



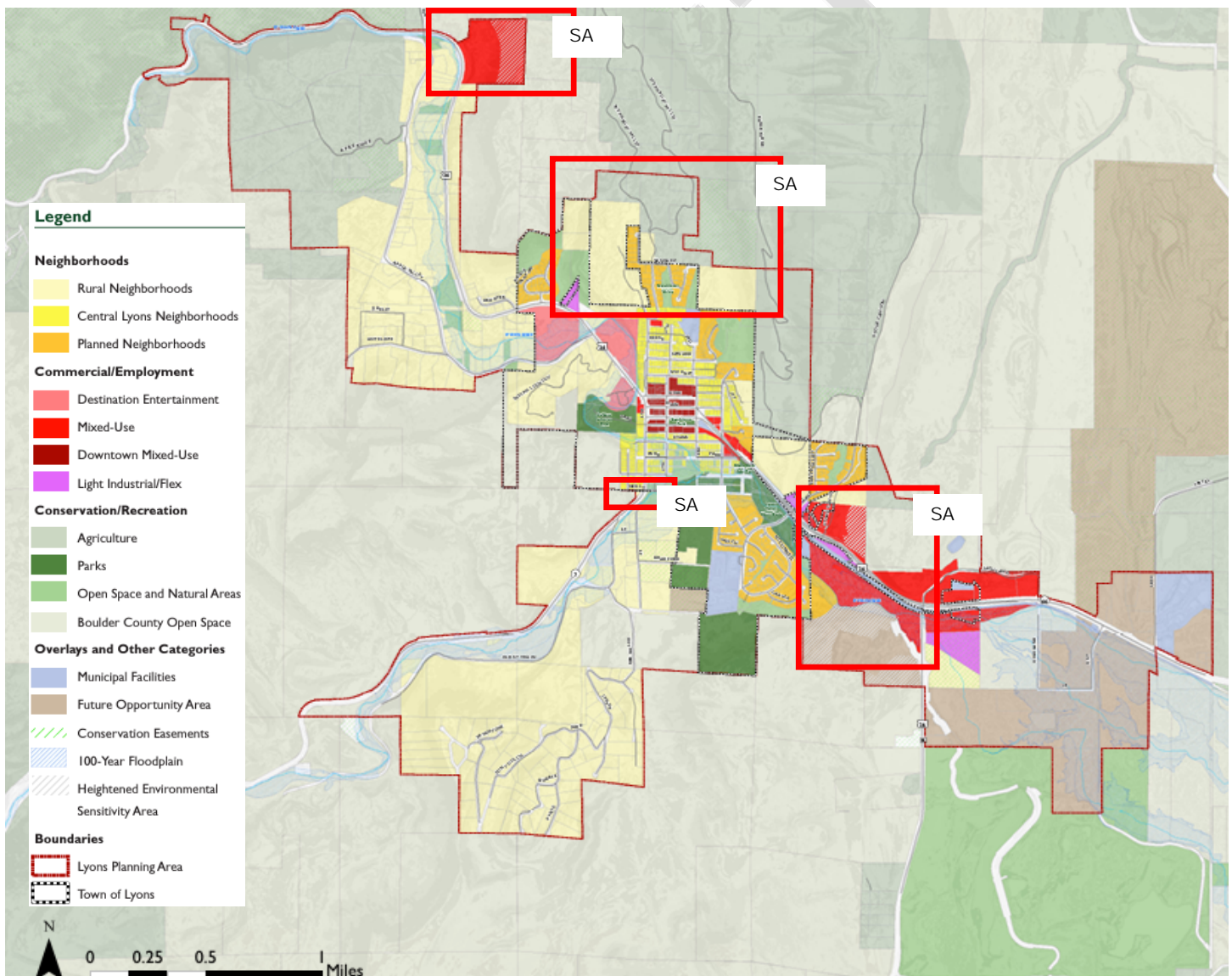
## Lyons Thrive and the Lyons Planning Area CDP IGA (2024 Draft) Consistency Analysis

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This analysis provides a consistency review and analysis of the Lyons Thrive Comprehensive Plan and the proposed Lyons/Boulder County IGA. As noted within Lyons Thrive, responsible annexations will be both necessary and critical for the community to meet its livability goals in the future. While there are opportunities for infill and redevelopment, the Town is extremely limited in its ability to meet future housing needs. This constraint is reflected in the following Policy of Lyons Thrive:

**Policy HN-2.4: Annexation Use** annexations as an opportunity to expand Lyons' supply of affordable and workforce housing. Where appropriate, encourage new development to accommodate a variety of housing sizes, household types, tenure types, tenure types, densities, and prices.

