

## **Communication to/from Planner Bowen and Task Force Chair Matthews (between 16-25 July 2024) related to Density data definition.**

**Note / background:** Question initially asked by Matthews to Bowen in an effort to understand how the density requirements in town Zoning codes matched existing density levels across town (based on earlier data received). After traveling on family activities, between 16-23 July, Matthews completed the agenda for the Thursday 25<sup>th</sup> meeting on the evening of Tue 23<sup>rd</sup> after returning from travels.

The cleaned up and clarified version of the Zoning Density Data was cleaned up on 24<sup>th</sup> by Matthews who advised Planner Bowen (3:01pm on 25-July-2024) that this info would be included in the packet for task force 1-Aug discussion with the maps.

The email chain below is inserted for clarity and transparency:

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**From:** matthews.douglas.d@gmail.com <matthews.douglas.d@gmail.com>  
**Sent:** Thursday, July 25, 2024 3:01 PM  
**To:** 'Andrew Bowen' <abowen@townoflyons.com>  
**Cc:** 'David Hamrick' <dhamrick@townoflyons.com>; 'Victoria Simonsen' <vsimonsen@townoflyons.com>; 'Cassidy Davenport' <cdavenport@townoflyons.com>  
**Subject:** RE: Density Definitions / Current Town Codes

As a follow-up Andrew, the attached document will included in the next IGA Packet. This more detailed version shown the different residential Zoning codes with a focus on Density data. This of course was taken from the actual town document which may provide a bit more detail and clarity for those looking into the density comparisons. This includes of course your noted density data below related to those specific housing codes.

Thanks,

Douglas Matthews

C: 303 378 7863

E: [Matthews.douglas.d@gmail.com](mailto:Matthews.douglas.d@gmail.com)

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**From:** matthews.douglas.d@gmail.com <matthews.douglas.d@gmail.com>  
**Sent:** Thursday, July 25, 2024 11:28 AM  
**To:** 'Andrew Bowen' <abowen@townoflyons.com>  
**Cc:** 'David Hamrick' <dhamrick@townoflyons.com>; 'Victoria Simonsen' <vsimonsen@townoflyons.com>; 'Cassidy Davenport' <cdavenport@townoflyons.com>  
**Subject:** RE: Density Definitions / Current Town Codes

No it was not added but will be next week when we focus again on the map.

Douglas Matthews

C: 303 378 7863

E: [Matthews.douglas.d@gmail.com](mailto:Matthews.douglas.d@gmail.com)

**From:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>  
**Sent:** Thursday, July 25, 2024 11:02 AM  
**To:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>  
**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>; Victoria Simonsen <[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>; Cassidy Davenport <[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>  
**Subject:** Re: Density Definitions / Current Town Codes

Hello Doug,

Was this communication not added into the packet? I did not see it, but may have missed it.

Best,

Andrew

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**From:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>  
**Sent:** Tuesday, July 23, 2024 8:48 AM  
**To:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>  
**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>; Victoria Simonsen <[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>; Cassidy Davenport <[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>  
**Subject:** Re: Density Definitions / Current Town Codes

Hey Doug,

The codified densities (minimum lot size) for (R1-R3) were provided in the previous email. These are what we require today.

R1 (7000 sf)

R2 (3500-4500 sf)

R3 (2725 sf)

Best,

Andrew

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**From:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>  
**Sent:** Monday, July 22, 2024 7:32 PM  
**To:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>; Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>  
**Subject:** Re: Density Definitions / Current Town Codes

Thanks David. I'll study and follow up with Andrew on any questions or clarifications.

Douglas Matthews

Phone 303 378 7863

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**From:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>  
**Sent:** Monday, July 22, 2024 4:16:47 PM  
**To:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>; Andrew Bowen

<[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>

**Cc:** Victoria Simonsen <[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>; Cassidy Davenport

<[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>

**Subject:** Re: Density Definitions / Current Town Codes

Here's a link to the zoning

districts([https://library.municode.com/co/lyons/codes/municipal\\_code?nodeId=CH16ZO\\_ART3ZO\\_DIBO\\_DIV2DIUS](https://library.municode.com/co/lyons/codes/municipal_code?nodeId=CH16ZO_ART3ZO_DIBO_DIV2DIUS)).

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**From:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>

**Date:** Monday, July 22, 2024 at 2:19 PM

**To:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>

**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>, Victoria Simonsen

<[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>, Cassidy Davenport <[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>

**Subject:** Re: Density Definitions / Current Town Codes

Andrew,

I have reviewed the data you provided but I'm having a hard time reconciling that info with the earlier, actual density data you provided earlier in this process.

Perhaps a better approach would be to review the actual zoning codes we have in use within Lyons today.

I have not had the chance to look on-line but is there a recap of all our zoning codes, actual definitions somewhere on the town website?

Either way I will include what data we can compile into our data packet for this Thursdays IGA Task Force meeting.

Thanks,

Doug

PS. I'm traveling today so email will be hit or miss until tonight.

