability with future annexations and developers – seeking balance in how things are developed.

Hannah – questioning the importance of referencing the prior IGA in our considerations, they were not referencing the old IGA in the changes that were made, it is a newer vision based on current conditions. Doug argues that it is relevant to understand what has changed and get an idea of why it changed. Also need to remember – the last IGA was created before the flood – it is literally a different world today so there will necessarily be differences.

#### V. Task Force Workshop discussions topic: MAPS

- a. Review detailed town maps of w/ IGA areas and related details – Engaged in a review of packet of maps assembled by Doug (will be posted with minutes). Discussed density and reminder that density can look very different with the same density – 6 single family homes versus 3 with ADUs. Also a reminder that these are not the only 3 options for density (we only have 3 listed and 3 in the draft IGA.)
- b. Discuss locations / overlay map options - Hannah noted that the County can offer any overlay map we need. Blue line discussion – wants us to be aware that when those maps were drawn, steep slopes and geologic hazards were major considerations in these decisions, especially Boone and Connor parcels. Also noting that there are many properties above the blue line currently with town water and no water pressure issues so this is not an impermeable boundary.
- c. Prep for physical tour (6-8:00PM 18-Jun) – Will take 2 vehicles to minimize footprint. Meet at Town Hall at 6:00 to ride together, will start on north side, head south then east.

#### VI. Summary of Action Items

- a. Review the one-pager and provide feedback to Doug or at next meeting.
- b. Identify any additional maps or overlays we want to review at future meetings.

#### VII. Set Agenda for Next Meeting – Follow up on tour; identify specific areas of focus for our recommendations (may be a later topic); rate the “developability” of each parcel and important considerations; Mayor will do brief presentation on what went into draft IGA; finalize one-pager.

VIII. Schedule Future Meetings (with public comments) 6/26; 7/1; 7/9; 7/16 – all from noon – 1:30 at Town Hall other than the 7/1 meeting, which will go from 12:30 – 2:00. 7/23 and 7/30 - times TBD perhaps evening for community input.

IX. Adjournment – 1:30 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.”**

## **IGA Task Force**

### Simplified Definition of IGA and Role of IGA Task Force – Draft V1

*ROUGH DRAFT V1*

#### **What is the IGA and what is the purpose:**

The IGA (Intergovernmental Agreement) between Lyons and Boulder County is a legal agreement that defines the areas of potential growth (through annexation) outside of current town boundaries and defines the general intent of those properties. Within the towns “Area of Interest”, the properties that are eligible to apply for annexation consideration are referred to as the Proposed Annexation Areas (PPA). This does NOT mean that annexation will be granted, and no specific times lines are included for potential annexation of any parcels within the PPA. All annexation applications are the choice of the property owner, and not initiated by the Town.

In short, the IGA is a Land Use focused document that helps to guild the Town’s growth priorities and strategies. **Specifically, the IGA is intended to define what properties might be considered for future annexation and development and generally what should be the nature of that development.**

Further, the IGA may offer clarity on related development priorities and may impose specific requirements related to parcels within the proposed PPAs that help to meet the goals of the town (such as housing density, percentage of affordable housing, and such related priorities of the town).

The IGA does NOT define any specific development plans but helps to guild priorities and areas of focus for the BoT and town staff. Further the IGA does NOT specially address any development activity or opportunities within the town limits.

#### **IGA Task Force Mission:**

The IGA Task force has been assembled to review the Draft 2024 IGA document and related maps that define the Potential Annexation Areas (PPA). Following considerable expression of concern from citizens across Lyons to the initial 2024 Draft IGA and the development process to this plan, the Task Force has been created and charged with making a short-term review of the draft IGA and all related data in order to offer specific or general recommendations to the BoT related to this document.

#### **Who is the Task Force:**

The Seven (7) member Task Force (plus an alternate) were selected, from applications, by the BOT to represent a mix of citizens from across the Town of Lyons who reside in cross section of the various areas of town, includes both home-owners (6 including the alternate member) and renters (2), a local Lyons business owner and is a balanced mix of gender.

#### **How can you, as a resident and citizen, support the efforts?**

If you have specific questions, comments or concerns about the nature of the 2024 Draft IGA, how it was created, the Task Force would welcome that input while we work to complete our review and recommendation to the town BOT.

#### **Next Steps for the IGA:**

Following the Task Force completion of their work, which is targeted to conclude by early Aug or sooner, the BOT will again take up the revision process of the Draft IGA. They may accept or reject the recommendations of the Task Force and will conduct the normal public hearings as they revise, refine and move to adopt an updated IGA which will last for the next 10 years at a minimum.

**IGA Task Force Mission** (updated 18-Jun-24):

- 1) Learn what properties (parcels) are being discussed and the outlined use of each parcel within the Draft 2024 IGA.**
- 2) Understand what changed from prior 2012 IGA to the Draft 2024 IGA in regard to (A) Map and (B) the document itself (tone, direction, goals, etc.).**
- 3) Gain an understanding of what data, process, considerations went into those updates to the IGA map / document.**
- 4) Determine if there are any other properties or areas of consideration we feel need to be ADDED to the IGA?**
- 5) Draft (then edit, debate and agree on) recommendation (in general or specific) to the BOT on what areas of the IGA we feel need to be reviewed, revised or edited, or given additional consideration.**

