



Bonita JOY Yoder <bonitajoyoder@gmail.com>

TOL

4 messages

Brandi Johnson <Bjohnson@townoflyons.com>
To: "bonitajoyoder@gmail.com" <bonitajoyoder@gmail.com>

Thu, Feb 18, 2021 at 11:22 AM

Philip Strom
Town Planner
303-823-6622 ext. 25
pstrom@townoflyons.com

I don't have Chris's info handy, maybe Philip would be able to help you with That. Let me know if you need anything else!
Have a good day 😊



Brandi Johnson
Utility Billing Clerk
303-823-6622, ext. 10
bjohnson@townoflyons.com

Please note that everything in my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

Bonita JOY Yoder <bonitajoyoder@gmail.com>
To: Brandi Johnson <Bjohnson@townoflyons.com>

Thu, Feb 18, 2021 at 11:27 AM

Is he the dark haired fellow who was working with the Boulder Collaborative and works in The Annex? If so I have met him several times. Bonita

[Quoted text hidden]

2 attachments



Brandi Johnson
Utility Billing Clerk
303-823-6622, ext. 10
bjohnson@townoflyons.com
image001.png
47K



Brandi Johnson
Utility Billing Clerk
303-823-6622, ext. 10
bjohnson@townoflyons.com
image001.png
47K

Brandi Johnson <Bjohnson@townoflyons.com>
To: Bonita JOY Yoder <bonitajoyoder@gmail.com>

Thu, Feb 18, 2021 at 1:36 PM



Bonita JOY Yoder <bonitajoyoder@gmail.com>

RE: 401 2nd Avenue, Lyons

14 messages

Bonita JOY Yoder <bonitajoyoder@gmail.com>

Thu, Feb 18, 2021 at 1:10 PM

To: pstrom@townoflyons.com

Hello Philip,

I understand you are handling Paul's former duties. Congratulations, I guess, :)

As a result of covid, my plans for last summer were delayed. What is the status of the flood development application I filed in February 2020 before the town changed the municipal ordinance regarding flood zoning and elevation requirements?

Is that application transferable or is it specific to me?

--

Bonita Joy Yoder

Phone (785) 842-2268

Email: bonitajoyoder@gmail.com

Philip Strom <PStrom@townoflyons.com>

Tue, Apr 13, 2021 at 4:41 PM

To: Bonita JOY Yoder <bonitajoyoder@gmail.com>

Hi Bonita, sorry for the delay on my response. The Floodplain Administrator handles the Floodplain Development Permits, so I reached out to Victoria and she said the permit is expired. Regarding the transfer, do you plan to sell the property? I would like to discuss your plans for the property as the Board of Trustees is taking notice of your property as it appears vacant and they would like to see progress towards occupancy. You can also feel free to call me on my cell at 970-576-4907, thanks.

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[Quoted text hidden]

Bonita JOY Yoder <bonitajoyoder@gmail.com>

Tue, Apr 13, 2021 at 5:02 PM

To: Philip Strom <PStrom@townoflyons.com>, Victoria Simonsen <vsimonsen@msn.com>

Hi Philip,

No, I am not planning to sell the property in the near future. That is an apparent rumor.

I never heard from the Floodplain Administrator one way or the other about the permit being approved or whether more information was needed, or anything. The last time I heard from Chris Rain or Paul Glasgow was Jan. 22, 2020.

I figured things got put on hold with covid and that's why I had not heard about the permit being approved. I know the pandemic affected my plans of spending much time in Lyons last summer.

Who is the current flood administrator? What needs to happen to reinstate the permit, especially in light of no notification to me of being approved or denied or additional information needed? Why didn't anyone reach out to me to let me know my application for the Floodplain Development Permit was approved, or denied, or expiring?

I had asked to talk to Paul Glasgow one time and he was in a meeting or not available. Later I had attempted to reach out to Pau, I not knowing he was then gone.

The next time I talked with the Town of Lyons, I was told (I think by Brandi) to contact you.

Please let me know who the current flood administrator is and what needs to be done to reinstate the application for the permit.

Thank you in advance for your time and attention.

