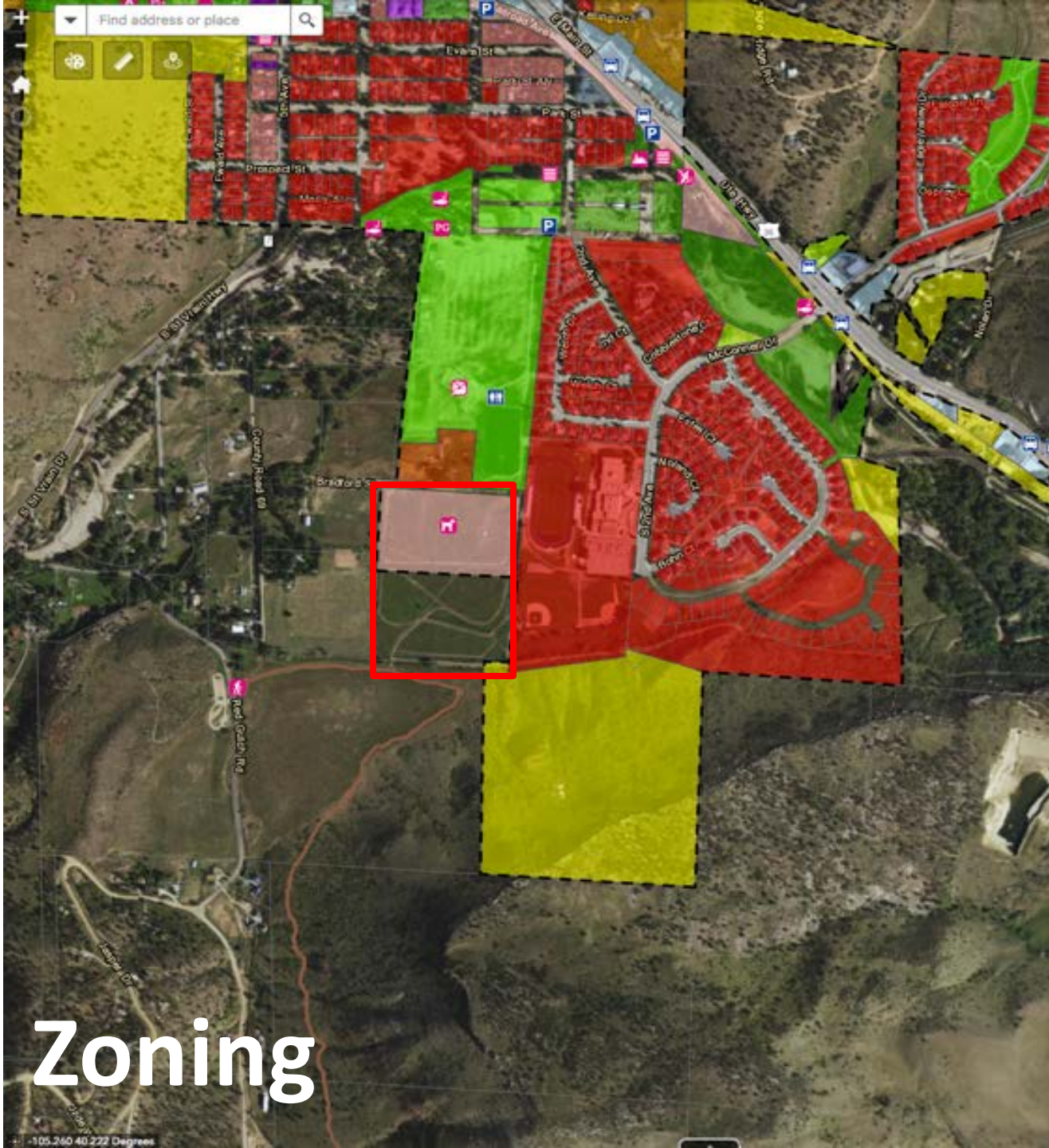


PCDC Workshop - Planning for
future uses on the dog park and the
10 acres south

September 11, 2017



Legend

Public Facility

- Visitor Center
- Library
- Museum
- Bus Stop
- Parking
- Recycling Center
- Restroom