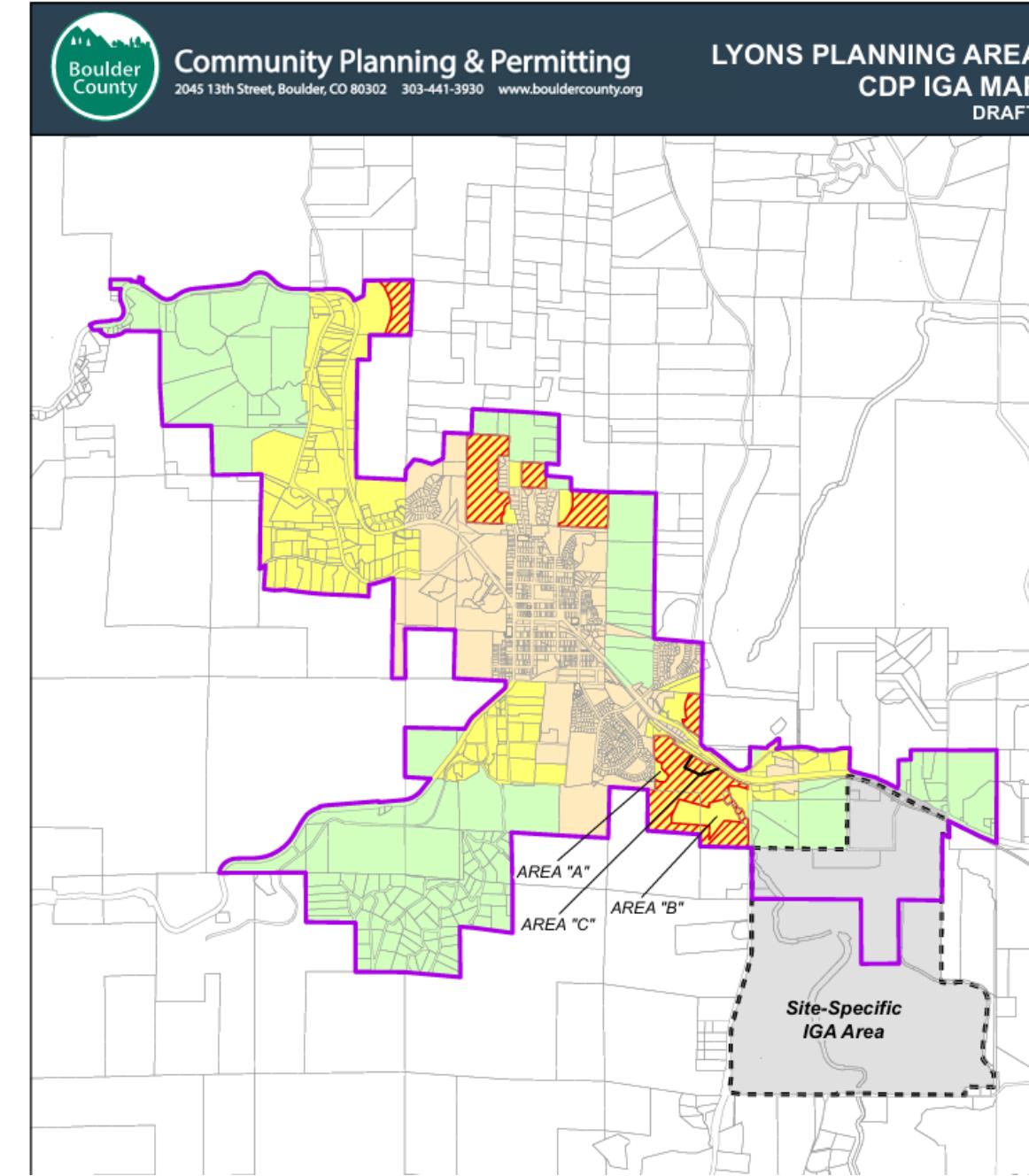
# IGA Task Force Reference Maps

(Deck updated 17-Jun-24 by DM)

