

Workshop 5:30 pm – 6:45 pm

WORKSHOP AGENDA

TOWN OF LYONS

MONDAY, FEBRUARY 5, 2018

BOARD OF TRUSTEES MEETING

SHIRLEY F. JOHNSON COUNCIL CHAMBER

LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

I. Agenda Cover Sheet Acquired Properties

Documents:

[AGENDA COVER SHEET ACQUIRED PROPERTIES.PDF](#)

I.1. List Of Boulder County Buyout Properties In Lyons Area

Documents:

[LIST OF BOULDER COUNTY BUYOUT PROPERTIES IN LYONS AREA.XLSX](#)

“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 as soon as possible, but no later than 72 hours before the scheduled event.”

**Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: Workshop
Meeting Date: February 5, 2018**

TO: Mayor Sullivan and Members of the Board of Trustees
FROM: Paul Glasgow
DATE: February 2, 2018
ITEM: Information

<input type="checkbox"/>	ORDINANCE
<input type="checkbox"/>	MOTION / RESOLUTION
<input checked="" type="checkbox"/>	INFORMATION

- I. **REQUEST OR ISSUE:** Direction for evaluating Boulder County's recently acquired buy-out properties for acquisition for the Town.

- II. **RECOMMENDED ACTION / NEXT STEPS:** Further research to identify liabilities, access and benefit.

- III. **FISCAL IMPACTS:** Unknown, maintenance costs could be substantial.

- IV. **BACKGROUND INFORMATION:**

The Town of Lyons recently completed its buy-out program for parcels within its boundaries and adopted a Land Use and Management Plan for parcels it acquired after the 2013 flood. Funding from the Hazard Mitigation Grant Program (HMGP) of the Federal Emergency Management Administration (FEMA) and the Community Development Block Grant for Disaster Recovery (CDBG-DR) program of Housing and Urban Development was used to acquire these properties. A primary goal of these federal programs is the removal of flood damaged structures and the prevention of rebuilding to mitigate the vulnerability and impact of future floods. These properties carry restrictions as perpetual open space. Each of these parcels is referred to as Deed-Restricted Buy-Out Properties.

Outside of the Town many other properties were also affected by the 2013 flood. Boulder County acquired several properties adjacent to or near Lyons. Since 2013 the County has substantially completed clean up, remediation, mitigation, or restoration of properties it acquired. On January 18th Boulder County asked the Town to evaluate those "buy-outs" to see if those properties would be of interest to the Town of Lyons, specifically if the Town would like own

those buy-out properties. It provided an online map identifying the acquired parcels and a list of basic parcel attributes.

The parcels Boulder County would like the Town to consider are located near the Town. One the Martin Parcel is contiguous with the Town's municipal boundary and adjacent to Bohn Park. The Town when adopting the recent Deed Restricted Buy-out Property Land Use and Management Plan indicated it would acquire the Martin Parcel. Other properties are located in the Town's Apple Valley Subarea along Highway 36 with the most distant parcels for consideration being accessed from the Longmont Dam Road.

After receiving the County request to consider parcels, the Planning and Community Development Commission (PCDC) created a working group to identify criteria for evaluating parcels for Town acquisition. It reviewed readily available information (a map indicating the parcel location and the database with basic information provided to the Town).

The PCDC recommends that the Town consider the following "cons" associated with acquiring these parcels including but not limited to:

- How safe they would be for future town uses
- If the properties have been sufficiently remediated, there are no outstanding environment issues such as leaking cars.
- Current and future maintenance costs
- Impact on neighbors

It recommends the following qualitative "pro" criteria as criteria for supporting acquisition:

- Quality and length of river access / frontage
- Quality of fishing
- Ease of vehicle access and parking
- Potential for neighbor maintenance / lease
- Little impact on adjacent properties
- Proximity to Lyons (i.e. potential for being part of Lyons)
- Within Lyons Primary Planning Area
- Below the Blue Line
- Recreational amenities (community gardens, tubing ability, picnicking, camping, etc.)
- Potential for expense offset with revenue generation
- Impact of not owning on future annexation (will the Parcels if not acquired present an issue with future annexations)

The PCDC also has several questions which may take additional study or conversations with the County:

- What warranty, disclosure statements would be included with each property?
- What deed restrictions are associated with each property?
- How accessible are the parcels, can we get RVs, cars, etc. into the site?

