

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

TO: Chair Dreistadt and Commissioners of the PCDC
FROM: Lead Planner David Kimmett, AICP
DATE: March 23, 2023
ITEM: The naming of alleys in the Town of Lyons

MOTION / RESOLUTION
 INFORMATION

I. REQUEST OR ISSUE:

Presently, two alley are officially named within the Town – Bloomfield Alley and McCall Alley.

II. RECOMMENDED ACTION / NEXT STEP:

For both public safety and identification purposes, Staff recommends that alleys receive official nomenclature.

Planner Kimmett presented this same information to the Board of Trustees at their March 6th meeting. The recommendation was to move forward with this idea. They would like one alley to be selected by students in Lyons. Administrator Simonsen suggests we provide a list of possible names for the annual Lyons Elementary School visit to Town Hall in May – each year they conduct a “live government action” project while here, and this would be a great opportunity to permanently affect the Town!

My thought would be have the Lyons Elementary students pick their top 3 out of a list of 9 (one wildcard that they could make the 10th). Then we would take the Top 3 Alley Names to the Student Advisory Commission for final selection. That would become one of the alley names (and the most important!). The other alleys would be selected by Town Staff and brought through the PCDC, and then to the BoT for final selection.

Another possibility would be to perform a similar outreach for Lyons residents via email and hold a Doodle poll (or Qualtrics or something similar) for selection of one or more of the alley names.

One worry is that we would have a “death by committee” sort of outcome and never come to a final list. It’s understandable that we could have 1000 different names submitted if we opened this up to the public and a full plebiscite, which would not be ideal for many reasons. As such, Staff and the BoT feel we should be cautious with public outreach.

III. FISCAL IMPACTS:

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

IV. BACKGROUND INFORMATION:

From their onset, typical in most municipalities from the late 19th Century, alleys were considered important means of conveying people, delivering merchandise, vehicle storage, and locating refuse away from the bustle of the principal rights-of-way.

Lyons was no different, and alleys were created. They were finally platted in the current-ranking Town of Lyons Amended Plat of 1929. However, like in other municipalities, only the very busiest alleys, generally those that had businesses on them, would be named. As such, Lyons has one named alley: Bloomfield Alley between High and Stickney Streets.

Fast-forward to the 21st Century, and the long-neglected, humble alley is making a comeback across America, generally for residential uses. Lyons has a long history of residences being constructed and rented on our alleys, and it is only relatively recently that codified processes, such as ADUs, have been granted to ensure that detached, alley-accessed residences are properly constructed, permitted, and enrolled.

Both the existing and permitted alley residences face a quandary in addressing, however. Most every alley residence uses an address that is associated with the street that the principal residence faces – if they are addressed at all. This dynamic has presented challenges to emergency service provision foremost, but also to deliveries, and just plain wayfinding.

Planner Kimmell has spoken with Lyons FPD Assistant Chief Pischke about this issue, and the Lyons Fire would like to see alleys named. Planner Kimmell also conversed with the Lyons Substation Boulder County Sheriff Sergeant Sears about the issue, and he specifically pointed out how important this would be in helping officers identify a location.

V. LEGAL ISSUES:

None.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None.

VII. SUMMARY AND ALTERNATIVES:

Staff Findings of Fact

Planner Kimmell counts 12 alleys that need naming. He respectfully offers 13 ideas for names. These are based upon local geographic and botanic features rather than using persons' names, save one suggestion (Norton). To-wit:

- Keep Bloomfield Alley, but continue it east behind the elementary school and all the way to 2nd Avenue – currently some maps call that eastern portion Stickney Alley, but no one has a Stickney Alley address...they're incorrectly using Stickney Street as an address and we already have Stickney Street
- Steamboat Alley

- Red Rock Alley
- Norton Alley (after Henry Norton...Nortonville fame)(this one would need to be on the north side of town where Nortonville was)
- River Alley (this one would be the alley that Town Hall is on...we're technically on an alley, not this silly "Park Drive"! And we already have Park Street...very confusing.)
- Boulder Alley (this one would be the alley on the upper edge of Crona Heights Subdivision)
- Sunset Alley
- Chokecherry Alley
- Bristlecone Alley (that one is already "named" if you look at the handmade sign to access the Botanical Garden...might as well go with it!)
- Ponderosa Alley
- Prickly Pear Alley
- Cutthroat Alley
- Sandstone Alley

PROPOSED MOTION:

None.

ATTACHMENTS:

Please find attached:

- Document 02: Town of Lyons Amended Plat of 1929