Recreation Feature

- Bike Park
- Camping - RV
- Camping - Tent
- Dog Park
- Fishing
- Paddling
- Picnic Area
- Playground
- River Access
- Shelter
- Skate Park
- Tubing

Boulder County Trailhead

- Trailhead

Boulder County Trail

- Trail

Municipal Boundary

- Municipal Boundary

Owner Parcel

- Owner Parcel

Zoning District

- A-1
- A-2
- E
- EC
- R-1
- R-2
- R-2A
- R-3
- B
- C
- CD
- CE-1

Zoning






Owner Parcel



Profile Baselines



Flood Hazard Zones

-  Regulatory Floodway
-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard

World Transportation

World Transportation

Hydraulics

At-Risk Structures



2-Year Inundation



5-Year Inundation



10-Year Inundation



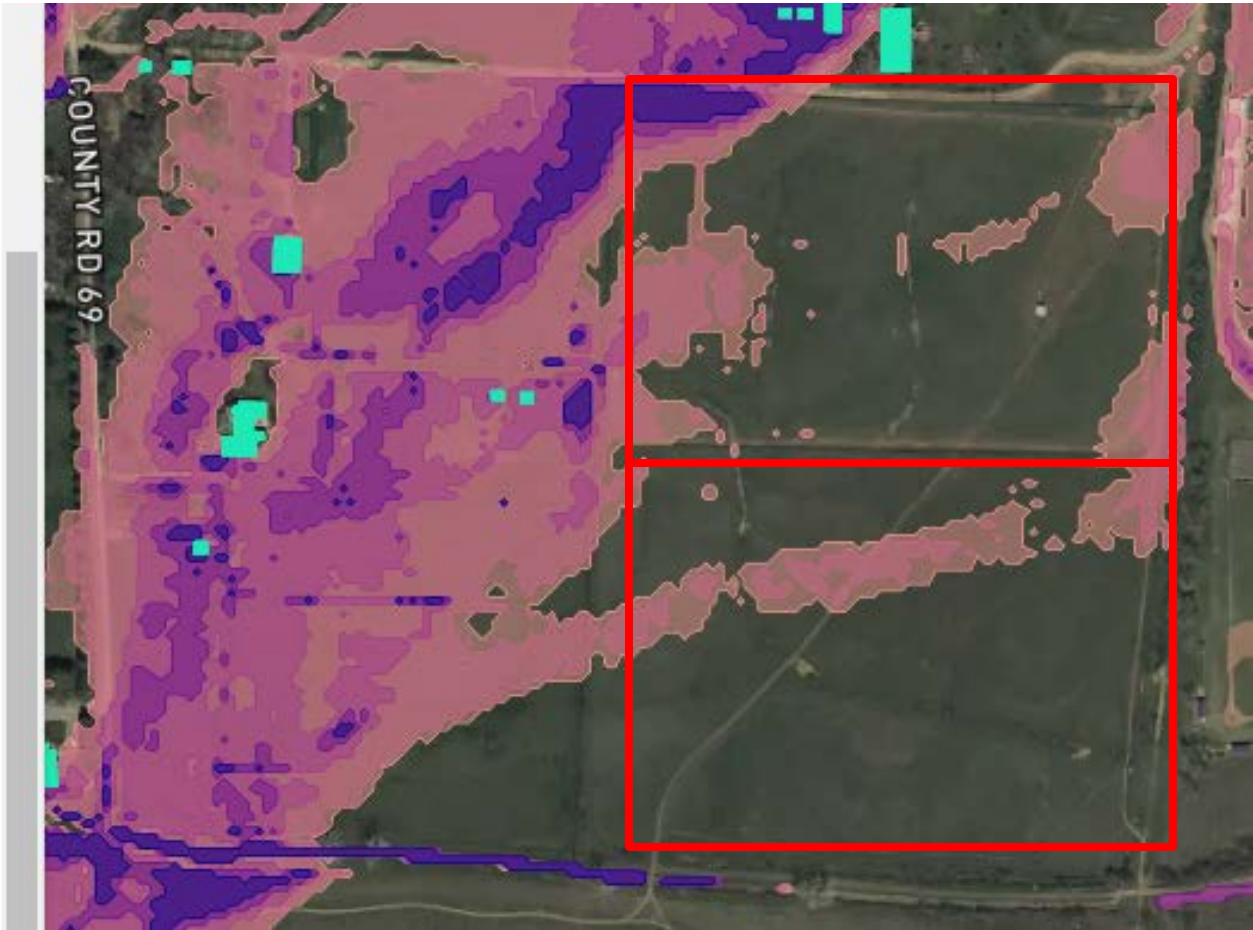
50-Year Inundation

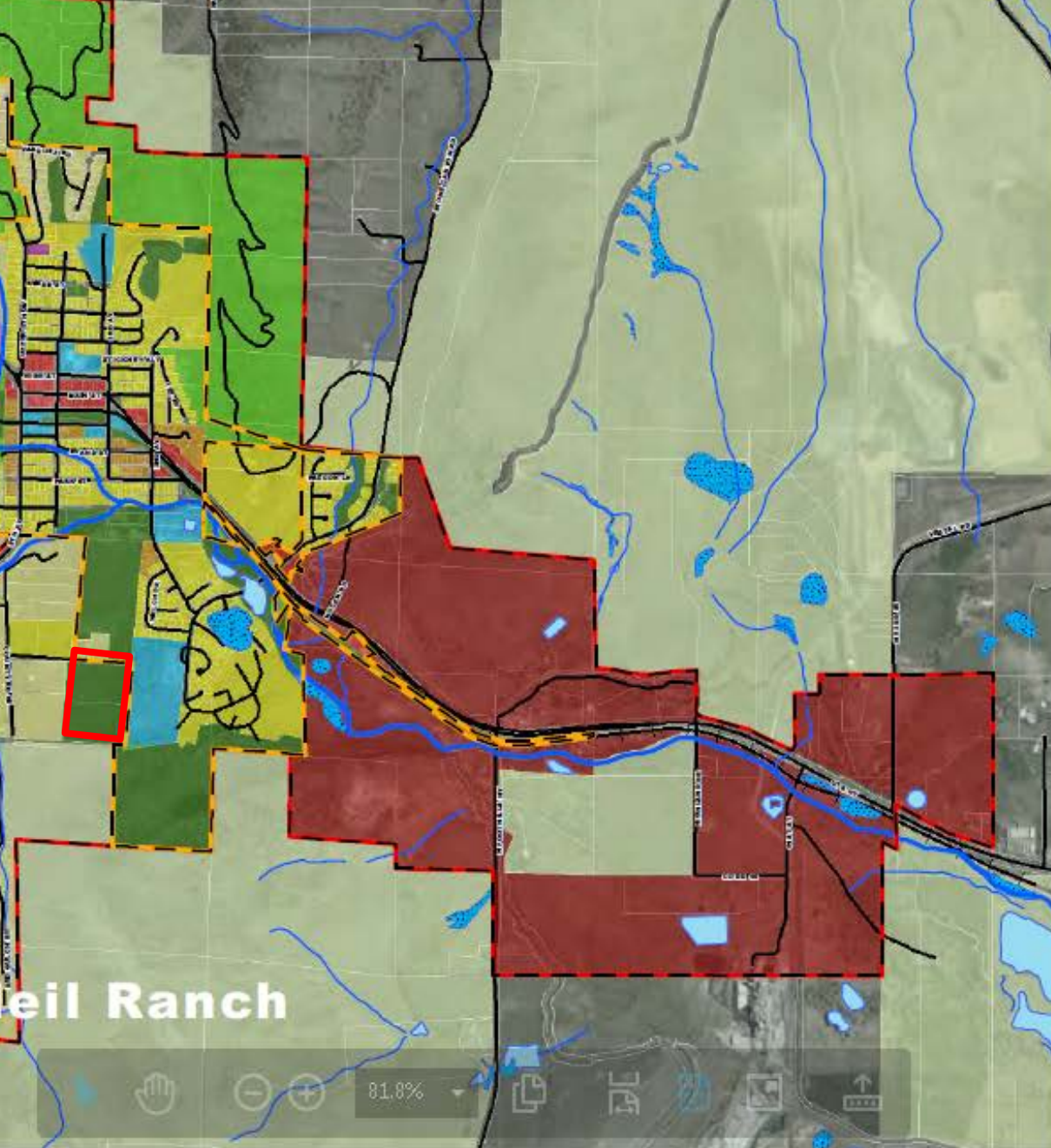


100-Year Inundation





120% Inundation





Legend

-  Town Boundary
-  Lyons Planning Area (Future)

