

**From:** [Marissa Davis](#)  
**To:** [Paul Glasgow](#)  
**Subject:** FW: Summit Development Plan Comments  
**Date:** Thursday, February 27, 2020 1:35:21 PM  
**Attachments:** [Debris flow.PNG](#)  
[image002.png](#)

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Citizen comments for the PCDC Meeting.



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**From:** Jessie Olson <[jessiejolson@gmail.com](mailto:jessiejolson@gmail.com)>  
**Sent:** Wednesday, February 26, 2020 5:29 PM  
**To:** Marissa Davis <[mdavis@townoflyons.com](mailto:mdavis@townoflyons.com)>  
**Subject:** Summit Development Plan Comments

Hello, I won't be able to attend the upcoming public meeting and I would like the following comments/questions regarding the Summit Development Plan to be recorded as part of the public process:

1. How are recommendations from the town's Stormwater Master Plan being incorporated into the development plans, especially in regards to potential impacts to Lyons Valley Park? Can the town ensure that this development will not cause further impact to the known storm water infrastructure shortfalls in Lyons Valley Park?
2. According to the data published on Colorado Water Conservation Board's Hazard Mapping website, a known "debris flow" area is mapped right where the Carter road is mapped to go through (see attached). It seems a design principle (and town planning policy) should include avoiding placing infrastructure in a know debris flow area as there would be high potential for that route to become blocked in a future storm event.
3. Given the proximity to the St. Vrain Creek and that flood/erosion risk is common in a river environment, can a larger buffer between homes and the river accommodate sufficient space for the river to move and adjust in a future flood event? Have planners considered mapping the fluvial hazard zone of the site (<http://www.watershedscienceanddesign.com/fhz>) to accommodate potential future river adjustments and erosion? At a minimum, can a resilient repair of current steep eroding bank be incorporated into the plan in order to mitigate current public safety concerns?

My hope is that the planning process allows for time to adequately investigate and address these questions and those from my fellow neighbors before any development is approved on these parcels. I understand time is limited for grant funding for this project but it seems important to make sure any plan adequately identifies resilient solutions to accommodate the river, storm water, and the safety of our community today and for future generations.

Thank you,

Jessie Olson

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