

DRAFT AGENDA

TOWN OF LYONS
7:00 P.M., MONDAY, MAY 9, 2016

SPECIAL BOARD OF TRUSTEES MEETING
SHIRLEY F. JOHNSON COUNCIL CHAMBER
LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

1. Roll Call And Pledge Of Allegiance
2. Approval Of The Agenda
3. Ordinances
 - Public Hearing on Second Reading
 - 3.1. Public Hearing, Second Reading, Ordinance 999, An Ordinance Conditionally Rezoning Property Within The Town Of Lyons, Commonly Known As 501 West Main Street, From The R-2 Medium Density Zone District To The PUD-C Commercial Planned Unit Development District And Conditionally Approving The Final PUD Plan
 - 3.1.i. Ordinance 999 - Riverbend Rezoning And Final PUD Plan Approval KBG Final With RBJ Exhibits

Documents: [ORDINANCE 999 - RIVERBEND REZONING AND FINAL PUD PLAN APPROVAL KBG FINAL WITH RBJ EXHIBITS 5.4.16.PDF](#)
 - 3.1.ii. River Bend Staff Report

Documents: [RIVER BEND STAFF REPORT BOT 4.18.16 REV 4.28.16 AS SENT.PDF](#)
 - 3.1.iii. Written Statement

Documents: [WRITTEN STATEMENT-BOT FINAL-042716.PDF](#)
 - 3.1.iv. Request And Rationale

Documents: [REQUEST RATIONALE-BOT FINAL-042716.PDF](#)
 - 3.1.v. Drawings

Documents: [DRAWINGS-BOT FINAL-042716.PDF](#)
 - 3.1.vi. Amended Preliminary Report

Documents: [AMENDED PRELIM REPORT-BOT FINAL-042816.PDF](#)
 - 3.1.vii. Letters Of Support And Concern

Documents: [RIVERBEND SUPPORT AND LETTERS OF CONCERN.PDF](#)
4. Other Items Of Concern, If Any
5. Adjournment

"The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or

special assistance should contact the Town at hr@townoflyons.com as soon as possible, but no later than 72 hours before the scheduled event."

**TOWN OF LYONS, COLORADO
ORDINANCE NO. 999**

**AN ORDINANCE CONDITIONALLY REZONING
PROPERTY WITHIN THE TOWN OF LYONS, COMMONLY
KNOWN AS 501 WEST MAIN STREET, FROM THE R-2
MEDIUM DENSITY ZONE DISTRICT TO THE PUD-C
COMMERCIAL PLANNED UNIT DEVELOPMENT
DISTRICT AND CONDITIONALLY APPROVING THE
FINAL PUD PLAN**

WHEREAS, pursuant to C.R.S. § 31-23-301, the Town of Lyons possesses the authority to zone, rezone, change, supplement, and revise the zoning classifications or designation of property and to regulate land uses within the Town of Lyons; and

WHEREAS, JM Associates, Inc. (“Applicant”) on behalf of Lyons Properties, LLC, a Colorado limited liability company (“Owner”) has applied for the rezoning of certain property from the R-2 Medium Density Zone District to PUD-C Commercial Planned Unit Development District; and

WHEREAS, the property is generally described as 501 West Main, in the Town of Lyons (the “Subject Property”); and

WHEREAS, the Subject Property consists of 5.646 acres, more or less, and is described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Applicant has also submitted a Final PUD Plan for the Subject Property for approval; and

WHEREAS, in accordance with Section 16-4-80(a) of the Lyons Municipal Code, the Final PUD Plan has been reviewed by the PCDC at a public hearing and has been approved, subject to the conditions set forth in Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, as required by law, duly noticed public hearings were held before the Town of Lyons Planning and Community Development Commission, which heard testimony and considered other evidence before making certain findings of fact, concluding that the rezoning application and the Final PUD Plan met and satisfied all of the applicable criteria set forth in Lyons Municipal Code, and recommending that the Board of Trustees approve both the rezoning application and the Final PUD Plan; and

WHEREAS, also as required by law, the Board of Trustees conducted a duly noticed public hearing, considered the evidence presented, adopted the Planning and Community Development Commission’s findings of fact and approved both the application for rezoning to the PUD-C zone district and the Final PUD Plan, subject to certain conditions recommended by staff and adopted by the Board.

WHEREAS, the administrative record for this case includes, but is not limited to, the Lyons Municipal Code, the Lyons Comprehensive Plan, the Lyons Disaster Recovery Program and all other applicable ordinances, resolutions and regulations together with all Town of Lyons land use application processing policies that relate to the subject matter of the public hearing, the land use application and accompanying maps, reports, studies and all other submittals of the applicant, any evidence or correspondence submitted by members of the public at the public hearing, and the staff files and reports of the Town Planner pertaining to the application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, the Board of Trustees has determined that the proposed zoning of the Subject Property, subject to any conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; generally conforms with the Town's Comprehensive Plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in Chapter 16 of the Lyons Municipal Code; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the Board of Trustees desires to comply with state law and the Lyons Municipal Code by setting a public hearing in order to provide the Owner and the public an opportunity to present testimony and evidence regarding the re-zoning application and Final PUD Plan. Approval of this Ordinance on first reading does not constitute a representation that the Board of Trustees, or any member of the Town Board, supports, approves, rejects, or denies the proposed zoning or Final PUD Plan.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, BOULDER COUNTY, COLORADO:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Rezoning of Property Conditionally Approved. The Subject Property is hereby conditionally rezoned from the R-2 Medium Density Zone District to the **PUD-C Commercial Planned Unit Development District**, the Board specifically finding that the rezoning is supported by the Town of Lyons Comprehensive Plan. Following the effective date of this Ordinance and compliance with the conditions set forth below, the Subject Property shall be zoned PUD-C. Approval of the PUD-C zoning shall be and is subject to the following conditions of approval:

- (1) The Owner shall approve an amendment to the Memorandum of Agreement dated January 12, 2016 ("MOA"), in a form acceptable to the Board of Trustees and the Town Attorney, which amendment shall modify the MOA to clarify the process by which the Owner and the Town shall permanently establish the boundary line between the Subject Property and Meadow Park;

- (2) The boundary line agreement or District Court action contemplated in Section V of the MOA, as amended, is completed to the satisfaction of the Town and a fully executed and notarized copy of the boundary line agreement or certified copy of the District Court order is recorded in the real property records of Boulder County, Colorado; and
- (3) The legal description of the Subject Property set forth on Sheet 1 of the Final PUD Plan be revised to reflect the revised boundaries of the Subject Property established by the recordation of the boundary line agreement or District Court order contemplated in the MOA, and that the modification to the legal description on Sheet 1 of the Final PUD Plan be completed prior to recordation of the Final PUD Plan mylar.

The conditions set forth in this Section 2 shall be fully satisfied by the Applicant and Owner on or prior to August 30, 2016. If the conditions are not satisfied, the rezoning of the Subject Property shall not be effective.

Section 3. Amendment of Zoning Map. Following the satisfaction of the conditions set forth in Section 2 of this Ordinance above, the Town Administrator, Town Planner, and other appropriate staff are authorized and instructed to revise the official zoning map for the Town of Lyons in accordance with Section 16-15-60 of the Municipal Code so that the zoning designation described in this Ordinance is illustrated in graphic form. Failure to amend the official zoning map in accordance with this Ordinance shall not, however, have the effect of limiting, preventing or precluding the effect or effective date of this Ordinance.

Section 4. Final PUD Plan Conditionally Approved. The Final PUD Plan for the Subject Property is hereby conditionally approved, based on a determination that all applicable standards for approval of the Final PUD Plan have been met. Approval of the Final PUD Plan shall be and is subject to the following conditions of approval:

- (1) The conditions set forth in Exhibit B, as recommended to the Board of Trustees by the PCDC;
- (2) The Applicant and Owner shall resolve and correct any technical issues as directed by Town staff prior to recordation of the Final PUD Plan mylar;
- (3) The legal description of the Subject Property set forth on Sheet 1 of the Final PUD Plan be revised to reflect the revised boundaries of the Subject Property established by the recordation of the boundary line agreement or District Court order contemplated in the MOA, and that the modification to the legal description on Sheet 1 of the Final PUD Plan be completed prior to recordation of the Final PUD Plan mylar.

(4) The Applicant and Owner shall pay any and all remaining fees and costs incurred by the Town and its consultants in review and processing of the rezoning and Final PUD Plan application in full prior to recordation of the Final PUD Plan mylar.

Section 5. The Town shall be authorized to make any changes to the mylar form of the approved Final PUD Plan as may be needed to conform the Final PUD Plan to the form and content requirements of the Lyons Municipal Code in effect at the time the Final PUD Plan is submitted for signature(s) and to make such other changes that are expressly authorized or required pursuant to this Ordinance.

INTRODUCED AND PASSED ON FIRST READING THIS ____ DAY OF APRIL, 2016.

INTRODUCED, PASSED, ADOPTED AND ORDERED PUBLISHED THIS ____ DAY OF MAY, 2016.

TOWN OF LYONS, COLORADO

Connie Sullivan, Mayor

ATTEST:

Debra K. Anthony, Town Clerk

Exhibit A
Legal Description of Subject Property

A TRACT OF LAND IN THE SW ¼ OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO. BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET TO A POINT ON THE SOUTH LINE OF THE R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID SOUTH R.O.W., N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7; CALLS:
S24°20'51"W, 172.60 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.56 FEET;
S71°42'55"W, 86.06 FEET;
N89°39'29"W, 187.06 FEET,
N68°22'42"W, 125.54 FEET;
N53°39'31"W, 122.97 FEET;
THENCE LEAVING SAID CENTERLINE, N71°07'35"E, 207.70 FEET;
THENCE N14°15'45"W, 132.83 FEET;
THENCE S71°07'35"W, 22.00 FEET;
THENCE S14°15'45"E, 21.50 FEET;
THENCE S71°07'35"W, 241.31 FEET;
THENCE N35°00'46"E, 189.59 FEET;
THENCE S86°58'00"E, 66.92 FEET;
THENCE N35°09'00"E, 174.68 FEET;
THENCE S83°32'00"E, 195.62 FEET;
THENCE N69°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH R.O.W. OF STATE HIGHWAY NO. 66 (AKA: HIGHWAY 36);
THENCE ALONG SAID SOUTH R.O.W., S38°33'00"E, 253.91 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS.

Identified as "Parcel A" on survey of 501 & 503 W. Main Street as completed by England Surveying on July 30, 2008 (Job No. 535.01).

Also known as 501 W. Main, Town of Lyons, Colorado.

Exhibit B

Staff and PCDC recommended conditions of approval for Final PUD.

All conditions proposed and presented by the Applicants with this land use request as submitted, both written and graphic, are hereby incorporated into this list of conditions by reference. Some of these conditions are repeated below for emphasis and ease of administration of this land use approval moving forward. Some are amplified, clarified and/or modified below for the final record. Omission from this listing below of conditions that the applicant has proposed elsewhere in the submittal does not negate the binding nature of the PUD submittal taken as a whole with all elements duly noted and accepted with this approval.

1. As noted on Sheet A00, the Applicants have proposed and the PCDC has accepted the following sound limitations.

Event center, small use, shall be subject to the following conditions:

a. Outdoor music performed by live entertainment at events shall not include amplified instruments. Horns or percussion are not allowed. Woodwinds (e.g., clarinets, flutes, etc. are allowed. One vocalist may use a microphone with amplification.

b. Outdoor Disc Jockey (DJ) style performance of amplified recorded music is not allowed.

c. Outdoor weddings: i. During wedding ceremonies: the officiant and other members of wedding parties may use a microphone with amplification for readings, vows. Low level amplified recorded music or unamplified acoustic instruments only are allowed during the ceremony with one vocalist using a microphone with amplification. Wedding ceremonies are to be concluded no later than 5:30 pm.

ii. During cocktail hour and dinner: unamplified acoustic only instrumental music is allowed. The officiant and other members of wedding parties may use a microphone with amplification for toasts and announcements.

iii. After dinner music: unamplified acoustic only instruments are allowed with one vocalist using a microphone with amplification.

d. All music shall end by 10:00 pm.

e. Outdoor low level amplified recorded music, vocals, and public address system announcements, or any other noise generated at any wedding or other special event conducted on the property shall be carefully limited to the minimum functional sound level. All uses conducted at River Bend shall also comply with the noise restrictions set forth in Sec. 10-11-10 Unreasonable Noise of the Lyons Municipal Code as it may be amended from time to time. The Applicant or any person or entity holding a function on the subject property shall immediately reduce or eliminate any amplified or other sounds when instructed to do so by a member of the Boulder County Sheriff's Office, other law enforcement or emergency services personnel or member of Town Staff.

2. Limitations on Use. As noted on Sheet A00, the Applicants have proposed and the PCDC has accepted the limitations on use as set forth on Sheet A00. This PUD approval is restricted to the specific uses proposed as set forth on Sheet A00 in items 1 through 14. This PUD approval would require a PUD amendment approved by both the PCDC and BOT to add a use not specifically identified and approved with this review.

3. All public improvements and site design including road surfacing, utilities and drainage shall be subject to a separate plan review including review of the final layout and construction details by the Town Engineer, prior to issuance of a construction permit pursuant to the Final PUD approval.

TOWN OF LYONS
Board of Trustees Meeting

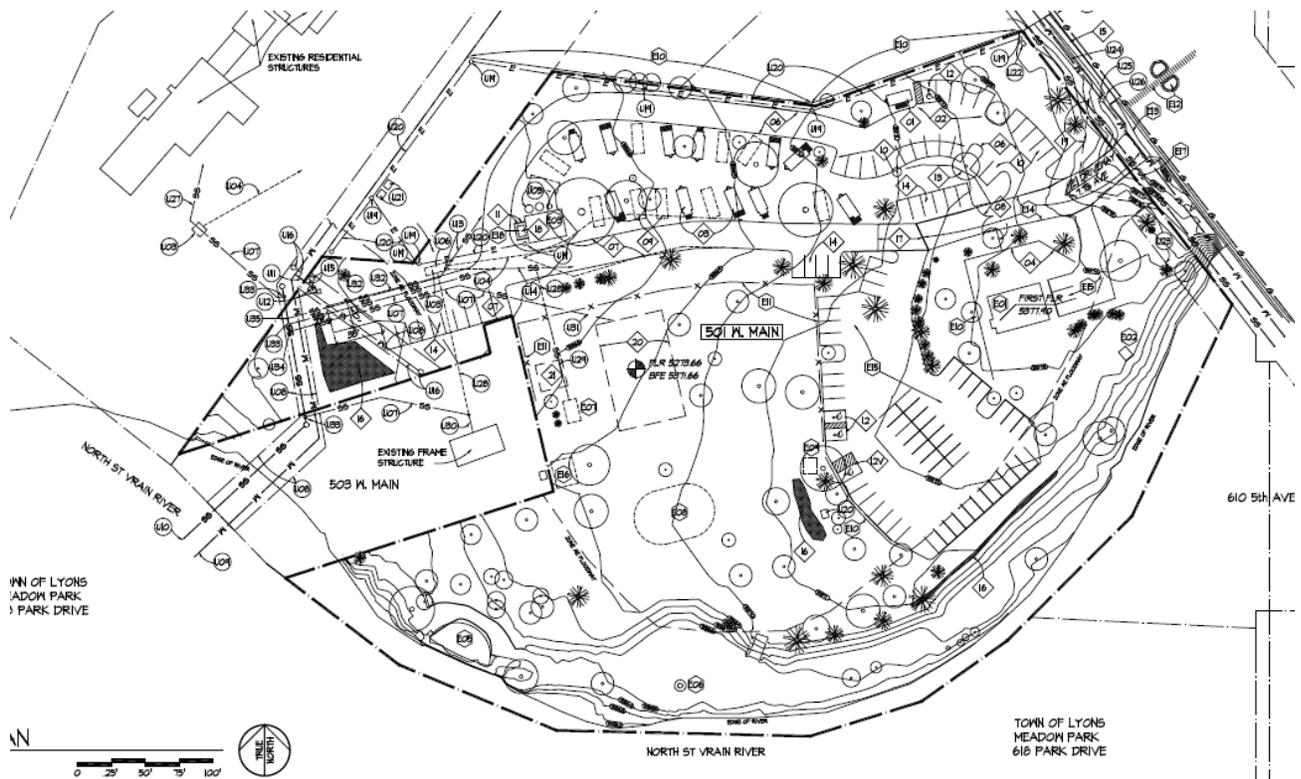
Monday, May 2, 2016

SUBJECT: **Second Reading of Ord. 999 and Public Hearing – River Bend Final PUD/ Development Plan and Re-zoning from R2 to PUD-C**

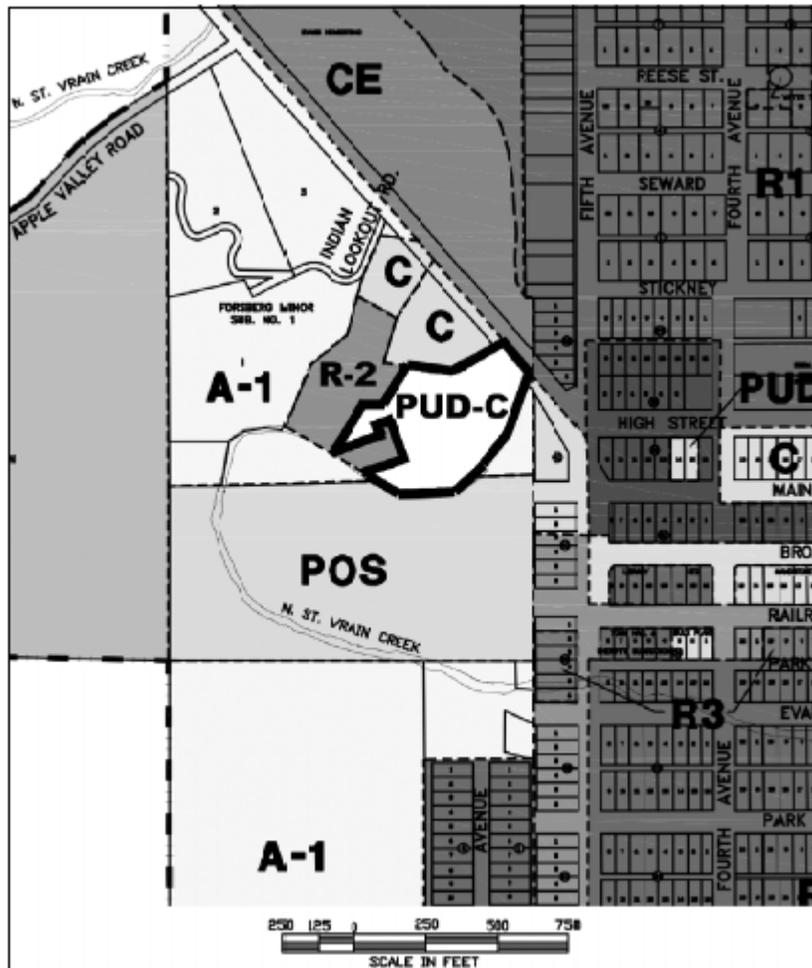
DATE: **4/28/16**

PURPOSE: JM Properties, Inc. (“Applicant”) on behalf of Lyons Properties, LLC (“Owner”) requests approval of a Final PUD Plan and rezoning from R2 to PUD-C to establish permanent facilities for Weddings and other outdoor Special Events along with the use of up to 22 Recreational Vehicles as overnight accommodations for guests. Also occasional use as a tent campground supporting special events at Planet Bluegrass. (see attached statement of intent and Site Plan)

LOCATION: **501 W. Main Lyons Colorado**







APPLICANT: Lyons Properties LLC
 4121 Hwy 66
 PO Box 312
 Lyons, CO 80540

ARCHITECT: Jerry Moore
 JM Associates
 PO Box 18390
 Boulder, Co. 80308

CODE: Lyons Zoning Regulations, Chapter 16

DEPARTMENT: Planning
Bob Joseph, AICP/ASLA
Consulting Town Planner

ACTION: Approve, approve with conditions or deny the Final PUD/Development Proposal and Re-zoning from R2 to PUD-C . *(Note: the BOT is free to add to, revise or delete any of the PCDC recommended conditions of approval).* The Ordinance 999 prepared for consideration on second reading assumes that the BOT will adopt the PCDC’s recommendation to approve the rezoning and approve the Final PUD Plan, subject to the conditions as recommended by PCDC.