Bonita Yoder
cell (785) 550-4944
[Quoted text hidden]

--

Bonita Joy Yoder
Speaker/Author/Coach
[Quoted text hidden]

Philip Strom <PStrom@townoflyons.com>
To: Bonita JOY Yoder <bonitajoyoder@gmail.com>
Cc: Victoria Simonsen <vsimonsen@msn.com>

Tue, Apr 13, 2021 at 6:35 PM

Hi Bonita, sorry to hear about the miscommunication, are you available for a call tomorrow? I am available 11-1pm or after 3pm. Unfortunately Victoria is out of the office but I can arrange for Chris Jain, the Town Engineer (Murraysmith Inc. consultant), to join. He provides the technical review for the Town on the Floodplain Development Permit applications.

Sorry, I am getting up to speed on this as well, I assume your eventual goal is a building permit to work on your home? Thanks.

[Quoted text hidden]

Bonita JOY Yoder <bonitajoyoder@gmail.com>
To: Philip Strom <PStrom@townoflyons.com>
Cc: Victoria Simonsen <vsimonsen@msn.com>

Tue, Apr 13, 2021 at 9:01 PM

Philip,
How about after 3? like 3:15ish your time tomorrow?

I realized after I sent that email that I was referring to the Flood Application and Victoria may have been referring to the building permit itself. Still, I'm surprised nobody from the Town contacted me to let me know it was expiring. I guess we will get up to speed together.

Thanks, Bonita
[Quoted text hidden]

Philip Strom <PStrom@townoflyons.com>
To: Bonita JOY Yoder <bonitajoyyoder@gmail.com>
Cc: Victoria Simonsen <vsimonsen@msn.com>

Tue, Apr 13, 2021 at 9:56 PM

That works for me, but let me check with Chris J. and I will get back to you, thanks.

Philip

Get [Outlook for iOS](#)

From: Bonita JOY Yoder <bonitajoyyoder@gmail.com>
Sent: Tuesday, April 13, 2021 8:01 PM
To: Philip Strom
Cc: Victoria Simonsen
[Quoted text hidden]
[Quoted text hidden]

Philip Strom <PStrom@townoflyons.com>
To: Bonita JOY Yoder <bonitajoyyoder@gmail.com>
Cc: Victoria Simonsen <vsimonsen@msn.com>

Wed, Apr 14, 2021 at 10:27 AM

Hi Bonita, yes 3:15pm today works for a call, below is the conference call information and I will send a meeting invite as well:

Get Outlook for iOS

From: Bonita JOY Yoder <bonitajoyoder@gmail.com>
Sent: Tuesday, April 13, 2021 8:01 PM
To: Philip Strom
Cc: Victoria Simonsen
[Quoted text hidden]
[Quoted text hidden]

Philip Strom <PStrom@townoflyons.com>
To: Bonita JOY Yoder <bonitajoyoder@gmail.com>
Cc: Victoria Simonsen <vsimonsen@msn.com>

Wed, Apr 14, 2021 at 10:27 AM

Hi Bonita, yes 3:15pm today works for a call, below is the conference call information and I will send a meeting invite as well:

Conference Call – 1-844-477-5475

Code #1669323905

Thanks.



Philip Strom, LEED Green Associate
Interim Town Planner
303-823-6622, ext. 25
pstrom@townoflyons.com

Everything in my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

[Quoted text hidden]

Bonita JOY Yoder <bonitajoyoder@gmail.com>
To: Philip Strom <PStrom@townoflyons.com>

Wed, Apr 14, 2021 at 10:52 AM

Received.

[Quoted text hidden]

6 attachments



Philip Strom, LEED Green Associate
Interim Town Planner
303-823-6622, ext. 25
pstrom@townoflyons.com

image001.png
88K



Philip Strom, LEED Green Associate
Interim Town Planner
303-823-6622, ext. 25
pstrom@townoflyons.com

image002.png
45K



Philip Strom, LEED Green Associate
Interim Town Planner
303-823-6622, ext. 25
pstrom@townoflyons.com

image003.png
50K



Philip Strom, LEED Green Associate
Interim Town Planner
303-823-6622, ext. 25
pstrom@townoflyons.com

image003.png
50K

image001.png
88K

Hi Bonita, sorry for the delay on my response. The Floodplain Administrator handles the Floodplain Development Permits, so I reached out to Victoria and she said the permit is expired. Regarding the transfer, do you plan to sell the property? I would like to discuss your plans for the property as the Board of Trustees is taking notice of your property as it appears vacant and they would like to see progress towards occupancy. You can also feel free to call me on my cell at 970-576-4907, thanks.