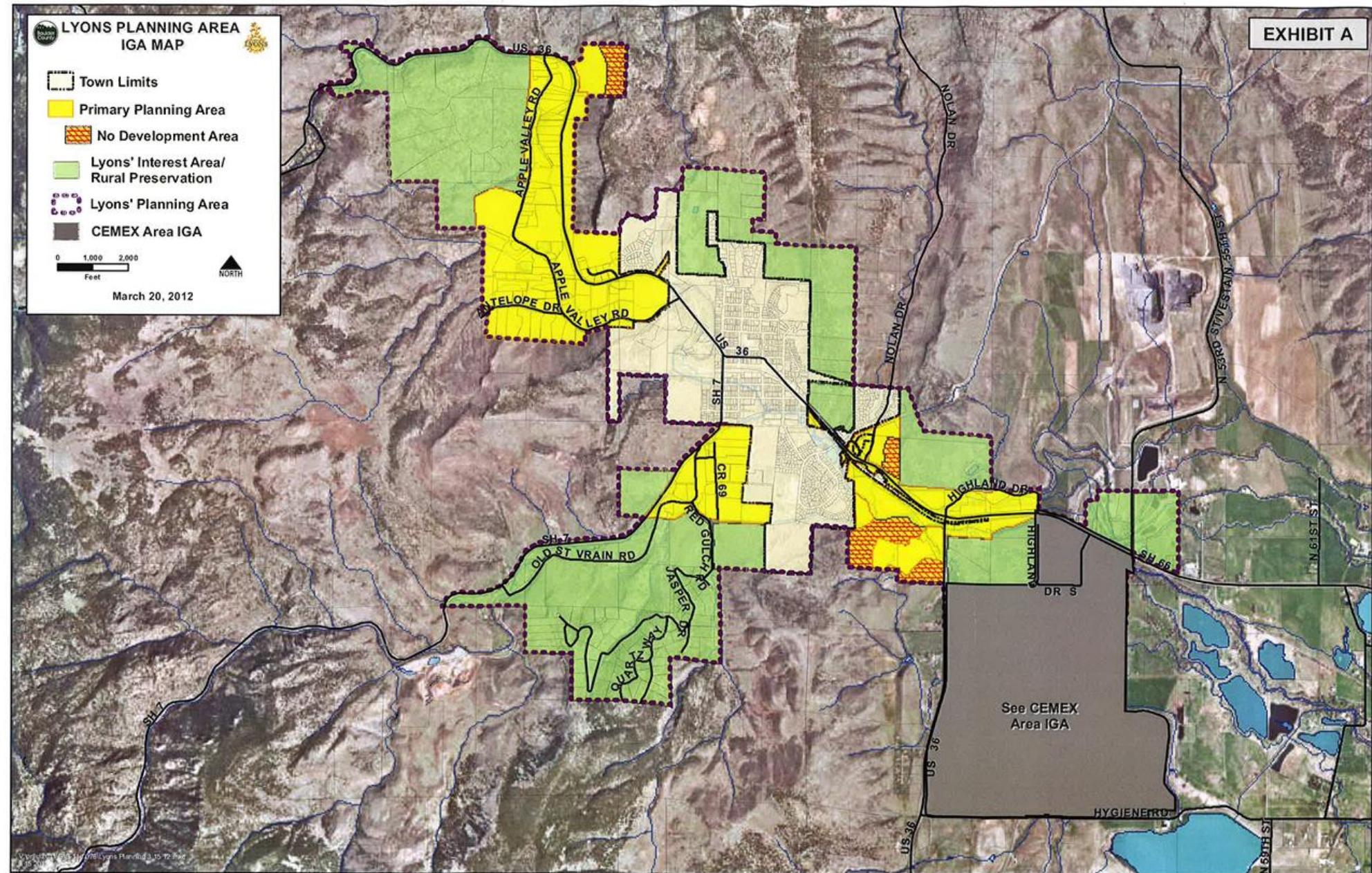
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3	2012 IGA Map
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5	Density Definitions
6	Overview of Town with IGA map (missing part of Apple Valley Road)
7	Apple Valley Zoom In Map (missing IGA highlights)
8	North Side – Steamboat Valley
9	Boon Property Zoom-In (as access during tour may not be possible)
10	North Side – Steamboat Valley with “Blue-Line” Overlay
11	East Lyons Overview
12	Loukonen Zoom-in
13	East Corridor Zoom-in

