

**Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: XI.3.
Meeting Date: October 21, 2024**

TO: Mayor Rogin and Members of the Board of Trustees
FROM: Andrew Bowen, Lead Planner
DATE: 10/16/2024
ITEM: Discussion and Direction Regarding IGA Revisions

— ORDINANCE
— MOTION / RESOLUTION
x INFORMATION

- I. **REQUEST OR ISSUE:** Staff requests that the BOT provide direction to staff regarding moving forward with the Comprehensive Land Use IGA. This request aims to gauge the BOT's expectations concerning addressing the IGA Task Force's recommended alternatives, engaging the public, and setting parameters for future negotiations with Boulder County staff and leadership.
- II. **PROJECT HISTORY:** In early 2024, Town and County staff met with the County's land use attorneys, Mayor Rogin and Commissioner Marta Loachamin, to initiate the update and readoption of a joint Comprehensive Land Use IGA.

The first Comprehensive Land Use IGA was adopted in 1978 and commits both jurisdictions to work together on an orderly urban growth plan surrounding the Town's jurisdictional limits and land outside its Three-Mile Plan. Since its origination date, the IGA has been updated in sequence to reflect expanding Town jurisdictional limits, growth pressures, and adopted planning initiatives.

As stated previously, the current 2012 IGA is set to expire on November 15, 2024, but the BOT is requesting a new extension date of March 31, 2024.

Over the past six months, the IGA process has initiated in-depth community conversations about the town's future growth expectations and needs. The community's future housing needs have been a large part of this dialogue. As a result, the BOT initiated a robust citizen feedback campaign and appointed the IGA Task Force to vet IGA amendment options and alternatives. The IGA Task Force submitted their report and edits (attached) and (provided in green) to the draft IGA on September 3, 2024.

This report reflects the following:

During their deliberations, The IGA Task Force identified the following primary concerns:

Note: Staff's comments are provided in blue.

Primary Areas of Concern with the Current IGA Draft.

1. *“Concerns about trust and transparency. A lack of community trust exists in the IGA process and for the BoT and BoCo as stakeholders in the process.*

As mentioned, the BOT has already solicited a public feedback loop for IGA decisions through the formation of the IGA Task Force, and by holding two public meetings to discuss the draft IGA. Several community discussions have occurred since these meetings as well.

Staff recommends that the BOT do the following to further address this concern:

- Hold all IGA updates and BOT discussions of IGA developments in open meetings only.
- Hold at least two (2) subsequent public engagement meetings to continue to gain community input.
- Send a survey to all citizens to gain further input on the IGA.

Trustee Browning has provided the following questions for consideration:

1. *Lyons now has about 2,200 people. In the future, do you think Lyons should:*
 - a) *Remain about the same population.*
 - b) *Grow by 5% or less (up to about 100 more people)*
 - c) *Grow by 5 - 10% (up to about 200 more people)*
 - d) *Grow by 10 - 25% (between about 200 - 500 more people)*
 - e) *Grow by more than 25% (more than 500 people)*
2. *What area do you think would be best for any growth?*
 - a) *North of town – Steamboat Valley area*
 - b) *Apple Valley*
 - c) *In Town limits ("infill"/more density in current residential areas)*
 - d) *Eastern Corridor (the general area toward and near the 36/66 intersection)*
3. *Would you be in favor of using the following Town resources to support affordable or attainable (workforce) housing?*
 - a) *Direct appropriation using tax revenue.*
 - b) *Property tax waivers or rebates for projects including affordable or attainable housing*
 - c) *Utility subsidies (waiver of connection fees or contribution of Town water rights)*
 - d) *Contribution of Town-owned land, such as parks or open space or municipal property.*
 - e) *None of the above.*
4. *Lyons currently has a 10% "permanently" affordable housing goal (doesn't include accessory dwelling units or privately-owned rental properties with no tenant income limits). Lyons also has expressed support for a countywide 12% affordable housing goal. Boulder and Longmont have set 15% goals. What do you think Lyons affordable housing goal should be?*
 - a) *10%*
 - b) *12%*
 - c) *15%*
 - d) *Lyons has done enough for affordable housing. No future goal needed*

