

**PLANNING AND COMMUNITY DEVELOPMENT COMMISSION  
TOWN OF LYONS, COLORADO  
RESOLUTION 2017-PCDC-\_\_\_\_**

**A RESOLUTION OF THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION  
OF THE TOWN OF LYONS, COLORADO, ADOPTING THE LYONS PRIMARY PLANNING  
AREA MASTER PLAN (LPPA MASTER PLAN) AS A COMPONENT OF THE 2010 TOWN OF  
LYONS COMPREHENSIVE PLAN, AND RECOMMENDING ADOPTION OF THE LPPA  
MASTER PLAN TO THE TOWN OF LYONS BOARD OF TRUSTEES**

WHEREAS, the Town of Lyons, acting through its Planning and Community Development Commission (“PCDC”), is empowered pursuant to C.R.S. §§ 31-23-201, *et seq.*, to make, adopt, amend, and/or supplement a master or comprehensive plan for the physical development of the Town, including any areas outside its boundaries; and

WHEREAS, in March of 2010, the PCDC adopted, and the Board of Trustees ratified (on April 5, 2010), a Comprehensive Plan (“Comprehensive Plan”) to serve as the framework document that guides the Town’s future growth and development and provides a foundation for policy direction, land use decisions and public investments; and

WHEREAS, the Comprehensive Plan was adopted as a guide for accomplishing the Town’s aspirations of becoming an economically, socially and environmentally sustainable community that values and supports education, the arts, recreation and quality of life; and

WHEREAS, one of the express goals of the Comprehensive Plan (Economic Development Strategy 1.1.5) is to coordinate with local landowners including the City of Longmont and developers to encourage the annexation and development of properties along the eastern Highway 36 corridor; and

WHEREAS, the Town is a party to that certain Lyons Planning Area Comprehensive Development Plan Intergovernmental Agreement with Boulder County, approved by the Town Board of Trustees by Resolution 2012-20 on April 16, 2012 (the “IGA”); and

WHEREAS, one of the main goals of the IGA is to protect and enhance the Town’s ability to coordinate future growth within the boundaries of the Lyons Primary Planning Area, which includes the Eastern Corridor Subarea, the South St. Vrain Subarea, and the Apple Valley Subarea;

WHEREAS, in furtherance of the goals of the Comprehensive Plan, the Town initiated a planning effort involving Town planning staff, Town consultants, Town elected and appointed officials, property owners, citizens and other stakeholders, to complete the Lyons Primary Planning Area Master Plan with a focus on the three (3) Subareas identified above (the “LPPA Master Plan” or “3-Mile Plan” or “Plan”); and

WHEREAS, the Town executed a professional services agreement with Leland Consulting Group, Inc., a Colorado corporation, dba Ricker Cunningham to provide consulting services related to the Plan; and

WHEREAS, the Town also retained the services of the Land and Transportation Planning Division of Kimley-Horn to assist with development of the Plan; and

WHEREAS, the LPPA Master Plan effort was funded, in part, by grant funds available through the State of Colorado acting by and through the Department of Local Affairs for the benefit of the Division of Local Government; and

WHEREAS, the adoption of the LPPA Master Plan is in the best interests of the Town of Lyons community; and

WHEREAS, a copy of the Plan has been presented to the PCDC, is available for inspection at the Town Clerk's Office, and is incorporated herein by reference; and

WHEREAS, the PCDC is in agreement that the Plan is in keeping with the spirit and intent of the Town's Comprehensive Plan;

WHEREAS, in accordance with C.R.S. § 31-23-208, the PCDC held a public hearing to consider the adoption of the LPPA Master Plan, which public hearing was conducted on March 13, 2017, following publication of notice of the public hearing as required by law; and

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION FOR THE TOWN OF LYONS, COLORADO, THAT:**

**Section 1.** The Lyons Primary Planning Area Master Plan is hereby adopted by the PCDC, and the Plan shall be referred to as the "LPPA Master Plan" or the "3-Mile Plan". Copies of the Plan have been and will be made available for public inspection at the Town Clerk's office during regular business hours. The Plan expressly includes figures, maps and descriptive matter intended by the PCDC to form the whole of the Plan, all of which materials are contained within the Plan.

**Section 2.** Following the effective date of this Resolution, but prior to the date on which a certified and attested copy of the Plan is delivered to the Clerk and Recorder of Boulder County pursuant to Section 4 of this Resolution below and C.R.S. § 31-23-208, Town Staff shall be authorized to make minor corrections or edits to the Plan to correct nonmaterial errors or language in the Plan.

**Section 3.** In accordance with § 31-23-208, C.R.S., this Resolution, when attached to the Plan, shall serve to document the LPPA Master Plan's approval by the PCDC and the identifying signatures of the Chairman and Secretary of the PCDC.

**Section 4.** Following ratification and approval of the LPPA Master Plan by the Town Board of Trustees as required by C.R.S. § 31-23-206(1), the Town Clerk shall file a certified and attested copy of the Plan with the Clerk and Recorder of Boulder County, Colorado. Attachment by the Town Clerk of a certified copy of this Resolution and a copy of the Board of Trustees resolution ratifying the LPPA Master Plan shall constitute certification and attestation of the Plan.

**Section 5.** The PCDC recommends that the Town Board of Trustees adopt the

attached LPPA Master Plan dated March, 2017, with edits as attached.

**Section 6. Effective Date.** This Resolution shall take effect upon its approval by the PCDC.

ADOPTED BY THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION OF THE TOWN OF LYONS, COLORADO, BY AN AFFIRMATIVE VOTE OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COMMISSION ON THIS \_\_\_\_ DAY OF March, 2017.

**PLANNING AND COMMUNITY DEVELOPMENT  
COMMISSION FOR THE TOWN OF LYONS,  
COLORADO**

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

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Recording Secretary  
Planning and Community Development Commission