## 2024 Draft IGA Map



## 2012 IGA Map



## IGA Task Force Reference Map (Updated 17-Jun)

# 2023 Lyons Thrive Comprehensive Plan Map

1. INTRODUCTION    2. GUIDING PRINCIPLES, GOALS, & POLICIES

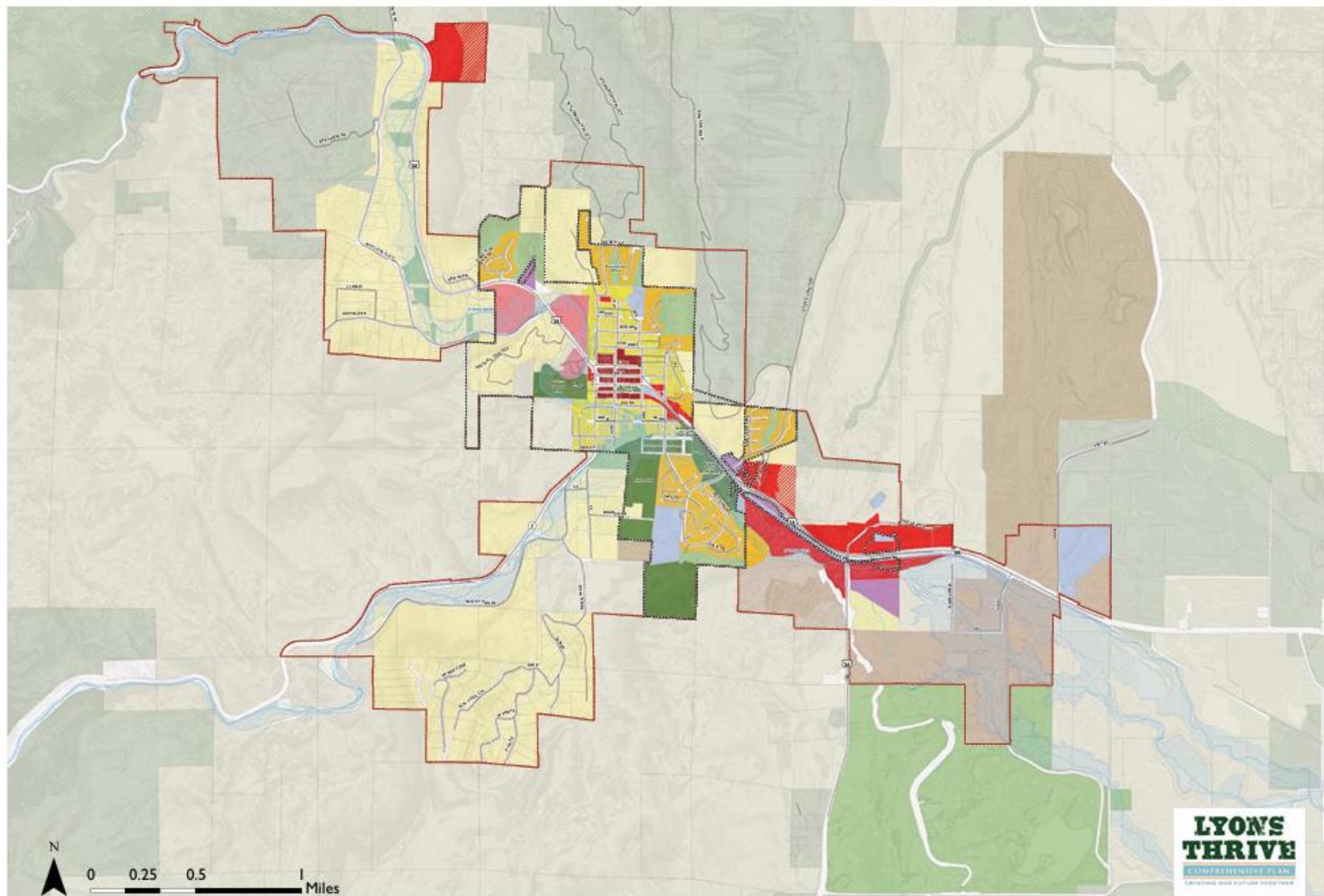
3. FUTURE LAND USE AND THREE-MILE PLAN

4. IMPLEMENTATION

APPENDICES

LYONS PLANNING AREA

## Future Land Use Plan (Map)



## Legend

### Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

### Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

### Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

### Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

### Boundaries

- Lyons Planning Area
- Town of Lyons

IGA Task Force  
Reference Map  
(Updated 17-Jun)

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## Density Definitions

Land Use Definitions from page 2 of formal IGA legal document Draft

**Low Density.** Six units per gross acre (minimum and maximum).

**Medium Density.** Twelve units per gross acre (six minimum and twelve maximum).

**High Density.** Sixteen units per acre gross (twelve minimum and sixteen maximum).

## AGREEMENT

From Page 6 of Draft IGA

### Comparison of the Lyons Thrive Future Land Use Plan and the Proposed IGA

FUTURE LAND USE PLAN	PARCELS	PROPOSED IGA	PARCELS
BOONE	Rural Neighborhoods	BOONE	Low or Medium Density
CONNOR	Rural Neighborhoods	CONNOR	Low or Medium Density
CARPENTER	Rural Neighborhoods	CARPENTER	Low or Medium Density
HAWKINS	Mixed-Use	HAWKINS	Medium or High Density
HARKALIS	Rural Neighborhoods	HARKALIS	Medium or High Density
LOUKONEN	Planned Neighborhood, Mixed-Use, Future Opportunity Area	LOUKONEN	Medium or High Density

## **Lyons Overview**

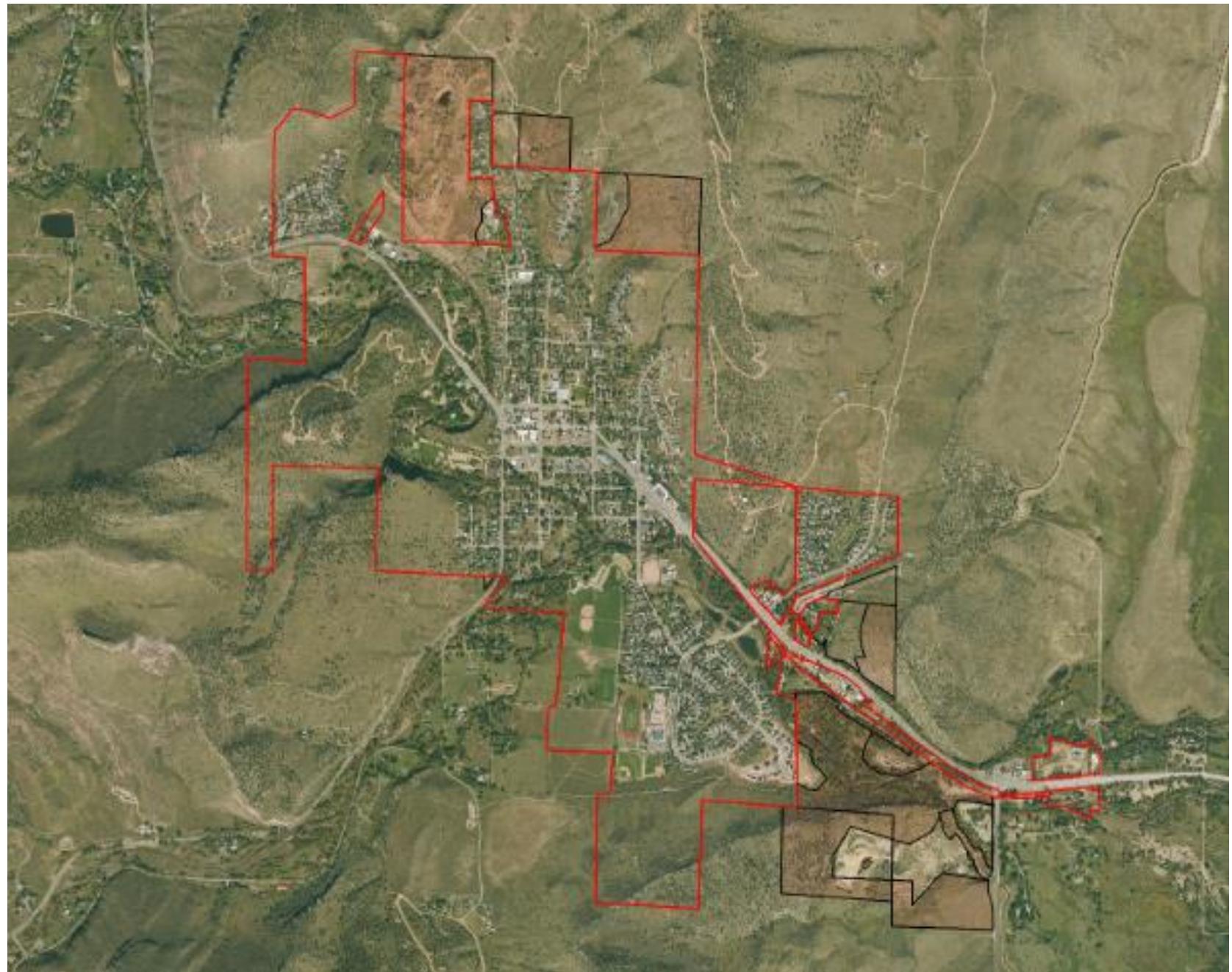
(without Apple Valley – See  
next page)