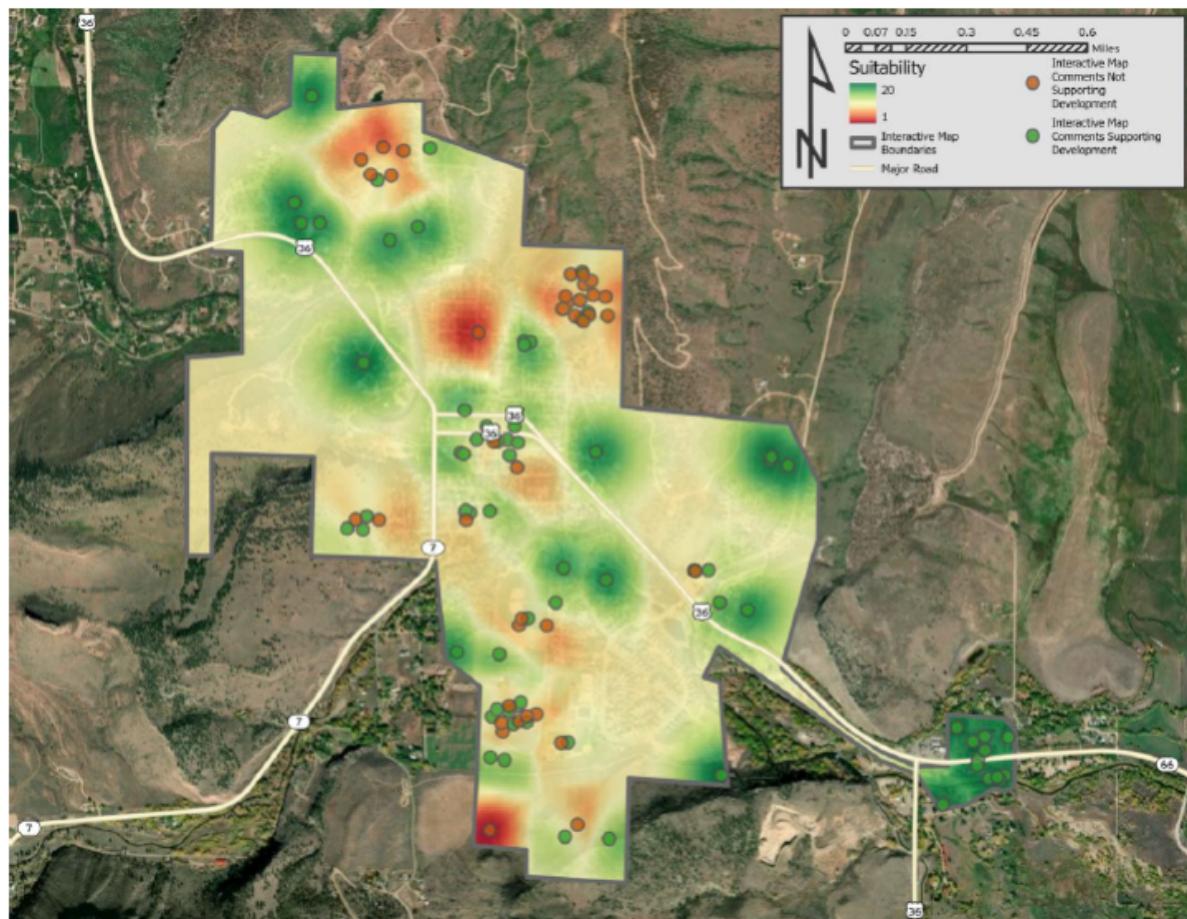
Staff is generally supportive of the questions as proposed but would encourage the BOT to consider the following:

Question 1: As discussed in conversations surrounding the Housing Futures Plan, predicting growth and development needs is difficult. The majority of resources available state that Lyons will have to grow to meet its citizens' and workforce housing needs. Question 1 reads as a preference question or could be interpreted as such. Staff would encourage an amendment to Question 1 to ask the following:

1. The approximate population of Lyons is 2,200 people. The Town understands that population growth will likely occur based on several projections. What would be an appropriate growth rate if there were a target growth rate for the community?
 - f) Seek to maintain the current population.
 - g) Grow by 5% or less (up to about 100 more people)
 - h) Grow by 5 - 10% (up to about 200 more people)
 - i) Grow by 10 - 25% (between about 200 - 500 more people)
 - j) Grow by more than 25% (more than 500 people)

Question 2: Staff support this question but fear many respondents will prioritize new residential development within the Eastern Corridor. This staff assumption is based on responses from the Housing Futures Plan (responses shown below), recommendations from the IGA Task Force, and recent community engagement and general business discussions.

2024 Housing Futures Housing Development Map



Question 3: Staff are in full support of this question.

Question 4: Staff fully supports this question. Staff recommends adding some historical context to highlight the community's housing needs, as housing has been a topic of Lyon's Planning Initiatives at least since the 1985 Comprehensive Plan.

Excerpts from the 1985 Comprehensive Plan

Residential Land Use

1. The single family residential character of the existing neighborhoods in Lyons should be preserved.
2. The town should encourage the provision of medium to higher density housing (multiple family and rental units) in the town in order to provide a diversity of housing opportunities for existing and new residents.
3. Multiple family housing should be provided but be scaled to the character of the area.
4. When appropriate, the planned unit development approach should be encouraged to allow for innovative design and planning concepts.
5. All price ranges of housing should be represented so there is a balance of housing opportunities for low, moderate, and higher income families.
6. Priority for lower-priced housing should be given to the low income elderly residents of the town.

The revised Comprehensive Plan includes a Land Use Concept Plan that identifies the general location of Land Uses in the community. The predominant type of residential land use is the single family dwelling. In the newer areas it is recommended that mixtures of housing types and densities be encouraged through the planned unit development approach. New development should give special attention to creative site planning and energy conservation techniques.

Possible question 5:

According to the 2024 Housing Futures Plan, Lyons' housing stock is predominantly single-unit detached, with 82% detached. In order for the Town to meet its housing needs, should the Town seek to develop a more diverse mix of housing types including duplexes, triplexes, and multi-family housing.

- a) Yes
- b) No

Possible question 6: If you answered “yes” to question 6, where should the Town prioritize duplex, triplex, and multi-family housing development?

- a) *North of town – Steamboat Valley area*
- b) *Apple Valley*
- c) *In Town limits ("infill"/more density in current residential areas)*
- d) *Eastern Corridor (the general area toward and near the 36/66 intersection)*

Possible Question 7:

Would you be willing to develop an ADU on your property?

