

TOWN OF LYONS
Planning and Community Development Commission (PCDC)
Draft Minutes

In-Person at Town Hall and Virtual via Zoom
Monday, June 26, 2023 – 6:30 PM

I. Opening

1. Roll Call **Present:** Chair Dreistadt, Commissioner Evers, Commissioner Hamrick, Commissioner Kram, Commissioner Scott, Commissioner Schwartz **Absent:** Commissioner Cawthorn

2. Goals for today's PCDC session – Chair Dreistadt

- i. Minutes from previous meeting
- ii. Public Hearing for Rezoning Martin Parcel
- iii. Housing Survey for Rental Subcommittee
- iv. Comp Plan Alive Refamiliarization East St Vrain area
- v. Discuss Annexation Priorities
- vi. Planning Staff and pipeline

II. Approval of Minutes from June 12, 2023, Meeting

Motion: To approve Minutes from June 12, 2023, **Moved by:** Commissioner Hamrick, **Seconded by:** Commissioner Kram , **Vote:** 6-0 passes unanimously

III. Audience Business

Doug D'Arcey, 107 Ct Rd 69, what time is appropriate for comments for annexation.
MPT Farrell – Will not participate in next agenda item.

IV. Meeting

1. 109 County Road 69 ("the Martin Parcel") Rezoning Application Review and Recommendation

Staff report by Planner Painter– The proposed property is a flood buy out property from Boulder County. Proposed use will be Parks and Open Space. No permanent structures in this property and this proposal is in alignment with the 2023 Comprehensive Plan. Commissioner Kram in the last meeting we talked about a formal trail. Planner Painter, DRBOP talks about a formal trail we will talk about in the future, budgeting will be a factor. Commissioner Scott, Boulder County kept the water right it is very valuable. Planner Painter, Boulder County did reserve all rights, I will get back to you with more information. Chair Dreistadt, can you clarify the current situation with utility rights related to the property, also reference the elements that preclude any zoning potential. Planner Painter, I investigate, there are some utilities after the flood they are still standing. I can reach out to Aaron and return with those questions. Chair Dreistadt, reasons not considering any other zoning possibilities. Planner Painter, nature of the property itself and the damage after the flood. Commissioner Dreistadt, no choice to preestablish to something else. Planner Painter We can go to negotiation but how it stands now is for Parks and Open Space.

Public hearing opened at 6:47 pm

Doug D'Arcey, 107 Couty Road 69, Part of the problem is the social trail established across our property. The DRBOP agreement to plant trees and bushes to avoid people crossing over. Do you have a plan for that. We put up a fence but it has been

vandalized. People have campfires in our property. What plans do you have? FEMA would not let anyone develop there. DRBOP plan came with the idea of trees and a circular path. Planner Painter, It is in the talks before and a buffer is being look to keep people out of your property. We are fully aware of it and is in our intentions.

Public hearing closed at 6:52 pm

Motion: To Approve Resolution 2023-04, **Moved by:** Commissioner Evers,
Seconded by: Commissioner Scott,

Commissioner Hamrick – Suggest adding conditions to account the concerns from public hearing.

Planner Kimmett – With no legal advice I suggest not to.

Vote : *6-0 passes unanimously*

V. Entered Workshop at 6:56 pm

Respectfully Submitted by:

Deputy Town Clerk – Maria Marquez Rubio

Chair Dreistadt