**Red Line = Town Limits**

**Black line = IGA PAA**

IGA Task Force  
Reference Map  
(Updated 17-Jun)

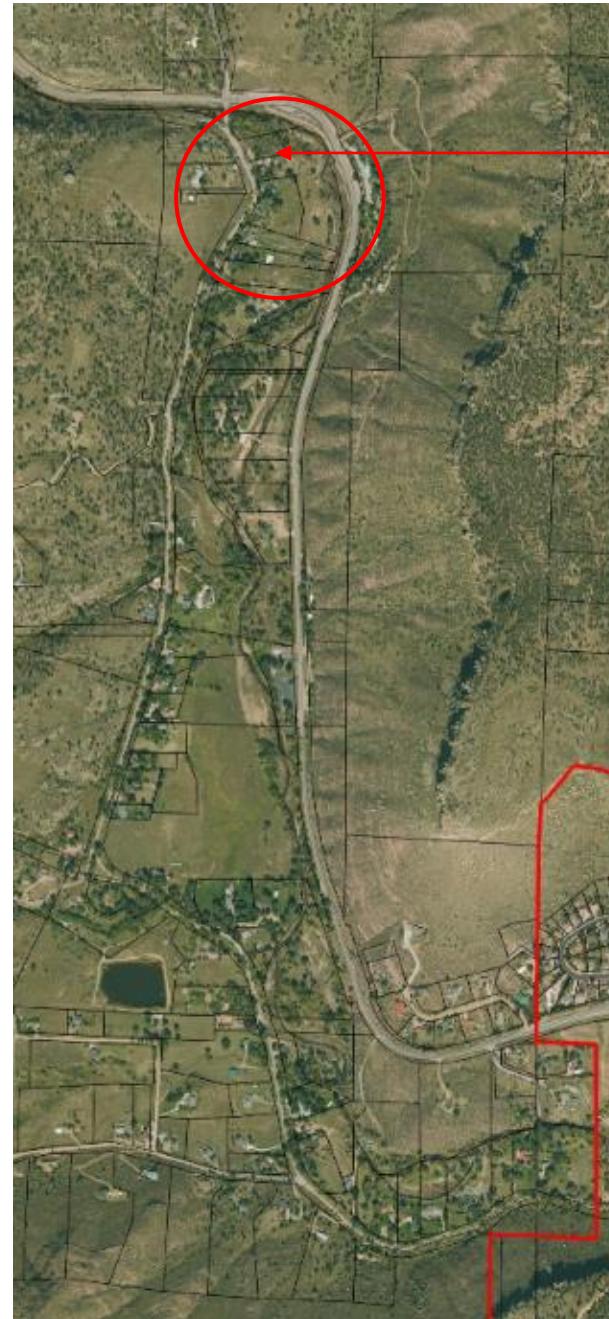
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## Apple Valley Road Area (missing IGA Lines)

No changes to Apple  
Valley area from the 2012  
to Draft 2024 IGA Map

IGA Task Force  
Reference Map  
(Updated 17-Jun)



Parcel owned by Town of Lyons (Old  
Water plant / pump station)