Suggested Motion: “I MOVE TO APPROVE ORDINANCE NO. 999, AN ORDINANCE REZONING 501 WEST MAIN STREET, FROM THE R-2 MEDIUM DENSITY ZONE DISTRICT TO THE PUD-C COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. I FURTHER MOVE TO APPROVE THE FINAL PUD PLAN WITH THE CONDITIONS NOTED IN THE STAFF REPORT DATED 4.28.16 AND WITH ACCEPTANCE OF THE FINDINGS NOTED THEREIN.”

Background: The PCDC acted to recommend rezoning of this property from R2 to PUD-C on 3-14-16. The PCDC on 4-11-16 acted to recommend the approval of this Final PUD with conditions as set forth in this staff report.

River Bend Final PUD and Zoning Amendment Staff Report
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VII. Referral Documents	attached
VIII. Neighbor Comments	attached

I. Staff and PCDC Recommended Action on the Final PUD and zoning amendment.
Staff and PCDC supports this application for Final PUD and recommends approval of this PUD Development Plan along with the PUD-C zoning amendment with conditions as noted under Section II below.

II. Staff and PCDC recommended conditions of approval for Final PUD.

All conditions proposed and presented by the Applicants with this land use request as submitted, both written and graphic, are hereby incorporated into this list of conditions by reference. Some of these conditions are repeated below for emphasis and ease of administration of this land use approval moving forward. Some are amplified, clarified and/or modified below for the final record. Omission from this listing below of conditions that the applicant has proposed elsewhere in the submittal does not negate the binding nature of the PUD submittal taken as a whole with all elements duly noted and accepted with this approval.

1. As noted on Sheet A00, the Applicants have proposed and the PCDC has accepted the following sound limitations.

Event center, small use, shall be subject to the following conditions:

- a. Outdoor music performed by live entertainment at events shall not include amplified instruments. Horns or percussion are not allowed. Woodwinds (e.g clarinets, flutes, etc. are allowed. One vocalist may use a microphone with amplification.
- b. Outdoor Disc Jockey (DJ) style performance of amplified recorded music is not allowed.
- c. Outdoor weddings:
 - i. During wedding ceremonies: the officiant and other members of wedding parties may use a microphone with amplification for readings, vows. Low level amplified recorded music or unamplified acoustic instruments only are allowed during the ceremony with one vocalist using a microphone with amplification. Wedding ceremonies are to be concluded no later than 5:30 pm.
 - ii. During cocktail hour and dinner: unamplified acoustic only instrumental music is allowed. The officiant and other members of wedding parties may use a microphone with amplification for toasts and announcements.
 - iii. After dinner music: unamplified acoustic only instruments are allowed with one vocalist using a microphone with amplification.
- d. All music shall end by 10:00 pm.
- e. Outdoor low level amplified recorded music, vocals, and public address system announcements, or any other noise generated at any wedding or other special event conducted on the property shall be carefully limited to the minimum functional sound level. All uses conducted at River Bend shall also comply with the noise restrictions set forth in Sec. 10-11-10 Unreasonable Noise of the Lyons Municipal Code as it may be amended from time to time. The Applicant or any person or entity holding a function on the subject property shall immediately reduce or eliminate any amplified or other sounds when instructed to do so by a member of the Boulder County Sheriff's Office, other law enforcement or emergency services personnel or member of Town Staff.

2. Limitations on Use. As noted on Sheet A00, the Applicants have proposed and the PCDC has accepted the limitations on use as set forth on Sheet A00. This PUD approval is restricted to the specific uses proposed as set forth on Sheet A00 in items 1 through 14. This PUD approval would require a PUD amendment approved by both the PCDC and BOT to add a use not specifically identified and approved with this review.

3. All public improvements and site design including road surfacing, utilities and drainage shall be subject to a separate plan review including review of the final layout and construction details by the Town Engineer, prior to issuance of a construction permit pursuant to the Final PUD approval.

III. Staff Findings re: Zoning Amendment criteria; C-PUD Uses, Site Design Standards and Guidelines and PUD review standards *(Background only from PCDC review of the re-zoning request)*

Compliance with Town Standards regarding Re-zoning Request:

Staff finds the application in compliance with Chapter 16, Sec. 16-15-40. Official Zoning Map amendment approval criteria, of the Town of Lyons Land Use Code, as outlined below.

For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

(1) To correct a manifest error in an ordinance establishing the zoning for a specific property.

Staff Finding: Not Applicable

(2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.

Staff Finding: The flood of 2013 destroyed the historic mobile home park use on the property. The historic use cannot be re-established because of the flood plain conditions on the property.

(3) The land to be rezoned is inconsistent with the policies and goals of the Comprehensive Plan.

Staff Finding: Not Applicable

(4) The proposed rezoning is necessary to provide land for a municipal-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the goals and policies of the Comprehensive Plan.

Staff Finding: Not Applicable

(5) The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area, and the rezoning will be consistent with the goals and policies of the Comprehensive Plan.

Staff Finding: The broad scope of the 2013 flood disaster constitutes a change to a degree that it is in the public interest to encourage development or redevelopment of the area, and the rezoning will be consistent with the goals and policies of the Comprehensive Plan.

(6) A rezoning to a Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

Staff Finding: The proposed mix of land use (i.e. outdoor wedding venue combined with Tiny Home lodging) demonstrates creative mix of uses and design (i.e. handcrafted tiny homes).

River Bend PUD with ZONING AMENDMENT Proposed Uses:

The PUD would allow for construction of a maximum 4,000 sf single story enclosed Pavilion Structure along with associated site improvements which would require development review approval by the Town of Lyons Planning and Community Development Commission and subject to ratification of this approval by the Town of Lyons Board of Trustees prior to building permit submittal. Construction of the Pavilion Structure would result in removal of the Mobile Restroom Trailer from the Property. Should the Pavilion construction be delayed beyond 5 years from the approval date of this PUD, the Applicant agrees to remove the Restroom trailer and replace its functionality with a permanent Restroom Structure as noted on the accompanying Site Plan. The development approval process for construction of the Restroom Structure would require the process noted above for the Pavilion Structure.

Staff Findings Regarding Conformance with C-Commercial zone district uses.

Permitted principal uses in the C-Commercial District include the following *proposed* uses:
See Sec. 16-3-200. C Commercial District.

- (1) Accessory building or use.
- (2) Business use, including but not limited to the following:
 - e. Hotel or motel.
 - n. Recreational facility.
 - o. Restaurant, bar or other eating and drinking place.
 - p. Retail business, such as gift shop

Staff Comment: This PUD site development plan may be amended from time to time to introduce the anticipated future uses that are permitted with this site specific PUD subject to the applicable provisions of Article 17, including but not limited to Site Plan and Development Plan Review Process.

- (3) Residential use as follows:
 - a. Associated residential unit

Uses by PUD Review.

Chapter 16 sets out the following applicable code provisions See Sec. 16-3-340. PUD-C Commercial Planned Unit Development District.

(a) Specific Purpose. The purpose of the PUD-C District is to establish areas for planned commercial centers and grouping of consumer-oriented commercial uses that incorporate high-quality architectural design and to allow development of tracts of land large enough to accommodate well-planned and rational connections between structures, people and automobiles through the use of planned parking access, pedestrian walkways, courtyards, malls and landscaped open space.

(b) *Allowed Uses.* In PUD-C Districts established through initial zoning or through rezoning, the following uses are allowed as appropriate and approved in the PUD Plan:

(1) *Principal permitted, conditional or accessory uses allowed in the C District **unless such specific uses are explicitly omitted in the PUD Plan;***

(2) *Multiple-family dwellings as part of a mixed-use development where the residential use is located in the same building as a principal nonresidential use; and*

(3) *Other uses expressly approved as part of the PUD Plan:*

Uses not listed under C-Commercial, but included under the PUD application and review as provided for under b (3) as noted above.

- Automobile, boat and motorcycle rental and sales. Not listed as a C-Commercial use, but allowed under the PUD review process.
 - *Note: the owners contemplate potential sales of RV's used on site, Staff finds this use fits under this broader heading. Sales shall be strictly limited to the twenty two RV's located on site, and shall be incidental and accessory to the other principal uses approved herewith.*
- Campground. Not listed as a C-Commercial use, but allowed under the PUD review process. Tent camping use shall be restricted to Special Events for a total of three (3) weekend tent camping events per year, each operating on the following schedule: Thu – camper arrival and setup; Fri through Sun – festivating; and, Mon – breakdown, cleanup and camper departure.
- Campground. The use of “Tiny Home” Recreational Vehicles as temporary short-term commercial accommodations open to the general public. This use is not to exceed 22 units as depicted on the site plan.
 - *Note: Staff finds the use of RV's on the site fit under the broader campground heading, as does the overflow special event tent camping.*
- Event Center Small. The wedding venue and other hosted special events are categorized under this use Heading that is not listed as permitted under the C-Commercial district, but may be permitted under the PUD application and review as provided for under b (3) as noted above.

Staff Findings Regarding Conformance with PUD review standards.

Sec. 16-3-340. PUD-C Commercial Planned Unit Development District.

(a) *Specific Purpose.* The purpose of the PUD-C District is to establish areas for planned commercial centers and grouping of consumer-oriented commercial uses that incorporate high-quality architectural design and to allow development of tracts of land large enough to accommodate well-planned and rational connections between structures, people and automobiles through the use of planned parking access, pedestrian walkways, courtyards, malls and landscaped open space.

(b) *Allowed Uses.* In PUD-C Districts established through initial zoning or through rezoning, the following uses are allowed as appropriate and approved in the PUD Plan:

(1) *Principal permitted, conditional or accessory uses allowed in the C District unless such specific uses are explicitly omitted in the PUD Plan;*

(2) Multiple-family dwellings as part of a mixed-use development where the residential use is located in the same building as a principal nonresidential use; and

(3) Other uses expressly approved as part of the PUD Plan.

(c) Density. For PUD-C Districts established through initial zoning or rezoning, density shall be established by the allowed density in the C District (please refer to Section 16-3-200 above) unless varied through the PUD review process. The decision-making body may increase density for any of the amenities described in Section 16-4-200 of this Chapter. (Prior code 9-2-4; Ord. 956 §1, 2014)

Sec. 16-4-160. Standards of general applicability.

The standards contained in Sections 16-4-170 through 16-4-240 below shall apply to all PUD Districts unless otherwise expressly provided. (Prior code 9-2-4; Ord. 956 §1, 2014)

Sec. 16-4-170. Allowed uses.

In PUD Overlay Districts, allowed uses shall be consistent with the underlying zoning district unless varied through the PUD review process. In all other PUD Districts, allowed uses shall be consistent with comparable zoning districts unless varied through the PUD review process. (Prior code 9-2-4; Ord. 956 §1, 2014)

Staff Finding: The campground uses and small event center uses are allowed only as provided for as noted above "unless varied through the PUD review process"

Sec. 16-4-180. Minimum lot size.

In PUD Overlay Districts, minimum lot size shall be consistent with the underlying zoning district unless varied through the PUD review process. In all other PUD Districts, minimum size shall be consistent with comparable zoning districts unless varied through the PUD review process. (Prior code 9-2-4; Ord. 956 §1, 2014)

Staff Finding: The subject property is compliant with the C-Commercial district minimum lot size.

Sec. 16-4-190. Common open space.

(a) Minimum Requirements. Except for PUDs or PUD Overlay Districts located in the neighborhoods identified in the Lyons Comprehensive Plan as the Downtown Commercial Area and East Entry Corridor, all PUD Plans shall provide common open space unless varied through the PUD review process.

Staff Finding: The Common Open Space requirement must be varied through the PUD review process.

Staff Finding: The proposed PUD plan offers substantial private open space with related natural landscape character retained and is therefore substantially compliant with the intent of the Open Space standards of the code.

(b) Compliance With Other Open Space Standards. All common open space in the PUD Districts shall comply with the standards stated in this Code (including applicable public park reservation, dedication or in-lieu fee requirements) unless varied through the PUD review process. (Prior code 9-2-4; Ord. 956 §1, 2014)

Staff Finding: The Common Open Space requirement must be varied through the PUD review process.

Staff Finding: The proposed PUD plan offers substantial private open space with related natural landscape character retained and is therefore substantially compliant with the intent of the Open Space standards of the code.

Sec. 16-4-200. Bonus density.

Staff Finding: Not Applicable, no bonus density is proposed.

Sec. 16-4-210. Clustering.

Where appropriate, clustering of dwelling units, commercial uses and industrial uses is strongly encouraged, provided that buffers, common open space and emergency access are adequate. Buffers are required to separate different uses in order to eliminate or minimize potential interference and nuisances on adjacent properties. The size of the buffer shall be determined through the PUD review process, based on its ability to achieve appropriate separation. (Prior code 9-2-4; Ord. 956 §1, 2014)

Staff Finding: The Tiny Home layout demonstrates a clustered layout.

Sec. 16-4-220. Protection of significant scenic views.

To the maximum extent feasible, the PUD District shall be sited to allow identified significant scenic views across and through the development parcel, as viewed from adjacent public rights-of-way, including trails, and from public open space or parks. (Prior code 9-2-4; Ord. 956 §1, 2014)

Staff Finding: Existing scenic views are retained with little or no negative impact.

Sec. 16-4-230. Setbacks.

In PUD Overlay Districts, setbacks shall be consistent with the underlying zoning district unless varied through the PUD review process. In all other PUD Districts, setbacks shall be consistent with comparable zoning districts unless varied through the PUD review process. (Prior code 9-2-4; Ord. 956 §1, 2014)

(d) Development Standards. Development standards in the C District shall be as follows:

(2) Minimum setbacks:

- a. Front yard – twenty-five (25) feet.
- b. Side yard – ~~zero (0) feet.~~ Ten feet (10ft.) (PUD)
- c. Rear yard – twenty-five (25) feet.

~~d. When abutting any A, E, R-1, R-2, R-2A or R-3 District, the yard between the zone district boundary and any building shall not be less than three (3) times the height of the proposed building.~~ This standard is requested to be varied through the PUD process and replaced with a 10 ft. side yard

Staff Finding: Set Backs are substantially compliant with C-Commercial standards or are otherwise varied through the PUD review process as provided for above for temporary food catering tent.

Sec. 16-4-240. Development standards.

(a) Circulation and Pedestrian Linkage. All PUD Plans shall comply with the circulation, access and pedestrian linkage standards stated in this Code, and the decision-making body may modify or vary such provisions in any way, provided that adequate compensating mitigation measures are included in the PUD Plan.

Staff Finding: The internal pedestrian connections are informal and lack definition. However, this is mitigated adequately in view of the very minor amount of conflicting vehicular traffic and absence topographic barriers or other natural or manmade barriers to pedestrian connectivity.

(b) Adequate Public Facilities. All PUD Plans shall comply with the adequate public facilities standards stated in this Code, unless varied through the PUD review process.

Staff Finding: Adequate Water, Sanitary Sewer and Electric service is proposed.

(c) Water Share Requirements. The PUD Plan shall meet the Town's water share requirements for additional water service.

Staff Finding: Not Applicable.

(d) Design Standards. All PUD Plans shall comply with the applicable residential and nonresidential design standards stated in this Code, unless varied through the PUD review process.

Staff Finding: The following non-residential design standards are requested to be waived through this PUD process:

This PUD-C zone district review includes waivers from the Town of Lyons development standards as follows:

1. Access roads must be designed and installed to support the fire protection apparatus equipment requirements of the International Fire Code and the Lyons Fire Protection District. A study prepared by a licensed Geotechnical Engineer must be submitted presenting the required preparation of sub-grades, pavement type and pavement thickness for any fire department and town access road. All roads must have an all weather surface and be designed for maintaining water runoff quality and air quality. It is the Applicant's intent to maintain the historic rural park-like character of the Site. The Applicant requests a waiver of the Town's requirement for hard paving of roads and parking areas, subject to the Town Engineer's review and approval of the specifications and engineering design for proposed drainage, water quality control and paving on the Site.

2. All existing outdoor lighting fixtures that are not cut-off / downcast shielded luminaires shall be immediately replaced with code compliant shielded fixtures, excepting light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All new outdoor lighting fixtures shall be cut-off / downcast shielded luminaires.

(e) Signs. Signs are subject to the sign regulations of this Chapter unless varied through the PUD review process.

Staff Finding: Existing signs conform to the Lyons Sign Code regulations.

(f) Parking. PUD Plans shall be subject to the off-street parking and loading standards of this Code unless varied through the PUD review process.

Staff Finding: (See (d) above regarding pavement) The proposed number of parking spaces is adequate.

Modification. The design of public streets within a PUD District shall comply with all applicable Town standards.

Staff Finding: Not Applicable, no public streets are proposed.

(h) All Other Zoning and Development Standards and Modifications.

Staff Findings: See Compliance with C-Commercial, Commercial and Mixed Use Standards and Guidelines. Development Plan Review (below)

(1) Modification allowed. Unless otherwise expressly limited by this Section, the decision-making body may allow modification of all other applicable zoning district, general development and subdivision standards within a PUD District.

(2) Applicability continues if no waiver. Except where this Article states a specific standard or the decision-making body modifies an otherwise applicable standard, all development in a PUD District shall comply with all applicable standards of this Code.

(i) Development Assurances. The decision-making body may require adequate assurance, in a form and manner that it approves, that the common open space, amenities and public improvements shown in the Final PUD Plan will be provided and fully developed. (Prior code 9-2-4; Ord. 956 §1, 2014)

Compliance with C-Commercial, Commercial and Mixed Use Standards and Guidelines.

Development Plan Review:

Note: Where code standards are not listed in this portion of the report the Staff has found that they are not applicable.

Redevelopment. Redevelopment of nonconforming buildings and sites may not be strictly held to total compliance with all relevant design standards unless the site is being leveled clean. Instead, proportionality should be established between the physical and economic scope of the proposed redevelopment project and the scope of compliance with the relevant standards to be required and enforced. Substantial progress toward compliance shall be required as it relates to the specific re-constructed elements of redevelopment. Where redevelopment calls for reconstruction of existing buildings, portions of existing buildings, existing site improvements or portions of existing site

improvements, then corresponding conformance with the applicable standards shall be required for only the reconstructed elements to the degree possible, given the need to maintain the utility and functional integration of the remaining nonconforming buildings and site improvements. No new nonconformities shall be allowed to be created unless approved through a variance process or through a waiver granted as provided for herein as part of a development plan review or site plan review.

Sec. 16-6-20. Site planning and design.

(a) Environmental Conservation. Intent: New development should be designed to fit within the natural environment in a compatible and integrated manner. To the greatest extent feasible, sites should be designed to preserve floodplains, steep slopes, natural landforms and significant vegetative communities and the wildlife inhabiting those areas. New development and redevelopment should also be designed to fit within the existing fabric of the built environment in a compatible manner wherever the existing built environment is recognized as being worthy of preservation as a valued part of the neighborhood. *Staff finding: Compliance*

(1) Inventory the property's natural characteristics (e.g., important view sheds, soils, topography, hydrology, vegetation) prior to the site design so that the physical features and views become an integral part of the development. New development should: a) respect existing drainage patterns and minimize grading and impervious coverage (buildings, parking lots, roads, etc.); b) work with the Colorado Division of Wildlife and Town-approved ecologists to design projects to minimize potential impacts and conflicts with wildlife; and c) ensure that development minimizes environmental impacts, mitigates impacts to wildlife and wildlife habitat and promotes building practices which benefit the environment and the well-being of current and future residents of the Town. *Staff finding: Compliance*

(2) Standards and guidelines:

a. In the event significant natural resources, including important view sheds, are found to exist on the development site, they shall be adequately protected and integrated into the new development. Resources to be protected include streams, rivers and associated wetland and riparian vegetation, significant stands of healthy mature trees and shrubs, distinctive natural land forms and prominent views to these resources from public spaces. Important view sheds to be protected include views from public streets, parks and gathering spaces to Steamboat Mountain and other prominent ridgelines, views to the St. Vrain River and its primary tributaries and views of landmark historic buildings. Views to be protected may be identified with duly adopted maps and other graphics. (G) *Staff finding: Compliance*

b. In the event significant natural systems and/or resources are expected to be negatively impacted and compromised by development, it shall be the applicant's responsibility to demonstrate adequate mitigation of the negative impacts. Where important view sheds may be impacted by new development, it shall be the applicant's responsibility to submit visual simulations of the potential visual impact of the development on the view shed. (G) *Staff Finding: no significant negative impact.*

c. Identify the natural resources on a site and show how they are integrated into the overall design for the project and the neighborhood. (G) *Staff finding: Compliance*

(b) Riparian Area Protection. (This Section is reserved.) *Staff Finding: no significant negative impact.*

(c) Site Grading, Site Disturbance Limitations. Intent: New development should be designed to fit within the natural environment in a compatible and integrated manner. The design of site improvements should

minimize cut-and-fill in order to preserve each site's natural terrain to the maximum extent possible.