Land Use

-  Agriculture
-  Park
-  Boulder County Open Space
-  Municipal Facilities
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Employment Area
-  Commercial Entertainment
-  Light Industrial
-  General Industrial

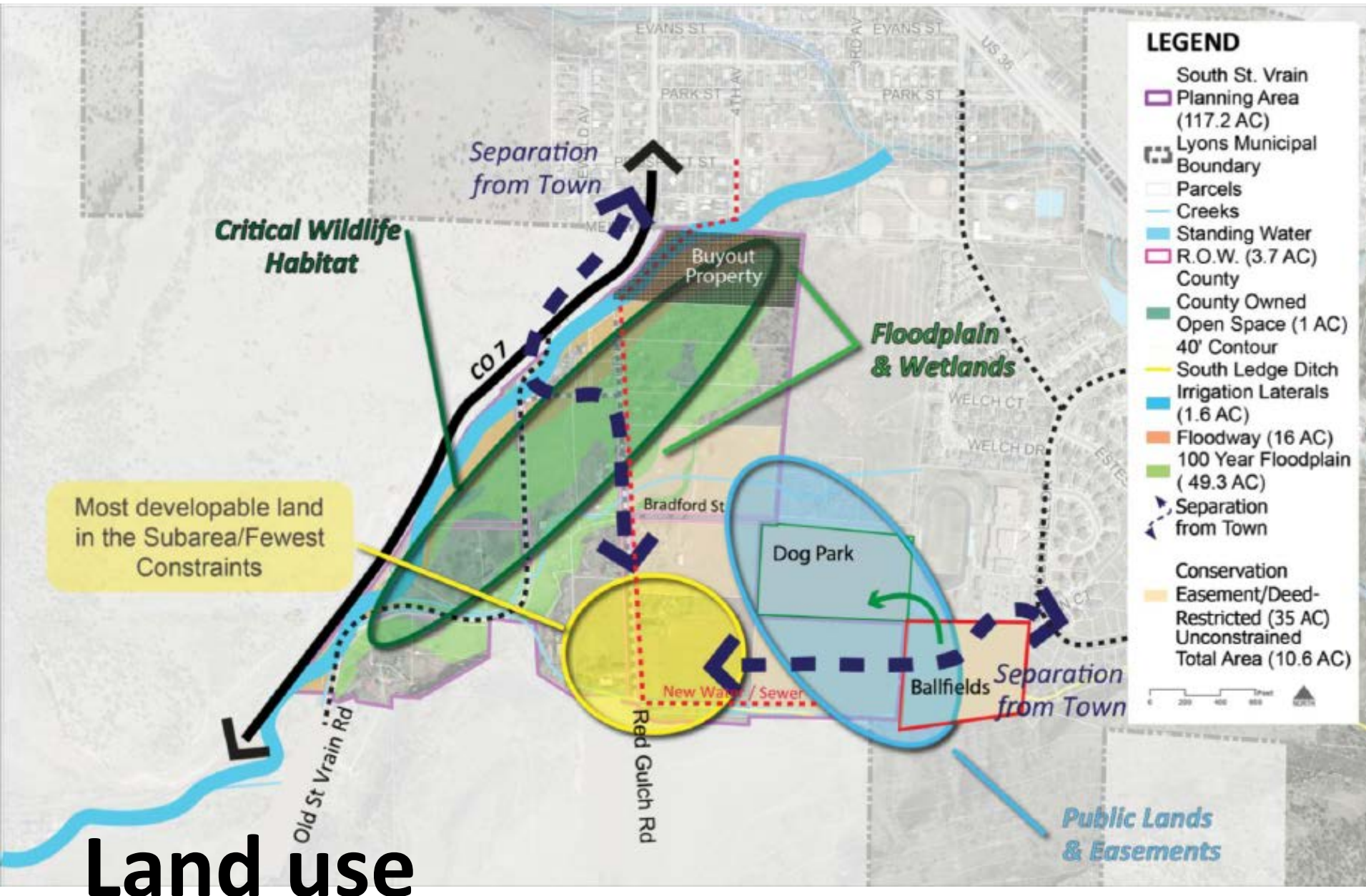
Note: Land uses are defined in Appendix A

