

TOWN OF LYONS, COLORADO

**PLANNING AND COMMUNITY DEVELOPMENT COMMISSION
PCDC RESOLUTION # 2021-01**

**A RESOLUTION OF THE TOWN OF LYONS PLANNING AND COMMUNITY
DEVELOPMENT COMMISSION RECOMMENDING THE CONDITIONAL USE OF A
DETACHED ADU AT 210 EWALD AVENUE**

WHEREAS, pursuant to C.R.S. § 31-23-301, the Town of Lyons (the “Town”) possesses the authority to regulate land uses within the Town; and

WHEREAS, pursuant to Lyons Municipal Code (“LMC”) § 16-7-20 (f), the Planning and Community Development Commission (“PCDC”) for the Town, has the authority to recommend to the Board of Trustees (the “Board”) conditional uses including the use of a detached accessory dwelling unit (“ADU”); and

WHEREAS, Zack Hancock (the “Applicant”), who owns with Lydia Holzman certain property within the Town, applied for a conditional use for a detached ADU on the property addressed as 210 Ewald Ave., Lyons, Colorado (the “Subject Property”); and

WHEREAS, the Subject Property is located in the R-1 (low-density residential) zoning district; and

WHEREAS, the PCDC conducted a public hearing following the provision of lawfully required notice to the public and the Applicant provided sufficient and competent evidence at the hearing as is necessary to recommend the conditional use application for a detached ADU.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND COMMUNITY
DEVELOPMENT COMMISSION OF THE TOWN OF LYONS, COLORADO, THAT:**

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The PCDC hereby recommends approval of the conditional use of the Subject Property, as follows:

1. A detached Accessory Dwelling Unit.

Section 3. The PCDC finds that the Applicant’s proposal meets the applicable approval standards specified in Section 16-10-70 of the Lyons Municipal Code as more fully set forth in the Staff Report presented at the August 9, 2021 meeting of the PCDC and further finds that the spirit of the Town Zoning Ordinance is observed, public safety and welfare secured, and substantial justice is done by recommending to the Board of Trustees that the conditional use of a detached ADU be approved.

**INTRODUCED AND APPROVED BY A VOTE OF A MAJORITY OF MEMBERS AT
PUBLIC HEARING DULY CONDUCTED IN ACCORDANCE WITH APPLICABLE LAW
THIS 9TH DAY OF AUGUST 2021.**

**PLANNING AND COMMUNITY
DEVELOPMENT COMMISSION FOR THE
TOWN OF LYONS, COLORADO**

David Hamrick, Chairperson

ATTEST:

Marissa Davis
Deputy Town Clerk