

**Town of Lyons, Colorado**  
**Planning & Community Development Commission**  
**PCDC Agenda Cover Sheet**  
**Agenda Item No: 4-3**  
**Meeting Date: 27 MAR 2023**

**TO:** Chair Dreistadt and Commissioners of the PCDC  
**FROM:** Lead Planner David Kimmett, AICP  
**DATE:** March 23, 2023  
**ITEM:** 3-Mile Plan and Planning

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☐ MOTION / RESOLUTION  
☒ INFORMATION

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**I. REQUEST OR ISSUE:**

Short-Term Rentals in the Lyons Municipal Code ("LMC") – current issues and the potential for changes

**II. RECOMMENDED ACTION / NEXT STEP:**

We'll all learn more from the Colorado Department of Local Affairs housing expert Mitch Hendrick. Following this, Staff recommends the PCDC contemplate changes to the LMC

**III. FISCAL IMPACTS:**

The cost of signage and staff time for work, e.g. meetings, analysis, updating maps.

**IV. BACKGROUND INFORMATION:**

The 3-Mile Plan is a statutory requirement of municipalities in Colorado (CRS § 31-12-105(e)) and must be updated annually. Currently, our 3-Mile Plan is by default what is contained in our recent Lyons Thrive! Comprehensive Plan, on Page 118-120.

What the 3-Mile Plan is:

- A concept of generalized land use within three miles of the corporate boundaries of the Town of Lyons, essentially our mandatory "area of influence"
- A document that assists to guide potential areas for annexation
- A format for contemplating locations of future infrastructure provision
- Important

What the 3-Mile Plan is not:

- The boundary of Lyons now or at any point in the future
- Land guaranteed to be annexed by the Town now or at any point in the future
- Rigid – like all planning, it is flexible and can and should be modified – which is why the State dictates that each municipality must update it *at least* once a year

**V. LEGAL ISSUES:**

None.

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

None.

**VII. SUMMARY AND ALTERNATIVES:**

- The PCDC can adhere to the current 3-Mile Plan, which is by default what is contained within the Lyons Thrive! Comprehensive Plan, for the next 9 months.
- The PCDC can draft its own desired 3-Mile Plan to supersede the current 3-Mile Plan.
- The PCDC can begin to formulate the next 3-Mile Plan, which will need to be adopted in January of 2024.

**PROPOSED MOTION:**

None.

**ATTACHMENTS:**

See attached 4-3 02\_1-2-3 mile concentric rings map and 4-3 03\_State of Colorado-DOLA\_3-Mile Planning document.