Source: Town of Lyons, Boulder County

0 1,000 2,000 4,000
Feet

PLACEMATTERS





- LEGEND**
- South St. Vrain Planning Area (117.2 AC)
 - Lyons Municipal Boundary
 - Parcels
 - Creeks
 - Standing Water
 - R.O.W. (3.7 AC) County
 - County Owned
 - Open Space (1 AC)
 - 40' Contour
 - South Ledge Ditch
 - Irrigation Laterals (1.6 AC)
 - Floodway (16 AC)
 - 100 Year Floodplain (49.3 AC)
 - Separation from Town
 - Conservation Easement/Deed-Restricted (35 AC)
 - Unconstrained Total Area (10.6 AC)

Most developable land in the Subarea/Fewest Constraints

Critical Wildlife Habitat

Separation from Town

Buyout Property

Floodplain & Wetlands

Dog Park

Separation from Town

Public Lands & Easements

New Water / Sewer

Ballfields

Red Gulch Rd

Old St Vrain Rd

CO 7

EVANS ST

PARK ST

4TH AV

Bradford St

3RD AV

PARK ST

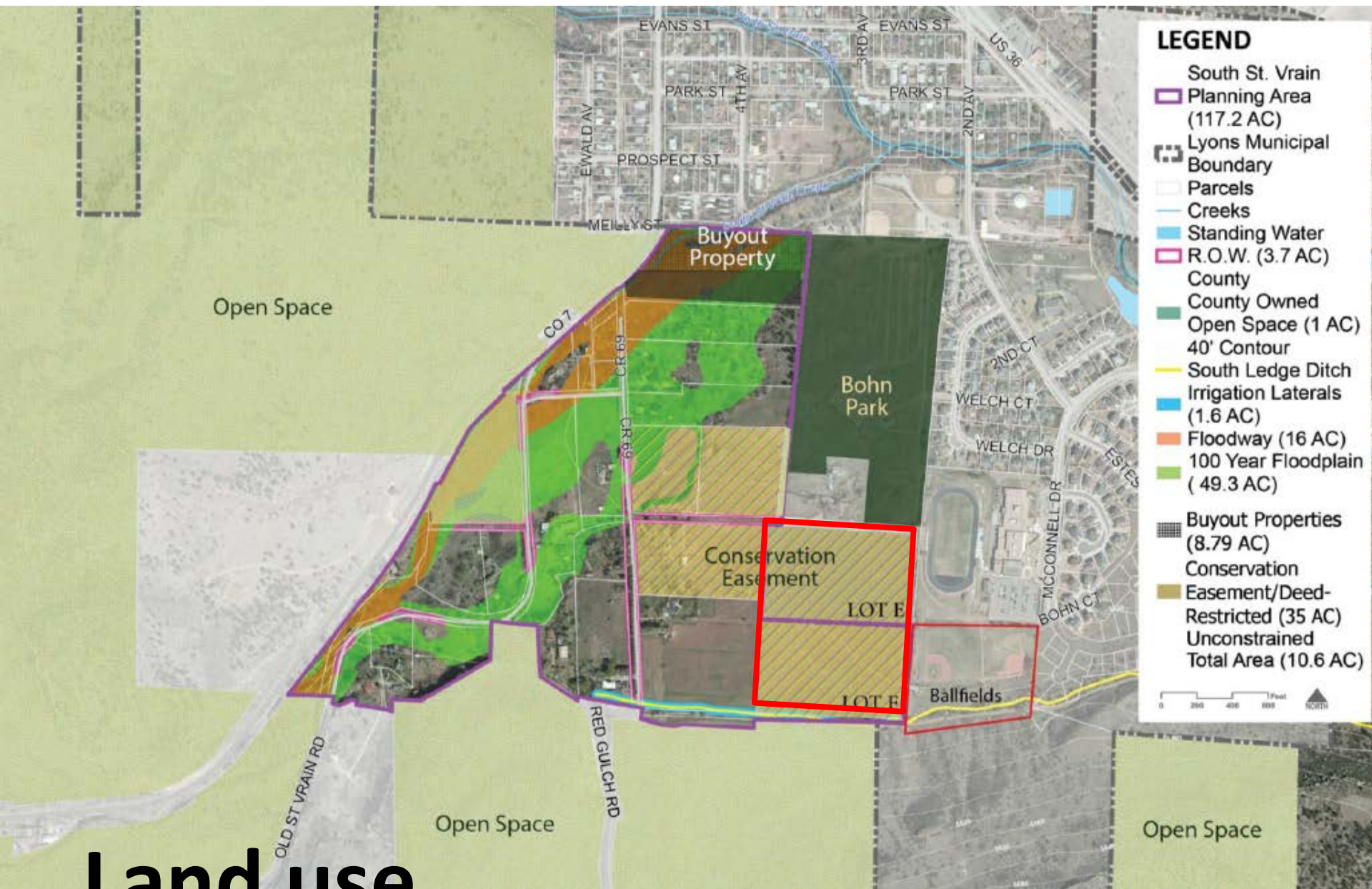
US 36

WELCH CT

WELCH DR

ESTES

Land use



Land use

C.R.S. -- § 31-15-713.

Power to sell public works--real property

(1) The governing body of each municipality has the power:

(a) To sell and dispose of waterworks, ditches, gasworks, geothermal systems, solar systems, electric light works, or other public utilities, public buildings, real property used or held for **park** purposes, or any other real property used or held for any governmental purpose. Before any such sale is made, the question of said sale and the terms and consideration thereof shall be submitted at a regular or special election and approved in the manner provided for authorization of bonded indebtedness by [section 31-15-302\(1\)\(d\)](#).

Lyons Municipal Code 16-15-70. - Zoning modifications to (*POS*) Parks and Open Space District and conservation easement-protected land to be approved by voters.

- (a) No ordinance revising the zoning of any portion of land currently zoned as Parks and Open Space District (*POS*) to any different zoning shall be effective unless and until the ordinance is referred to the registered electors of the Town at a regular or special election and such ordinance is approved by a majority of the registered electors voting thereon.