- a) Yes
- b) No

Possible Question 8: If you answered “no” to question 7, what reasons would deter you from developing an ADU on your property?

- a) Lack of interest.
- b) Not enough room on my property.
- c) Developing an ADU would be too large of a financial investment.
- d) I would not want to be a property manager.
- e) Other (Please Explain)

Note: Staff would recommend sending a survey out as soon as possible.

2. *Concern about housing needs. Citizens want to ensure that any future annexation/development prioritizes addressing the Town's defined housing needs, follow the principles outlined in the Lyons Comprehensive plan, and support a goal of housing affordability / availability in a realistic, measurable, and feasible way.*

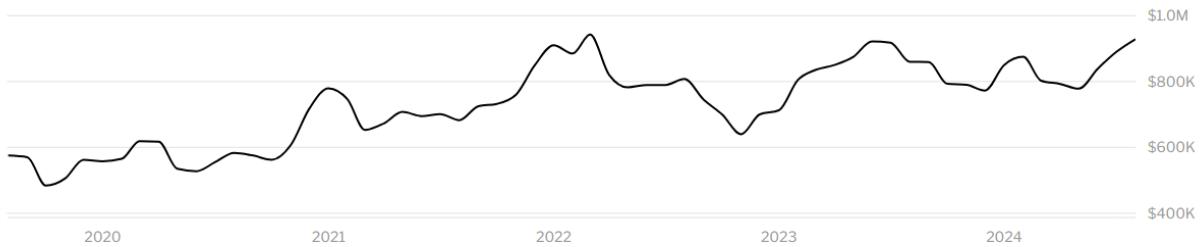
Staff supports this comment and advises that the BOT considers that both annexation and development are difficult to prioritize as they are generally market-driven. If a more robust review process needs to be drafted and implemented to ensure Comprehensive Plan and regulatory framework compliance, staff can work on said processes and provide a future recommendation to the BOT.

As for housing, the staff maintains that housing development needs to be prioritized using infill opportunities first and annexations second. As stated in Lyons Thrive, the Town should also prioritize duplex, triplex, and multi-family housing development to diversify its housing stock. Lastly, the town has a lot of data on the community's housing needs based on recent studies and market trends. In summary, the town has a housing affordability issue.

Across all significant US Real Estate Portals, *average home prices* in Lyons continue to rise significantly. As of September 2024,

- Realtor: \$877,500
- Zillow: \$750,832
- Redfin: The median sale price of a home in Lyons was \$865,000 last month, up 11.3% since last year.

Redfin Housing Market Changes for Lyons



Based on Redfin calculations of home data from MLS and/or public records.

3. *Concern about clarity of housing goals. The Town's true housing goals and especially the goals for Affordable / Workforce Housing remain unclear to many citizens (housing goal numbers, affordable housing goals, measures, definitions, etc.).*

Staff suggests that the BOT consider only using the Town's Proposition 123 commitment for each cycle to set the community's expectations for affordable housing development. While long-range studies (The Housing Futures Plan) are important, they are often difficult to reflect into day-to-day land use decisions. The Town's Proposition 123 commitment, however, serves as a clear quantifiable metric.

For example, the answer to this concern could be easy.

"The Town's housing goal for the 2023-26 Proposition 123 commitment cycle is the development of ten (10) affordable/attainable units. These units must have received a building permit by the end of this commitment cycle. The Area Median Income (AMI) benchmarks for these units are as follows:

- Rental Units: 60% AMI
- For sale Units: 100% AMI"

Baseline: No household may spend more than thirty (30) percent of its income on housing expenses.

4. *Concerns for the development of environmentally sensitive lands. Citizens are concerned about the ecological impact on wildlife, preservation of critical habitat, migration routes, wildlife buffer zones, view-scape, and retaining the rural character described in Lyons Thrive.*

Staff agrees with this concern. As part of the Town's development review process, staff would support requiring an Environmental Impact Analysis for all new land development within the town. This analysis should then be referred to all applicable review bodies.