Staff finding: Compliance

(1) To the greatest extent feasible, sites should be designed to preserve floodplains, steep slopes, natural landforms, significant vegetative communities and riparian areas and the wildlife inhabiting those areas. New development and redevelopment should also be designed to fit within the existing fabric of the built environment in a compatible manner wherever the existing built environment is recognized as being worthy of preservation as a valued part of the neighborhood. *Staff finding: Compliance*

(2) Where significant natural resources and systems are found, site disturbance of these resources and systems shall be minimized to the maximum extent feasible, through careful site planning and creative design, including but not limited to design of buildings, parking lots, drives and other site improvements to fit into the natural terrain with minimal site grading and site disturbance. The burden is on the applicant to demonstrate the suitability of the development site for the type, size, scale and scope of the development proposed, regardless of the use and maximum site coverage allowances provided in the underlying zoning district. *Staff finding: Compliance*

(3) Steep slope protection standards and guidelines:

a. Steep slope defined. A steep slope shall include any land area greater than two hundred fifty (250) square feet with an average slope greater than twenty-five percent (25%). (S) *Staff finding: Compliance*

b. Identification of steep slopes required. Any application for development shall graphically identify all steep slopes on the property. (S) *Staff finding: Compliance*

c. Steep slope mitigation and reduction of impact. Site design shall avoid the location of any development or improvement within an area of a steep slope. Where such location of development or improvement cannot otherwise be reasonably avoided, the following mitigation measures shall be required: (S) *Staff finding: Compliance*

(4) Grading standards and guidelines:

a. In developing sites, limit slopes to 3:1 or less. Slopes in excess of 3:1 may be allowed when engineering or site constraints dictate a steeper slope, provided that adequate vegetative cover is established to prevent erosion. (G) *Staff finding: Compliance*

b. Avoid grade changes within the drip-line of existing trees that are to be maintained. (G) *Staff finding: Compliance*

d. Protect existing site vegetation, to the extent possible, during grading and construction activities. (G) *Staff finding: Compliance*

g. Limits on changing natural grade. The original, natural grade of a lot shall not be raised or lowered more than ten (10) feet at any point for construction of any structure or improvement (S), except for foundation walls incorporated into the principal structure to allow for walk-out basements; or the site's original grade may be raised or lowered a maximum of twelve (12) feet if a retaining wall or terracing is used to reduce the steepness of man-made slopes, provided that the retaining wall or terracing comply with the requirements set forth in this Section. *Staff finding: Compliance*

h. Limits on graded or filled man-made slopes. Except as provided below, graded or filled man-made slopes shall not exceed a slope of fifty percent (50%) (a 2:1 slope) unless a soils engineering or a geotechnical report is furnished stating that the site has been investigated and that, in the opinion of the qualified professional, a cut at a steeper slope will be stable and not create a hazard. (S) *Staff finding: Compliance*

(f) Parking Location and Setbacks. Intent: Setbacks should provide a well-landscaped and pedestrian-friendly character along major streets which promotes a comfortable walkable environment. To attain this objective, all buildings and parking should be set back from perimeter and interior streets a sufficient distance to create a distinct landscape zone between buildings, parking, and adjacent roadways. Varying building setbacks to enhance visual interest along the streetscape is strongly encouraged. *Staff finding: Compliance*

(d) Dimensional Standards. Dimensional standards in the C- District. *Staff Finding: Compliance.*

Sec. 16-6-30. Vehicular circulation, access and parking.

Intent. The on-site vehicular circulation and parking system is a critical factor in the safety and success of a new development. The parking/access/circulation system should provide for the safe, efficient, convenient and functional movement of multiple modes of transportation both on and off the site. Pedestrian/bicycle/vehicle conflicts should be minimized. Alternate modes of transportation, including public transit, golf carts, bicycles and pedestrians, should be given priority in the site design.

Standards and Guidelines:

a. Enhance the intersections of entrance drives with arterial and collector streets by incorporating signs, accent paving, special landscaping and lighting. Materials used in entry features should be consistent with the materials used elsewhere in the development. *(G) Staff comment: the sign and landscaping are consistent with the overall site character.*

b. The maximum width of any single point of two-way site access shall be limited to thirty- five (35) feet. Where access width is proposed to exceed twenty-eight (28) feet, the necessity of greater width must be demonstrated based on expected oversized vehicle turning requirements. The maximum width of any single point of one-way site access shall be limited to fourteen (14) feet. (S) *Staff finding: Compliance*

c. Locate site access points as far as possible from street intersections to provide adequate vehicle stacking room. (G) *Staff finding: Compliance*

d. More than one (1) access to a site may be permitted when it will not be hazardous to the safety and operation of the street or to pedestrians. (G) *Staff finding: Compliance*

e. Maintain a minimum of fifty (50) feet of separation between adjacent curb cuts along private roadways. (S) *Staff finding: Compliance*

f. Maintain a minimum of thirty (30) feet of separation between a public or private road intersection and a parcel curb cut. (S) *Staff finding: Compliance*

i. Entrances should be free from backing movements that would interfere with site ingress. *Staff finding: Compliance*

j. Entrances that lead directly into head-in parking are discouraged. (G) *Staff finding: Compliance*

- l. Intersections of streets shall be made at approximately right angles unless topographical or physical features prevent such an alignment. (S) *Staff finding: Compliance*
- m. Not more than two (2) streets shall intersect at any one (1) point. (S) *Staff finding: Compliance*
- o. Streets and drives shall be leveled, whenever possible, to a grade of four percent (4%) or less for a distance of at least forty (40) feet for drives and seventy-five (75) feet for streets when approaching intersections. (S) *Staff comment: The existing entry is steeper than 4% but is serviceable given the use and the fact that this is a site is re-developing.*
- p. Access to a state highway shall occur only at intersections approved by the Colorado Department of Transportation in consultation with the Town Engineer. (S) *Staff finding: Compliance*

Standards and Guidelines:

- a. Link developments with surrounding areas and uses by extending streets, drives and sidewalks directly into and across the development and across property lines, thereby providing convenient, direct pedestrian, bicycle and vehicular access to adjoining development. (G) *Staff Finding: Non-Compliance*
- b. Provide separate vehicular and pedestrian circulation systems with a strong definition of pedestrian linkages between uses. (S) *Staff Finding: Non-Compliance*
- c. All streets, drives and alleys shall be constructed and paved in accordance with the applicable Manual of Design Criteria and Standard Specifications for the Construction of Public Improvements of the Town of Lyons (DCS) and other construction standards adopted for the Town. (S)
Staff Finding: Non-Compliance
- d. All streets and associated curbs, gutters and sidewalks shall be designed and constructed to allow for the safe and convenient movement of handicapped individuals and shall meet all federal and state requirements and standards for accessibility. (S) *Staff Finding: Non-Compliance*
- j. One-way access ways require a minimum twelve-foot-wide driveway, a minimum fifteen-foot radius intersection. (S) *Staff finding: Compliance*

Sec. 16-6-50. Architectural design. *Staff Finding: Tiny Home RV's are compliant, otherwise Not Applicable to the first phase. Further review of future permanent buildings in future phases will entail a full review of the architectural design of those buildings.*

Sec. 16-6-60. Landscape design. *Staff Finding: Compliance with intent as listed below, except for interior*

Parking Lot Landscaping.

(a) Intent. Design new development to complement and enhance the natural beauty of the Town and to preserve its environmental quality. The site plan and landscape plan should be coordinated to achieve the following objectives:

- (1) Enhance the aesthetics of new developments;
- (2) Create a pedestrian-friendly environment;
- (3) Break up the mass of buildings;
- (4) Soften architectural materials;
- (5) Provide screening of service structures;
- (6) Provide tree-lined streets;
- (7) Define building and parking lot entrances;
- (8) Provide shade in parking lots;
- (9) Consider wildlife habitat;
- (10) Provide buffers between incompatible uses;
- (11) Reduce water use by using native plants and Xeriscape design techniques;
- (12) Maximize rainwater retention and infiltration;
- (13) Integrate natural features and significant existing trees and native vegetation into new development and maximize their interconnectivity within the site; and
- (14) Local food production and community gardens are allowed and count towards green space.

(b) Perimeter Landscaping Adjacent to Public Streets. Intent: Landscape improvements in new development shall create an attractive streetscape with an appropriate mix of street trees, shrubs and hardy ground covers. *Staff Finding: Compliance*

Existing Vegetation. Intent: Special attention should be paid to preserving, within each new development, those natural features and vegetation which are significant. **To the maximum extent feasible, the landscape requirements set forth herein shall be met through the retention of existing healthy trees, shrubs and ground cover.** *Staff finding: compliance with the landscape standards are met entirely through retention of existing trees, shrubs, and vegetative ground cover.*

(d) Parking Lot Landscaping. Intent: Parking lots are necessary features of building sites that can, if not designed properly, visually detract from the overall development character. Parking lots should be designed to blend with each building site's character, using landscape plantings and coordinated site design elements. Significant shade should be provided within and around the parking lot.

(d) Parking Lot Landscaping. Intent: Parking lots are necessary features of building sites that can, if not designed properly, visually detract from the overall development character. Parking lots should be designed to blend with each building site's character, using landscape plantings and coordinated site design elements. Significant shade should be provided within and around the parking lot.

Staff Finding: West edge of parking is shaded, interior plantings exist but are not fully compliant.

Sec. 16-6-70. Freestanding walls and fences.

(a) Intent. Fences and walls should be decorative and contribute to the visual quality of the project and the overall development. Walls, fences and landscape materials shall be used to screen service areas, loading areas and outdoor storage or sales areas. When not required for security, screening or grade transitions, the size of walls and fences should be minimized. When required, however, fencing should be as inconspicuous as possible, and walls should be low.

(b) Freestanding Walls and Fence Design and Materials. Intent: Fencing and walls shall be constructed of materials that are compatible with the adjacent building architecture and their appearance softened with plantings.

Standards and Guidelines: ¹

(1) Preferred fencing materials:

Traditional fence designs using wood in its natural color and texture. *Staff Finding: Compliant*

Sec. 16-6-80. Exterior site lighting.

(a) Intent. Exterior lighting should be used to provide illumination for the security and safety of entry drives, parking, service and loading areas, pathways, courtyards and plazas, without intruding on adjacent properties. Lighting that spills beyond the intended target of illumination, whether into the night sky or onto adjacent properties, is considered light pollution and is prohibited. Lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses. Lower lighting levels after closing are encouraged.

(2) The light source shall be concealed or otherwise shielded so that the light source is not visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be full cutoff fixtures. *(S) Staff comment: If any existing fixtures do not comply they should be replaced, any new fixtures must be compliant.*

IV. Staff Findings Regarding Comprehensive Plan Relationship:

Economic Sustainability

- Provide enough revenue for Town government to provide the quantity, type and quality of services desired by residents and businesses.
- Promote a business-friendly environment that encourages commercial and job growth according to community members' vision and desires.
- Transition from a residential-development based economy to a commercial-based, localized economy.
- Reduce retail leakage and attract Front Range day-trip tourists to support the local economy.

Economic Development Objective 1.3: Promote business retention and the creation of new businesses in Lyons.
Economic Development Strategy 1.3.1: Support efforts to encourage entrepreneurship and to nurture businesses throughout the Lyons Planning Area.

Economic Development Objective 1.4: Enhance the community's appearance.

ECONOMIC DEVELOPMENT GOAL 2: Leverage the Town's history, natural setting, unique retailers and relationship with the music and arts community to attract tourists.

Economic Development Objective 2.1: Increase Lyons' brand awareness and recognition.

Economic Development Objective 2.2: Make Lyons a retail and recreational destination for residents and visitors.

Economic Development Strategy 2.2.1: Focus on encouraging the development of lodging facilities.

Economic Development Strategy 2.2.4: Form a St. Vrain River Task Force to devise a master plan for the river corridor. The plan should balance how to:

- Make the river more visible and connected to key local and regional destinations and leverage development opportunities along the river;
- Improve recreational opportunities;
- Maintain the health of the riparian corridor and enhance wildlife habitat; and
- Achieve sustainability goals.

ENVIRONMENT GOAL: Protect and promote Lyons' unique natural environment and resources and lead the community towards environmental sustainability.

Staff Finding: the proposed development and use of River Bend will significantly advance the Economic Sustainability goals and objectives listed above.

Trails. *(see memo from Parks Director Dave Cosgrove attached in VII. Referral Documents)*

V. SUMMARY AND BACKGROUND OF SUBJECT MATTER

Background Information and PUD Intent:

1. For over 30 years the 501 W. Main property has been identified as "River Bend Mobile Home Park" and provided housing for as many as 33 residents of mobile homes and manufactured housing. Lyons Properties LLC acquired "River Bend" in 2006 and managed the mobile home park until it was destroyed in the September 2013 flooding of the North St. Vrain River. The original residential dwelling on 501 W. Main survived the flooding with no substantial damage. Other accessory structures and improvements (well house, pump house, etc.) remain useable following the post-flood cleanup of the property and partial restoration of the grounds. In 2014 the Town of Lyons issued a temporary special use permit to allow for use of these properties as a venue for

hosted events including weddings, community gatherings, fund raising efforts, etc. This special use permit has been extended and currently expires in September of 2016.

2. Effective January 12, 2016, The Town of Lyons and Lyons Properties LLC entered into a Memorandum of Agreement (MOA) which addresses: construction of municipal water and sanitary sewer service improvements through to and through the Subject Property including corresponding easements; construction of improvements in the North St. Vrain channel along including corresponding easements; coordination and correction of property boundaries shared by the Parties; and, clarification of Town of Lyons water and sewer taps related to properties owned by Lyons Properties LLC.

Proposed Use and Development

1. Current and Near Term (0-5 years)

Please refer to accompanying Drawing Sheet A02 – Site Plan for identification and location of existing and proposed new improvements on the subject property.

(a) Event hosting on the Subject Property is supervised and produced by Lyons Farmette LLC, an experienced and active local business, which, along with their approved subcontractors, practice and promote “green” business operations for all hosted events. The existing and proposed onsite event hosting facilities are as follows:

- i. The seasonally erected Canopy Tent provides shelter from sun and rain for hosted event ceremonial seating and catered dining;
- ii. The Glamping Tent provides a private dressing and lounge area for bridal parties;
- iii. The Mobile Toilet Trailer currently provides sanitation facilities in support of all hosted events.
- iv. The Stone Patio provides a hard surfaced gathering area for entertainment and dancing associated with hosted events.
- v. The Fire Pit area is turf surfaced and available for casual recreation and gathering;
- vi. The proposed Pavilion is a covered and enclosed 4,000 sf structure for use in inclement weather and as an indoor venue for amplified music performance. The necessity of this facility will be determined during the 2016 and 2017 seasons based on success of booking weddings and other events subject to limitations on amplified outdoor music. The exact location and exterior character of the structure will be reviewed and approved by PCDC prior to building permit submittal.
- vii. The following list of hosted events is representative of recent activity in 2014 and 2015 and anticipated activity in 2016 and beyond:
 - (1) Approximately 60 weddings with an average attendance of 150 guests and 80 vehicles are scheduled from mid May through mid October on Thursday (infrequently), Friday, Saturday and Sunday;

(2) Charitable fundraising events including: the Lyons Community Foundation Dinner and Fundraiser, Art Show benefiting the Lyons Arts and Humanities Commission (LAHC) and the Boulder County Arts Alliance (BCAA), "CAN' Aid" event sponsored by Oskar Blues; Colorado Haiti Project; and, Earthquake Recovery Benefit for Sengma, Nepal;

(3) The Boulder Community Foundation "Founders" appreciation and cocktail party event;

(4) "Luna Fest" women's bike ride and dinner; and,

(5) Several mid-week corporate retreats for local and regional businesses.

(b) Wee Casa LLC is a Lyons based business which offers "Tiny Homes" available for short term lodging at River Bend. The Tiny Homes are registered with the State of Colorado as recreational vehicles (RVs) and arranged as a campground village. In 2015, Wee Casa put 11 Tiny Homes into service on the Site (10 as lodging units and 1 as an office unit). Wee Casa is currently working to extend the "Lyons Days" of wedding participants and attendees of other Lyons based events scheduled in 2016 with the addition of 10 lodging units. Wee Casa also plans to support local manufacture and sale of Tiny Homes and provide a showcase for Tiny House lifestyles, cutting edge building design and construction techniques. As an active participant in the Tiny Home Movement, Wee Casa will encourage and attract enthusiasts of Tiny Homes to experience all that the Lyons community has to offer.

(c) During Rockygrass and Folks Festival the River Bend grounds are supervised and managed by Planet Bluegrass to provide tent camping (up to 700 people) and temporary car parking (up to 300 vehicles) as an adjunct to offsite camping and parking provided elsewhere in the Town. This was undertaken for the first time in 2014 and welcomed since with rave reviews from participants who appreciated the convenient proximity of River Bend to both the Planet Bluegrass festival grounds and Downtown Lyons. Patrons also appreciated the convenient (and safe) crossing of Highway 36 afforded by the existing supervised pedestrian walkway near the River Bend entrance. Additional temporary toilet facilities are provided by Planet Bluegrass at River Bend during the festivals. Shower facilities for River Bend campers remain available on the Planet Bluegrass festival grounds.

(d) The existing Residence on 501 W. Main will remain in use as a single family residence.

(e) The Utility Building houses the primary irrigation system pump and controls along with providing storage for facility maintenance tools and materials.

2. Longer Term (5-15 years)

The Applicant intends on developing a boutique hotel on the subject property which would include: approximately 50 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping. We've begun positive

discussion with consultants experienced in development and management of hospitality projects of this nature. The ultimate scope and timing of this development would be dependent on the success of our initial offering of Tiny Home lodging on the property and the future economic climate. Any development of this scale would occur in coordination and compliance with the community development process and standards of the Town of Lyons.

PROJECT PHASING

Construction of Phase 1 of the Project will commence immediately upon approval of this PUD with Zoning Amendment. We anticipate completion of Phase 1 improvements by mid May 2016, however if the final approval of the PUD occurs after May 1, 2016, completion of Phase 1 improvements may be delayed until November 30, 2016. We anticipate completion of Phase 2 improvements by mid May 2017, however, completion of this phase is subject to availability of water and sewer service from the Town of Lyons (see UTILITIES below). Phase 3 (Pavilion or Restroom Structure) timing would be based on necessity but would occur no sooner than mid May 2018. Please refer to Sheet A02 of this submittal for an outline of proposed improvements by Phase.

Staff note: A similar land use proposal for Riverbend requesting a CEC-Commercial East Corridor zoning amendment was submitted for review in 2015. That proposal was denied by the BOT with concerns expressed by the Trustees that the full range of uses available in the CEC district was potentially not compatible with the River Bend neighborhood setting. This 2016 proposal involves fewer parcels and proposes a more limited range of potential future uses under the PUD process. This 2016 proposal is not a continuation of the 2015 land use request. This is a new review on a new land use request that will rest solely on a new record created in 2016.