Figure 1: Lyons Thrive Future Land Use Plan (Map)

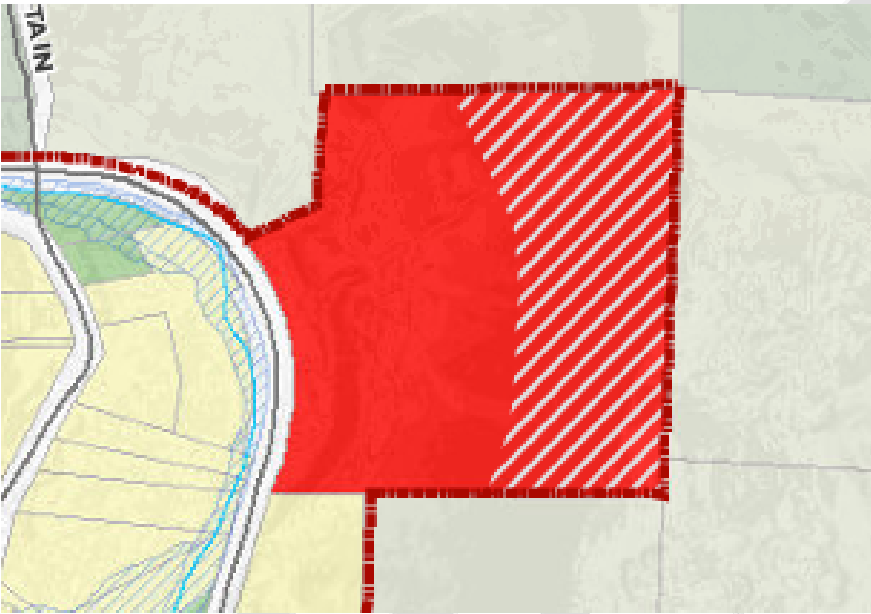


As shown above, in the Town's Future Land Use Plan, the parcels noted for future (possible) annexation within the Town's Planning Area (See Figure 6) have all been previously designated as future residential growth areas. These areas have been designated as Rural Neighborhoods, Planned Neighborhoods, Future Opportunity Areas, and Mixed-use Areas. These land

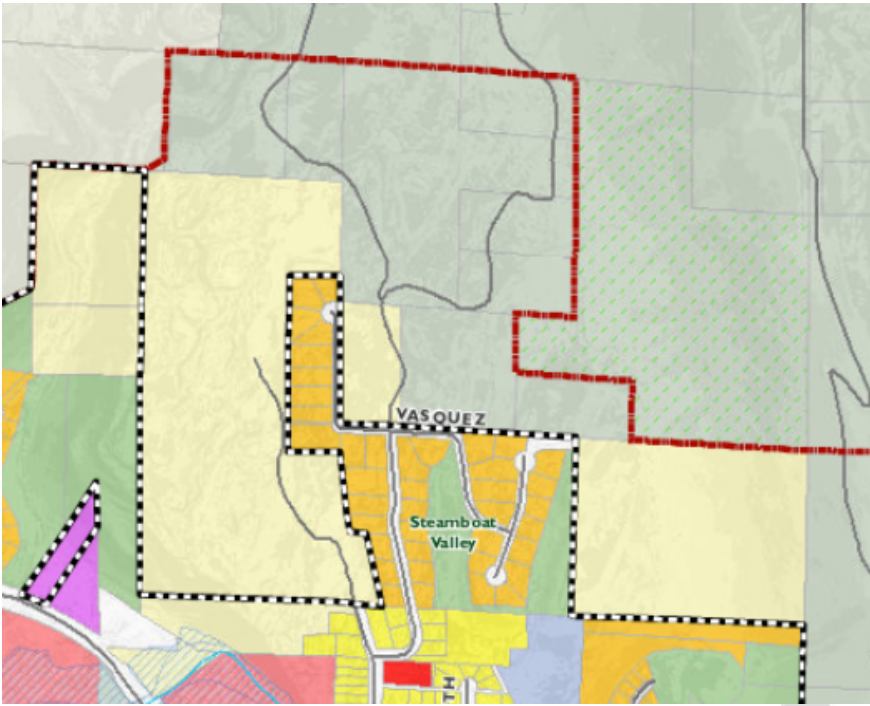
use assumptions from the Future Land Use Plan have previously been vetted through a community process and adopted by the Board of Trustees in 2023.