## North Side – Steamboat Valley

Red Line = Town Limits

**Bold Black line = IGA PAA**

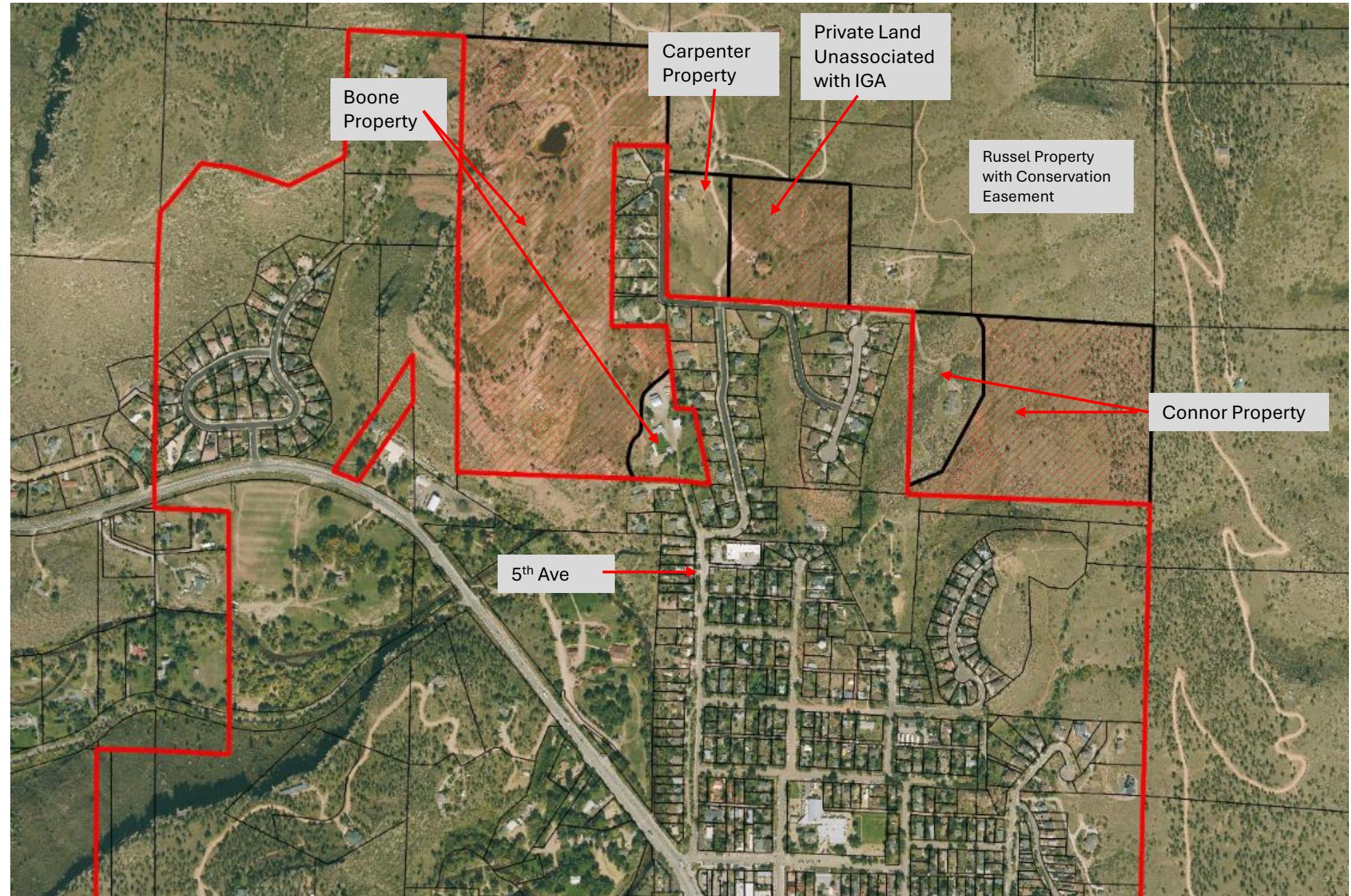
**Thin Black = Parcel lines**

**NOTE:** The Boone, Connor and Carpenter (and neighboring parcel) properties were designated “Rural Preservation” in 2012 IGA to Low/Medium Density (6-12 units per acre) in Draft 2024 IGA

Estimated at approximately 30 (min) to 60 (max) households per each of these parcels.

IGA Task Force  
Reference Map  
(Updated 17-Jun)

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## Boone Property Zoom-In

**Draft IGA Proposed Low to Medium Development (Min 6, Max 12 units per acre) over approximately 5 acres (est. 30 – 60 households)**

Approximate Development Area



IGA Task Force  
Reference Map  
(Updated 17-Jun)

## North Side – Steamboat Valley

### IGA Map with Blue Line overlay

#### **Blueline color breakdown:**

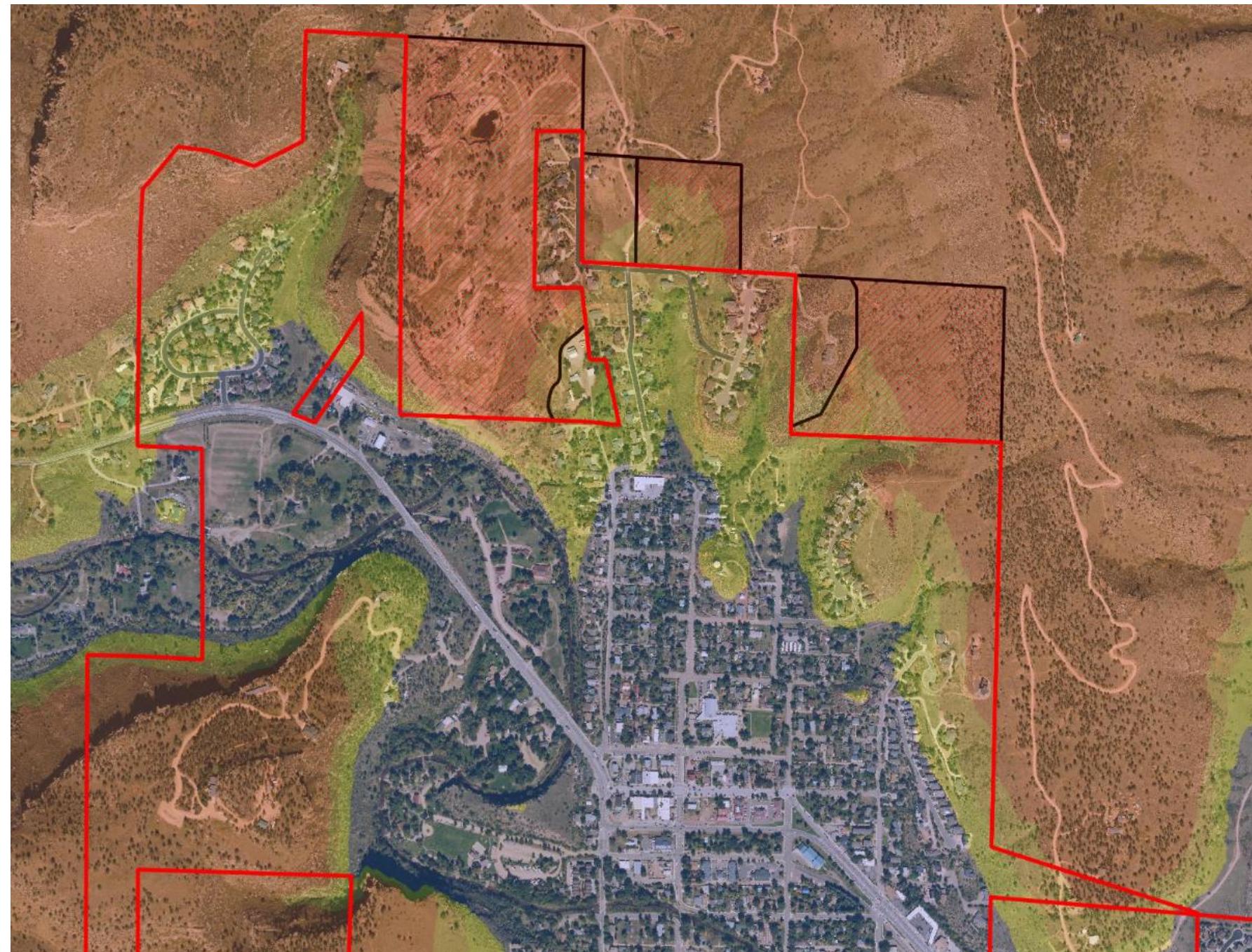
**Blue:** elevation less than or equal to 5450 ft.