Existing Conditions:

Existing Zoning: R2
 Existing Use: Wedding and Special events, campground, single family residential, (under temporary use approval).
 Total Land Area: 5.6 Acres (approx.)
 Total Parcels: One

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	C-Commercial	Automotive / Commercial w/ accessory residential
SOUTH	POS-Parks/Open Space	Public Park
EAST	CE Commercial Entertainment A-1 Agricultural	Planet Blue Grass And Single Family Residential
WEST	A-1 Agricultural R-2	R2 Residential and Large lot Single Family Residential

Proposed Zoning: C – Commercial PUD

PROJECT STATISTICS

	Photo	Status	Proposed Use	Flr Area	Parking				Ftprint	Ht	Setback [1]	BR	D.U.	Seats
					Req	Std	HC	Van						
501 West Main				sf					sf	ft	ft			
Primary Dwelling	A	Existing	Single Family Res	1,140	2	3			1,423	20	103	2	1	
Pump House		Existing	Storage	10	0				10	5	49			
Service Bldg	B	Existing	Storage	562	0				562	9	46			
Canopy Tent	C	Proposed	Event Production	2,056	[4]	30	59	2	1	2,056	24	140		[3] 180
Glamping Tent	D	Proposed	Event Production	160	0				160	12	180			
Catering Tent	E	Proposed	Event Production	320	[5]	5	8			320	18	5		
Restroom Trailer	F	Proposed	Event Production	167	0				167	10	25			
Pavilion (Future)		Proposed	Event Production	4,000	[3]				4,000	32	60			[3]
Tiny Homes (21)	G/H	Proposed	Accommodations	4,200	21	20	1		2,400	13	25	21	21	
Tiny Homes Office		Proposed	Office	200	1	1			200	13	15			
Property TOTAL				12,815	59	90	3	1	11,298			23	22	180
Net developable land area per potential guest room: 245,926/23 = 10,694 sf														
Note:	[1] Setbacks are measured from point of structure nearest to an external property line.													
	[2] Owner requests allowing residential use to continue in these structures until converted to lodging													
	[3] Canopy Tent and Pavilion would not be occupied simultaneously													
	[4] Required parking based on Institutional, Church, Club use: 1 space per 6 seats													
	[5] Required parking based on 1 space per staff member													

SITE COVERAGE DATA

	Footprint	Paving		Landscape		River	Lot Subtotal
		Impervious	Permeable	Turf	Native		
501 West Main	11,298	3,949	49,479	143,789	32,760	15,651	245,926
SUBTOTAL	11,298	3,949	49,479	143,789	32,760	15,651	245,926
<i>Coverage Ratios</i>	4.59%	1.61%	20.12%	58.47%	13.32%	6.36%	100.00%
SITE TOTAL							5.646 Ac

	Photo	Status	Proposed Use	Flr Area	Parking			Ftprint	Ht	Setback [1]	BR	D.U.	Seats
					sf	Std	HC						
501 West Main				sf				sf	ft	ft			
Primary Dwelling	A	Existing	Acc Dwelling [2]	1,140	3			1,423	20	103	2	1	
Pump House		Existing	Storage	10				10	5	49			
Service Bldg	B	Existing	Storage	562				562	9	46			
Pavilion Tent	C	Proposed	Event Production	2,056	59	2		2,056	24	140			150
Glamping Tent	D	Proposed	Event Production	160				160	12	183			
Catering Tent	E	Proposed	Event Production	320	7			320	18	165			
Restroom Trailer	F	Proposed	Event Production	167				167	10	211			
Tiny Homes (20)	G/H	Proposed	Accommodations	4,000	19	1		2,400	13	25	20	20	
Tiny Homes Office		Proposed	Office	200				200	13	15			
LOT SUBTOTAL				8,615	88	3	3	7,298			22	21	150
Net developable land area per potential guest room: 208,271/22 = 9,466 sf													

The proposed PUD-C district would incorporate the following dimensional standards:

1. Minimum setbacks:
 - a. Front yard - twenty-five (25) feet
 - b. Side yard - ten (10) feet
 - c. Rear yard – twenty-five (25) feet

Note: The setbacks as noted above would govern over the standard provisions of the C-commercial district including 3 x building height against residential zones.

PROJECT PHASING

Construction of the Project will commence immediately upon approval of this Zoning Amendment and Special Use Review. The owners anticipate completion of Phase 1 improvements by the end of 2015. The owners

anticipate completion of Phase 2 improvements by mid-May of 2016, however, completion of this phase is subject to availability of new water and sewer service from the Town of Lyons. Please refer to Sheet A02 of this submittal for an outline of proposed improvements by Phase.

UTILITIES

501 W. Main is currently served by municipal sewer service with private lift stations that eject via 4" lines to the pressurized main running parallel to the west side of Highway 36. As part of the proposed improvements, and in cooperation with the Town's redevelopment of Meadow Park, the owners plan to connect to a new gravity flow main extending through Meadow Park and crossing the North St. Vrain onto the property. In addition to allowing abandonment of the lift stations, further extension of this main could potentially serve neighboring properties that front Highway 36. The 2013 flood wiped out water infrastructure on the property and the owners currently rely on treated well water for irrigation and potable water. The owner's recently supplemented these with a private "delivered" water system with onsite tanks and pressurization that's adequate but not ideal. The applicants are aware and supportive of the Town's interest in looping a new water main or transmission line through the property and, the owners will install a new tap for potable water service to the entire property. Irrigation will remain well fed. Natural gas currently serves the Property and no expansion is required. Onsite electrical service can adequately serve the Phase 1 addition of 10 Tiny Homes. Phase 2 may require increasing the size of one of the existing adjacent transformers on the site.

VI. Summary of Requested Waivers under the PUD review

1. Paving of internal vehicular drives and pedestrian walkways. The Applicant requests a waiver of the Town's requirement for hard paving of roads and parking areas, subject to the Town Engineer's review and approval of the specifications and engineering design for proposed drainage, water quality control and alternative surfacing on the Site.
2. Parking lot pavement and interior landscaping.
3. Provide Street frontage side walk.
4. Defined separation of internal pedestrian and vehicular circulation.
5. Downcast lighting. The applicant requests an exception for light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas.
6. 4% slope approach on main entry road is required. (Existing approach to be retained is 7.7%)
7. When abutting any A, E, R-1, R-2, R-2A or R-3 District, the yard between the zone district boundary and any building shall not be less than three (3) times the height of the proposed building. This standard is requested to be varied through the PUD process and replaced with a 10 ft. side yard.

VII. Referral Documents; see following attachments to this report:

-  1 - Checklist Riverbend Drainage Study 1st Review-April 6 2016
-  1 - Drainge Report Comments River Bend Prelim Submittal April 6 2016
-  1 - River Bend PUD - Drainage Report - 033116-Town Comments April 6, 2016 Final 1
-  1 - River Bend PUD - Drainage Report - 033116-Town Comments April 6, 2016 Final 2
-  1 - River Bend PUD - Drainage Report - 033116-Town Comments April 6, 2016 Final 3
-  River Bend PUD - Drawings - 040116 Engineering Comments April 6 2016
-  River Bend PUD - Drawings - 040116 Engineering Comments V2 April 7 2016

VIII. Neighbor Comments (see attached)

WRITTEN STATEMENT

04/27/16

River Bend PUD with Zoning Amendment 501 W. Main, Lyons CO

A. Background

1. For over 30 years the 501 W. Main property has been identified as "River Bend Mobile Home Park" and provided housing for as many as 33 residents of mobile homes and manufactured housing. Lyons Properties LLC acquired "River Bend" in 2006 and managed the mobile home park until it was destroyed in the September 2013 flooding of the North St. Vrain River. The original residential dwelling on 501 W. Main survived the flooding with no substantial damage. Other accessory structures and improvements (well house, pump house, etc.) remain useable following the post-flood cleanup of the property and partial restoration of the grounds. In 2014 the Town of Lyons issued a temporary special use permit to allow for use of these properties as a venue for hosted events including weddings, community gatherings, fund raising efforts, etc. This special use permit has been extended and currently expires in September of 2016. The Town Administrator has committed to extending the current temporary use permit through 2017.

2. Effective January 12, 2016, The Town of Lyons and Lyons Properties LLC entered into a Memorandum of Agreement (MOA) which addresses: construction of municipal water and sanitary sewer service improvements through to and through the Subject Property including corresponding easements; construction of improvements in the North St. Vrain channel along including corresponding easements; coordination and correction of property boundaries shared by the Parties; and, clarification of Town of Lyons water and sewer taps related to properties owned by Lyons Properties LLC.

B. Proposed Use and Development

1. Current and Near Term (0-5 years)

Please refer to accompanying Drawing Sheet A02 – Site Plan for identification and location of existing and proposed new improvements on the subject property.

- (a) Event hosting on the Subject Property is supervised and produced by Lyons Farmette LLC, an experienced and active local business, which, along with their approved subcontractors, practice and promote "green" business operations for all hosted events. The existing and proposed onsite event hosting facilities are as follows:
- i. The seasonally erected Canopy Tent provides shelter from sun and rain for hosted event ceremonial seating and catered dining;
 - ii. The Glamping Tent provides a private dressing and lounge area for bridal parties;
 - iii. The Mobile Toilet Trailer currently provides sanitation facilities in support of all hosted events.
 - iv. The Stone Patio provides a hard surfaced gathering area for entertainment and dancing associated with hosted events.
 - v. The Fire Pit area is turf surfaced and available for casual recreation and gathering;
 - vi. The proposed Pavilion is a covered and enclosed 4,000 sf structure for use in inclement weather and as an indoor venue for amplified music performance. The necessity of this facility will be determined during the 2016 and 2017 seasons based on success of booking weddings and other

events subject to limitations on amplified outdoor music. The exact location and exterior character of the structure will be reviewed and approved by PCDC prior to building permit submittal.

- vii. The following list of hosted events is representative of recent activity in 2014 and 2015 and anticipated activity in 2016 and beyond:
 - (1) Approximately 60 weddings with an average attendance of 150 guests and 80 vehicles are scheduled from mid May through mid October on Thursday (infrequently), Friday, Saturday and Sunday;
 - (2) Charitable fundraising events including: the Lyons Community Foundation Dinner and Fundraiser, Art Show benefiting the Lyons Arts and Humanities Commission (LAHC) and the Boulder County Arts Alliance (BCAA), "CAN' Aid" event sponsored by Oskar Blues; Colorado Haiti Project; and, Earthquake Recovery Benefit for Sengma, Nepal;
 - (3) The Boulder Community Foundation "Founders" appreciation and cocktail party event;
 - (4) "Luna Fest" women's bike ride and dinner; and,
 - (5) Several mid-week corporate retreats for local and regional businesses.
 - (b) Wee Casa LLC is a Lyons based business which offers "Tiny Homes" available for short term lodging at River Bend. The Tiny Homes are registered with the State of Colorado as recreational vehicles (RVs) and arranged as a campground village. In 2015, Wee Casa put 11 Tiny Homes into service on the Site (10 as lodging units and 1 as an office unit). Wee Casa is currently working to extend the "Lyons Days" of wedding participants and attendees of other Lyons based events scheduled in 2016 with the addition of 10 lodging units. Wee Casa also plans to support local manufacture and sale of Tiny Homes and provide a showcase for Tiny House lifestyles, cutting edge building design and construction techniques. As an active participant in the Tiny Home Movement, Wee Casa will encourage and attract enthusiasts of Tiny Homes to experience all that the Lyons community has to offer.
 - (c) During Rockygrass and Folks Festival the River Bend grounds are supervised and managed by Planet Bluegrass to provide tent camping (up to 700 people) and temporary car parking (up to 300 vehicles) as an adjunct to offsite camping and parking provided elsewhere in the Town. This was undertaken for the first time in 2014 and welcomed since with rave reviews from participants who appreciated the convenient proximity of River Bend to both the Planet Bluegrass festival grounds and Downtown Lyons. Patrons also appreciated the convenient (and safe) crossing of Highway 36 afforded by the existing supervised pedestrian walkway near the River Bend entrance. Additional temporary toilet facilities are provided by Planet Bluegrass at River Bend during the festivals. Shower facilities for River Bend campers remain available on the Planet Bluegrass festival grounds.
 - (d) The existing Residence on 501 W. Main will remain in use as a single family residence.
 - (e) The Utility Building houses the primary irrigation system pump and controls along with providing storage for facility maintenance tools and materials.
2. Longer Term (5-15 years)

The Applicant intends on developing a boutique hotel on the subject property which would include: approximately 50 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping. We've begun positive discussion with consultants experienced in development and management of hospitality projects of this nature. The ultimate scope and timing of this development would be dependent on the success of our initial offering of Tiny Home lodging on the property and the future economic climate. Any development of this

scale would occur in coordination and compliance with the community development process and standards of the Town of Lyons.

C. Need for PUD with Zoning Amendment

Both the close proximity of the subject property to Downtown and the commercial zoning of adjacent properties also fronting the Highway 36 corridor provide a unique opportunity for additional commercial redevelopment within walking distance of Downtown Lyons. In 2015 the Lyons Board of Trustees supported the concept of this development and recommended that the Project be presented for their consideration and approval as a Planned Unit Development (PUD) with Zoning Amendment. The requested PUD-C zone designation and associated uses would provide the diversity and flexibility necessary to meet the Town's goals of expanding a commercial based economy and providing much needed lodging.

D. Impact on Neighboring Properties

1. Adjacent commercial zoned neighbors (505 W. Main, 507 W. Main, 513 W. Main):

The primary impact of approval of the proposed PUD with Zoning Amendment on these adjacent C zoned properties would be positive, i.e. access to Town of Lyons municipal water and sewer services.

2. Adjacent R-2 zoned neighbors (503 and 517 W. Main)

These properties are owned by Lyons Properties LLC. The primary impact of approval of the proposed PUD with Zoning Amendment on these properties would be positive, i.e. access to Town of Lyons municipal water and sewer services.

3. Adjacent A-1 zoned neighbors and other residential zoned neighbors-at-large:

As a result of the 2014 and 2015 event hosting operations at River Bend, the primary concern expressed by these neighbors involved timing and impact of sound (both recorded and live music) associated with these events, especially weddings. Lyons Properties LLC (and our tenant businesses operating on the property) appreciate the support of the Lyons community and are fully committed to being good neighbors. The Applicant has worked diligently with neighboring property owners in an attempt to control sound associated with event production on the Site. Based on the recommendation of a majority of these neighbors (and effective 11/01/2015) the Applicant has committed to the following :

- (a) Outdoor live entertainment is limited to non-amplified instruments;
- (b) Outdoor amplified background music, vocals and public address system announcements are carefully limited to the minimum functional sound level. The Applicant agrees to immediately reduce or eliminate any amplified sounds subsequently found to be objectionable by the Town Administrator or designee.

4. Adjacent POS zoned neighbor (Town of Lyons Meadow Park)

The mixture of traditional uses at Meadow Park and those proposed at River Bend are similar and supportive of one another: recreation, event hosting, camping and lodging. The redevelopment of River Bend will positively impact the experience of Meadow Park patrons by expanding and preserving the visual and riparian nature of the opposite bank of the North St. Vrain River.

E. Site Access and Traffic Impacts

1. Vehicular and Emergency Access:

As indicated on the Site Plan (Drawing Sheet A02), the Property enjoys the benefit of an existing access point onto Highway 36. A looped driveway extends through the Property to for access to the Tiny Home

Village and additionally provides a turnaround for emergency vehicles. Unlike previous events in 2014 and 2015, during the last Festival event of 2015 there was a temporary backup in the westbound lane on Highway 36 resulting from auto traffic yielding to continuous and uncontrolled pedestrians in the crosswalk near the Subject Property's access point onto Highway 36. Once proper control of the pedestrian crossing was re-established, the traffic backup was resolved.

2. Pedestrian:

No negative pedestrian impacts have been reported during the course of 2014 and 2015 event hosting and festival camping operations at River Bend.

F. Availability of Utilities

1. Potable Water Service

- a. The Subject Property is currently served by a domestic water well which provides water service to the existing residence and the mobile restroom facility. Under the MOA, the Town has committed to construction of a 12" water transmission line and an associated short section of 8" main which cross the southeastern limb of the subject property in a public utility easement near the N. St. Vrain River. The 8" main will include a new 1" water service to 501 W. Main. A new fire hydrant will also be installed on the subject property in the vicinity of the 8" water main. This main will also include new ¾" water taps serving 503 and 517 W. Main properties adjacent to the subject property. It is the intent of the Applicant to modify the existing private water service piping infrastructure to connect the Subject Property as well as 503 and 517 W. Main to the Town of Lyons water system as soon as these connections become available. The Applicant is prepared to work diligently with the Town in order to complete the work as soon as reasonably possible.
- b. The routing of the 12" transmission line also allows for the potential for extension of a water service to the existing C zoned properties which front on Hwy 36, if needed. The Applicant is prepared to work diligently with the Town in order to complete the work as soon as reasonably possible.

2. Sanitary Sewer Service

- a. The Subject Property and 503 W. Main currently share a private sewage lift station that transmits effluent to the Town's pressurized sewer main running on the west side of Hwy 36. In agreement with the Town Engineer, it is the preference and intent of the Applicant to abandon this lift station and pressurized feed in favor of connection to a proposed gravity flow sewer main extending from Meadow Park to cross the North St. Vrain and terminate in the utility easement near the southernmost corner of 501 W. Main noted above. A similar situation with a separate private lift station and pressurized feed also exists on 517 W. Main. Under the MOA, the Applicant is responsible for payment for this sewer main extension. It is the intent of the Applicant to modify the existing private sewer service piping infrastructure to connect the Subject Property as well as 503 and 517 W. Main to the Town of Lyons sanitary sewer system as soon as these connections become available. The Applicant is prepared to work diligently with the Town in order to complete the work as soon as reasonably possible.
- b. Five (5) separate new sanitary service connections are proposed to the new municipal sanitary service main:
 - i. 4" service to 517 W. Main residence(s)
 - ii. 4" service to 503 W. Main structure
 - iii. 4" service to 501 W. Main residence
 - iv. 4" service to 501 W. Main Mobile Restroom Trailer (also serving future Pavilion structure toilet facilities or replacement Restroom structure)
 - v. 6" service to 501 W. Main Tiny Home

3. Irrigation Water

The Applicant currently leases water from the North St. Vrain and Lefthand Water Conservancy District for use in irrigating the grounds at 501 W. Main. This arrangement will continue for the foreseeable future.

4. Other Utilities

501 W. Main is currently served by natural gas, electric power and communications (cable) utilities. The existing services for 501 W. Main are adequate for the uses proposed on this Site. The existing accessory residence requires no expansion of services. The previous mobile home park included 33 gas/electric services. The proposed Tiny Home lodging village will require only (22) electric services (110V, 30A) and no gas services. Future requirements of the Pavilion will be determined at the time of development of this structure.

G. Impact on Public Facilities and Services

No negative impacts on public facilities or services have been apparent during the course of 2014 and 2015 event hosting and festival camping operations at River Bend. Availability of Town water, installation of a new on-site fire hydrant, and improved accessibility of emergency vehicles will both have a positive impact on public services.

H. Fiscal Impact Analysis

1. Lyons Farmette LLC employs 8 local people (full and part time) and 2 interns every season. Weddings bring business to town in various ways: even in the absence of lodging, wedding parties and staff typically enjoy coffee, lunch or dinner somewhere in Lyons; this is true of wedding guests too; and, thousands of visitors drawn to Lyons for (usually) happy events is valuable marketing.
2. Wee Casa LLC currently employs 2 local people and will employ additional local support staff for management and maintenance of the lodging units. Providing Lyons visitor's the opportunity to stay overnight expands the fiscal impact available to the Town in obvious ways. Locating lodging near the downtown merchandising center is additionally beneficial. As the number of in-town lodging units grows, the Town has the opportunity of generating additional revenue through a "bed" tax.
3. Planet Bluegrass is already a large asset and revenue base for the Town of Lyons. Providing additional facilities for festivarians to conveniently camp and park close to Downtown shopping and dining opportunities further leverages this asset.

I. Environmental Impact Analysis

The proposed improvements associated with approval of the PUD with Zoning Amendment would have the following impacts:

1. Removal of existing screen fencing on the common property line between 501 W. Main and 517 W. Main which would reduce existing obstruction in the North St. Vrain River floodway (see Drawing Sheet A02 - Demolition Note D01).
2. Removal of up to (7) existing trees (see Drawing Sheet A02).
3. Disturbance of the North St. Vrain River bed and banks in the vicinity of the proposed new sanitary sewer and water mains serving the Site and disturbance of the existing landscaping for installation of new sanitary sewer and water service lines (see Drawing Sheet A02). This disturbance of the existing riparian area will be offset by proposed restoration of impacted banks by the Town of Lyons as part of the Meadow Park Renovation Project.

4. Conversion of approximately 24,000 square feet of existing grass and ground cover to new gravel roadway and parking (see Drawing Sheet A02).
 5. Disturbance of the existing turf landscaping in the area of the Proposed Tiny Home Village for new utility infrastructure and, similarly, the disturbance to turf landscaping associated with connection of existing sewer and water service piping to municipal water and sewer mains.
- J. The intent of the proposed PUD with Zoning Amendment is in alignment with the following elements of the most recently updated Town of Lyons Comprehensive Plan:
1. Guiding Principles
 - a. Economic Sustainability:
 - i. Promote a business-friendly environment that encourages commercial and job growth according to community members' vision and desires.
 - ii. Transition from a residential-development based economy to a commercial-based, localized economy.
 - iii. Reduce retail leakage and attract Front Range day-trip tourists to support the local economy.
 - b. Quality of Life, Social Well-Being, Sustainability:
 - i. Support the public and private provision of cultural, educational, social and healthcare services.
 - ii. Sustain Lyons' key characteristics, as defined by residents' vision and desires:
 - (1) Small-town atmosphere
 - (2) Parks, trails and recreational opportunities
 2. Land Use and Growth Goals, Objectives and Strategies:
 - a. Land Use and Growth Strategy 1.1.3: Ensure that new development is compatible with the neighborhood in which it is located by evaluating projects with respect to magnitude, scale and diversity of product type so that no single project or combination of projects overtakes the character of the community. Also consider buffers and transitions between land uses; street and trail connections and building height, location and appearance.
 3. Economic Development Goal, Objectives and Strategies:
 - a. Economic Development Strategy 1.3.1: Support efforts to encourage entrepreneurship and to nurture businesses throughout the Lyons Planning Area.
 - b. Economic Development Strategy 2.2.1: Focus on encouraging the development of lodging facilities.
 4. Lyons Comprehensive Plan Update Survey results:
 - a. Question 14: Which two changes to Lyons would you most like to see?

