

Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: XIII.2
Meeting Date: May 17, 2021

TO: Mayor Angelo and Members of the Board of Trustees

FROM: Reyana Jones, Historic Preservationist/Planner

DATE: May 17, 2021

ITEM: DISCUSSION / DIRECTION – LYONS COMMUNITY FARM PROJECT
INFORMATION AND REQUEST FOLLOW-UP

ORDINANCE
 MOTION/RESOLUTION
 INFORMATION

- I. **REQUEST OR ISSUE:** This is a follow-up to the item discussed at the April 19, 2021 Board of Trustees meeting related to the Lyons Community Farm Project proposal and request for assistance.
- II. **RECOMMENDED ACTION / NEXT STEPS:** The Board of Trustees should advise the Lyons Community Farm Project whether they would like to support the project's requests given the new information provided by Public Works; this guidance would allow the applicant to move forward with licensing the selected buyout property.
- III. **FISCAL IMPACTS:** The following aspects of the Lyons Community Farm Project's requests would result in costs for the Town: Yard hydrant and associated plumbing, approximately \$350 - \$475; cost to remove dead tree from rear of 315 5th Ave. Allowing the wholesale rate for water would also create a fiscal impact. Additionally, there is value associated with the Flood Buyout Tap that this project would require. However, by granting this access to water and other resources, the Lyons Community Farm Project could proceed with their application for lot licensure and assume the costs/time currently spent to maintain both of these buyout properties from the Town.
- IV. **BACKGROUND INFORMATION:**
The Lyons Community Farm Project is a nonprofit organization. Its members include: Vasi Smith, Adrean Kirk, Florine Valerie, and Tyler Stellern. They are interested in buyout lot licensure for a community food forest concept at 315 and 319 5th Ave.

315 and 319 5th Ave. were conceptualized in the DRBOP plan as part of an orchard, so a food forest is a compatible objective. The Town Public Works team investigated both lots and located an existing water meter pit that could be activated on 319 5th Ave.; this could

provide water to the food forest if a yard hydrant were installed. Information related to this water meter pit from the Public Works team is attached. The Lyons Community Farm Project would like to ask the Board of Trustees to fund the installation of a yard hydrant for this meter pit and to grant wholesale water rate for watering the proposed food forest.

In order to provide water rights if this property were to be connected to water, it would also require a water share/credit. According to Utilities and Engineering Director Aaron Caplan, when the Town advised Longmont that the taps on the flood buyout properties were removed, Longmont provided the Town with credits for the CBT shares that were dedicated for those properties; these credits are called Flood Buyout Tap (FBT) credits. The Board of Trustees could choose to use one of the remaining FBT credits to support this project.

Other requests for these parcels include permission to till/prepare soil using animals; permission to install bee hives (bee-keeping as a use is not addressed in the municipal code); and assistance in removing a dead tree from 315 5th Ave.

The Lyons Community Farm Project has been working with Town Staff, including Floodplain Administrator Simonsen, Parks and Public Works Director Dave Cosgrove, and Historic Preservationist/Planner Yani Jones, to identify allowable uses in different flood hazard areas on different sites, to understand existing parks/trails plans, and to understand the lot licensing process. Depending on the outcome of this discussion, the applicant will need to modify their existing application to pursue lot licensure.

V. LEGAL ISSUES: None.

VI. SUMMARY AND ALTERNATIVES:

The Board of Trustees should:

- Discuss the proposal presented by the Lyons Community Farm Project
- Support or deny the requests for:
 - Installing a yard hydrant and its associated plumbing at 319 5th Ave.
 - Dedication of a FBT credit
 - Wholesale water rate
 - Assistance in removing dead tree from 315 5th Ave.
 - Approval of soil preparation using animals
 - Approval of bee-keeping use

Attachments:

1. Lyons Community Farm Project Description (Updated)
2. Draft License App – 315 and 319 5th Ave.
3. 315 5th Ave. Info from Public Works
4. Information from Utility Director Caplan on Flood Buyout Taps