

Town of Lyons  
Flood Plain Development Permit Review Criteria  
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Address: 4652 Ute Highway

Date: 2/21/24

Reference is made to Ordinance 920

Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors (attach additional sheets if needed):

1. The danger to life and property due to flooding or erosion damage;  
**High. The work is in the floodway.**
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;  
**High. The work is in the floodway. Engineer's report states that the specified materials are adequately sized for the design flow.**
3. The danger that materials may be swept onto other lands to the injury of others;  
**Moderate to High. Engineer's report states that specified materials are adequately sized for the design flow.**
4. The compatibility of the proposed use with existing and anticipated development;  
**Compatible. Improvements are intended to improve the river and aquatic life.**
5. The safety of access to the property in times of flood for ordinary and emergency vehicles;  
**Access from State Highway 66 will likely be possible during a flood.**
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;  
**Moderate. Most utilities around the site and Highway 66 are outside of the 0.1% ACFH.**
7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;  
**High. The work is in the floodway.**

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8. The necessity to the facility of a waterfront location, where applicable;

N/A.

9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

N/A.

10. The relationship of the proposed use to the comprehensive plan for that area.

Compatible.

Prepared by: Justin Doles

Date: 2/21/24

Reviewed by: William Simmsen

Date: 2/21/2024