

Boulder County enacts moratorium as it considers rezoning areas around Lyons

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The Boulder County Commissioners have enacted a six-month moratorium on development applications in high-intensity zone districts within a three-mile radius of Lyons as it considers rezoning in the unincorporated areas surrounding the town.

The affected zone districts, which include Commercial, Business, Transitional, and General Industrial areas, have remained largely unchanged for decades, according to a release from Boulder County.

“The moratorium will allow the county to determine if the existing county zoning map and regulations meet the needs of Boulder County and the Lyons community,” the release stated.

This pause aims to align zoning with the evolving needs of the area, especially considering changes since the 2013 flood. Evaluation of zoning appropriateness in flood-prone regions is a part of hazard mitigation and resiliency planning, according to the release.

Under the current zoning framework, development in unincorporated areas “may conflict” with the planned growth and development of Lyons and the officially adopted comprehensive plans.

“The moratorium will allow the county to propose and adopt amendments to the zoning map and regulations that would implement the updated vision for development and growth in these intense-use zoning districts while the lands they encompass remain under Boulder County’s jurisdiction,” the release stated.

The moratorium excludes residential and by-right agricultural developments and ongoing complete development applications. It also affects only unincorporated properties and will not affect properties within the town of Lyons.

A public hearing on the matter is set for 11:45 a.m. Sept. 19 to offer an opportunity for community input.

The hearing will take place in the Commissioners’ Hearing Room on the third floor of 1325 Pearl St. Residents may participate in person, online via Zoom, or by phone.

Written comments can also be submitted to hhippely@bouldercounty.gov.

Registration details for the meeting will be available in the Commissioners’ Advance Agenda on Friday.