Hotel:	38.1% - 1 st choice; 61.9% - 2 nd choice
More tourist destinations:	25.8% - 1 st choice; 74.2% - 2 nd choice

b. Question 25: Town's response to revenue shortfall should be?

Promote commercial development: 69.8% - 1st choice (favored result)

Annex additional commercial properties: 53.5% - 2nd choice (favored result)

c. Question 26: To which of the following should the Town give priority?

Attract new commercial businesses: 52.4% - 1st choice (favored result).

Expand existing business : 30.7% - 2nd choice (favored result)

d. Question 28: Rate the following areas of transportation in Lyons:

Lyons as a walkable community: 38.0% - Very good (favored result)

Ease of driving in Lyons : 41.2% - Good (favored result)

e. Question 30: It is important to allocate the Town's limited transportation funds to:

Improve Lyon's walkability : 42.3% - Strongly agree (favored result)

K. Approval of the proposed PUD with Zoning Amendment would produce the following public benefits:

1. Immediate increase in guest lodging facilities within Lyons with the prospect of greater expansion in the future.
2. Expansion of the Town's water and sewer services and associated revenues.
3. Improvement of the reliability of the Town's water service system via potential future looped water transmission line.
4. Elimination of potentially difficult and expensive maintenance of the small sewer lift station which currently serves the subject property.
5. Increased exposure of thousands of River Bend patrons to the unique charm and attractiveness of Lyons to visitors with walking distance of downtown businesses
6. Development of private facilities that would support and supplement the town's investment in redeveloping Meadow Park as a year round destination.
7. Increased support for local businesses and charitable organizations by providing an attractive venue for both fun and fund – raising.
8. Long term investment in a neighborly extension of the natural backdrop of newly redeveloped Meadow Park on the private side of the North St. Vrain.

REQUEST & RATIONALE

04/27/16

River Bend PUD with Zoning Amendment 501 W. Main, Lyons CO

Lyons Properties LLC, Applicant, owns the Subject Property which consists of 501 W. Main (245,927 SF / approx 5.646 net Acres), currently zoned R-2.

REQUEST

The Applicant requests that, related to the Subject Property, the Town of Lyons Planning and Community Development Commission and Board of Trustees accept this Application for PUD with Zoning Amendment for review and approval of the following:

- A. Amendment of the existing R-2 zoning on the Subject Property to PUD-C.
- B. The PUD-C zone district would include the following permitted principal and accessory uses:
 1. Accessory building or use.
 2. Single family residence in existing residential structure on the Property.
 3. Automobile sales use, subject to the following conditions:
 - a. Sales shall be strictly limited to the twenty two (22) proposed RV's located on the Site
 - b. Sales shall be incidental and accessory to the other principal uses approved herewith.
 4. Bed and breakfast.
 5. Campground use, subject to the following conditions:
 - a. Any recreational vehicle used for short term lodging or office use on the Site shall:
 - i. Be fully licensed and ready for highway use. "Ready for highway use" means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - ii. Occupancy for any individual term of lodging shall not exceed thirty (30) days.
 - b. Tent camping use shall be restricted to Special Events for a total of three (3) weekend tent camping events per year, each operating on the following schedule: Thu – camper arrival and setup; Fri through Sun – festivating; and, Mon – breakdown, cleanup and camper departure.
 6. Event center, small use, subject to the following conditions:
 - a. Outdoor music performed by live entertainment at events shall not include amplified instruments. Horns or percussion are not allowed. Woodwinds (e.g clarinets, flutes, etc. are allowed. One vocalist may use a microphone with amplification.
 - b. Outdoor Disc Jockey (DJ) style performance of amplified recorded music is not allowed.
 - c. Outdoor weddings:
 - i. During wedding ceremonies: the officiant and other members of wedding parties may use a microphone with amplification for readings, vows. Low level amplified recorded music or unamplified acoustic instruments only are allowed during the ceremony with one vocalist using a microphone with amplification. Wedding ceremonies are to be concluded no later than 5:30 pm.
 - ii. During cocktail hour and dinner: unamplified acoustic only instrumental music is allowed. The officiant and other members of wedding parties may use a microphone with amplification for toasts and announcements.
 - iii. After dinner music: unamplified acoustic only instruments are allowed with one vocalist using a microphone with amplification.

- d. All music shall end by 10:00 pm.
 - e. Outdoor low level amplified recorded music, vocals, and public address system announcements, or any other noise generated at any wedding or other special event conducted on the property shall be carefully limited to the minimum functional sound level. All uses conducted at River Bend shall also comply with the noise restrictions set forth in Sec. 10-11-10 Unreasonable Noise of the Lyons Municipal Code as it may be amended from time to time. The Applicant or any person or entity holding a function on the subject property shall immediately reduce or eliminate any amplified or other sounds when instructed to do so by a member of the Boulder County Sheriff's Office, other law enforcement or emergency services personnel or member of Town Staff.
7. Gallery.
 8. Hotel or motel.
 9. Parking garage or lot.
 10. Personal and business service shop.
 11. Professional office.
 12. Recreational facility.
 13. Restaurant, bar or other eating and drinking place.
 14. Retail establishment.
- C. The proposed PUD-C district would incorporate the following dimensional standards:
1. Minimum setbacks:
 - a. Front yard - twenty-five (25) feet
 - b. Side yard - ten (10) feet
 - c. Rear yard – twenty-five (25) feet
 2. Maximum building height: forty (40) feet
- D. The PUD-C zone district would include waivers from Town of Lyons development standards as follows:
1. Access roads must be designed and installed to support traffic loads and the fire protection apparatus equipment requirements of the International Fire Code and the Lyons Fire Protection District. A study prepared by a licensed Geotechnical Engineer must be submitted presenting the required preparation of sub-grades, pavement type and pavement thickness for any fire department and town access road. All roads must have an all weather surface and avoid excessive from gravel roads. Water quality runoff from roadways shall be accomplished with standard methods and techniques that can be implemented into the Site design. The Applicant intends to maintain the historic rural park-like character of the Site and requests a waiver of the Town's requirement for hard paving of roads and parking areas, In support of this request the Applicant offers the following rationale for paving on the Site:
 - a. Currently a 20 foot wide paved drive extends from the entrance down into the property approximately 170 feet. The development plan proposes to pave approximately 32 feet additional of the drive to extend past the entrance to the primary parking area. The proposed asphalt paved section recommended in this area is 3" of asphalt over 6" of class 6 aggregate base course.
 - b. Soft surface/ gravel is proposed for the remainder of the roads and parking areas. Proposed dust control for the roads and parking area include:
 - i. Gravel paving - The roads are to be surfaced with 4" class 6 aggregate base course.
 - ii. Reduced speed – Traffic movement within the site is typically 15 mph or less. The low speed significantly reduces the emission of dust.
 - iii. Grading – Below the asphalt paved section of road the typical property slope is only 1%-2%. Due to the minimal site grade the road surface should be mounded to shed surface water to the sides of the road to prevent ponding and deterioration of the road.
 - iv. Low traffic volume – The maximum daily traffic during the wedding season is 75 vehicles
 - v. Dust Palliative – Should dust emission become an issue, a Calcium Chloride dust palliative will be used to stabilize the surface.

- c. The use of a gravel drive allows for the infiltration of storm water reducing runoff. Even though a compacted gravel would be less pervious than the adjoining lawn area it still offers more absorption than asphalt. In addition, asphalt pavement surfaces contribute significantly to the urban heat island effect. Their relatively high temperature, caused by absorption of solar energy, results in emission of heat to the surrounding air, leading to a rise in its temperature, deterioration of its quality.
2. Parking lot pavement and interior landscaping (See also Waiver Item 1 above).
3. Provide street frontage side walk.
4. Defined separation of internal pedestrian and vehicular circulation.
5. All existing outdoor lighting fixtures that are not cut-off / downcast shielded luminaires shall be immediately replaced with code compliant shielded fixtures, excepting light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All of new outdoor lighting fixtures shall be cut-off / downcast shielded luminaires and shall require submission and approval of a photometric lighting plan that depicts the distribution of lighting and fixture types and locations and show any impacts on adjacent properties.
6. 4% slope approach on main entry road is required (Existing approach to be retained is 7.7%).
7. When abutting any A, E, R-1, R-2, R-2A or R-3 District, the yard between the zone district boundary and any building shall not be less than three (3) times the height of the proposed building. This standard is requested to be varied through the PUD process and replaced with a 10 ft. side yard.

RATIONALE

The subject property, improvements and existing use were substantially impacted by the September 2013 flood event. The demonstrated actual event, coupled with the likelihood of future changes in flood plain extent, make the existing medium density residential (R2) zoning unsuitable. A change to a more diversified and flexible zone district designation is both warranted and timely in order to meet the Town's long term public safety and economic development goals. We believe these conditions comply with the intent of the following paragraphs of the Official Zoning Map amendment approval criteria (Sec 16-15-40):

- (2) *To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.*
- (3) *The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area, and the rezoning will be consistent with the goals and policies of the Comprehensive Plan.*

PROJECT AREA
5.646 Acres (Property), 5.973 Acres (Proposed PUD-C Zone District)

PROJECT CONTACT INFO
Owner: Lyons Properties LLC (Mike Whipp) PO Box 312 Lyons, CO 80540 (303) 823-9751
Planner: JM Associates Inc. (Jerry Moore) PO Box 18390 Boulder, CO 80308 (303) 449-1887
Surveyor: Green Mountain Surveying (Sam Knight) 1195 Edinboro Dr Boulder, CO 80305 (303) 601-8588
Civil: Cornerstone Engineering (Mike Todd) 1692 Big Thompson Ave Estes Park, CO 80517 (970) 586-2458

PROJECT INTENT
In the long term (5-15 years) Lyons Properties LLC intends on developing a boutique hotel on the subject property which would include: approximately 50 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping. Our first steps down this road have included discussion with consultants experienced in development and management of hospitality projects of this nature. This PUD and Zoning Amendment is the next logical step toward this goal. In addition to providing increased economic and community benefit to the Town of Lyons, our currently proposed combination of Tiny Home lodging coupled with hosting of private and community based events will allow us to gauge the viability of our ultimate plan for the River Bend property.

PUD with ZONING AMENDMENT

The Owner requests amendment of the existing R-2 zoning on the Property to PUD-C (Commercial). The PUD would require an amendment approved by both the PCDC and the BOT to add a use not specifically included in the following permitted principal and accessory uses:

- Accessory building or use.
- Single family residence in existing residential structure on the Property.
- Automobile sales use, subject to the following conditions:
 - Sales shall be strictly limited to the twenty two (22) proposed RV's located on the Site
 - Sales shall be incidental and accessory to the other principal uses approved herewith.
- Bed and breakfast.
- Campground use, subject to the following conditions:
 - Any recreational vehicle used for short term lodging or office use on the Site shall:
 - Be fully licensed and ready for highway use. "Ready for highway use" means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - Occupancy for any individual term of lodging shall not exceed thirty (30) days.
 - Tent camping use shall be restricted to Special Events for a total of three (3) weekend tent camping events per year, each operating on the following schedule: Thu – camper arrival and setup; Fri through Sun – festivating; and, Mon – breakdown, cleanup and camper departure.
- Event center, small use, subject to the following conditions:
 - Outdoor music performed by live entertainment at events shall not include amplified instruments. Horns or percussion are not allowed. Woodwinds (e.g. clarinets, flutes, etc. are allowed. One vocalist may use a microphone with amplification.
 - Outdoor Disc Jockey (DJ) style performance of amplified recorded music is not allowed.
 - Outdoor weddings:
 - During wedding ceremonies: the officiant and other members of wedding parties may use a microphone with amplification for readings, vows. Low level amplified recorded music or unamplified acoustic instruments only are allowed during the ceremony with one vocalist using a microphone with amplification. Wedding ceremonies are to be concluded no later than 5:30 pm.
 - During cocktail hour and dinner: unamplified acoustic only instrumental music is allowed. The officiant and other members of wedding parties may use a microphone with amplification for toasts and announcements.
 - After dinner music: unamplified acoustic only instruments are allowed with one vocalist using a microphone with amplification.
 - All music shall end by 10:00 pm.
 - Outdoor low level amplified recorded music, vocals, and public address system announcements, or any other noise generated at any wedding or other special event conducted on the property shall be carefully limited to the minimum functional sound level. All uses conducted at River Bend shall also comply with the noise restrictions set forth in Sec. 10-11-10 Unreasonable Noise of the Lyons Municipal Code as it may be amended from time to time. The Applicant or any person or entity holding a function on the subject property shall immediately reduce or eliminate any amplified or other sounds when instructed to do so by a member of the Boulder County Sheriff's Office, other law enforcement or emergency services personnel or member of Town Staff.
- Gallery.
- Hotel or motel.
- Parking garage or lot.
- Personal and business service shop.
- Professional office.
- Recreational facility.
- Restaurant, bar or other eating and drinking place.
- Retail Establishment.

The proposed PUD-C district would incorporate the following dimensional standards:

- Minimum setbacks:
 - Front yard - twenty-five (25) feet
 - Side yard - ten (10) feet
 - Rear yard - twenty-five (25) feet
- Maximum building height: forty (40) feet

The PUD would allow for construction of a maximum 4,000 sf single story enclosed Pavilion Structure along with associated site improvements which would require development review approval by the Town of Lyons Planning and Community Development Commission and subject to ratification of this approval by the Town of Lyons Board of Trustees prior to building permit submittal. Construction of the Pavilion Structure would result in removal of the Mobile Restroom Trailer from the Property. Should the Pavilion construction be delayed beyond 5 years from the approval date of this PUD, the Applicant agrees to remove the Restroom Trailer and replace its functionality with a permanent Restroom Structure as noted on the accompanying Site Plan. The development approval process for construction of the Restroom Structure would require the process noted above for the Pavilion Structure.

The PUD-C zone district includes waivers / variances from the Town of Lyons development standards as listed below. Other variances may be requested with subsequent review of final design construction documents of the Project and will be processed in accordance with the Town Code as it relates to those specific items:

- Access roads must be designed and installed to support traffic loads, and the fire protection apparatus equipment requirements of the International Fire Code and the Lyons Fire Protection District. A study prepared by a licensed Geotechnical Engineer must be submitted presenting the required preparation of sub-grades, pavement type and pavement thickness for any fire department; and town access road. All roads must have an all weather surface and avoid excessive from gravel roads. Water quality runoff from roadways shall be accomplished with standard methods and techniques that can be implemented into the Site design. The Applicant intends to maintain the historic rural park-like character of the Site and requests a waiver of the Town's requirement for hard paving of roads and parking areas. In support of this request the Applicant offers the following rationale for paving on the Site:
 - Currently a 20' foot wide paved drive extends from the entrance down into the property approximately 170 feet. The development plan proposes to pave approximately 32 feet additional of the drive to extend past the entrance to the primary parking area. The proposed asphalt paved section recommended in this area is 3" of asphalt over 6" of class 6 aggregate base course.
 - Soft surface gravel is proposed for the remainder of the roads and parking areas. Proposed dust control for the roads and parking area include:
 - Gravel paving - The roads are to be surfaced with 4" class 6 aggregate base course.
 - Reduced speed - Traffic movement within the site is typically 15 mph or less. The low speed significantly reduces the emission of dust.
 - Grading - Below the asphalt paved section of road the typical property slope is only 1%-2%. Due to the minimal site grade the road surface should be mounded to shed surface water to the sides of the road to prevent ponding and deterioration of the road.
 - Low traffic volume - The maximum daily traffic during the wedding season is 75 vehicles.
 - Dust Palliative - Should dust emission become an issue, a Calcium Chloride dust palliative will be used to stabilize the surface.
 - The use of a gravel drive allows for the infiltration of storm water reducing runoff. Even though a compacted gravel would be less pervious than the adjoining lawn area it still offers more absorption than asphalt. In addition, asphalt pavement surfaces contribute significantly to the urban heat island effect. Their relatively high temperature, caused by absorption of solar energy, results in emission of heat to the surrounding air, leading to a rise in its temperature, deterioration of its quality.
- Parking lot pavement and interior landscaping (See also Waiver Item 1 above).
- Provide street frontage side walk.
- Defined separation of internal pedestrian and vehicular circulation.
- All existing outdoor lighting fixtures that are not cut-off / downcast shielded luminaires shall be immediately replaced with code compliant shielded fixtures, excepting light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All of new outdoor lighting fixtures shall be cut-off / downcast shielded luminaires and shall require submission and approval of a photometric lighting plan that depicts the distribution of lighting and fixture types and locations and show any impacts on adjacent properties.
- 4% slope approach on main entry road is required (Existing approach to be retained is 7.7%).
- When adjoining any A, E, R-1, R-2, R-2A or R-3 District, the yard between the zone district boundary and any building shall not be less than three (3) times the

PROJECT STATISTICS

501 West Main	Photo	Status	Proposed Use	Flr Area				Parking				Ftprint		Ht	Setback [1]	BR	D.U.	Seats
				Sf	Req	Std	HC	Van	Sf	Ft	Ft	Sf	Ft					
Primary Dwelling	A	Existing	Single Family Res	1,140	2	3		1,423	20	103	2	1						
Pump House		Existing	Storage	10	0				10	5	49							
Service Bldg	B	Existing	Storage	562	0			562	9	46								
Canopy Tent	C	Proposed	Event Production	2,056	4	30	59	2	1	2,056	24	140					3	180
Glamping Tent	D	Proposed	Event Production	160	0				160	12	180							
Catering Tent	E	Proposed	Event Production	320	5	5	8			320	18	5						
Restroom Trailer	F	Proposed	Event Production	167	0					167	10	25						
Pavilion (Future)		Proposed	Event Production	4,000	3					4,000	32	80					3	
Tiny Homes (21)	GH	Proposed	Accommodations	4,200	21	20	1			2,400	13	25	21	21				
Tiny Homes Office		Proposed	Office	200	1					200	13	15						
Property TOTAL				12,815	59	90	3	1	11,298				23	22			180	

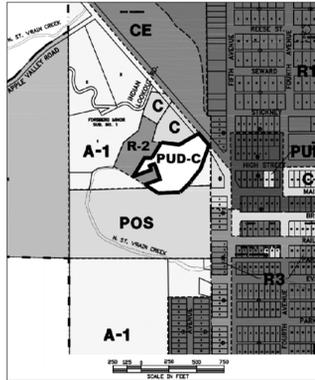
- Note:** [1] Setbacks are measured from point of structure nearest to an external property line.
[2] Over requests allowing residential use to continue in these structures until converted to lodging
[3] Canopy Tent and Pavilion would not be occupied simultaneously
[4] Required parking based on Institutional, Church, Club use: 1 space per 6 seats
[5] Required parking based on 1 space per staff member

River Bend PUD with Zoning Amendment

501 West Main Street

Lyons, Colorado

PRELIMINARY PUD PLAN



Vicinity Map

SHEET INDEX

- A00 Cover Sheet
- A01 Zoning Amendment Map
- A02 Site Plan
- Survey

SITE COVERAGE DATA

	Footprint	Paving		Landscape		River	Lot Subtotal
		Impervious	Permeable	Turf	Native		
501 West Main	11,298	3,949	49,479	143,769	32,760	15,651	245,926
SUBTOTAL	11,298	3,949	49,479	143,769	32,760	15,651	245,926
<i>Coverage Ratios</i>	<i>4.59%</i>	<i>1.61%</i>	<i>20.12%</i>	<i>58.47%</i>	<i>13.32%</i>	<i>6.36%</i>	<i>100.00%</i>
SITE TOTAL							5.646 Ac

UTILITIES

501 W. Main is currently served by municipal sanitary sewer service via a private lift station that ejects via 4' lines to the pressurized main running parallel to the west side of Highway 36. As part of the proposed improvements, and in cooperation with the Town's reconstruction of Meadow Park, the Project proposes to connect to a new gravity flow sewer sanitary main extending through Meadow Park and crossing the North St. Vrain onto the 501 W. Main property. In addition to allowing abandonment of the lift station, further extension of this main could potentially serve other properties neighboring 501 W. Main. The property currently relies on treated well water for irrigation and potable water. This was supplemented in 2015 with a private "delivered" water system with onsite tanks and pressurization which will be removed upon connection to the Town's potable water system. The Applicant and the Town of Lyons have reached a Memorandum of Agreement regarding, in part, installation of a new 12" transmission line through the property along with an associated short section of 8" water main terminating at a new fire hydrant located on 501 W Main. As part of this agreement 501 W. Main will receive: a 1" water service to providing potable water for the existing residence, (1) Office trailer and the Mobile Restroom Trailer; and, a 6" sewer service connection. Upon construction of the enclosed Pavilion Structure, the Mobile Restroom Trailer will be removed and the associated water and service lines will be rerouted to serve the toilet facilities in the Pavilion. Irrigation will remain well fed. Natural gas currently serves the Property and no expansion is required. Onsite electrical service can adequately serve including the Phase 1 and Phase 2 additions of Tiny Homes. The Applicant acknowledges that backflow devices may be required by the Town of Lyons upon connection to the potable water system. The existing Utility Building requires no water or sewer service connections.

