



Mayor Rogin and the Board of Trustees  
Town of Lyons  
P.O. Box 49  
Lyons, CO 80540

**RE: Annexation of 109 County Road 69**

**Dear Mayor Rogin and the Town Board,**

The Town of Lyons seeks to annex the so-called Martin Parcel, located at 109 County Rd 69. This unincorporated Boulder County parcel was granted to the Town of Lyons from Boulder County in 2019, Assessor's Parcel Number 120319102001, represents an excellent opportunity to formally bring into Lyons a proper Town landholding, adjacent to Bohn Park, but over which we presently do not have jurisdiction.

The land was first platted in 1909 as lots 1 & 2 of Block 1, the Meadow Parks Fruit Farm Subdivision. The previous property owners, the Martin Family, lost everything in the disastrous flood of 2013. The property then became a *Deed Restricted Buy Out Property* ("DRBOP"), which was obtained by Boulder County in 2016 and then granted to the Town of Lyons in 2019.

Given both the desires of the Town in our Comprehensive Plan, and as stated in Chapter 3, *Future Land Use and Three-Mile Plan* "1) Lyons Planning Area, which identifies areas where the Town of Lyons would consider annexations over the next ten to 20 years, and 2) Area of Interest, which includes areas within three miles of the Town of Lyons municipal boundary." The properties deed restrictions as a DRBOP parcel located within the Floodway and 1% Annual Flood Hazard Zone, there are no plans for permanent buildings on the property. Owing to its location adjacent to both the South St. Vrain creek and County Road 69, it currently provides a connecting trail to both from Bohn Park. Once annexed, Town Staff will work together to bring forth a Parks and Open Space Plan for the supported social trail(s). Additionally, it is a well-known location for children to construct forts and engage in other outdoor activities out of the land's resources, all within close proximity of the more formalized recreation available at Bohn Park. The Town's well-known "Labyrinth" area is located on the western side of the river but still on this property.

Any annexation is a thoughtful, deliberative process. The Town feels it is in the best interest for our residents to annex the Martin Parcel into our jurisdictional oversight so the Town may begin its work to add more to what makes Lyons Thrive.

Thank you,  
Alexander Painter  
Planner II