



1 TOWN OF LYONS

2 **AGENDA**

3 **Planning and Community Development Commission**

4 **Monday, August 9, 2021 – 7:00 PM**

5 **ZOOM LINK:**

6 <https://us02web.zoom.us/j/88325965915?pwd=WkdJTjdqNU9Yc2oxanVjalZIRDYyUT09>

7 Meeting ID: 883 2596 5915 Passcode: 702756

8 One tap mobile:

9 +16699006833,,88325965915# US (San Jose)

10 +12532158782,,88325965915# US (Tacoma)

- 11
- 12 1. Roll Call – **Present:** Chair Hamrick, Commissioner Scott, Commissioner Evers,
13 Commissioner Pogemiller, Commissioner Petrey, Commissioner Dreistadt,
14 Commissioner Farrell
- 15 2. Approval of Minutes – **Motion:** move to approve **Moved by:** Commissioner Dreistadt
16 **Seconded by:** Commissioner Scott **Motion Passes Unanimously**
- 17 3. Staff Updates – Yani Jones presented on updated packet materials. Most significant
18 update is pre-application meeting for TEBO property.
- 19 4. Audience Business - None
- 20 5. Public Hearings
- 21 1. Public Hearing – Resolution 2021-01 210 Ewald Conditional Use Review (Detached
22 ADU). Staff provided background; some comments/concerns from Fire. Staff
23 recommends passing the resolution. Applicant Zach Hancock, stated he is aware that
24 the door needs to face alley, will make sure it is shared with architect. We did do 811
25 call for locates. Height from grade would be 13'4 including crawl space. Comm Scott,
26 210 square feet, extremely small living space. Zach, very aware it is extremely small,
27 we feel like it would suite 1 person. Public Hearing opened at 7:23 pm. Patty Ayala,
28 next door neighbor of 46 years, going to grade for parking. This area comes off of an
29 alley that turns into a mudhole when it rains, and no access when it snow. It will
30 definitely have parking impact on Ewald. Is the town willing to pave/plow? Application
31 says up to 4 people, I can't imagine that many people in 210 sq ft. Very beautiful view
32 and will definitely impact my view shed, almost 14 feet high, metal roof and then solar.
33 They have a cat that kills all the birds, bunnies and that will impact the environment with
34 more animals. Is there a set ADU rental rate? Really concerned about drainage, need
35 French drain. Would like a survey done, so they know exactly where the property lines
36 are. Fire hydrant another concern. Who regulates ADU's, enforcement? I would have
37 appreciated them coming to me and letting me know what they were doing and ask how
38 it was going to affect me. Public Hearing closed at: 7:31pm. Applicant Hancock have not
39 shared all the details with Patty, she is out of town most of the summer. Would love to
40 chat with her. I want to be a good neighbor. **Motion:** move to approve Resolution 2021-



- 41 1 **Moved by:** Commissioner Pogemiller **Seconded by:** Commissioner Dreistadt
42 Discussion on permit being issued with requirements; additional referral comments.
43 **Amendment:** Making approval conditional on recommendations by referral agencies:
44 Fire, Xcel and staff for underground be addressed. And plans to show utilities clearly
45 **Moved by:** Commissioner Dreistadt **Seconded by:** Commissioner Farrell **Motion**
46 **passes 7-0. Resolution as amended passes 7-0**
- 47 2. Public Hearing - Resolution 2021-2 – 431 4th Avenue Zoning Amendment – Planner
48 Strom presented on history of property, zoning context, and staff recommendation to
49 deny rezoning of the property. Danielle Lynn on behalf of the applicant Steve McCain
50 presented application and fielded questions. Commissioner Farrell asked for clarification
51 on “manifest error”. Discussion on 2006 application to rezone to commercial by
52 applicant. Commissioner Dreistadt full disclosure, Lyons Volunteers has a tool shed on
53 said property and I have been a part of Lyons Volunteers since its inception, I can be
54 objective. Commissioner Petrey recused himself from discussion/decision making.
55 Public Hearing opened at 8:12pm Clerk Vasquez read in questions from Kelly Kanizay.
56 Ms. Lynn stated current exterior storage is not allowed, the GI zoning will bring it into
57 compliance. Buildings on site are industrial as well. Public Comment closed at 8:15pm
58 **Motion:** move to approve PCDC Resolution 2021-2 DENYING approval **Moved by:**
59 Commissioner Evers **Seconded by:** Commissioner Farrell Commissioner Evers, our
60 code does not allow, I am sympathetic but it is in appropriate Chair Hamrick concurs, I
61 think it’s unfortunate that improper use has gone of for so long, very concerned about
62 spot zoning. Comp plan clearly states GI should never be by residential. **Motion**
63 **carries 6-1 Commissioner Petrey recused**
- 64 6. Commissioner Reports – Commissioner Farrell and Yani Jones updated the board on
65 Comp Plan and Clarion. Discussed branding, public engagement, have a table at next
66 Thursday Concert (8/26) with information for public. Community BBQ at first home
67 football game with presence as well. Comp plan kick off; at what point do we include
68 other commissions? Yani, end of this month or beginning of September, Clarion would
69 like to host a kickoff for staff/boards, potentially 4-hour meeting. Tour of town with
70 Clarion to familiarize them. They prefer other commissions are not involved in that initial
71 meeting, just members of PCDC. Commissioner Farrell, agree, we don’t want to tangle
72 up the internal kickoff. Board to continue meeting via Zoom for foreseeable future.
- 73 7. Adjourn – **Motion:** move to adjourn **Moved by:** Commissioner Driestadt **Seconded by:**
74 Commissioner Farrell **Motion passes unanimously**

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76 Respectfully Submitted by:

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Dolores M. Vasquez, CMC – Town Clerk

_____ Chair David Hamrick