ACCESSIBILITY

Most of the Site is relatively flat and manageable for patrons with disabilities. The steepest areas occur near the banks of the North St. Vrain. Ramps with ADA compliant slopes provide access to activity centers in these areas (Fire Pit, Stone Patio). The Restroom Trailer is accessibility compliant. There are currently no regulations in effect in Colorado for accessibility to recreational vehicles or campgrounds. In spite of the absence of standards, the Tiny Home operator, Wee Casa LLC, has done extensive research on this matter and is working with their manufacturer to develop to include accommodations suitable for their disabled guests. Prior to completion of Phase 2, we will have paved accessible parking spaces and adjacent access aislesways at the locations shown on Sheet A02. It is, and has been, the policy of the Applicant to provide access to and from pedestrian routes along Highway 36 for all invited guests. In the absence of a private sidewalk along the existing main driveway, the Applicant will continue to provide our disabled guests the availability of van or electric cart shuttle between the driveway entrance at Hwy 36 and event hosting facilities and lodging on the Site.

GRADING & DRAINAGE

See accompanying Grading and Drainage Reports.

EMERGENCY RESPONSE

The applicant has implemented and will maintain a current numbering system for the Tiny Homes and a map of the layout showing the temporary numbers and the layout of the units to facilitate emergency response.

The applicant has implemented and will maintain a Storm Emergency Plan with a procedure to move RV's with or without tow vehicle at the ready to high ground during flooding or high water. The Plan should include:

- Enough land/space for a temporary storage area to move and park the vehicles;
- Permission to use or lease, or ownership of the land;
- Personnel and Vehicles dedicated and available (qualified drivers) to move RV's on short notice;
- A primary and secondary route to efficiently move the RV's to high ground temporary storage, both routes avoiding other flood situations;
- A method to determine the priority of vehicle movement; and,
- The monitoring of inclement weather conditions.

FIRE PROTECTION

No fire hydrants currently exist on the Property. As a part of the installation of a municipal water transmission line through the site, a new fire hydrant will be installed in the new public utility easement in the northwest corner of the Site adjacent to the proposed alignment of the new 12" water transmission line (see Sheet A02). A new proposed security gate just west of the main entry to the property will include a NOX box for emergency access. Upon completion of work in Phase 2 a 20' wide loop road around the Tiny Home Village will allow for emergency vehicle turn around without backup. A Hammerhead extension of the driveway in the vicinity of the proposed fire hydrant provides backup access by emergency vehicles.

SIGNAGE

A single non-illuminated sign with an approximately 4' wide x 3' high face is located on the south side of the main entrance from Highway 36. Prior to completion of Phase 2, we plan on moving it to the north side of the entry, outside of the required sight triangle.

TRAFFIC

Included as an attachment to this submittal is a copy of the documentation which we submitted to CDO for issuance of an access permit which the Town required before approving the Temporary Special Use Permit under which we've been operating since June 2014. CDOT issued the access permit based on the estimated trips associated with the same scope and intensity of uses that are requested as part of this PUD with Zoning Amendment. The Applicant must provide a copy of a CDOT access permit prior to recordation of the PUD.

PEDESTRIAN CONNECTION

The area along Colorado Highway 36 northwest of the existing entry to the Site will be rough graded to form a bench for a future sidewalk along the CDOT highway frontage. The platform will accommodate future extension of a concrete sidewalk equivalent in width to the existing sidewalk in this area. This grading will require vertical extension of an existing utility manhole and water valve in the vicinity. The current pedestrian connection to the Site occurs via the existing driveway.

PROJECT PHASING

Construction of Phase 1 of the Project will commence immediately upon approval of this PUD with Zoning Amendment. We anticipate completion of Phase 1 improvements by mid May 2016, however if the final approval of the PUD occurs after May 1, 2016, completion of Phase 1 improvements may be delayed until November 30, 2016. We anticipate completion of Phase 2 improvements by mid May 2017, however, completion of this phase is subject to availability of water and sewer service from the Town of Lyons (see UTILITIES below). Phase 3 (Pavilion or Restroom Structure) timing would be based on necessity but would occur no sooner than mid May 2018. Please refer to Sheet A02 of this submittal for an outline of proposed improvements by Phase.

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SW ¼ OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO, BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET TO A POINT ON THE SOUTH LINE OF THE R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID SOUTH R.O.W., N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7, CALLS:
S24°20'51"W, 172.60 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.56 FEET;
S71°42'55"W, 86.06 FEET;
N89°39'29"W, 187.06 FEET;
N68°22'42"W, 125.54 FEET;
N53°39'31"W, 122.97 FEET;
THENCE LEAVING SAID CENTERLINE, N71°07'35"E, 207.70 FEET;
THENCE N14°15'45"W, 132.83 FEET;
THENCE S71°07'35"W, 22.00 FEET;
THENCE S14°15'45"E, 21.50 FEET;
THENCE S71°07'35"W, 241.31 FEET;
THENCE N35°00'45"E, 189.59 FEET;
THENCE S86°58'00"E, 66.92 FEET;
THENCE N35°09'00"E, 174.68 FEET;
THENCE S83°32'00"E, 195.82 FEET;
THENCE N69°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH R.O.W. OF STATE HIGHWAY NO. 66 (AKA: HIGHWAY 36);
THENCE ALONG SAID SOUTH R.O.W., S38°33'00"E, 253.91 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS.

BOARD OF TRUSTEES APPROVAL:

The Board of Trustees of the Town of Lyons, by Ordinance No. _____ approved this PUD with Zoning Amendment for 501 West Main Street, Lyons, Colorado, on the _____ day of _____, 2016.

Mayor or Mayor Pro Tem _____

ATTEST:

Town Clerk _____

(Town Seal)

OWNERSHIP SIGNATURE BLOCK:

By signature below, the owner acknowledges and accepts all the requirements and intent set forth in this PUD with Zoning Amendment for 501 West Main Street, Lyons, Colorado.

Manager, Lyons Properties LLC _____

State of Colorado _____

County of Boulder _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

LIENHOLDER SUBORDINATION CERTIFICATE:

As a mortgagee or lienholder of certain real property addressed as 501 West Main, Lyons, Colorado, and recorded by the Boulder

County Clerk at Reception No. _____, the undersigned hereby subordinates said lien to the terms, conditions and restrictions of this PUD with Zoning Amendment.

Mortgagee/Lienholder: _____

State of Colorado _____

County of Boulder _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

SURVEYOR'S CERTIFICATE:

I, _____, do hereby certify that the survey of the boundary of 501 West Main Street, Lyons, Colorado was made under my supervision and the accompanying Zoning Amendment Map accurately represents said survey.

(Land Surveyor's Seal)

Registered Land Surveyor _____

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)

) ss.

COUNTY OF BOULDER)

I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day _____, 2015 and

is duly recorded in Plan File _____.

County Clerk or Deputy County Clerk _____

JM Associates, Inc.

Architecture / Planning

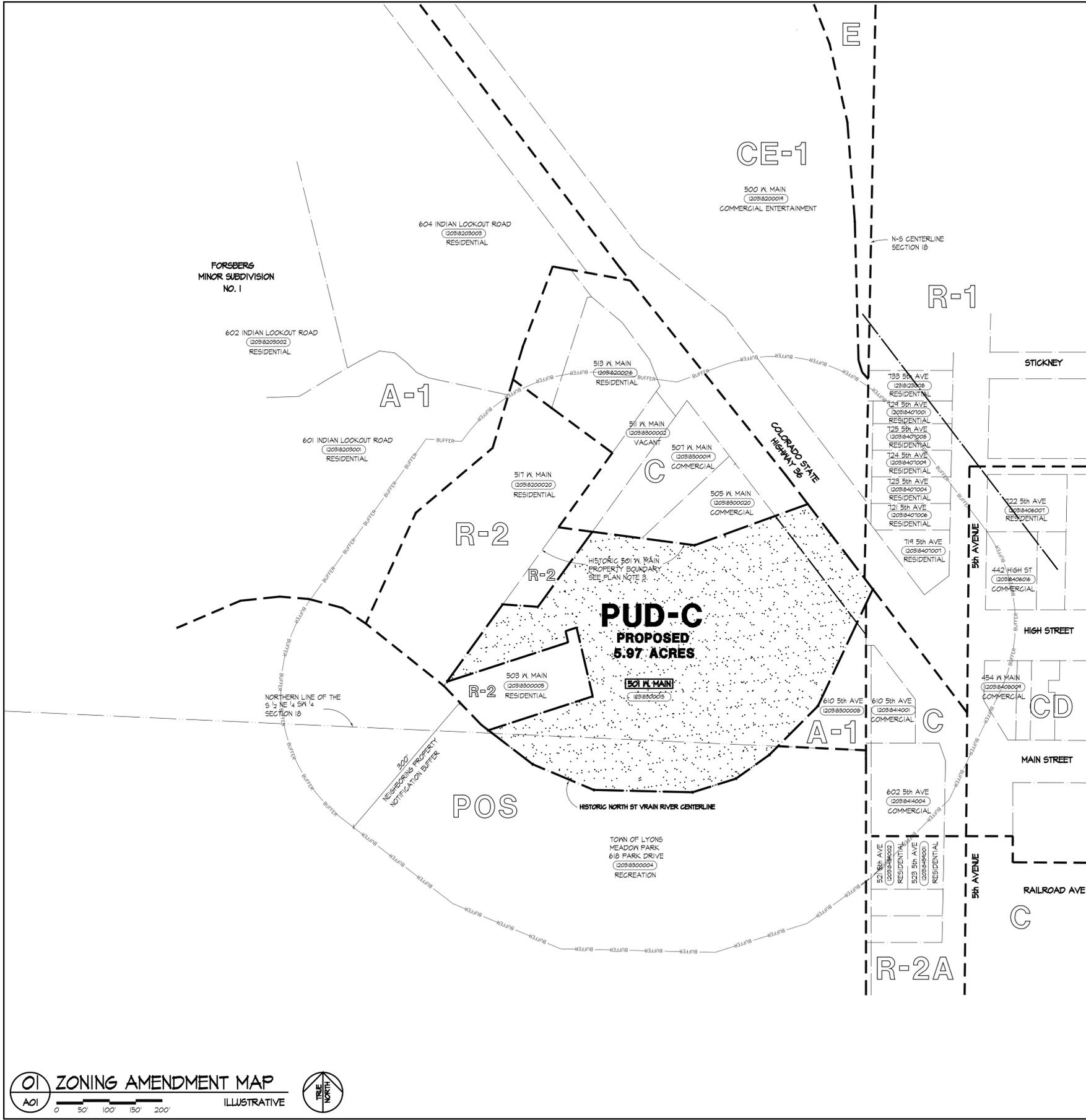
PO Box 18390
Boulder, Colorado 80308
(303) 449-1887

River Bend PUD with Zoning Amendment

501 West Main
Lyons, Colorado

A00

03/03/16 PCDC PRELIM
04/01/16 PCDC FINAL
04/27/16 BOT FINAL



PLAN NOTES

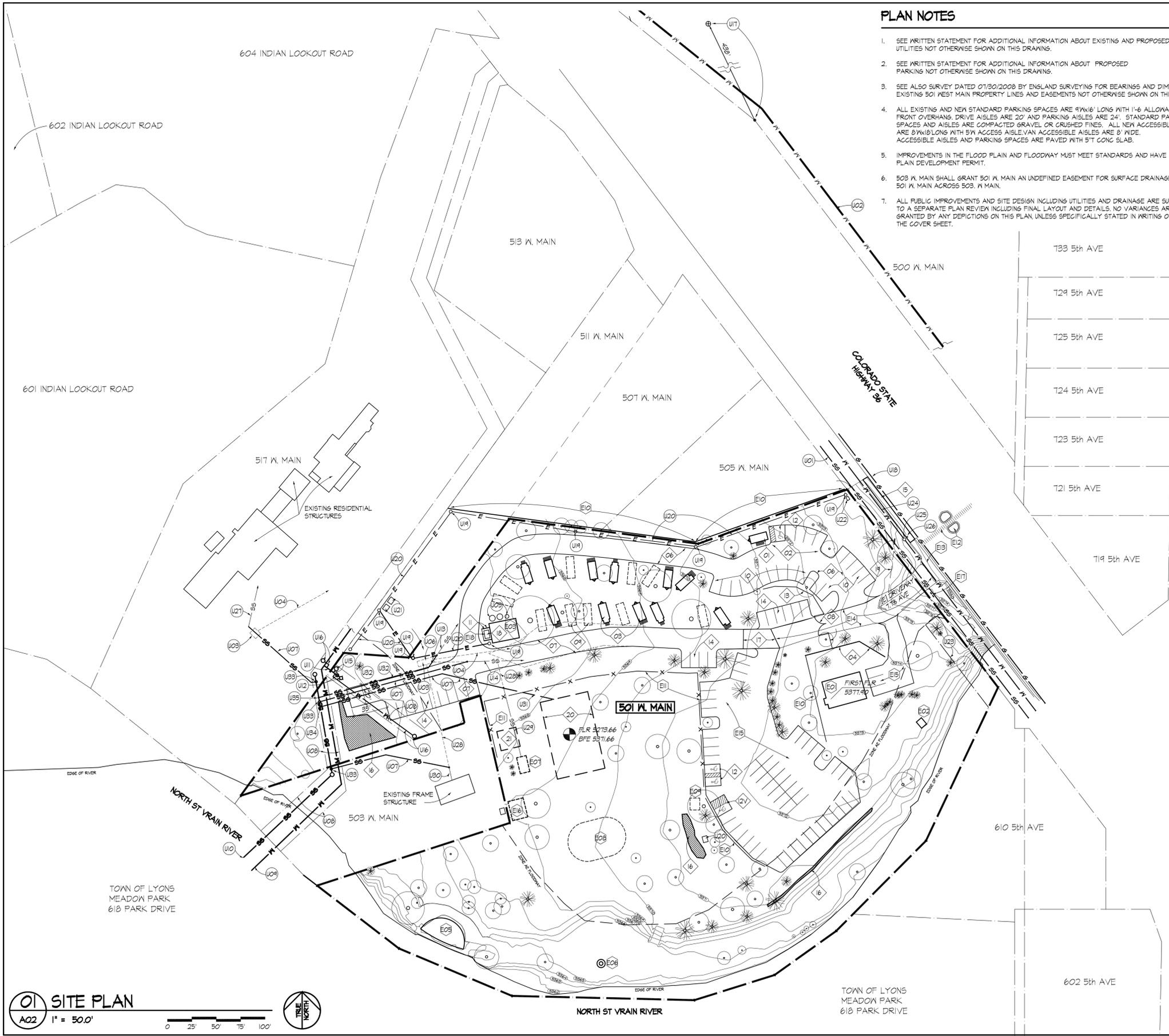
1. THIS MAP IS ILLUSTRATIVE ONLY AND IS INTENDED FOR REVIEW AND COMMENT BY TOWN OF LYONS ADMINISTRATION, PLANNING AND COMMUNITY DEVELOPMENT COMMISSION, AND BOARD OF TRUSTEES. THE APPLICANT HAS ADDRESSED THE ISSUES BELOW WITH TOWN STAFF AND, UPON CLARIFICATION AND RESOLUTION OF THEM, WILL SUBMIT FOR APPROVAL A FINAL ZONING AMENDMENT MAP FULLY COMPLIANT WITH THE REQUIREMENTS OF SECTION 16-15-30 (b) (5) OF THE TOWN OF LYONS MUNICIPAL CODE.
2. IN RECOGNITION OF THE AVALANCHE FLOOD EVENT WHICH OCCURRED IN SEPTEMBER 2013, THE APPLICANT AND THE TOWN OF LYONS HAVE ENTERED INTO A MEMORANDUM OF AGREEMENT DATED JANUARY 12, 2016, WHICH ADDRESSES A PROCESS TO ALIGN THE MUTUAL PROPERTY BOUNDARIES OF THE PARTIES IN A MANNER CONSISTENT WITH BEST SURVEYING PRACTICE AND REGULATORY STANDARDS OF THE STATE OF COLORADO AND BOULDER COUNTY.
3. THE PARCEL ADDRESSED AS 511 W MAIN REPRESENTS A CLAIM OF TITLE BY BARBARA AND HOWARD BEALL [PARCEL NUMBER 120918300002] CONVEYED BY A BOULDER COUNTY TREASURER'S DEED IN 1999 [RECEPTION NO. 2010140]. AS CURRENTLY INDICATED BY THE BOULDER COUNTY ASSESSOR'S MAPPING DATABASE, THIS PARCEL APPROXIMATES 0.36 ACRES IN SIZE AND SPANS THE BOUNDARY BETWEEN THE EXISTING R-2 ZONE DISTRICT AND THE ADJACENT C ZONE DISTRICT. THE GRANTING TREASURER'S DEED INDICATES THE ORIGINAL PARCEL SIZE AS 0.24 ACRES. THIS IS FURTHER SUPPORTED BY THE ASSESSOR'S ACCOUNT [R0050493] WHICH INDICATES A 0.25 ACRE CURRENT SIZE OF THE PARCEL, AS REDUCED FROM 0.24 ACRE BY THE 2006 TRANSFER OF 0.04 ACRE TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL R.O.W. ALONG HWY 36. AT APPLICANT'S REQUEST THE BOULDER COUNTY TREASURER AND ASSESSOR OFFICES HAVE RECENTLY REVIEWED THE ACCOUNT FOR THIS PARCEL AND HAVE CONFIRMED THAT THE CORRECT SIZE OF THE PARCEL IS 0.25 ACRE. A PARCEL OF THIS AREA HAVING A WIDTH CORRESPONDING TO THE HWY 36 FRONTAGE WOULD EXTEND NO MORE THAN 200' SOUTHWEST OF THE HIGHWAY R.O.W. WELL SHORT OF THE NORTH BOUNDARY OF THE FORMER 'RIVERBEND MOBILE HOME PARK'. THE APPLICANT DISPUTES THE VALIDITY OF THE BEALL CLAIM AND ITS EXTENSION OVERLAYING THE PROPERTY THAT HAS BEEN POSSESSED, OCCUPIED, MAINTAINED AND IDENTIFIED AS 501 W MAIN FOR OVER 30 YEARS. NEVERTHELESS, BECAUSE OF THE LACK OF CLARITY IN TITLE CREATED BY THIS CLAIM, THE APPLICANT HAS EXCLUDED IT FROM THIS REZONING REQUEST, THIS RESULTING IN THE APPROXIMATELY 0.23 ACRE 'ISLAND' REMNANT OF EXISTING R-2 ZONING AS SHOWN.



SHADED AREA INDICATES EXTENT OF THE EXISTING R-2 ZONE DISTRICT PROPOSED TO BE AMENDED TO PUD-C. THE PUD-C DISTRICT BOUNDARY ALIGNS WITH: DESIGNATED CENTERLINE OF COLORADO HIGHWAY 36; HISTORIC CENTERLINE OF THE NORTH ST. VRAIN RIVER; EXISTING ADJACENT PROPERTY LINES; AND THE EXTENSIONS OF ADJACENT PROPERTY LINES TO THE NOTED R.O.W. CENTERLINES.