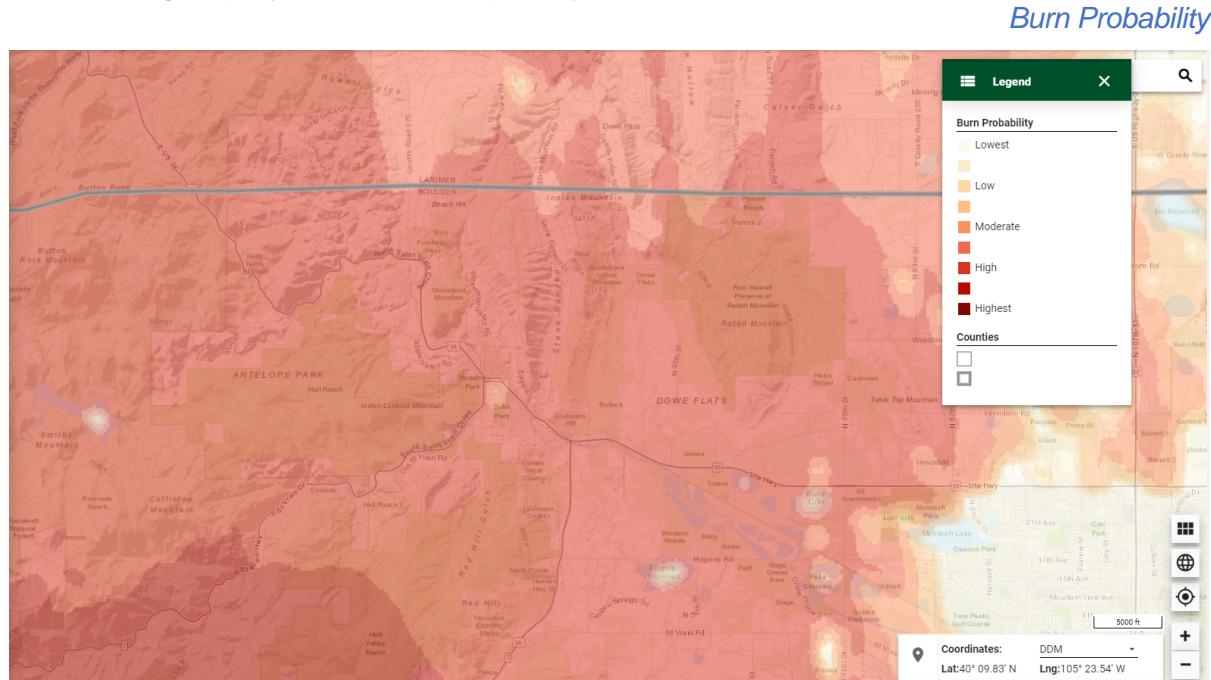
5. *Concerns for safety risks. Potential higher-density development in some areas outlined in the 2024 Draft IGA presents increased risk from wildfire, access/egress difficulties, floods from stormwater runoff resulting from disrupted natural drainage and reduced infiltration, etc.*

Staff fully agrees with these concerns. However, reviewing these concerns would not be practical for annexation without a development plan, as no true analysis could be provided outside of site characteristics. Staff recommends the appropriate time to analyze risk when a development plan is submitted.

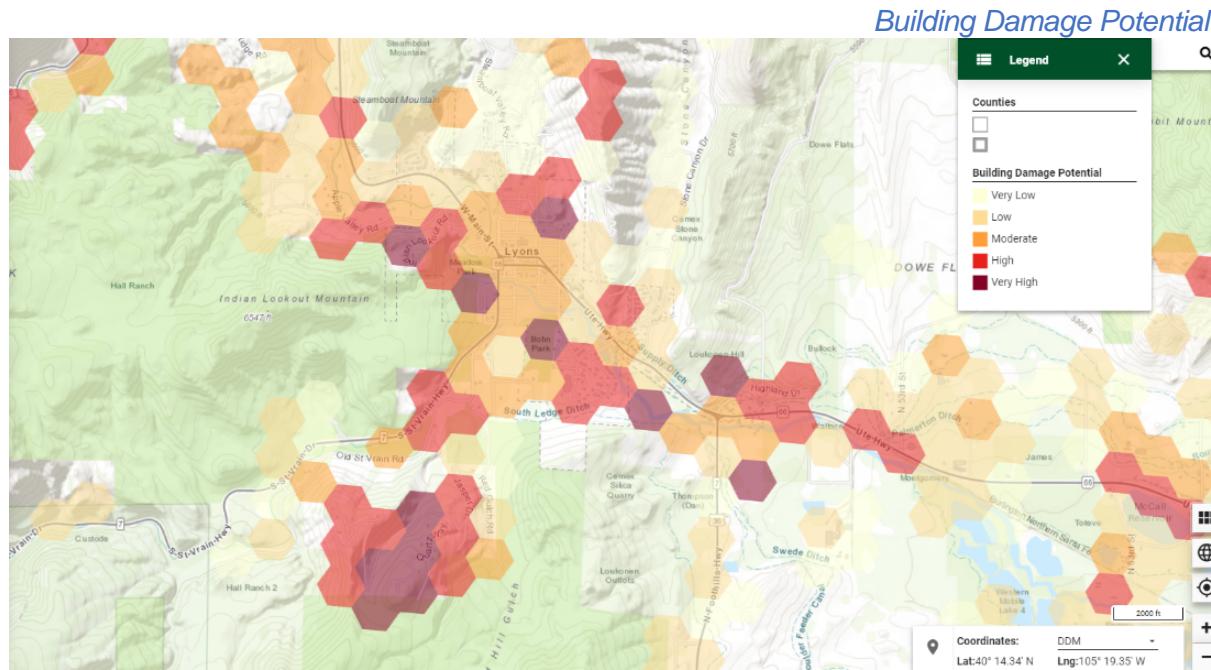
A premature assessment would result in the Town taking on the financial cost of the study instead of a potential developer, which does not align with the Town's development review process.

Wildfire risk has been raised several times during recent IGA discussions. While it is true that all of Lyons is at risk of wildfires, more depth needs to be provided for clarity. The Colorado Forest Atlas Wildfire Risk Viewer offers excellent insight into this discussion.