- What information is available to help the Town evaluate its options, do the sites have topo surveys?
- Some of the properties are still being remediated, what is the end state of that remediation.
- Can the buy-out be sold to private owners w/ deed restrictions; or must they be owned publically (I assume they must be owned by public agencies)
- Are there options for joint use/maintenance/cost sharing with County?
- Which parcels and what desired level of uses are desired by the County's transportation department?
- What happens when neither the Town nor the County Transportation Department is interested in maintaining these parcels (how are they maintained, who owns them)?

Initial PCDC recommendations will be presented at the workshop.

Maps:

Boulder County property maps: <http://maps.boco.solutions/propertysearch/>

Boulder County acquired property map:

<http://www.arcgis.com/home/webmap/viewer.html?webmap=3944fcbcd1014c1eae96a67eec6df5b3>

Lyons Primary Planning Area:

<http://www.townoflyons.com/441/Lyons-Primary-Planning-Area-Master-Plan>

V. LEGAL ISSUES: Deed restrictions and other liabilities.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES: Neighbor conflicts, potential habitat and ecosystem impacts.

Attachments:

1. Acquired property database.

Property Address (Street)	City	County Assessor		Road Project	Boulder County Department Management	Total Acreage	Approx			Demolition Status	Possible Transfer Partner?
		Parcel ID	Program				POS Acreage	Transportation Acreage	Transportation Dept Notes		
1002 Apple Valley Road	Lyons	120113000008	FEMA	Apple Valley	POS	0.44	0.44	0	creek resto	Complete	Lyons
109 County Road 69	Lyons	120319102001	FEMA	Yes, CR 69	Split POS/Trans	8.79	8.74	0.06	need acces	Complete	Lyons
16610 N. Saint Vrain Dr.	Lyons	120111000009	CDBG-DR	N/A	POS	1.2	1.2	0		Complete	Lyons
16679 N St. Vrain Drive	Lyons	120111000003	CDBG-DR		POS	1.12	1.12	0		Complete	Lyons
16857 N St. Vrain Drive	Lyons	120111000005	CDBG-DR		POS	0.89	0.89	0		Complete	Lyons
16858 N St. Vrain Drive	Lyons	120111000006	CDBG-DR		POS	18.08	18.08	0		Complete	Lyons
18306 N St. Vrain Drive	Lyons	120112000019	FEMA	N/A	POS	7	7	0		Complete	Lyons
18468 N St. Vrain Drive	Lyons	120112000028	CDBG-DR		POS	1.91	1.9	0		Complete	Lyons
18522 N St. Vrain Drive	Lyons	120112000032	FEMA	N/A	POS	1.9	1.9	0		Complete	Lyons
18762 N St. Vrain Drive	Lyons	120112000040	FEMA	N/A	POS	0.63	0.63	0		Complete	Lyons
18972 N St. Vrain Drive	Lyons	120113000026	FEMA	N/A	POS	3.78	3.78	0		Complete	Lyons
18976 N St. Vrain Drive	Lyons	120113000009	FEMA	N/A	POS	7.31	7.31	0		Complete	Lyons
35 Longmont Dam Road	Lyons	120111000013	CDBG-DR	Yes, Longm	Split POS/Trans	0.5	0.46	0.09	contains tr	Complete	
37 Longmont Dam Rd.	Lyons	120111000012	CDBG-DR	Yes, Longm	Split POS/Trans	0.37	0.37	0	contains tr	Complete	
384 Apple Valley Road	Lyons	120113000037	FEMA	N/A	Split POS/Trans	2.46	2.38	0.08	creek resto	Complete	Lyons
454 Longmont Dam Rd	Lyons	120111000027	CDBG-DR	Longmont	Split POS/Trans	1.05	1.05	0	need acces	Complete	
456 Longmont Dam Road	Lyons	120111000026	CDBG-DR	Longmont	Split POS/Trans	1.14	1.14	0	need acces	Complete	
496 Riverside Drive	Lyons	119934301002	FEMA	N/A	Split POS/Trans	0.27	0	0.27	need easer	Complete	
514 Longmont Dam Road	Lyons	120111000029	CDBG-DR	Longmont	Split POS/Trans	1.23	1.23	0	need acces	Pending	
608 Apple Valley Road	Lyons	120113000041	FEMA	N/A	Split POS/Trans	1.18	1.18	0	ROW	Complete	Lyons
628 Apple Valley Road	Lyons	120113000042	FEMA	N/A	Split POS/Trans	0.26	0.26	0	ROW	Complete	Lyons