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Bonita JOY Yoder <bonitajoyyoder@gmail.com>

Thu, Apr 29,
9:38 PM (3
days ago)

to Philip, Chris, Victoria

Thanks Philip for reaching out. I did see emails from the Town with hazmat in the subject line since I am on the Town of Lyons email list. I understand the importance of that. I appreciate your touching base with me. The first of the week is fine if tomorrow is also busy. Bonita

Attachments area



From

Bonita

CcBcc

To

----- Forwarded message -----

From: **Bonita JOY Yoder** <bonitajoyyoder@gmail.com>

Date: Thu, Apr 29, 2021, 9:38 PM

Subject: Re: RE; 401 2nd Avenue, Lyons

To: Philip Strom <PStrom@townoflyons.com>

Cc: Chris Jain <Chris.Jain@murraysmith.us>, Victoria Simonsen <vsimonsen@townoflyons.com>

Thanks Philip for reaching out. I did see emails from the Town with hazmat in the subject line base with me. The first of the week is fine if tomorrow is also busy. Bonita

On Thu, Apr 29, 2021 at 5:57 PM Philip Strom <PStrom@townoflyons.com> wrote:

Hi Bonita, adding Victoria's Town email to this, I am unsure how often she checks her MSN email. And confirmi North St. Vrain, I assume you had heard about this. I will be in the office tomorrow and we will huddle and get

Everything in my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

Re: RE; 401 2nd Avenue, Lyons

Inbox



Bonita JOY Yoder <bonitajoyoder@gmail.com>

to Philip, Chris

Philip,

I am writing this email as a follow up to our telephone conversation two weeks ago on April 14. Sir of the flood development application. When do you think you or Chris Jain will be able to get back to

Thank you for your time.

Bonita Yoder

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Conference Call – 1-844-477-5475
Code #1669323905

Thanks.

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From: Philip Strom <PStrom@townoflyons.com>
Sent: Tuesday, April 13, 2021 8:57 PM
To: Bonita JOY Yoder <bonitajoyoder@gmail.com>
Cc: Victoria Simonsen <vsimonsen@msn.com>
Subject: Re: [External] RE; 401 2nd Avenue, Lyons

That works for me, but let me check with Chris J. and I will get back to you, thanks.

Philip

Get [Outlook for iOS](#)

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Cc: Victoria Simonsen
Subject: Re: [External] RE; 401 2nd Avenue, Lyons

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Thanks, Bonita

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Sorry, I am getting up to speed on this as well, I assume your eventual goal is a building permit to work on your home? Thanks.

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From: Bonita JOY Yoder <bonitajoyyoder@gmail.com>
Sent: Tuesday, April 13, 2021 4:03 PM
To: Philip Strom <PStrom@townoflyons.com>; Victoria Simonsen <vsimonsen@msri.com>
Subject: Re: [External] RE; 401 2nd Avenue, Lyons

Hi Philip,

From: Bonita JOY Yoder <bonitajoyoder@gmail.com>

Sent: Thursday, April 29, 2021 1:55 PM

To: Philip Strom <PStrom@townoflyons.com>; Chris Jain <Chris.Jain@murraysmith.us>; Victoria Simonsen <vsimonsen@townoflyons.com>

Subject: Re: RE; 401 2nd Avenue, Lyons

P.S. I am writing as a follow up to my email of yesterday which was a follow up to my phone call. The Flood Development Permit was approved. Chris Jain was operating from memory during the last year, the Town and I were still negotiating the height of appliances. I understand that the height requirements. When we talked by phone on April 14, 2021, Chris was operating from

The architect and I got the application filed on March 4, 2020, so the basement could be put in. I called the Town of Lyons about whether the application was approved and with what height conditions. Another time I called and Paul Glasgow was in a meeting. Another time I called and found out he was

Hopefully the Town can sort out the approval of the application for Flood Development Permit requirements for a building permit. I will also reach out to Linda Lee and see if she can tell me the appliance and outlet height requirements.