JM Associates, Inc.
 Architecture / Planning
 PO Box 18390
 Boulder, Colorado 80308
 (303) 449-1887

River Bend PUD with Zoning Amendment
 501 West Main
 Lyons, Colorado



PLAN NOTES

- SEE WRITTEN STATEMENT FOR ADDITIONAL INFORMATION ABOUT EXISTING AND PROPOSED UTILITIES NOT OTHERWISE SHOWN ON THIS DRAWING.
- SEE WRITTEN STATEMENT FOR ADDITIONAL INFORMATION ABOUT PROPOSED PARKING NOT OTHERWISE SHOWN ON THIS DRAWING.
- SEE ALSO SURVEY DATED 07/30/2008 BY ENGLAND SURVEYING FOR BEARINGS AND DIMENSIONS OF EXISTING 501 WEST MAIN PROPERTY LINES AND EASEMENTS NOT OTHERWISE SHOWN ON THIS SHEET.
- ALL EXISTING AND NEW STANDARD PARKING SPACES ARE 9'X16' LONG WITH 1'-6" ALLOWANCE FOR FRONT OVERHANG, DRIVE AISLES ARE 20' AND PARKING AISLES ARE 24'. STANDARD PARKING SPACES AND AISLES ARE COMPACTED GRAVEL OR CRUSHED FINES. ALL NEW ACCESSIBLE SPACES ARE 8'X12' LONG WITH 5'W ACCESS AISLE/VAN ACCESSIBLE AISLES ARE 8' WIDE. ACCESSIBLE AISLES AND PARKING SPACES ARE PAVED WITH 5" CONC SLAB.
- IMPROVEMENTS IN THE FLOOD PLAIN AND FLOODWAY MUST MEET STANDARDS AND HAVE A FLOOD PLAIN DEVELOPMENT PERMIT.
- 503 W. MAIN SHALL GRANT 501 W. MAIN AN UNDEFINED EASEMENT FOR SURFACE DRAINAGE FROM 501 W. MAIN ACROSS 503 W. MAIN.
- ALL PUBLIC IMPROVEMENTS AND SITE DESIGN INCLUDING UTILITIES AND DRAINAGE ARE SUBJECT TO A SEPARATE PLAN REVIEW INCLUDING FINAL LAYOUT AND DETAILS. NO VARIANCES ARE GRANTED BY ANY DEPICTIONS ON THIS PLAN UNLESS SPECIFICALLY STATED IN WRITING ON THE COVER SHEET.

EXISTING IMPROVEMENTS

- E01 ONE STORY STONE/FRAME RESIDENCE
- E02 CONCRETE BLOCK PUMP HOUSE
- E03 CONCRETE BLOCK UTILITY BUILDING
- E04 NOT USED
- E05 SANDSTONE PATIO
- E06 FIRE PIT
- E07 MOBILE TOILET TRAILER
- E08 40' x 60' CANOPY TENT (SEASONAL USE)
- E09 10' x 16' "GLAMPING" TENT (SEASONAL USE)
- E10 6'H CEDAR PICKET SCREEN FENCE
- E11 3'H SPLIT RAIL FENCE
- E12 PEDESTRIAN CROSSWALK / CURBED MEDIAN
- E13 24" x 8" DEEP CONCRETE APRON WITH SIDEWALK EXTENSION AT TOP OF RAMP. STOP PLATFORM GRADE = 1.5% MAX.
- E14 20'W ASPHALT DRIVEWAY
- E15 MIXED TURF AND GRAVEL PARKING AREA - SEE PLAN NOTES
- E16 16' x 20' CATERING TENT (SEASONAL USE)
- E17 EXISTING SIGN TO BE RELOCATED TO NORTH SIDE OF DRIVEWAY - SEE PHOTO 10". LOCATE SIGN OUTSIDE OF VISION TRIANGLE.
- E18 TRASH DUMPSTER LOCATION

DEMOLITION

- D01 REMOVE EXISTING 6'H SCREEN FENCING ON PROPERTY LINE
- D02 REMOVE EXISTING TREE AS REQUIRED

PROPOSED IMPROVEMENTS

PHASE

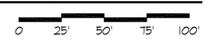
- I01 TINY HOME OFFICE PHASE 1
- I02 NEW GRAVEL PARKING FOR TINY HOME CHECK-IN (5 SPACES) PHASE 1
- I03 TINY HOMES - 11 UNITS (TYPICAL) PHASE 1
- I04 NEW 6'H CEDAR PICKET SCREEN FENCING PHASE 1
- I05 REMODEL EXISTING GRAVEL ROAD TO 20'W - MIN INSIDE RADIUS = 20' PHASE 1
- I06 NEW 20'W GRAVEL ROAD - MIN INSIDE RADIUS = 20' PHASE 1
- I07 REMODEL EXISTING GRAVEL DRIVEWAY FOR VENDOR PARKING PHASE 1
- I08 NEW SECURITY GATE WITH NOX-BOX FOR EMERGENCY ACCESS PHASE 1
- I09 TINY HOMES - 10 UNITS (TYPICAL) PHASE 2
- I10 ADDITIONAL GRAVEL PARKING FOR TINY HOMES - SEE PLAN NOTES PHASE 2
- I11 NEW 6'H x 8'L CEDAR PICKET FENCE SCREEN WALLS AND 5' CONC SLAB AT TRASH DUMPSTER PHASE 2
- I12 HARD PAVED ACCESSIBLE PARKING SPACE - SEE ALSO PLAN NOTES PHASE 2
- I13 HARD PAVED VAN ACCESSIBLE PARKING SPACE - SEE ALSO PLAN NOTES PHASE 2
- I14 NEW SPLIT RAIL FENCING PHASE 2
- I15 ADDITIONAL PARKING SPACES FOR EVENTS PHASE 2
- I16 ROUGH GRADE THIS AREA AND ADJACENT BANK TO THE WEST TO ACCOMMODATE FUTURE EXTENSION OF A CONCRETE SIDEWALK EQUIVALENT IN WIDTH TO THE EXISTING WALK IN THIS AREA. PROVIDE VERTICAL EXTENSIONS AS REQUIRED FOR EXISTING MANHOLE AND WATER VALVE. PHASE 2
- I17 WATER QUALITY SAND FILTER - SEE DRAINAGE REPORT PHASE 2
- I18 NEW 20'W ASPHALT PAVED DRIVEWAY EXTENSION PHASE 2
- I19 SECURE TRASH DUMPSTER AGAINST INTRUSION BY BEARS AND OTHER WILDLIFE PHASE 2
- I20 RELOCATE EXISTING POST MOUNTED SIGN TO NORTH SIDE OF DRIVEWAY OUTSIDE OF SIGHT TRIANGLE PHASE 2
- I21 NEW 4000 SF ONE STORY ENCLOSED PAVILION STRUCTURE WITH PERMANENT TOILET FACILITIES - MOBILE TOILET TRAILER TO BE REMOVED WHEN COMPLETE PHASE 3
- I22 NEW 400 SF ONE STORY ENCLOSED RESTROOM STRUCTURE IF MOBILE TOILET TRAILER IS NOT REMOVED WITHIN 5 YEARS FROM DATE OF PUD APPROVAL. PHASE 3

UTILITIES

CONCEPTUAL ONLY AND SUBJECT TO CONSTRUCTION PLAN REVIEW

- U01 (E) SEWER MAIN
- U02 (E) WATER MAIN
- U03 (E) SEWER LIFT STATION TO BE ABANDONED
- U04 (E) SEWER EJECTION LINE TO BE ABANDONED
- U05 TEMPORARY POTABLE WATER STORAGE TANKS AND PRESSURIZATION SYSTEM TO BE REMOVED WHEN MUNICIPAL WATER SERVICE IS AVAILABLE
- U06 REMOVE EXISTING SEWER LIFT STATION
- U07 NEW 4" SANITARY SERVICE LINE
- U08 NEW PUBLIC UTILITY EASEMENT
- U09 NEW MUNICIPAL 12" WATER TRANSMISSION LINE
- U10 NEW MUNICIPAL 8" SANITARY SEWER MAIN
- U11 NEW 8" WATER MAIN
- U12 NEW VALVE AND FIRE HYDRANT
- U13 (E) 6" SANITARY SERVICE LINE
- U14 (E) 4" SANITARY SERVICE LINE TO 501 RESIDENCE.
- U15 NEW 1" WATER SERVICE LINE AND METER
- U16 NEW 3/4" WATER SERVICE LINE AND METER
- U17 (E) FIRE HYDRANT 439' FROM THIS LOCATION NEAR ENTRANCE GATE TO FESTIVAL GROUNDS
- U18 (E) NATURAL GAS MAIN
- U19 (E) POWER POLE
- U20 (E) OVERHEAD POWER LINE
- U21 (E) TRANSFORMER
- U22 (E) GUEST PEDESTAL
- U23 (E) PERPETUAL UTILITY EASEMENT
- U24 (E) LONGMONT 24" WATER LINE
- U25 (E) 30" MANHOLE
- U26 (E) WATER VALVE
- U27 (E) 4" SEWER SERVICE TO 517 W. MAIN STRUCTURE
- U28 (E) 4" SEWER SERVICE TO BE ABANDONED
- U29 (E) 4" SEWER SERVICE TO MOBILE RESTROOM TRAILER
- U30 (E) 4" SEWER SERVICE TO 503 W. MAIN STRUCTURE
- U31 FUTURE 4" SERVICE EXTENSION TO PAVILION
- U32 NEW 6" SEWER SERVICE
- U33 (E) 4" SEWER TEE
- U34 NEW 4" SEWER TEE
- U35 NEW 6" SEWER TEE

A02 SITE PLAN
1" = 50.0'



JM Associates, Inc.
Architecture / Planning

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River Bend PUD with Zoning Amendment

501 West Main
Lyons, Colorado

A02

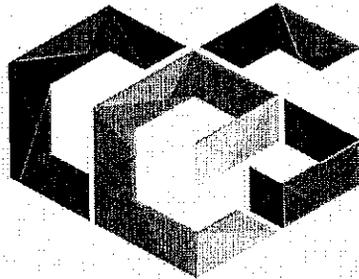
02/01/16	PCDC PRELIM
04/01/16	PCDC FINAL
04/27/16	BOT FINAL

**AMENDED
PRELIMINARY
DRAINAGE REPORT**

FOR

**RIVER BEND PUD
501 WEST MAIN STREET
Lyons, Colorado**

PREPARED BY:



CORNERSTONE
ENGINEERING & SURVEYING, INC.

1692 Big Thompson, Suite 200
Estes Park, CO 80517
970-586-2458

OWNER/DEVELOPER
LYONS PROPERTIES, LLC.

April 28, 2016

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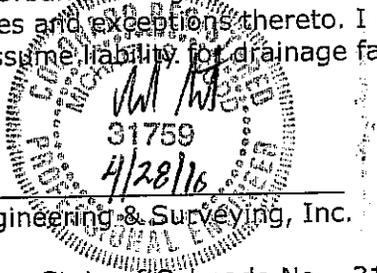
<u>ITEM</u>	<u>PAGE</u>
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3.0 BASIN DESCRIPTION	3
4.0 DESIGN METHODS AND ASSUMPTIONS	5
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TECHNICAL APPENDICES

- Appendix A - Hydrologic Analysis
- Appendix B - Water Quality Control Volume
- Appendix C - Soils Information
- Appendix D - FIRM/FIS Information

"I hereby affirm that this "Amendment to the Preliminary" report and plan for the Final drainage design of RIVER BEND PUD was prepared by me, or under my direct supervision, for the owners thereof, in accordance with the provisions of the Town of Lyons Manual Of Design Criteria and Standard Specifications for the Construction of Public Improvements and the Urban Drainage and Flood Control District Criteria Manual, and approved variances and exceptions thereto. I understand that the TOWN does not and will not assume liability for drainage facilities designed by others."

SIGNATURE: _____
Cornerstone Engineering & Surveying, Inc.



Registered Professional Engineer State of Colorado No. 31759 (Affix Seal)

"Lyons Properties LLC hereby certifies that the drainage facilities for RIVER BEND PUD shall be constructed according to the design presented in this report. I understand that the Town does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that the TOWN reviews drainage plans pursuant to Colorado Revised Statutes; but cannot, on behalf of RIVER BEND PUD, guarantee that final drainage design review will absolve Lyons Properties LLC and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the Final Plat, Final Development Plan, Planned Unit Development, and/or Subdivision Development Plan does not imply approval of my engineer's drainage design."

Name of Developer: _____

Authorized Signature: _____

1.0 SCOPE

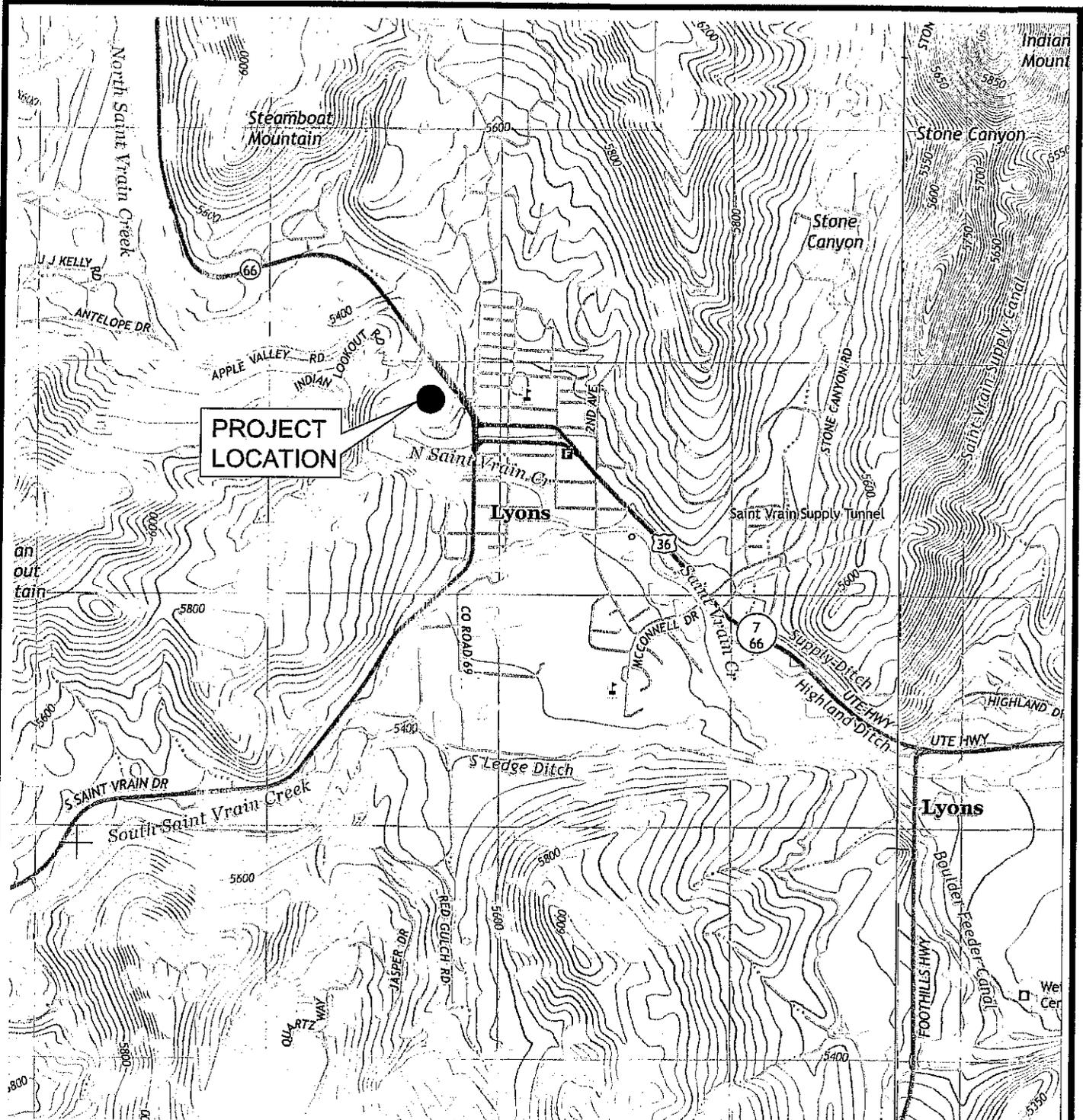
This report is a drainage analysis of stormwater runoff for River Bend PUD, 501 West Main Street in Lyons Colorado. Included herein is a drainage analysis providing the following details:

1. Identification of project site drainage patterns in the basin for the historic undeveloped and developed conditions.
2. Calculated peak runoff rates for the historic and developed 2 year and 100 year frequency storms and evaluation of the need for peak runoff mitigation.
3. Determination of Best Management Practice for stormwater quality for the average runoff producing storm.

2.0 PROJECT DESCRIPTION

The Project is located on the north edge of Lyons Colorado, in the SE ¼ Section 18, T3N, R70W of the 6th P.M., Boulder County, Colorado.

The property address is 501 West Main Street and is currently zoned R-2 (Residential) and was originally developed and occupied as a Mobile Home Park with paved roads. The Mobile Home Park was lost during the September 2013 flood. Since the flood the property has been used for outdoor assembly such as weddings. The property encompasses approximately: a 245,926 sf (5.64 acre) but the exact boundaries are still being resolved. Currently the property is occupied by a single residence, pump house, service building and 17 tiny homes for a combined area of approximately 5,400 sf; gravel drive with parking; landscaping including lawn cover with a number of mature cottonwood trees; One access currently exist on to the property from West Main Street. The property borders the North Saint Vrain Creek



**PROJECT
LOCATION**

Lyons

Lyons



0 1000 2000
SCALE 1" = 2000'

Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 13T
 10 000-foot ticks: Colorado Coordinate System of 1983 (north
 zone)

JOB No: ---

**FIGURE 1
VICINITY MAP**

BY: MST DATE: 03/30/2016
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along the southern and western boundary with a portion being located within the 100 year flood plain.

The current project proposes a combination of Tiny Home Lodging, a future pavillion coupled with the hosting of private and community based events.

The property is proposed to be rezoned from R-2 (Residential) to PUD-C (PUD Commercial).

The property is abutted to the south by the North Saint Vrain Creek and the Town of Lyons Meadows Park. Abutted to the east by West Main Street (Colorado State Highway 36) to the north by commercial development and the west by residential.

The current proposed improvements will include a canopy tent area, camping tent area, catering tent, Restroom Trailer, future pavillion and 22 Tiny Homes including an office and paved and gravel drives. Even though tent areas and the Tiny Homes allow for surface and infiltration below them they will be counted as impervious area for this report. The gravel driveways and parking are considered impervious since they are typically hardened surfaces that inhibit infiltration and contribute to storm runoff sediments.

	Existing Impervious Area	Proposed Impervious Area
Roadway, Parking, Sidewalks	16,597 sq. ft.	69,935 sq. ft.
Structures	2,618 sq. ft.	12,730 sq. ft.
Total Impervious	119,215 sq. ft.	82,665 sq. ft.

3.0 BASIN DESCRIPTION

Currently offsite stormwater enters the site from the western half of Highway 36, north of the property entrance and the north east corner of the property from a portion of Main Street Auto. The surface runoff from Highway 36 between the site entrance and North Saint Vrain Creek is collected at the west curb flowline and conveyed south to the creek. Stormwater leaving the property flows into the North Saint Vrain Creek along the southern and western boundaries of the property with a portion passing through 503 West Main Street before entering the creek.

The total evaluated basin contributing surface drainage to the proposed River Bend PUD is approximately 4.2 acres with 0.9 coming from offsite flows. Evaluated Stormwater flows are divided into a Basin "A", Basin "B" and Basin "C".

The property has been split into three basins due to the site topography. Also due to the topography trying to collect all of the stormwater leaving the property would be problematic. The primary portion of the property is relatively flat with slopes of only 1.5% to 2%. Surface drainage is divided through the approximate middle of the property with a portion sheet flowing to the southern boundary and a portion sheet flowing west. Trying to collect all of the stormwater from the southern portion of the property would require either installing a channel to convey the water around the property or installing a sediment basin all along the south edge. Due to the southwestern portion of the property being primarily flat lawn area which provides for infiltration and removal of sediment from the stormwater, the area was not evaluated for increased runoff or water quality. The basins have been configured to enable the collection of stormwater from the developed impervious areas.

The Basin-A consists of approximately 3 acres (130,040 sq. ft.) and is located along the northern half of the property and includes most of the developed impervious area including water entering the property from offsite. Flows from the Basin-B flow primarily to the west. For the purpose of this report the property is assumed to be undeveloped and only the offsite developed areas are included in the existing impervious area.

