

From: [G. Robert Brakenridge](#)
To: [Victoria Simonsen](#); [Paul Glasgow](#)
Cc: [Connie Sullivan](#); [Michael Karavas](#); [Wendy Miller](#); [Caleb Roberts](#); [Mark Browning](#); [Barney Dreistadt](#); jim@crowder.com
Subject: Storm Master Plan, Lyons Valley Park, and Carter Drive
Date: Friday, February 21, 2020 9:18:50 AM
Attachments: [ToTownofLyons.pdf](#)

February 21, 2020

Hello Paul Glasgow, Town Planner, and Victoria Simonsen, Town Administrator,

Please find enclosed a slightly updated version of a letter sent earlier to both of you. I have not received any reply yet, and thus am writing again and request at least acknowledgement that you have received.

I believe that, when a citizen raises issues of public safety for a pending major development, it is incumbent upon elected representatives, also, to exert appropriate oversight; at least to verify that a factual response to the concern has been made. Without response from staff, I have no choice but to also contact board members and the mayor. Presumably staff have been busy and a reply from town staff will be forthcoming soon?

The issue of a possible quasi-judicial hearing on the development for BoT members is understood. But this letter does not apply to a completed Development Application or any now-planned hearing. Instead, it regards an apparent oversight in town staff review of a public Development Application: prior to its acceptance by town staff and initiation of any PCDC review.

It is better that the matter be addressed now, by staff and developer, rather than left to public comment at any upcoming PCDC hearing.

In this regard, please note that the criteria for approval provided in our town code (17-16-17-40) includes that "The proposed site grading is consistent with the requirements of the Town's adopted storm drainage criteria or master drainage plan". The Stormwater Master Plan is that (updated) document, yet it is not referred to in the Development Application, not even in the submitted Drainage Report.

By my count (town staff may have a different number) there are 15 properties with the right to appeal a PCDC decision. Any one of them could appeal a decision to approve: on the basis that there is gravely deficient Development Application attention to the clear flood hazards for their neighborhood, described in the Stormwater Master Plan, and which included mitigation approaches which traverse the area now to be developed. Given that the project is to be

partially funded by disaster recovery public funds, this is a clear missing piece of the existing Development Application.

To emphasize this concern about the flood issues the Stormwater Master Plan identifies in this area, and the need for town staff and town government to represent and protect its residents, I am also providing this email, and access to the enclosed letter, on social media (Facebook, Lyons Open Discussion Group) and making it available also to the Lyons Valley Park HOA.

Finally, please note that I am not a civil engineer and my letter is not meant as any form of technical review. Instead, it simply raises a concern that would likely be shared by other non-engineers who compare, as did, the Town's Stormwater Master Plan to the Development Plan Application. I hope it is helpful to town planning and thank both staff and our elected officials for the work performed on behalf of the town of Lyons.

Sincerely,

Robert Brakenridge