**Yellow (Green):** elevation >5450 to 5500 (up to 50 ft above blueline elevation).

**Orange:** elevation >5500 to 5550 (50 to 100 ft above blueline elevation).

**Red:** >5550 ft (> 100 ft above blueline elevation).

IGA Task Force  
Reference Map  
(Updated 17-Jun)



## Lyons East Side Overview

## **Red Line = Town Limits**

**Black line = IGA PAA**

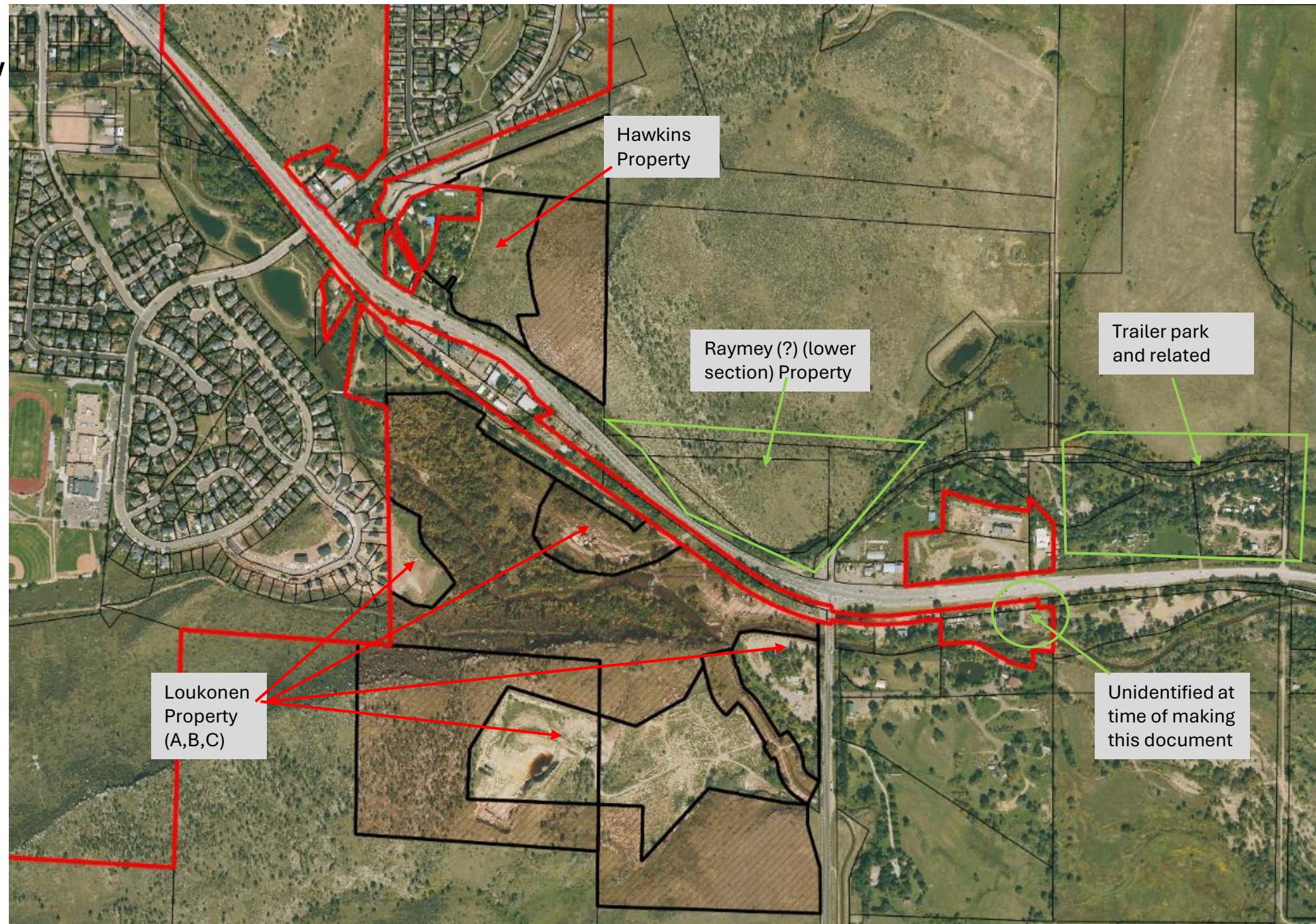
## NOTES:

