

Cover Letter for LPPA Master Plan Ratification

Date: March 14, 2017

Subject: Lyons Primary Planning Area Master Plan

Project Manager: Matt Manley, Flood Recovery Planner

Background Information:

The LPPA Master Plan is intended to guide annexation decisions and inform future land uses and development in areas which are currently outside of town limits. In order to achieve these goals, the LPPA Master Plan will serve as the Town's 3-Mile Plan and as an addendum to the 2010 Comprehensive Plan.

Having completed ten public meetings and five rounds of public workshops with the Planning & Community Development Commission, final revisions to the LPPA Master Plan were made and the plan was put to a PCDC public hearing on March 13, 2017. Approximately 30 members of the public were represented at the public hearing. Many of these residents spoke or sent in comments on the LPPA Master Plan. Representatives from the Boulder County Planning Department were also in attendance and submitted their comments. After roughly 1.5 hours of public comment the Commissioners began their deliberations. After an hour of discussion a motion was made by Commissioner Portner to adopt the LPPA Master Plan as written – while giving staff the ability to make non-substantive changes (discussed at the public hearing) that would not alter the spirit of the document. As an amendment to the Comprehensive Plan, a super majority (2/3rds) was needed to adopt the plan. The motion was supported and the LPPA Master Plan was adopted by the PCDC 5-2. The discussed edits to the document have been made.

Additional background on the adoption process: the draft plan that was originally submitted to the BOT on November 21 and re-submitted on December 21 where it was subsequently “accepted” by the Town with the unanimous approval of Resolution 2016-101. After the LPPA Master Plan was accepted by the BOT, the draft went before the Planning & Community Development Commission (PCDC) for review. As this process of review moved forward, additional revisions were made to the plan, transitioning it from an “acceptable” plan to one which was “adoptable”. Additional background on the public process is in the Appendix.

Attachments:

- **RESOLUTION 2017 – XX - A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO RATIFYING AND APPROVING THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION'S ADOPTION OF THE LYONS PRIMARY PLANNING AREA MASTER PLAN (LPPA MASTER PLAN) AS A COMPONENT OF THE 2010 TOWN OF LYONS COMPREHENSIVE PLAN**
- **RESOLUTION PCDC 2017-01: 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**
- **LPPA MASTER PLAN & APPENDIX**: Three-Mile Plan and Amendment to the Lyons Comprehensive Plan (Adopted by PCDC on March 13, 2017)