Douglas Matthews

Phone 303 378 7863

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**From:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>

**Sent:** Monday, July 22, 2024 2:19 PM

**To:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>

**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>, Victoria Simonsen

<[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>, Cassidy Davenport <[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>

**Subject:** Re: Density Definitions / Current Town Codes

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Thanks,

Doug

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Douglas Matthews

Phone 303 378 7863

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**From:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>

**Sent:** Monday, July 22, 2024 12:35:52 PM

**To:** Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>

**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>; Victoria Simonsen

<[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>; Cassidy Davenport <[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>

**Subject:** Re: Density Definitions / Current Town Codes

Good afternoon,

I was wondering if you had time to look at this information. I want to also make sure that this information is provided to the rest of the Task Force as there were some questions about density and what that looks like in Lyons.

Thanks,

Andrew

Sent from my iPhone

On Jul 17, 2024, at 6:58 PM, Douglas Matthews <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)> wrote:

Thank you Andrew for the super fast response and this clarifying data. It seems clear but please allow me to a bit of time study / comprehend before I come back with any questions. I will then pass to the task force (before next week's meeting).

Much appreciated.

Doug

Douglas Matthews

**From:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>  
**Sent:** Wednesday, July 17, 2024 4:40:39 PM  
**To:** [matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com) <[matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com)>  
**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>; Victoria Simonsen <[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>; Cassidy Davenport <[cdavenport@townoflyons.com](mailto:cdavenport@townoflyons.com)>  
**Subject:** Re: Density Definitions / Current Town Codes

Hello, please see my answers in **bold** below (your questions are *italicized*):

Also, please share this or provide these answers to the rest of the Task Force

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1. *What is source of these density definitions and how does this tie into what we use within Lyons today?*

**I used our existing code to establish baseline densities for the draft IGA. It is likely that each parcel within the draft IGA would be zoned either as R1 or Planned Neighborhood, the densities for those districts range from 6-16 units per acre respectively, with an emphasis on clustering where possible.**

**Per Lyons Thrive, the desired residential use type for Planned Neighborhoods is single-family homes, however, duplexes, triplexes, fourplexes, rowhomes, small apartments, accessory dwelling units are also desired to diversify the community housing stock.**

- *Low Density. Six units per gross acre (minimum and maximum).*

**The Town's R1 District (Lowest Density District outside of Estates) has the same density as was proposed in the Draft IGA (7000 sf min) and was used for that purpose. (43560/7000=6.22)**

- *Medium Density. Twelve units per gross acre (six minimum and twelve maximum).*

**The Town's R2 District (Medium Density) (4500 sf min) calls for an average of what has been provided in the draft IGA. (43560/4500=9.68)**

**The Town's R2A District (Also Medium Density) allows for even greater density (3,500 sf min) (43560/3500=12.44)**

**The density provided in the Draft IGA sought to split the difference between existing medium district standards.**

- *High Density. Sixteen units per acre gross (twelve minimum and sixteen maximum).*

**The Town's R3 District (High Density) (2725 sf min) is also the density provided in the draft IGA. (43560/2725=15.98)**

2. *What Building codes (or density codes) do we currently have in use in town? Sorry if I did not use the correct wording but basically, what are density codes used in town today? I understand there are tiers and sub-tiers within our current planning codes. Please help summarize.*

**Our density is simply controlled by our minimum lot area requirements and permitted residential use types. If an applicant wanted to seek higher density than what is allowed in a**

**district, they could seek a PUD-R District designation. However this must be permitted as a rezone.**

3. See attached Density Definitions from National Institute for Standard and Technology. Is there a reason whey we should not use these density definitions?

**NIST is not a source that planners (of course I cannot speak for all planners) traditionally use. In general, planners use comparable land use codes, the American Planning Association, State Planning Chapters, Planetizen, State Municipal Leagues, and other planning-based sources.**

**However, I believe it is best to use what exists in our current code to remain consistent with previous development patterns. Our density levels tend to be consistent with small mountain west communities.**

Thanks,

Andrew

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**From:** [matthews.douglas.d@gmail.com](mailto:matthews.douglas.d@gmail.com) <matthews.douglas.d@gmail.com>

**Sent:** Tuesday, July 16, 2024 11:17 PM

**To:** Andrew Bowen <[abowen@townoflyons.com](mailto:abowen@townoflyons.com)>

**Cc:** David Hamrick <[dhamrick@townoflyons.com](mailto:dhamrick@townoflyons.com)>; Victoria Simonsen <[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>

**Subject:** Density Definitions / Current Town Codes

Andrew,

Per the question that came up during the IGA Task Force meeting, can you please advise on the following question related to the density definitions used in the draft IGA and what we currently have in town codes:

1. What is source of these density definitions and how does this tie into what we use within Lyons today?
  - Low Density. Six units per gross acre (minimum and maximum).
  - Medium Density. Twelve units per gross acre (six minimum and twelve maximum).
  - High Density. Sixteen units per acre gross (twelve minimum and sixteen maximum).
2. What Building codes (or density codes) do we currently have in use in town? Sorry if I did not use the correct wording but basically, what are density codes used in town today? I understand there are tiers and sub-tiers within our current planning codes. Please help summarize.
3. See attached Density Definitions from National Institute for Standard and Technology. Is there a reason whey we should not use these density definitions?

Please advise so that we (Task Force) can determine how best to recommend density definition language in the IGA document given that some of this density language has been the source of concern and/or question amongst citizens.

Thanks,

Douglas Matthews

C: 303 378 7863

E: [Matthews.douglas.d@gmail.com](mailto:Matthews.douglas.d@gmail.com)