

Annexation in the Comprehensive Plan

Prepared by: Planning Staff

Note: There are 43 times “annex” in different forms appears in Lyons Thrive- each are copied and pasted below:

Note: As the IGA has turned into a large discussion about the future of Workforce Housing Development all mentions of “Housing” will be noted in “Yellow Highlight.”

LEGISLATIVE AUTHORITY

Municipalities in Colorado are required to prepare and adopt a Three-mile Plan prior to **annexing** property into their territorial boundaries per C.R.S. 31-12-105 et. seq. The Three-mile Plan is a long-range plan that outlines where municipalities intend to **annex** property and describes how they will ensure the adequate provision of services within the newly **annexed** territory and the remainder of the existing municipality. This Comprehensive Plan includes Lyons’ Three-mile Plan.

CHAPTER 3: FUTURE LAND USE AND THREE-MILE PLAN

- Provides guidance on how and where different types of development and land uses will **be allowed within the Town of Lyons Planning Area.**
- Establishes policies to guide future **annexations** within the Three-mile Plan area.
- Policy LU-1.3: **Annexation** Pursue and/or consider requests for **annexation** that align with the criteria outlined in Chapter 3, help advance the goals and policies contained in this Comprehensive Plan, and comply with all applicable Town ordinances.

Note: In reading through and listening to the IGA Taskforce, they would like to see far more studies be conducted on sites prior to Annexation request reapproval. The Town’s current process sends referrals out to the following:

INSERT List

- Policy LU-2.3: Housing Support the incremental diversification of housing options available in Lyons through targeted infill and redevelopment in existing areas of the community or through future **annexation** . (See Goals HN-1, HN-2, and HN-3 for additional **guidance on housing and neighborhoods.**)
- Policy LU-2.4: Fiscal impact analysis Use fiscal impact analyses to evaluate the potential financial implications of new development and **annexations** to the Town as part of the land use review process. Recognize that some essential uses may not always be fiscally **positive.**

Note: The last sentence here is important. “Recognize that some essential uses may not always be fiscally positive.” Sometimes the community must make challenging decisions to secure a sustainable community future for all. This may not always pencil out on paper.

- Policy HN-1.1: Housing options Support the incremental diversification of housing options available in Lyons through targeted infill and redevelopment or future **annexation** . Encourage a mix of housing types, tailored to different areas of the community, including but not limited to small homes, accessory dwelling units, townhomes, live/work units, and apartments or condominiums.

Note: It is stated several times within Lyons Thrive that the Town needs to “support the incremental diversification of housing types”. This means seeking to develop fewer single-family detached dwelling units.

- Policy HN-2.4: **Annexation** Use **annexations** as an opportunity to expand Lyons’ supply of affordable and workforce housing. Where appropriate, encourage new development to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.
- Three-mile Plan. Establishes the Town of Lyons’ interests and intent regarding future **annexation** within a three-mile boundary of the Town’s current municipal limits, as required under Colorado law. Two areas of influence are identified for purposes of this Comprehensive Plan: 1) Lyons Planning Area, which identifies areas where the Town of Lyons would consider **annexations** over the next ten to 20 years, and 2) Area of Interest, which includes areas within three miles of the Town of Lyons municipal boundary. The Town and community have a vested interest in land use decisions in this area and wish to be engaged as partners in the review of future development applications, land use review, and projects of significance.

FUTURE LAND USE PLAN

Purpose...

Help guide future rezoning and **annexation** requests;

Rural Neighborhoods

Characteristics Consists primarily of single-family detached homes on large lots. The majority of the land in this category is outside of Lyons’ municipal boundary and, unless **annexed**, future development is under the authority of Boulder County’s zoning and development regulations. New homes or neighborhoods should be designed and sited to protect significant natural areas, wildlife habitat, and avoid locations at significant risk from natural hazards

Future Land Use Considerations (Central Neighborhoods)

Future **annexation**. Opportunities to **annex** individual properties or groups of properties adjacent to the northern edge of the current municipal boundary should be considered for the purposes of improving utilities, neighborhood access, trail connectivity, and wildfire mitigation opportunities.

Note: It has been stated several times and within the current IGA draft that the Boone Parcel could serve as a pivotal parcel to develop future water infrastructure and as a fire access connector for the northern parts of town.

Future Land Use Considerations (East St. Vrain) (Eastern Corridor)

The East St. Vrain area follows the boundaries established by the Eastern Corridor Primary Planning Area in the 2016 Lyons Primary Planning Area Plan, which is largely west of the US 36 and SH 66 junction. Current development in this area consists of a mobile home park, commercial strip centers, restaurants, small-scale manufacturing, and a gas station. The convergence of these two highways acts as a major gateway into Lyons and is ideally situated to create welcoming entry point into Lyons. This area includes or abuts lands owned by Boulder County Open Space, CEMEX, and the City of Longmont, as well as privately owned land. **Annexation** of portions of the East St. Vrain area is anticipated within the planning horizon. Future land use considerations for the East St. Vrain area include the following:...

Note: Annexations and development proposals (especially those proposing housing) will generally always be contentious in small communities. This will be no different for the Eastern Corridor.

While there are two primary parcels that could mitigate some of the community's housing needs, the (Tebo) parcel is located in an established rural community and staff anticipates the development of housing on said site to be contentious. The other parcel (Loukonen) may not be publicly contentious, but will require large utility investment on the part of a developer. It is important to note that both of these properties and their development will be subject to market pressures. Therefore, staff recommends that the Town seek to diversify its abilities to develop future housing if it expects to meet the housing goals stated within Lyons Thrive.