Future Land Use Classifications (Lyons Thrive)	
PARCELS UNDER CONSIDERATION	LAND USE CLASSIFICATIONS
BOONE	Rural Neighborhoods
CONNOR	Rural Neighborhoods
CARPENTER	Rural Neighborhoods
HAWKINS	Mixed-Use
HARKALIS	Rural Neighborhoods
LOUKONEN	Planned Neighborhood, Mixed-Use, Future Opportunity Area

Figures 2-5: Zoomed-in Subareas (Future Land Use Plan)



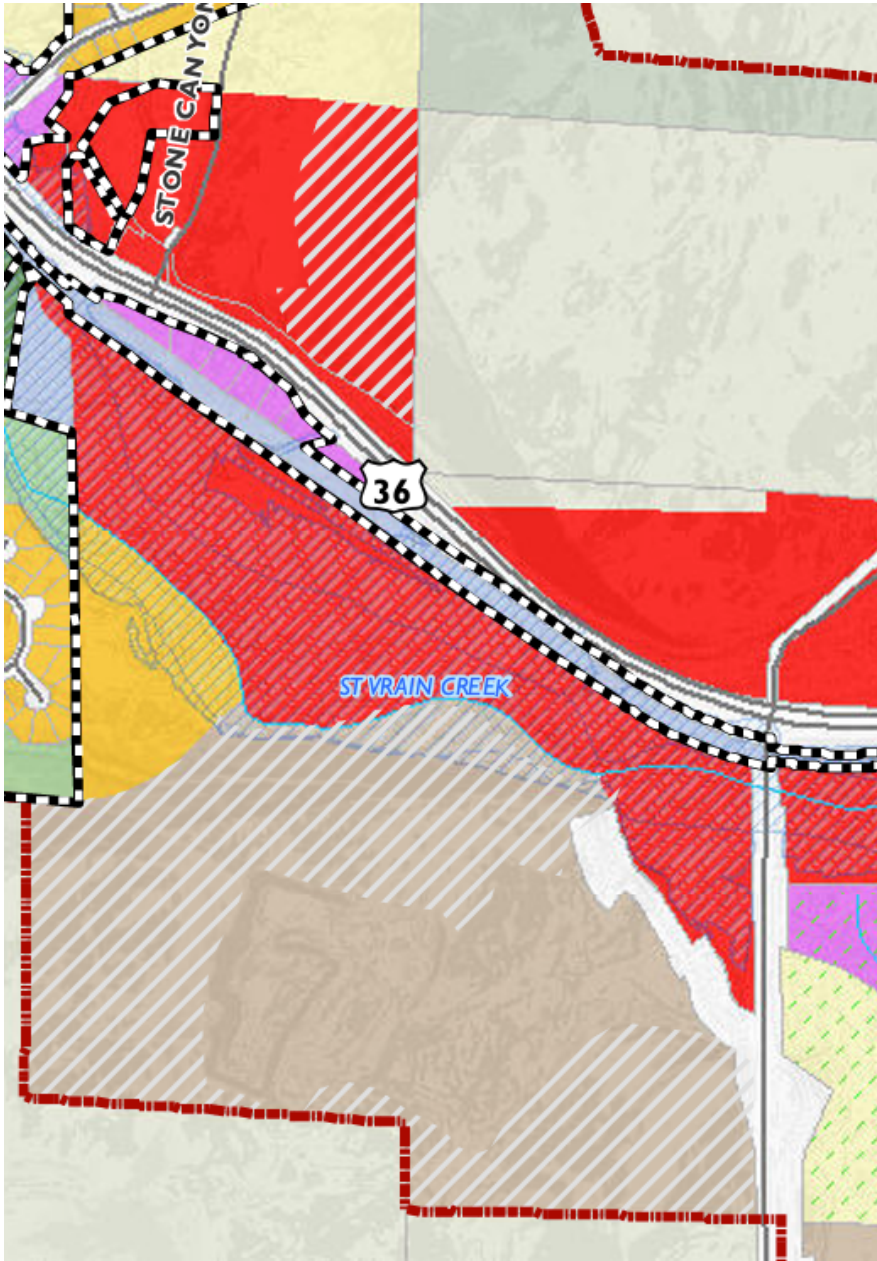
SA 1



SA 2



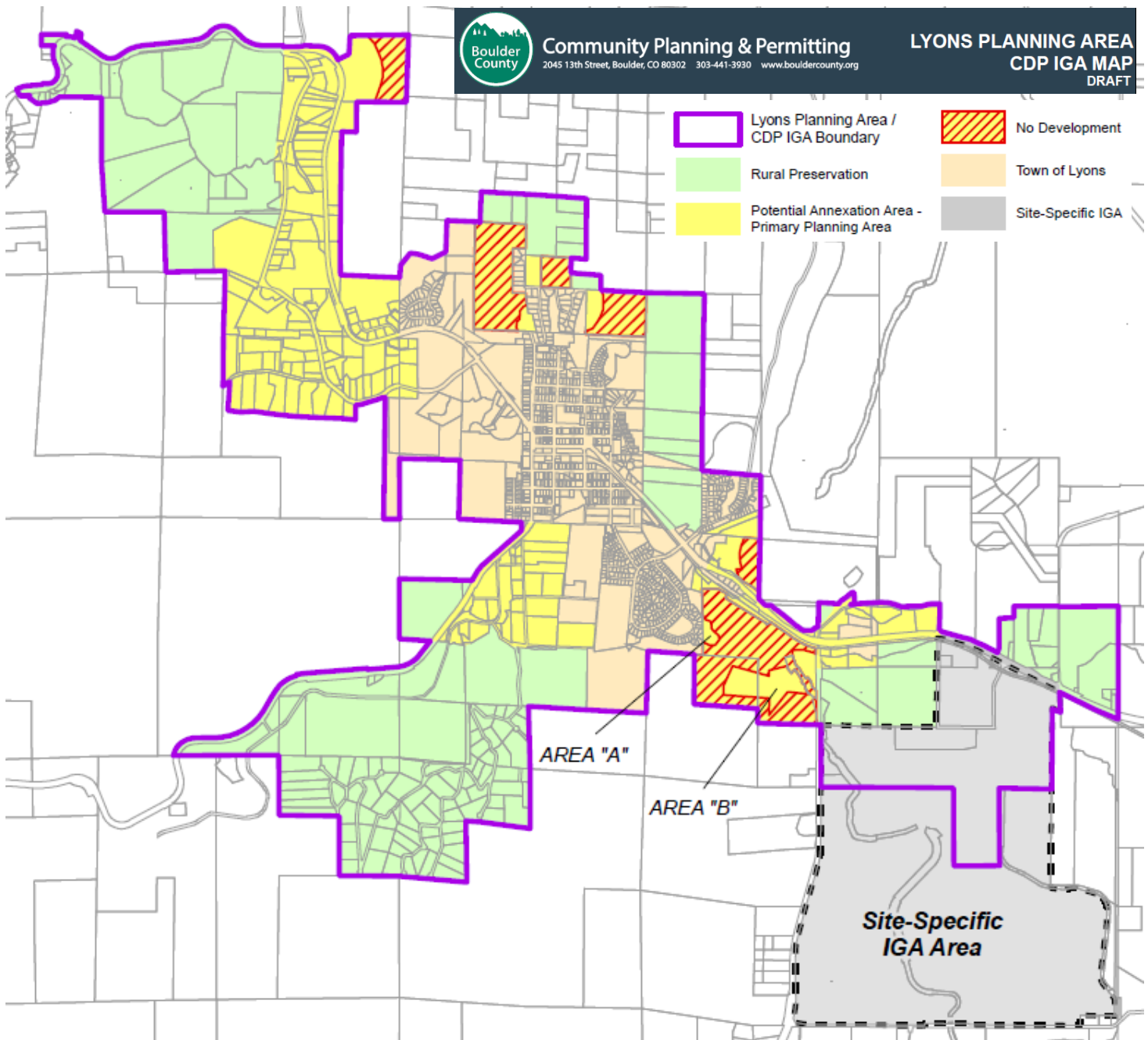
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SA 4

