

Consistency with Lyons 2023 Thrive Comprehensive Plan

The proposed annexation of 4497 Ute Highway, to be occupied by Western Stars Art Gallery, is strongly aligned with the vision, goals, and strategies outlined in the Town of Lyons' 2023 Lyons Thrive Comprehensive Plan. This initiative supports Lyons' commitment to fostering a vibrant, creative, and economically resilient community, and directly contributes to the following areas of focus in the plan:

1. Arts, Culture, and Community Identity

Western Stars Art Gallery, a well-established local arts institution, aligns directly with Lyons' goal to "celebrate and promote the arts and creative expression as key components of Lyons' identity." As noted in the Comprehensive Plan, Lyons seeks to expand its role as a creative hub. By annexing this property and bringing Western Stars into town boundaries, Lyons reinforces its commitment to supporting local artists, enhancing cultural assets, and encouraging arts-based community engagement.

2. Economic Development and Tourism

The reestablishment of Western Stars Art Gallery in Lyons contributes to the town's economic development strategy by promoting small business growth and tourism. As a longstanding local business with strong community roots, Western Stars attracts both residents and visitors, helping to strengthen Lyons' local economy and support a diverse business environment. This is consistent with the plan's strategy to "support locally-owned businesses and creative enterprises" and to "enhance the town's tourism economy through arts and cultural offerings."

3. Land Use and Growth Management

Annexing this adjacent property provides an opportunity for intentional and sustainable growth consistent with the town's land use vision. The proposed Commercial Eastern Corridor (CEC) zoning is compatible with the town's desire to concentrate commercial activity in designated corridors and maintain Lyons' small-town character while encouraging economic vitality.

4. Community Services and Infrastructure

Bringing the property into town limits allows for better coordination of municipal services and ensures that the site is developed or maintained in accordance with Lyons' standards for infrastructure, design, and community integration. This aligns with the plan's goal to "provide high-quality infrastructure and services that support current and future needs."

5. Gateway and Visual Character

The property at 4497 Ute Highway is located along a key entry corridor into Lyons. Occupation by Western Stars Art Gallery supports the town's strategy to "enhance entryways and corridors

to reflect the town's character and appeal," offering an aesthetically engaging and welcoming presence for those arriving from the east.

Conclusion

The annexation and future use of 4497 Ute Highway by Western Stars Art Gallery is a clear example of thoughtful growth that honors Lyons' values and strategic priorities. It supports local culture, enhances economic resilience, and strengthens the town's identity as a creative and inclusive community—hallmarks of the Lyons Thrive Comprehensive Plan.