Future Land Use Considerations (South St. Vrain)

The Town of Lyons does not foresee **annexing** the South St. Vrain area during the lifetime of this plan, but acknowledges that as time passes considerations may change. To that end, establishing a vision for the South St. Vrain neighborhoods is in the community's long-term interest. The community has emphasized that this area should be viewed as an established neighborhood of residences, rural in character and reflecting the community's values of protecting environmentally sensitive lands, wildlife corridors, and providing access to the natural resources that contributes to Lyons' character. Any future improvements will be context-sensitive (consistent in character, design, and intensity) and introduced in a manner that preserves and protects the natural environment.

Long-term potential. Should **annexing** and extending services to some or all of the area become viable in the future, more intensive housing options should be considered in collaboration with property owners and the community.

Future Land Use Considerations (North St. Vrain)

The Town of Lyons does not anticipate **annexation** into the North St. Vrain area during the 20-year planning horizon. However, as conditions shift over the coming years, the community's needs may change as well. If it becomes necessary or beneficial to the community to **annex** this area, a long-term vision has been established based on community input to help determine the type of development or improvements that would fit with the community's aspirations. The community has stressed that the rural nature of Lyons and access to the St.Vrain Creek, is a meaningful contribution to outdoor recreational opportunities and the wellbeing for all people. Protecting unique ecological lands and enhancing access from Town are short-term priorities, while long-term improvements and development should be context-sensitive (consistent in character, design, and intensity) and introduced in a manner that preserves and protects the natural environment.

- Mixed-Use. Stone Mountain Lodge and Cabins is currently operating as a nonconforming use. Should the property be **annexed** into Lyons in the future, opportunities to **retain/expand tourism-oriented commercial uses could be considered.**
- Long-term potential. Should **annexing** and extending services to some or all of the area become viable in the future, more intensive housing options should be considered. Housing should be compact and clustered to minimize disturbance to surrounding environmentally sensitive lands.

Three-mile Plan

- Colorado law requires municipalities to adopt a Three-mile Plan prior to **annexing** new land. Generally, such plans describe where a municipality plans to **annex** new territory within three miles of its current municipal limits, and how the municipality will provide adequate public facilities, services, and utilities to newly **annexed** areas while maintaining **adequate levels of service in the remainder of the jurisdiction**.
- The boundary illustrated on the Three-mile Plan Area map constitutes the Town's three-mile limit as required by CRS 31-12-105. (1) (e) (I). Two areas of influence are identified **for purposes of this Comprehensive Plan**:
- Lyons Planning Area. The Lyons Planning Area identifies areas where the Town of Lyons would consider **annexations** over the next ten to 20 years. As illustrated on the Three-mile Plan map, the limits of the Lyons Planning Area generally lie within one mile of the Town of Lyons municipal boundary
- Area of Interest. Areas that lie within two and three miles of the Town of Lyons municipal boundary are also shown on the Three-mile Plan map. While the Town of Lyons does not anticipate property owner requests for **annexations** outside of the Lyons Planning Area, the Town of Lyons and the Lyons community have a vested interest in land use decisions made in this larger area of interest and wish to be engaged as a partner in the review of **future development applications, land use decisions, and projects of significance**.
- The Town of Lyons intends to focus **annexation** and new development in the East St. Vrain area within the planning horizon of this Comprehensive Plan, but anticipates that individual property owners may initiate **annexations** in other parts of the Planning Area. In accordance with Section 15-1-340 of the Lyons Municipal Code, any proposed **annexation** of a property that is larger than five acres in size, or simultaneous **annexation** of properties that together exceed five acres in size, or 10 acres in size in the East St. Vrain area, must be approved by voters.

ANNEXATION CRITERIA

Lyons will consider future **annexations** using the following criteria, in addition to the standards listed in Chapter 15 of Lyons Municipal Code:

- Located within the Planning Area. All **annexations** should occur within the Lyons Planning Area as shown on the Future Land Use Map.
- Conservation and Hazard Mitigation. **Annexations** should maintain a compact footprint, preserve environmentally sensitive lands, wildlife corridors, and riparian areas, and **minimize risk from natural hazards**.
- Maintain Levels of Service. Allow for the efficient expansion of services and infrastructure, while maintaining the levels of service currently provided to residents and **properties within the municipal boundary**.
- Consistency with Comprehensive Plan. **Annexations** should advance the visions, goals, and policies of the Comprehensive Plan, including opportunities to diversify the Town's economy, **provide affordable or workforce housing, and support tourism**.
- Municipal Code Requirements. **Annexations** must meet the detailed requirements listed in Chapter 15 of the Municipal Code and all other relevant Town policies.
- Regional Coordination. **Annexations** will be evaluated in coordination with Boulder County and follow the policies outlined in all current Intergovernmental Agreements (IGAs).

Appendix Land Use/Built Environment Planning Area Characteristics

The Lyons Primary Planning Area encompasses 3,732 total acres. As noted in the introduction, future development within the LPPA is influenced by three

Intergovernmental Agreements (IGAs) between the Town and Boulder County. These IGAs influence where and how the Town of Lyons may **annex** and grow in the future. Land use characteristics and physical planning considerations for each geography/sub-geography within the LPPA are addressed below.

Town of Lyons Municipal Boundary

The municipal boundary includes all the land that has been **annexed** by the Town of Lyons and is the official Town boundary.

Infrastructure and Services

Water

Service Agreement. The Town of Lyons has an intergovernmental agreement with the City of Longmont to purchase treated water for no more 1250 service connections service connections. In 2021, Lyons was providing 935 water taps and estimates that they will serve 1,000 by 2026. It is the policy of the Town to extend its corporate boundaries in a manner that is consistent with the Town's utility service area. The Town shall not provide new connections or increases in size of existing connections for water services to properties outside of the corporate limits of the Town, unless such property is **annexed** into the Town prior to the provision of water service.