Figure 6: Lyons Planning Area CDP IGA Map (2024 Proposed)





Residential Parcel IGA Proposed Densities

**PARCELS UNDER CONSIDERATION**

BOONE  
CONNOR  
CARPENTER  
HAWKINS  
HARKALIS  
LOUKONEN

**PROPOSED DENSITY**

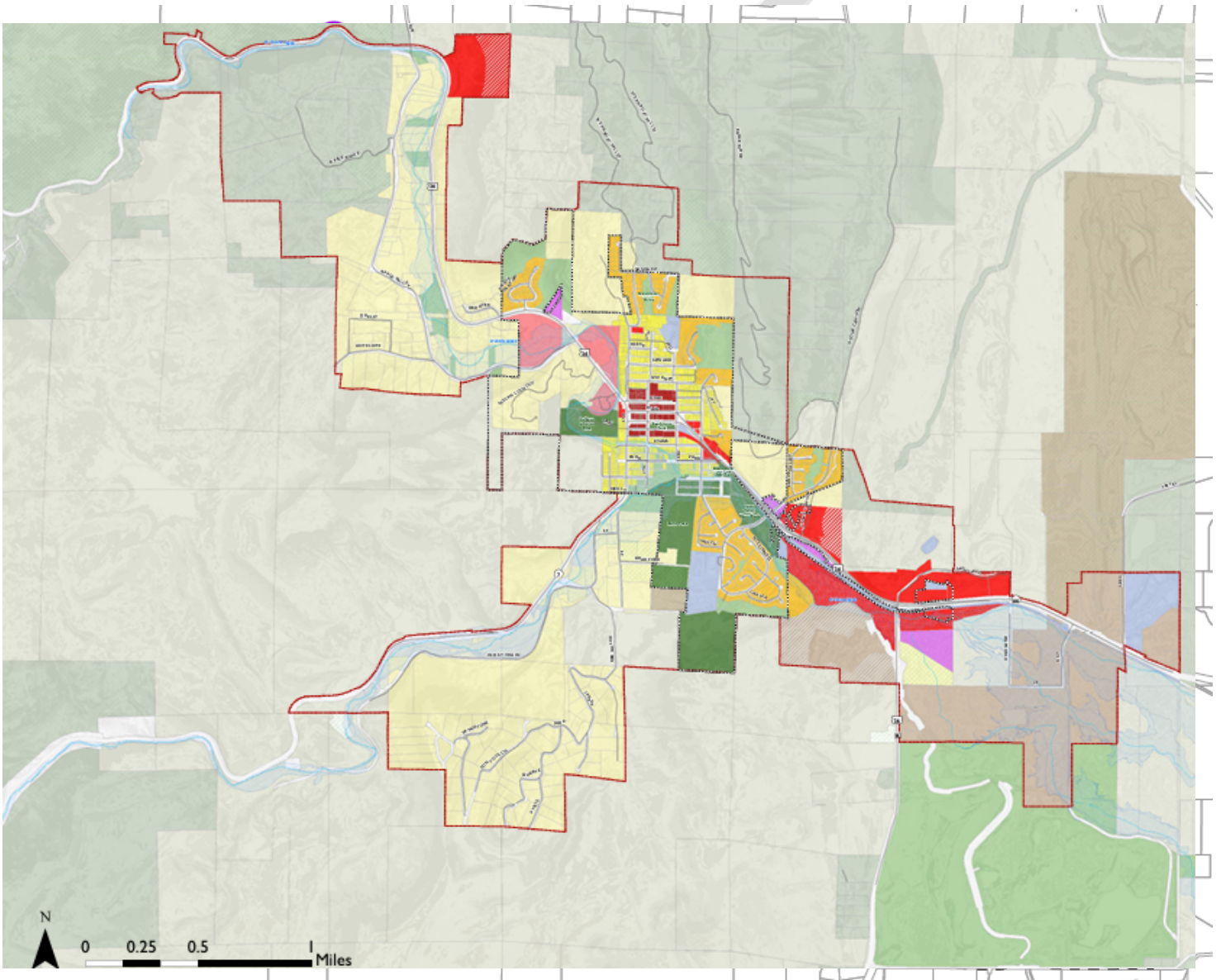
Low or Medium Density  
Low or Medium Density  
Low or Medium Density  
Medium or High Density  
Medium or High Density  
Medium or High Density