- (b) No *POS*-zoned or unzoned Town property that is restricted from commercial or residential development by conservation easements shall be transferred to zones which permit such development unless and until the ordinance is referred to the registered electors of the Town at a regular or special election and such ordinance is approved by a majority of the registered electors voting thereon.
- (c) The following rezoning shall be exempt from this Section: Any rezoning of Parks and Open Space District (*POS*) property smaller than one-half acre (.5) acres in size; provided that simultaneous or serial rezoning of two (2) or more properties that together comprise a parcel of one-half (.5) or more acres in size shall not be exempt from this Section.

Restrictions and Covenants

- 2006 Restrictive Covenant Regarding Use Restrictions (2804062) and 2013 Amendment to Restrictive Covenant (03308502) w/ BoCo
 - Passive recreation, educational, or school activities and general open space and park uses.
 - Other permitted uses may include municipal uses approved by the County which approval shall not be unreasonably withheld conditioned or delayed if such uses are consistent with the generally intended open space, recreational, and educational uses.
 - Prohibited uses = construction of improvements except those reasonably necessary to provide for permitted uses.
 - 2006 applied to lot E and included more flexibility in 2013 revisions included lot F in restrictions
- 2017 BoCo Letter - Potential Replacement Housing Parcels in Lyons

Restrictions and Covenants

- **2007 Boulder County Resolution 2840614**
 - Trail access along eastern edge of Bohn Park and other parcels
- **2015 Declaration of Access Easement 03432400**
 - 99 year restrictions along Bradford Street -
- **Resolution 2015-28 First Amendment to the Covenant and Agreement....**
 - Use of Remaining Portions of Lot 1 and Lot E: "...continued use of Lot E as a dog park." - restricts lot E to a dog park.