

317 Evans Street
Permission to Dedicate Lake McIntosh Shares Application

NARRATIVE STATEMENT

Section 1:

Construction of three residential buildings, including a duplex (of two three-bedrooms), a triplex (of one-bedrooms) and a fourplex (of one-bedrooms), plus a two-car garage.

Zoned PUD-R.

To be rented as nine affordable units, per the attached 'Development Agreement – Colorado Lookout at Lyons'.

Requesting 3 taps, one per residential building. The garage will not have water service.

Requesting 3/4" taps.

Projected annual usage of 99,300 gallons per tap requested. Calculated at 79 gallons per day per one-bedroom unit and 131 gallons per day per three-bedroom unit.

Section 2:

According to Section IV of attachment 'Dev Plan Cover Memo 010623':

"Staff finds this application to be consistent with the Board's desire to assist in retaining / attaining affordable and workforce housing and is consistent with Housing Objective 1.2 of the 2010 Comprehensive Plan ("Increase opportunities for affordable housing") and with the 2022/2023 Lyons Thrive! Comprehensive Plan's Goal HN-2 ("Expand and preserve workforce and affordable housing options")."

Section 3:

According to Section III of attachment 'Dev Plan Cover Memo 010623':

“Staff has determined that this development will qualify to utilize Lake McIntosh allocations rather than Colorado-Big Thompson allocations per our water purchase agreement with the City of Longmont regarding affordable housing efforts.”

Additional Materials (Affordable Housing):

Please see attached ‘Development Agreement – Colorado Lookout at Lyons’, including particularly Exhibit D.

Per the Development Agreement, rental rates are limited to 30% of 60% of area median income for Current Residents and 30% of 100% of area median income for Future Residents, for ten years from approved occupancy.

Other Documentation:

Attached ‘Map Showing Parcel in Service Area’.

Drawings, renderings and plans available in -

- (1) 01/09/23 Board of Trustees Materials
(<https://www.townoflyons.com/AgendaCenter/ViewFile/Agenda/01092023-2117?html=true>)
- (2) Building permit application filed in May 2023.