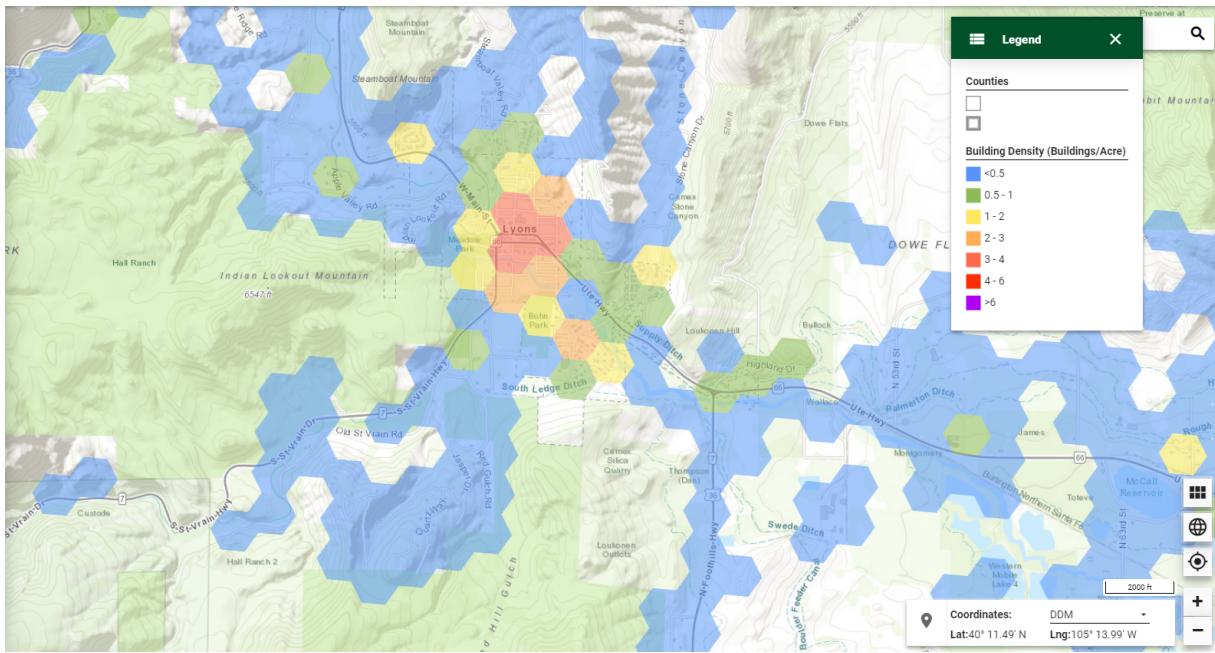
The following map layer has been the primary source of discussion thus far:



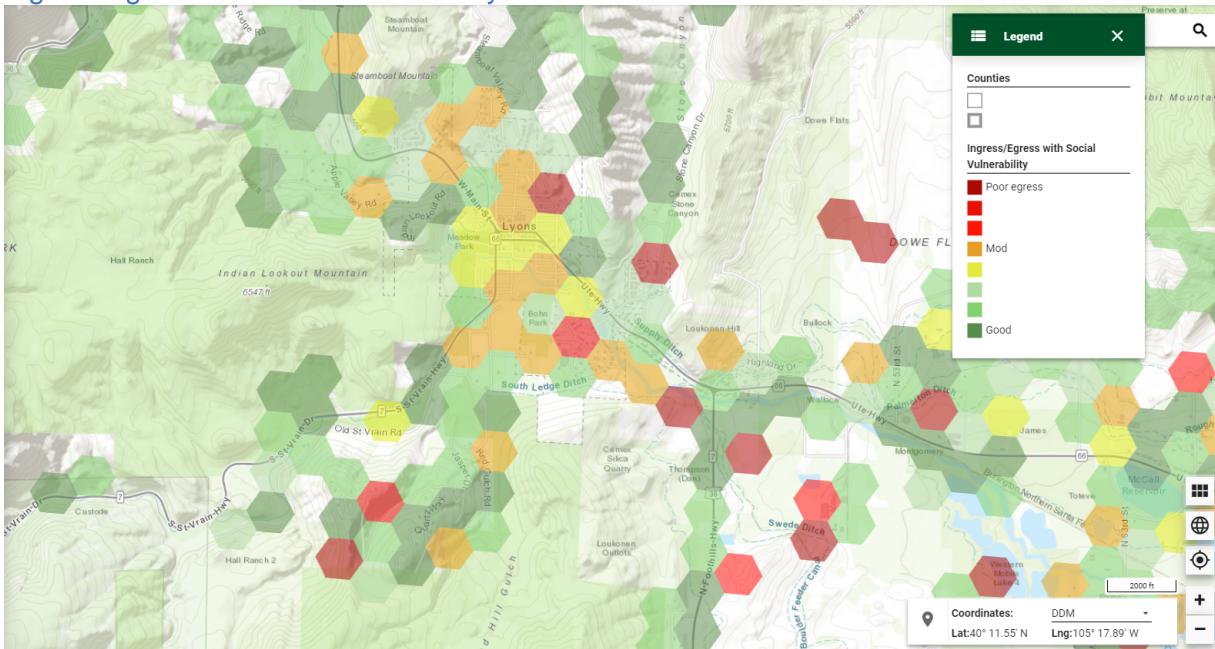
However, other mapping layers need to be considered (shown below):



Building Density



Ingress/Egress with Social Vulnerability



As seen, parts of town are generally labeled as “low” to “moderate” risk for Building Damage except where steep slopes or vegetated areas exist. As for emergency evacuations, the above map shows that most of the town, and even the town’s northern areas, have good to moderate levels of egress.