Thank you for your time and attention.

Bonita Yoder
cell 785 550 4944

On Wed, Apr 28, 2021 at 11:23 PM Bonita JOY Yoder <bonitajoyoder@gmail.com> wrote:
Philip,

I am writing this email as a follow up to our telephone conversation two weeks ago on April 14, 2021 about the status of the flood development application. When do you think you or Chris Jain will call me by phone on April 14, 2021.

Thank you for your time.

Bonita Yoder

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I figured things got put on hold with covid and that's why I had not heard about the permit being approved. I know the pandemic affected my plans of spending much time in Lyons last summer.

Who is the current flood administrator? What needs to happen to reinstate the permit, especially in light of no notification to me of being approved or denied or additional information needed? Why didn't anyone reach out to me to let me know my application for the Floodplain Development Permit was approved, or denied, or expiring?

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The next time I talked with the Town of Lyons, I was told (I think by Brandi) to contact you.

Please let me know who the current flood administrator is and what needs to be done to reinstate the application for the permit.

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cell (785) 550-4944

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From: Bonita JOY Yoder <bonitajoyyoder@gmail.com>
Sent: Thursday, February 18, 2021 12:11 PM

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Subject: [External] RE; 401 2nd Avenue, Lyons

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Bonita Joy Yoder

Phone (785) 842-2268
Email: bonitajoyyoder@gmail.com

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Phone (785) 842-2268
Email: bonitajoyyoder@gmail.com



Bonita JOY Yoder <bonitajoyyoder@gmail.com>

Thu, Apr 29,
2:54 PM (3
days ago)

to Victoria, Philip, Chris

P.S. I am writing as a follow up to my email of yesterday which was a follow up to my phone conversation with Chris Jain and Philip Strom on April 14, 2021. I still need to find out if my application for Flood Development Permit was approved. Chris Jain was operating from memory during that phone conversation and Philip was newer to the flood development permit application. The last I heard last year, the Town and I were still negotiating the height of appliances. I understand that the initial building permit has

In the meeting I am interested to know when the proposed FEMA floodmap changes are estimated

Thanks for getting back with me.

Bonita Yoder
cell 785 550 4944

Victoria Simonsen

to me, Philip, Chris

Bonita:

I've include the staff memo to the Board that was included in their April 19, 2021 packet. This was p
it has been vacant for several years:

TO: Mayor Angelo and Members of the Board of Trustees
FROM: Philip Strom, Interim Town Planner
DATE: April 15, 2021
ITEM: Staff Report 401 2nd Avenue:

Exhibit: April 15, 2021 photo of property
Owner: Bonita Yoder
Mailing Address: Lawrence, KS

Property History: The property was damaged during the 2013 Flood and has been unoccupied since
owner chose to participate in the FEMA HMGP Elevations Program instead. Unfortunately, it was ca
late 2017 and was no longer an option for the Owner.

After the cancellation of the Elevations Program, the property owner decided to restore the l
or permit finalized; it is unknown if any work was completed on the property.

A Floodplain Development Permit (FDP) application was submitted by the Owner on March 1
1075 becoming effective which adopts the Preliminary Flood Insurance Rate Map (PFIRM). The PF
Permit applications were received for the restoration work and the FDP expired on March 27, 2021.

During multiple discussion prior to the submittal of the application, the Owner was informed that FEM
affected for various properties throughout town, including 401 2nd Avenue. FEMA's Preliminary FIF
adopted the Preliminary FIRMs as "best available data" for evaluating and permitting development ir
data so work applied for with the March 4, 2020 permit application was allowed because the 2012 F

Staff spoke with the Owner on April 14, 2021 and she indicated a desire to extend the FDP a
completing the work by the end of 2021. The owner stated that she intends to live on the property.

Minutes (Not approved until 5/3/2021) from BOT Meeting on 4/19/2021



Bonita JOY Yoder <bonitajoyyoder@gmail.com>

to Victoria, Philip, Chris

Ok. If none of those times work, i'll look for others. Hopefully one of them will work. Have a good w



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