

Planning Department Updates for October 2024 Andrew Bowen, Senior Planner

Regional Partnerships and Grants

- Finished redrafting and published a new RFQ for a feasibility and financial modeling study for the Peak-to-peak Multijurisdictional Housing Authority with Gilpin County Planning and Legal Staff.
- Continued working with County and regional partners to help provide input on what small communities need when considering expedited review.
- Met with Boulder County staff to restart IGA negotiations and set expectations.
- Finalized a draft IGA with Nederland for a Joint Housing Coordinator.
- Coordinated with Boulder County in their offer to purchase 224 Seward. This included researching land use and utilities and drafting a letter of support.
- Continued working with the Peak-to-Peak Chamber of Commerce to establish a CDOT Creative Corridor to enhance efforts to promote Lyon's unique art scene and economic market.
- Providing mapping services **to the** Peak-to-Peak Chamber of Commerce to establish a CDOT Creative Corridor.
- Met with Boulder County staff to discuss the possibility of a conservation easement on Town-owned property that will be listed for sale.
- Met with Boulder County PACE and Colorado Green Business Network to determine how Lyons has worked with them in the past and what future partnerships might look like.

Staff Community and Developer Contacts:

- Met with a proposed property developer for the current Vintage Motors site who wants to revitalize the property and start a "High-end" wine market.
- Working with an applicant seeking to subdivide 217 High Street. This will involve both a variance and a minor subdivision being approved. Staff is currently working to schedule public hearings.
- Worked with a Property owner seeking to develop a residence and ADU in Lyons Valley Park.
- Provided initial feedback for a residential proposal on a vacant lot on 1st Street.
- Met with the owner and a potential developer of 517 to discuss the property's future use.
- Met with a resident about potential locations for a community sauna business in Lyons that would likely need to lease land from the Town.

Boards and Commissions

- Prepared all packet materials for two PCDC meetings/workshops and two BOT meetings/workshops.
- Presented a Proposition 123 Strategy identification discussion and held a discussion about all proposed Lyons Valley Park parcel rezonings to the HHSC.
- Held a Basic Planning Commission training session as requested by the PCDC, regarding the PCDC's roles and responsibilities, process, and guiding documents (The LMC and Lyons Thrive) for decision-making. This Slide Deck is attached.

- Sent cover memos and Lyons Thrive goals to staff liaisons so that boards and commissions can review the tasks assigned to them.

Current Planning

- Finalized the PUD and ensured compliance and consistency with the adopted/approved Development Agreement for 501 West Main Street. These documents still need to be signed and recorded.
- Working with the TEBO Annexation Project Team to finalize a proposed Annexation Agreement and the future development of the site.

Text and Map Amendment/s

- Drafted and took through the process a code amendment to allow for the development of EV charge stations in all zone districts.
- Met with the BOT-designated WUI Code Development Committee to identify what a local WUI Code could/should accomplish for Lyons.
- Continued drafting an expedited review process for Economic Development and Housing proposals to seek the following:
 - Efficiencies in the process
 - Cost saving measures
 - Revisions to current codes
 - Improving partnerships
- Researched and put together a spreadsheet that provides a cross-section of noise ordinances in the Mountain West.
- Putting together all application packet materials and associated resolutions/ordinances for the rezoning of Lyons Valley Park lots.
- Planning staff are currently taking ESRI GIS trainings to prepare for GIS Public Portal updates to bring the map up to date and provide a better experience for users.

Community Education and Code Compliance

- Put together a How to Develop an ADU guide that will be published soon. This draft document is attached.
- Worked with representation from Lyons Valley Park to address concerns and future processes for vegetation trimming on and around Town ROW.
- Put together an educational document to outline the responsibilities of property owners within a code enforcement context. This document is attached.
- Created a document to educate homeowners about the ROW and their responsibilities (weeds and grasses bordering alleys, furniture, etc.).
- Addressed and mitigated several code compliance issues within town including trash, weeds, and illegally parked vehicles.
- Prepared a Siberian Elm info sheet for Town eblasts.

Housing and IGA

- Conducted a housing analysis of Lyons Thrive in the context of future needs and Comp Plan goals/strategies.
- Met with housing Development Firms to gain interest, expertise, and support for small-scale housing development in Lyons.
- Provided an Analysis of the IGA Task Force's recommendations.
- Prepared "conceptual" designs for small-scale housing development in Lyons Valley Park and on all IGA parcels.
- Researched and put together a Development Cost Analysis for communities in CO.
- Finalized and published a Housing Survey to gain community input on the Town's future housing goals/strategies.
- Working with the Boulder County Assessor's Office to understand the Town's residential unit landscape in Lyons. When complete, this document will provide a clear inventory of the community's current residential stock.
- Pulling together an inventory of permitted ADUs within Lyons.

Other/Misc.

- Aided other town departments in ranking RFQ responses for a town street light conversion study.
- Participated in the Safe Streets for All community input session at the library and the walking tour with the working group, including CDOT, residents, school, and local representation.
- Recruited residents to form an Area Wide Plan working group and scheduled a kickoff meeting on November 13.
- Assisted other Town departments with GIS mapping for art pieces in Lyons.