- Concerns about appropriately recognizing the topographic and natural constraints. Citizens want assurance that development decisions recognize Lyon’s many natural features and infrastructure constraints (such as flood zone, blue line, steep slopes, large drainage basins, rocky terrain, etc.), combined with citizens desire to protect such items as sightlines, wildlife preservation, and limiting light pollution, that together present significant limits to appropriate sites for development and growth.

The staff is in full agreement with these concerns and maintains that the Town's Subdivision and Development Review Processes are adequate to ensure responsible growth. However, if future Text Amendments need to be made to add extra regulation, staff can bring recommendations to the BOT if so directed.

7. *Density concerns. Concerns exist regarding the impact of density (as outlined in the Draft IGA) as related to risk factors, achievement of our overall housing affordability goals, and compatibility with existing developments.*

Staff has addressed these concerns in this memo.

8. *Economic development concerns. Future annexation should support a commercially-based economy including ensuring adequate workforce housing to support commercial needs.*

Staff agrees with this statement.

9. *Concerns about development priorities. Citizens wish to prioritize infill (redevelopment) within the core of Lyons to meet the defined housing goals of the town.*

Staff agrees with this statement. Infill should be prioritized over annexation.

10. *Concerns about State/County overreach. Citizens want BoT and Staff to continue efforts to maintain local control over the town's expansion, annexation and development processes."*

Town leadership and staff work diligently to represent Lyons within the county, region, and state. However, the state of Colorado has set priorities for housing, transportation, and general land use that will affect the town's future decisions.

It is also important to note that Lyons cannot and should not work within a silo, we must pursue beneficial county, regional, and state partnerships.

Recommendations on the IGA Process:

1. *Improve Transparency of IGA Process:*

While the BoT's formation of the citizen IGA Task Force is a great sign of understanding and openness to the community, the Task Force would recommend continued, public acknowledgement by the BoT of the concerns expressed by the community. Renewed vigor is needed in both words and actions to demonstrate and re-assure the community that the BoT and BoCo are committed to improving transparency in the IGA process.

Please see the staff's comments for Concern number 1.

2. *Recommendation To the Community:*

The Task Force feels that the challenge of the IGA is not assigned only to the BoT or Town Staff but rather, to the community at large.

We call on citizens across Lyons to get involved, get informed, engage in open, civil dialogue with neighbors, BoT members; learn the facts, understand the trade-offs being considered, and make your views heard in a constructive and useful way.

While views and perspectives will differ, all must assume good intentions of our elected officials and community members. To reach a successful outcome, all involved should

focus on facts, avoid “fake-news”, assumptions or accusations. Collectively we must remain united as a town, open-minded, and above all else, civil.

Please see the staff's comments for Concern number 1.

3. Extend the IGA Deadline:

Advise BoCo of the need to extend the current IGA development deadline. With the current IGA set to expire in November 2024, an extension will be needed to allow the current BoT time to properly re-engage in the review process, to appropriately study the data available, to clarify the goals of the IGA, and to allow adequate opportunities for public input/comment on an “updated” IGA.

The planning staff has prepared an IGA Extension Draft and Resolution. Adoption of these documents is pending Boulder County's approval.

4. Gain a clear understanding of the properties in the IGA, understand what changed from 2012, and study historical information.

It is recommended that the BoT start with a visit to each PAA property as a group, to gain an understanding of the basic risk factors and the potential development opportunities.

The BoT should also then study the wealth of history and documentation that is available related to development in Lyons including studies such as the Lyons Primary Planning Area Master Plan (known as the “3-Mile Plan”), The Stormwater Master plan 2017, historic and recent development experience (such as the Summit development), and consider the topographic reality faced.

Changes from prior IGA should be clearly understood. The BoT should then consider the longer-term potential uses, the risk factors, and needs of the community, to apply a broad, holistic view of what is best for the community.

The BOT has visited each IGA parcel. The proposed extension will allow for further study. However, a detailed study of development viability for each property should occur when the Town receives a development proposal. A detailed study prior to this point would result in the Town assuming the financial responsibility of studying the development feasibility of land instead of those who may want to develop.

5. Proactively engage with property owners and neighboring property owners.

Proactively engaging with private landowners, neighboring landowners, citizens within and just outside of town limits, and government stakeholders to make collaborative land use decisions while keeping in mind the longer-term goals and possibilities over the life of this 10 to 20-year agreement.

Please see the staff's comments for Concern number 1.

During the original drafting of the IGA, staff worked to meet with each property owner affected by revisions.

6. Assure Landowner Agreement to Designation Changes.

As part of this review process, the IGA should not redesignate lands from Rural Preservation to PAA if the landowner(s) objects. At the very least, if such property is to be

re-designated into the PAA, it should be done so without restrictions of future development (other than as already defined by Town of Lyons existing codes and standards).

(Note: The Task Force did not have unanimous consensus on this recommendation. See IGA Map recommendation Option B for more insight and background)

The IGA is a long-term agreement and land use plan; while the perspectives of current property owners are important for discussion, staff notes that ownership changes over time.

7. *Development / Annexation Should Be Prioritized Where Consensus Has Been Found:*

In multiple studies and surveys, the Eastern corridor has time and again presented the highest potential for growth and development. (See "Lyons Primary Planning Area Master Plan" known as the "3-Mile Plan").

With the Eastern corridor being close to utilities, below the blue-line, above flood zone, with lower wildlife interface risk, the BoT and staff should prioritize efforts on the development and integration of this area into Lyons. Such development will help us address both our commercial and residential housing goals in a singular, united and widely supported way.