Lower part of Raymey (?) property seems to have been removed from PPA breaking continuity between Hawkins property and remaining East Corridor properties. Upper part of this parcel removed from map in 2024. To be verified.

The area to the far east ("Trailer Park and Related") seems to be unaddressed in IGA. To be verified.

**The property marked  
“unidentified...” was changed  
from PAA in 2012 to Rural  
Preservation in 2024.**

## IGA Task Force Reference Map (Updated 17-Jun)



## Loukonen Property Zoom-In

**Red Line = Town Limits**

**Black line = IGA PAA**

### NOTES:

Area "A" no change in 2024 IGA

Area "C" changed from PAA to "No Development"

Area "B" Designation unchanged but area updated to reflect easement near Hwy. 36

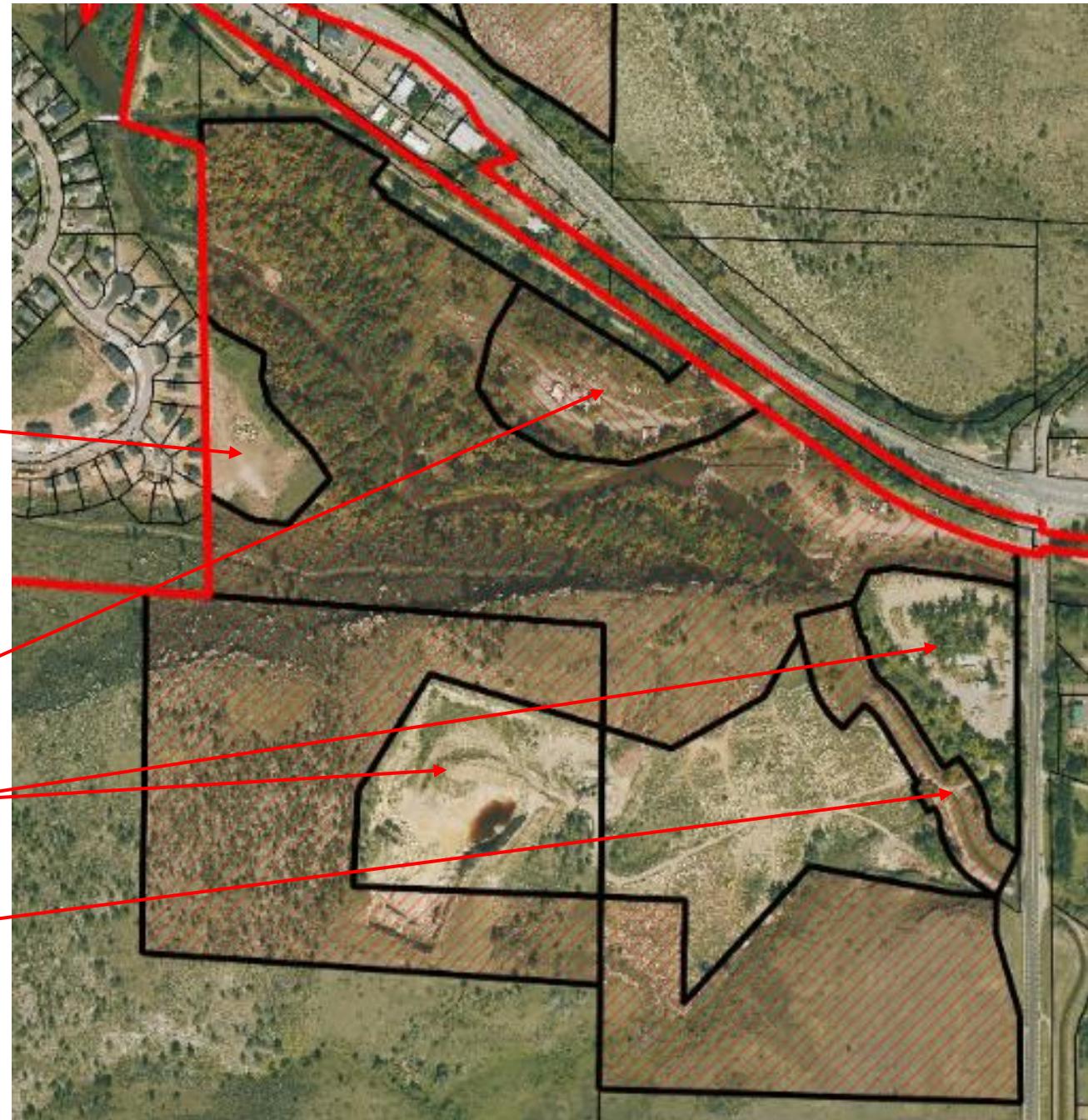
IGA Task Force  
Reference Map  
(Updated 17-Jun)

Area "A"

Area "C"

Area "B"

Easement



## East Side – Zoom in View



IGA Task Force  
Reference Map  
(Updated 17-Jun)