

1

**TOWN OF LYONS**

2

**Planning and Community Development Commission (PCDC)**

3

**Draft Minutes**

4

**In-Person at Town Hall and Virtual via Zoom**

5

**Monday, June 26, 2023 – 6:30 PM**

6

**I. Opening**

7

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

10

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

12     i. Minutes from previous meeting

13     ii. Public Hearing for Rezoning Martin Parcel

14     iii. Housing Survey for Rental Subcommittee

15     iv. Comp Plan Alive Refamiliarization East St Vrain area

16     v. Discuss Annexation Priorities

17     vi. Planning Staff and pipeline

18

19

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

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

23

24 **III. Audience Business**

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

27

28 **IV. Meeting**

29     1. 109 County Road 69 ("the Martin Parcel") Rezoning Application Review and  
30         Recommendation

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

47

48     *Public hearing opened at 6:47 pm*

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

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

56  
57 *Public hearing closed at 6:52 pm*  
58

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

61  
62 Commissioner Hamrick – Suggest adding conditions to account the concerns from  
63 public hearing.

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

65 **Vote :** 6-0 passes unanimously  
66  
67

68 V. Entered Workshop at 6:56 pm  
69

70 Respectfully Submitted by:  
71

72 \_\_\_\_\_  
73 Deputy Town Clerk – Maria Marquez Rubio

\_\_\_\_\_  
Chair Dreistadt