This generally conflicts with Concern number 9 and 8 below.

Over-reliance on the Eastern Corridor to solve the community's growth goals/needs could lead to unfulfillment and a false "silver bullet" scenario. Staff maintains that more work and study should be done to ensure the community's housing goals/needs are spread evenly across the Town's jurisdictional limits. Incorporating a diverse set of housing types across the community has been a goal of the community and was clearly stated within Lyons Thrive.

The community has prioritized keeping development close to the town's core and limiting suburban sprawl since the adoption of the 1985 Comprehensive Plan.

Excerpts from the 1985 Comprehensive Plan

services.

5. New development should be contiguous to the existing community to avoid scattered development that may increase public service costs to the community.

6. Lyons should encourage physical separation between different

8. *Immediate Opportunities:*

First and foremost, prioritize making progress on developing and re-developing land in the core of Lyons to revitalize the center of town, especially considering housing for different populations of current and future residents. As for new development, immediately prioritize the support of the Tebo annexation in the East Corridor, to assure that the housing type and density in the annexation area will support the towns housing goals.

Staff supports this statement.

9. *Define Lyon's Real Housing Goals / Establish Metrics for Future Annexation / Development:*

Clarify and publish specific Affordable/Attainable/Workforce Housing goals and clarify how those goals are measured (i.e. do we include ADUs, do we include only deed restricted A/AH properties, etc.). Clarification of those goals will help unite the efforts toward solutions rather than perpetuating the inconsistencies among prior stated goals (such as the Housing Futures Report vs. Lyons Comp Plan or Prop 123 goals). The Town should consider using “rent to income ratio” in addition to AMI to assure affordability goals are met.

Please see staff's comments for Concern number 3.

10. *Follow these Basic Guiding Principles:*

The Lyons Community Survey Results used in the Town of Lyons Comprehensive plan 2021, identified several common themes that should be kept in mind while refining the IGA:

- a. *Wildfire mitigation: The growing risk that wildfires pose to the community was a consistent worry among respondents (pg. 5)*
- b. *(b) Natural environment: Many respondents came to Lyons due to its natural beauty and believe that it is important to protect the environmental resources surrounding the town. (pg. 5)*
- c. *(c) Conservation and Redevelopment: Many respondents worried that building new housing might disrupt the natural beauty and unique habitats around Lyons. Some of these respondents suggested limiting sprawl and focusing on redevelopment Downtown, while other respondents suggested limiting new housing development in Lyons altogether. (pg.8)*
- d. *(d) Growth: Many respondents felt that continued population growth and the development of the Eastern corridor would help keep Lyons' business community thriving, other survey contributors worried that continued growth would alter the small-town character and negatively impact the environment. (pg. 5)*
- e. *(e) Affordable housing: While most respondents agreed that the cost of housing was a major concern, the community was split on whether Lyons should build more affordable housing, on where it should go, and what it should look like. (pg.5). Many respondents noted the need for more affordable housing options and there was a desire for creative solutions. Respondents noted a particular need for housing that very low-income residents could afford. (pg. 8)*
- f. *(f) Diverse housing types: Respondents noted that housing diversity could help create more affordable housing options. For example, tiny homes, manufactured homes, duplexes, townhomes, communal living, and apartments were all mentioned by respondents as potential options for exploration and consideration. (pg.8)"*

Staff supports these statements.

Note: The following options were provided by the IGA for the BOT's consideration.

"Option A. Recommendation on the IGA process:

Option A Summary. Recommends that the BoT keep all areas (PAA properties) as defined on the Draft 2024 IGA map (Exhibit A) and allow the Town's annexation process to make

determinations about annexation and development when and if such annexation application is presented by a property owner.

Staff fully supports Option A. but recommends following the recommendations provided within this memo.

Note: Two of Seven Task Force Members preferred this option (28-Aug-24)

Option B. Recommendation for Edits or Updates to the Draft 2024 IGA Legal Document The following is a summary of the recommended edits to the Draft 2024 IGA document and where appropriate, reasoning for these edits:

Option B Summary. Recommends that the BoT apply a reasonable site selection criteria and that deliberation be applied to consider the appropriateness and inclusion of each parcel added to the PAA for potential future annexation and development **before** the finalized IGA map (Exhibit A) is solidified.

Staff does not fully support Option B. Please see the comments provided below:

Note: Two of Seven Task Force Members preferred this option (28-Aug-24)

1. *“Recitals: Section C: Add clarity to goals to both recognize urbanization potential AND protect the rural nature of the town. Section E (subsection (i) through (v)): Clarify and expand on “intent” of IGA agreement by bringing back into the agreement key principles from 2012 IGA.*

Staff recommends soliciting input from Boulder County staff and leadership before making any text changes within the document.

2. *Definitions: Remove density definitions as not necessary in this document. Added wording to reference back to existing town zoning and existing density requirements.*

Staff supports removing individual parcel density requirements as drafted. However, staff recommends the following baseline requirement for each parcel.

“All proposed residential development of properties to be annexed into the Town of Lyons shall dedicate at least twelve (12%) percent of proposed units as affordable or attainable units.

This requirement shall not be required for developments of less than three (3) residential units.”

Staff also supports removing all density requirements from the IGA draft.