### Comparison of the Lyons Thrive Future Land Use Plan and the Proposed IGA

FUTURE LAND USE PLAN	PARCELS	PROPOSED IGA	PARCELS
BOONE	Rural Neighborhoods	BOONE	Low or Medium Density
CONNOR	Rural Neighborhoods	CONNOR	Low or Medium Density
CARPENTER	Rural Neighborhoods	CARPENTER	Low or Medium Density
HAWKINS	Mixed-Use	HAWKINS	Medium or High Density
HARKALIS	Rural Neighborhoods	HARKALIS	Medium or High Density
LOUKONEN	Planned Neighborhood, Mixed-Use, Future Opportunity Area	LOUKONEN	Medium or High Density

**Figure 7: Map Overlay**

**Note:** This overlay shows both maps (Future land use map transparently overlaid (50%) on the Proposed IGA Map).



### Final Analysis

As shown in the above table and overlay map, the parcel designation and density schedule for each parcel specified within the proposed IGA is consistent with the Lyons Thrive Future Land Use Plan. The densities proposed in the IGA seek to correlate “rural neighborhoods” with “low/medium densities” while allowing higher density close to the town’s core and

within Mixed-Use Districts. These densities and the designation of non-development areas were made purposefully to balance future residential growth with existing neighborhoods, viewsheds, and environmental/infrastructural hazards/considerations.

## Other Comprehensive Plan Goals and Strategies

These Goals and Strategies have previously been vetted through public processes and should be an integral part of the Town's consideration of amended/new code policy.

### *Development of Workforce Housing Development Strategies and Code Lyons Thrive Goals and Strategies Goals*

#### *Housing and Neighborhoods*

#### **PROVIDE SUPPORT FOR ALL IN AN ATMOSPHERE OF TRUST AND COOPERATION**

##### Goal HN-1: Encourage a diversity of housing options to meet the needs of a dynamic population.

- Policy HN-1.1: Housing options Support the incremental diversification of housing options available in Lyons through targeted infill and redevelopment or future annexation. Encourage a mix of housing types, tailored to different areas of the community, including but not limited to small homes, accessory dwelling units, townhomes, live/work units, and apartments or condominiums.
- Policy HN-1.2: Multi-generational housing Encourage the construction of new homes or developments, as well as the adaptation of existing homes, designed to accommodate changing household types and needs and allow residents the opportunity to age in place and/or with the live-in support of additional family units (cohousing and multi-generational families).

##### Goal HN-2: Expand and preserve workforce and affordable housing options.

- Policy HN-2.1: Regional housing goals Continue to work with the Boulder County Regional Housing Partnership and other partners to increase awareness of affordable housing issues and opportunities to achieve regional targets outlined in the Boulder County Regional Housing Plan.
- Policy HN-2.2: Affordable housing Continue to seek opportunities to facilitate the development of permanently affordable housing units that provide options for Lyons' lower-income residents and replace units that were lost during the 2013 flood in accordance with the Town's goal of maintaining approximately twelve percent of the total housing stock within the Town limits for affordable housing.
- Policy HN-2.3: Workforce housing Work with the development community, area housing organizations, property owners, landlords, and the community to preserve and expand housing options, including existing mobile home parks, that are affordable to workers earning below average wages in the community.
- Policy HN-2.4: Annexation Use annexations as an opportunity to expand Lyons' supply of affordable and workforce housing. Where appropriate, encourage new development to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.
- Policy HN-2.5: Public-private partnerships Continue to explore opportunities to partner with private or nonprofit developers on the construction of affordable and workforce housing on Town-owned and privately held land.
- Policy HN-2.6: Housing programs and resources Collaborate with Boulder County, the state, and others on programs and projects that assist Lyons residents and workers seeking affordable housing options and facilitate the management and maintenance of existing affordable housing units.

#### *Strategies*

Please see the Lyons Thrive Comprehensive Plan for Strategies

- Housing Strategies, Page 147
- Land Use Strategies, Page 141