3. *Section 2 related to PAA: Section 2(d): clarify intent of “No Development Area” shown on map (Exhibit A) and remove references to specific properties. Section 2(e) and 2(f): Add requirement that annexation and development application specifically assess and mitigate key risk factors (from 2012 IGA) and dictate that new development be sited to protect natural areas.*

Staff notes that the “No Development Areas” shown on the current IGA draft are intended to help mitigate risk and are important to Boulder County’s Staff and Leadership, as well as

the Town's. Staff maintains that these areas are not to be used to circumvent any community vote on annexation requests.

4. *Section 3 related to RPA: Dictates that RPA areas are to remain rural for duration of IGA.*

The staff has no comment.

5. *Section 5(d), Special Provisions: Added and clarified the requirement that any new residential development must expand the supply of affordable and workforce housing in support of Town's defined goals. Removed the specific references to individual parcels, (to allow for flexibility to update the Map if needed over time) and removed the property specific density and affordable housing requirements on each referenced property.*

Staff supports this suggestion but seeks to add basic regulation to ensure affordability (see 2. on page 13). This helps to set both community expectations and development process predictability.

6. *Section 7 related to Implementation Process; Kept requirement from 2012 IGA that the BoT shall study and make approval / disapproval determinations on any County requested zoning changes within LPA .*

The staff has no comment.

Note: The above summarized recommended edits to the Draft 2024 IGA document were unanimously agreed by the citizen IGA Task force."

Note: Please see the attached IGA Report for text edits.

The IGA Task Force also provided the following table providing recommendations to the map of the Draft 2024 IGA.

A	Boone parcel	<i>High risk zone not suitable for density development. May offer non-vertical development (infrastructure) or low water using light commercial opportunities.</i>	Risk determination needs to be assessed when development is proposed. Staff maintains that residential development (not at the current density level) outside of the Nondevelopment Zone could be viable. Staff also notes that commercial uses may not be the highest and best use for the Boone Parcel and may lead to potential neighborhood congestion and traffic conflicts.
B	Carpenter parcel	<i>High risk zone not suitable for density development. May offer non-vertical development (infrastructure) opportunities.</i>	Risk determination needs to be assessed when development is proposed. Staff maintains that residential development (not at the current density level) outside of the Nondevelopment Zone could be viable. This site could be developed with little impact on the existing neighborhood. While the current owner may not be interested in development, this could change.
C	Walters parcel	<i>This parcel should be removed from Lyons PAA and returned to Rural Preservation. Reference the "Land-</i>	Staff maintains that residential development outside of the Nondevelopment Zone could be viable. This site could be developed to have little impact on the

		<i>Owner Impact Recommendation" included and related specifically to this parcel.</i>	existing neighborhood. While the current owner may not be interested in development, this could change in the future
D	<i>Connor parcel</i>	<i>Maintain parcel as Rural Preservation or remove it from the Lyons Planning Area.</i>	Staff states that this parcel will be the most difficult to develop. However, staff maintains that residential development outside of the Nondevelopment Zone could be viable if done at the correct density, scale, and massing. The development of this property would require an emergency access road.
E	<i>Hawkins parcel</i>	<i>The approximately two acres on the west of this property should be considered for commercial use vs residential use if developed at all. The remainder of property should remain RPA.</i>	Staff maintains that mixed-use development or residential development would be appropriate for the west side of this parcel.
F	<i>Unidentified parcels</i>	<i>Understand why, when and under what terms this parcel was move from within Lyons PPA (as RPA), to being excluded from the Lyons PPA.</i>	Staff will explore these inquiries over the following months if granted an extension.
G	<i>Blue Mountain parcel</i>	<i>Gain an understanding why (and potential impact) this changed from PPA with commercial activity, to Rural Preservation designation in the 2024 IGA.</i>	Staff will explore these inquiries over the following months if granted an extension.
H	<i>Loukenen parcel A,B,C</i>	<i>Area A: Remain as unimproved or utilized for functional open space (park land)</i> <i>Area B: Prioritize for potential development consideration of both Residential and Commercial (and/or Mixed Use)</i> <i>Area C: Remain unimproved and designated as PAA, No Development Area as sensitive ecological area</i>	Staff does not agree with the recommendations for Areas A and C and recommends sticking with the existing proposal in the draft IGA.
I	<i>Harkalis parcel</i>	<i>Remain as PAA without specific designations; assess owners interests</i>	Staff maintains that residential development is viable for this site, as it is close to the community center and services.

III. RELATIONSHIP WITH OTHER PLANS: Staff would like to provide a more detailed analysis of plan consistency, which will be provided to the BOT before the end of the year. Staff will need further direction on how to proceed with each lot and then analyze each separately.

IV. RECOMMENDED ACTION / NEXT STEPS: Staff recommends that the BOT provide direction to staff on how to proceed.

V. FISCAL IMPACTS: No fiscal impacts are foreseen at this time, outside of staff's time spent on IGA drafting, engagement, and the negotiation process.

VI. LEGAL ISSUES: No legal issues are foreseen at this time. Boulder County staff and leadership will also need to participate in all future negotiations.

VII. CONFLICTS OR ENVIRONMENTAL ISSUES: No conflicts or environmental issues are foreseen at this time. If so directed, staff will pursue more detailed conflict/environmental analyses for each property.

SUMMARY AND ALTERNATIVES: The IGA's revision will take some time, depending on the direction given by the BOT.