BASIN-A	Existing Impervious Area	Proposed Impervious Area
Total Impervious	19,215 sq. ft.	51,027 sq. ft.

The Basin-B consist of approximately 0.8 acres (34,6613 sq. ft.) and is located in the south central portion of the property and includes most of the main parking area. Flows from the Basin-B flow primarily off the west side of the parking area.

Basin - B	Existing Impervious Area	Proposed Impervious Area
Total Impervious	0	22,965 sq. ft.

The Basin-C consist of approximately 0.4 acres (17,240 sq. ft.) and shed the water off the south edge of the parking area into the flood plain.

Basin - C	Existing Impervious Area	Proposed Impervious Area
Total Impervious	0	8,637 sq. ft.

Soils Information

Boulder County Soils Report information was mapped by the **Natural Resources Conservation Service (NRCS)**. Soil classification shows the proposed developed area to be Niwot Soils (Nh). The proposed development area soils consist of loam overlying gravely sandy. The Niwot Soils (Nh) classified as a Group B. With the primary soil being a soil Group B, a soil group B was used for the drainage calculations.

Overall Basin Area

The overall basin/ development area evaluated that collects drainage consist of approximately 4.2 acres. The calculated flows rates for the evaluated basin are:

Total Basin 4.2 Acres	2 Year Event	100 Year Event
Existing	0.6 cfs	10.9 cfs
Proposed	2.7 cfs	13.6 cfs

Approximate Maximum Slope = 1.5%; Time of Concentration = 14 minutes.

Flows from the site are dispersed into the North Saint Vrain Creek bordering the properties southern and western boundaries.

On-site Stormwater Flow

Approximately 4.2 acres contribute to the evaluated on-site stormwater flow leaving the proposed developed.

- The property is being viewed as undeveloped for historic flow rates and compared to the proposed current development.

Flood Plain

The North St. Vrain 100 year regulatory floodway as defined by the Flood Insurance Rate Map (FIRM) Map Number 08013C0232J, revised December 18, 2012 extends into the property, approximately 70 to 180 feet, along the southern and western boundaries. The property land area with in the floodway is approximately 1.7 acres. At the current time the only improvements within the flood way are roads, parking and underground utilities. The only additional improvements proposed in the floodwall are sand filter ponds for water quality. All roadways and parking match existing grade with the proposed sand filter ponds recessed into the existing grade. No improvements are proposed that would adversely impact the regulatory floodway.

The property was previously developed as a mobile home park. During the September 2013 flood event, all of the trailer homes were damaged. Since the flood all of the trailers have been removed.

4.0 DESIGN METHODS AND ASSUMPTIONS

4.1 Criteria for Hydrologic Analysis

The method of analysis used for determining peak runoff rates was the Rational Method as follows:

$Q = C I A$ where: Q = peak runoff rate in cubic feet per second

C = combined runoff coefficient

I = storm intensity in inches per hour

Intensity was determined for Area III in L.C.SWDS

A = area in acres

Time of concentration for overland flow was calculated using the

following equation: $T = \frac{0.395(1.1 - C_5)L^{1/2}}{S^{1/3}}$ where:

C_5 = the 5-year runoff coefficient

L = length of flow in feet

S = slope in percent

T = Time of concentration in minute

The method of analysis used for determining gravity open channel flow rates was the Manning Equation as follows:

$$V = 1.49/n(A/P)^{.6667} S^{.5}$$

and $Q = VA$ where:

Q = peak runoff rate in cubic feet per second (CFS)

V = velocity (fps)

n = manning number

n = .024 corrugated pipe

n = .013 concrete pipe

A = area (sf)

P = wetted perimeter (ft)

S = slope (ft/ft)

Equation used in calculating orifice flows:

$$V^2 = 2gh \quad \text{where:}$$

V = velocity (fps)

g = acceleration due to gravity (fps²)

runoff producing stormwater
calculated at 1,900 cubic feet
filtration is to be achieved
media to an under drainage
is to have the sides of the
stormwater overflow
Basin-B stormwater is
west side of the main
discharged across the
buffer area before discharging
the southern property
undeveloped to approach
existing flow direction
the existing residence
to a sand filter basin
sand filter basins have
average runoff produced
was calculated at 700 cubic feet
filtration is to be achieved
media to an under drainage
is to have the sides of the
stormwater overflow
Basin-C stormwater is
parking area. The stormwater
of the basin area to discharge
into the North Saint Vrain
The impervious area is
50%. The stormwater
edge of the highway
residence picking up
sand filter basin along
filter is to be located
the existing grade so
sand filter basin has
runoff producing stormwater
calculated at 400 cubic feet

h = vertical head (FT)

4.2 Drainage Plan Development

Due to the small project area, the proposed developable area was evaluated as a single basin. The basin was used as basic units for the Rational Method Calculation for peak runoff. The west end of the basins served as design points of interest for the 2-yr, 100-yr flows and calculation of water quality control structures. The results of the hydrologic analysis appear in **Appendix A**.

4.2.1 Detention Basin Design

The proposed developed portion of the River Bend PUD is projected to have an increase flow of 2.1 cfs for the 2 year event and 2.7 cfs for the 100 year event.

Stormwater will discharge into the North St. Vrain Creek along the southern and western property boundaries. A small amount of stormwater will pass through 503 West Main Street property before entering the river. Stormwater passing through 503 West Main will sheet via the historic conveyance route across lawn area, with no adverse impact. 503 West Main will provide an easement for the conveyance of the stormwater across their property. With minimal increase in the stormwater estimated, no adverse impact is anticipated to adjoining property owners and being lower in the drainage basin, no detention is recommended.

4.2.2 Water Quality

Existing Drainage from site currently sheet flows off the property across grass buffers to the North Saint Vrain Creek. For water quality purposes the developed area has been divided into three basins.

Basin-A stormwater exits the site via sheet flow from the lawn area into the North Saint Vrain Creek at the west end of the property. The impervious area will increase from approximately 15% to 40%. The stormwater will follow the existing flow direction from the north half of the property collecting runoff from the driveway, parking and buildings to a sand filter basin at the western tip of the property. The sand filter is to be located within the flood plain and is to be recessed into the existing grade so as to not impact the cross sectional area. The sand filter basins have been sized to collect stormwater from the average

filtration is to be achieved through ground infiltration through a porous media to an under drain. Due to the minimal slope the sand filter basin is to have the sides sodded to match the surrounding lawn area for stormwater overflow when the basin volume is exceeded.

The proposed gravel parking area is to be compacted class 6 aggregate base course to help stabilize the area. Also, minimal grades of 1.5% to 2% across the parking area and roads help minimize runoff velocity reducing scour.

4.2.3 Construction Erosion Control

A majority of the proposed improvements have been incorporated into the site at this time. With further ground disturbance are the following recommendations.

A) BMP's for Stormwater Pollution Prevention

1) Structural Practices

- A silt fence is to be placed along the south and west (downhill) sides of the property where there is disturbed soil.
- Erosion mat is to be installed in the shallow channels with grass seed immediately following construction.

2) Non-Structural Practices

- All slopes are to be returned to their pre-construction grade.
- Disturbed slopes that exceed 30% are to have soil erosion mats installed.
- All areas of disturbance are to be graded so water shall be dispersed into sheet flow and directed off the area of disturbance into existing native vegetation buffer areas.
- Within two weeks of the frost being out of the ground, all disturbed areas are to be sodded or seeded and mulched with native seed. Seeding and mulching is to be as specified in the construction plans on specifications.

B) Final Stabilization and Long Term Stormwater Management

- Stabilization will not be considered final until all surfaced areas have received their final surface; uniform vegetative cover has been established with a density of at least 70% of

pre-disturbance levels or equivalent permanent, physical erosion reduction materials has been employed. Additional erosion control measures may be required upon site inspection for specific operations as conditions warrant.

C) Other Controls

- Off-site tracking of material shall be controlled to minimize the tracking. Streets shall be cleaned when earth materials are tracked, spilled or washed onto the streets as directed by the project engineer. When cleaning streets, they shall not be washed until they have been scraped and swept and inlet protection has been properly installed.

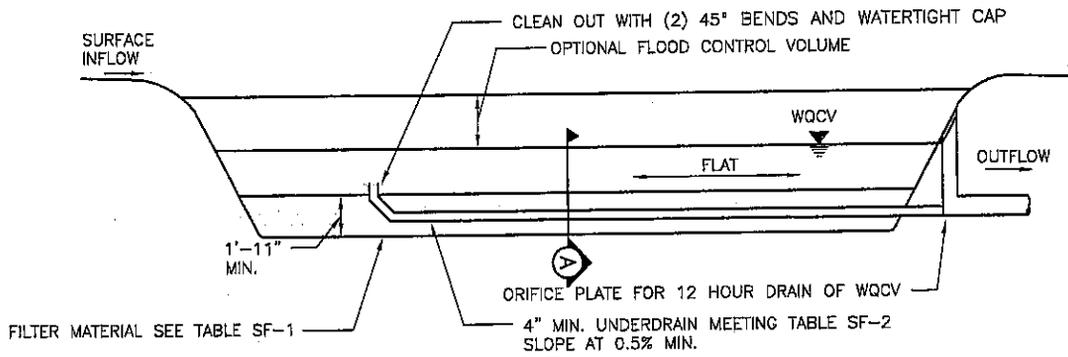
D) Inspection and Maintenance

A Colorado stormwater discharge permit for construction shall be required by the general contractor, if more than 1 acre of disturbance occurs, prior to starting and site disturbance.

- For BMP's to function effectively the project site is to be inspected every 14 days and after any significant storm event that causes erosion, sediment transport or vehicular tracking.
- Specific areas to be inspected are all structural sediment control devices, areas of point source flows onto or off of the sites and the stream banks in areas of excavation.
- General overview of the entire site should be made every 14 days.
- Any deficiencies observed during inspections are to be corrected within five (5) calendar days of observance or prior to any storm event that would cause pollutants to degrade waters of the United States.
- If drainage, erosion or sediment problems become apparent during construction, such as when off-site sedimentation occurs, the BMP's shall be re-evaluated and reimplemented in an effective manner.
- Following each inspection, inspection reports are to be fully executed and placed in a folder.

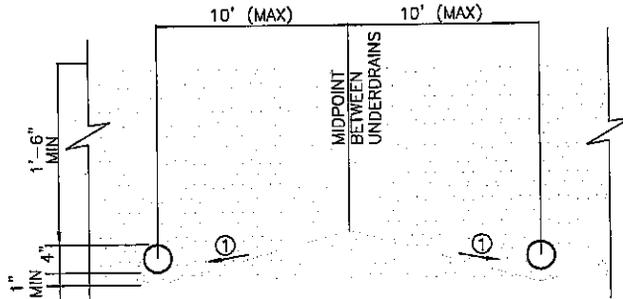
5.0 CONCLUSIONS

The proposed River Bend PUD is projected to have a combined increase stormwater discharge rates of 2.1 cfs, and 2.4 cfs for the 2-year and 100-year storm events. With the property evaluated as undeveloped the Impervious area within the basin will increase by approximate 63,450 ft² (~23%). The developed area of Basin-A flow will discharge off the west end of the property into the North Saint Vrain Creek. Basin-B flow will discharge off the southern side of the property into the North Saint Vrain Creek. Basin-C flow will discharge off the southern side of the property into the North Saint Vrain Creek. Sediment control and water quality is to be obtained from filtration through the sand filter basins located at the end of each basin. Based on minimal increased flow there will be no adverse impact to offsite property, no stormwater detention is recommended.



PROFILE
NTS

NOTE: THIS DETAIL SHOWS A PARTIAL INFILTRATION SECTION. FOR FULL INFILTRATION ELIMINATE UNDERDRAIN AND PROVIDE 1'-6" OF FILTER MATERIAL. FOR NO INFILTRATION PROVIDE IMPERMEABLE MEMBRANE SECURED TO CAST-IN-PLACE CONCRETE WALL. SEE DETAILS SF-2 AND SF-3.

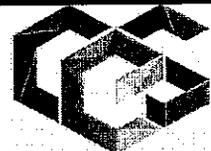


SECTION A
NTS

JOB No: 507.002

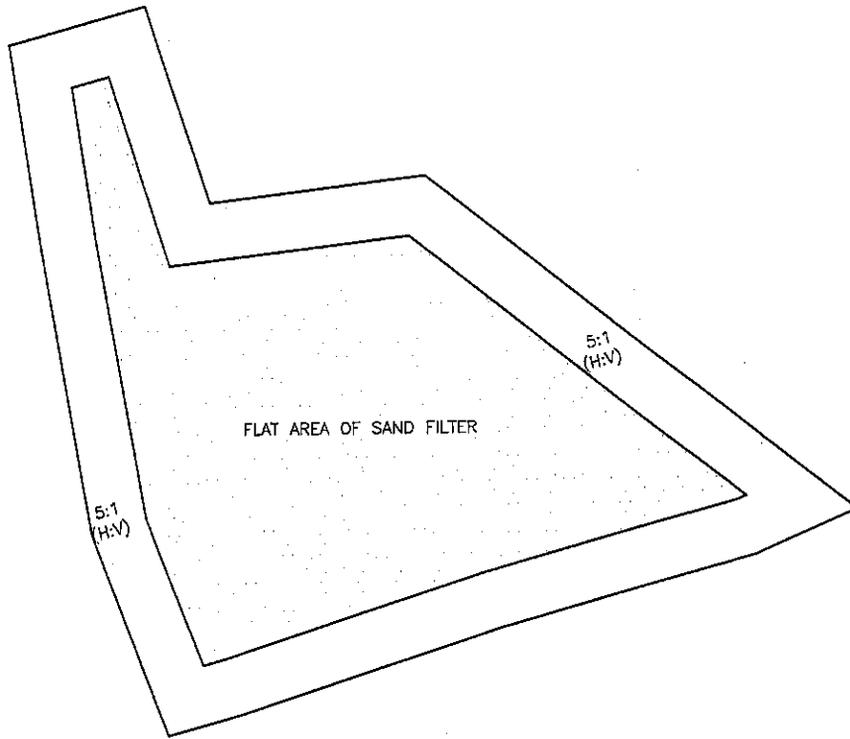
TYPICAL UNDERDRAIN
DETAIL
RIVERBEND PUD
501 WEST MAIN
LYONS, CO 80540

BY: MST DATE: 04/28/2016
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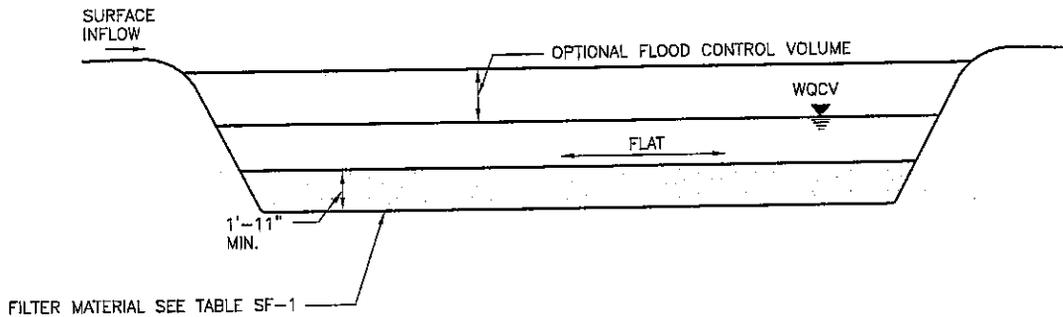


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PLAN
NTS



PROFILE
NTS

SAND FILTER PLAN, PROFILE
AND SECTION

JOB No: 807.002

BASIN - A
3.0± ACRES
EXISTING 15% IMPERVIOUS
PROPOSED 39% IMPERVIOUS

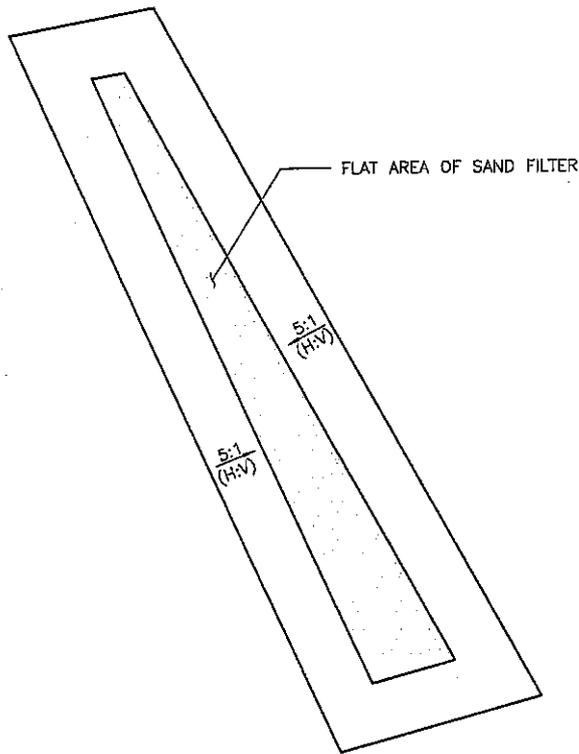
**FIGURE 4
BASIN A
SAND FILTER PLAN,
PROFILE AND SECTION**

BY: MST DATE: 03/30/2016
FILE: M:\807_002\Drainage\Figure 4 Sand Filtration.dwg

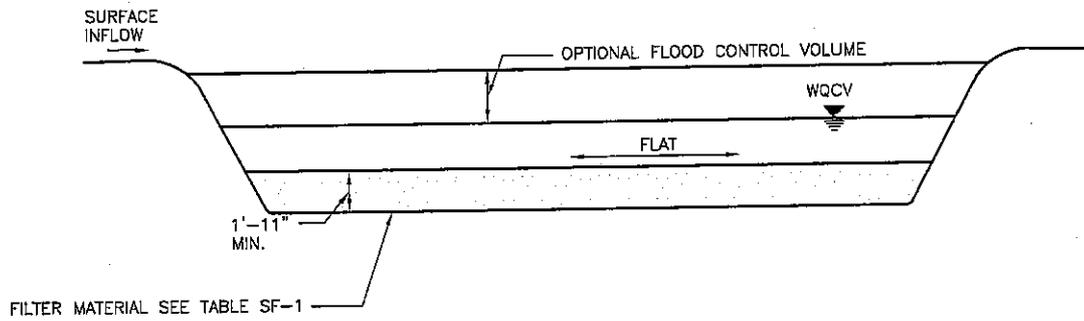


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PLAN
NTS



PROFILE
NTS
SAND FILTER PLAN, PROFILE AND SECTION

JOB No: 807.002

BASIN - B
0.6± ACRES
EXISTING 0% IMPERVIOUS
PROPOSED 70% IMPERVIOUS

FIGURE 5
BASIN B
SAND FILTER PLAN,
PROFILE AND SECTION

BY: MST DATE: 03/30/2016

FILE: M:\807_002\Drawings\Figure 4 Sand Filtration.dwg



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Appendix A

Hydrologic Analysis

TABLE 2-1
RAINFALL INTENSITY-DURATION TABLES
LYONS, COLORADO

RETURN PERIOD = 2 YEARS

RETURN PERIOD = 100 YEARS

Duration (min)	Total Depth (in)	Incremental Depth (in)	Design Rain (in)	Intensity (in/hr)	Duration (min)	Total Depth (in)	Incremental Depth (in)	Design Rain (in)	Intensity (in/hr)
10	0.47	0.47	0.06	2.82	10	1.21	1.21	0.18	7.26
20	.68	.21	.09	2.05	20	1.78	0.57	.19	5.34
30	.82	.14	.21	1.64	30	2.12	.34	.57	4.24
40	.91	.09	.47	1.37	40	2.31	.19	1.21	3.47
50	.98	.07	.14	1.18	50	2.50	.19	.034	3.01
60	1.04	.06	.07	1.04	60	2.68	.18	.19	2.68
70	1.08	.04	.04	.093	70	2.81	.13	.13	2.41
80	1.12	.04	.04	.84	80	2.88	.07	.07	2.16
90	1.16	.04	.04	.77	90	2.93	.05	.05	1.96
100	1.20	.04	.04	.72	100	2.98	.05	.05	1.79
110	1.23	.03	.03	.67	110	3.03	.05	.05	1.65
120	1.26	.03	.03	.63	120	3.08	.05	.05	1.54
130	1.29	.03	.03	.59	130	3.13	.05	.05	1.44
140	1.32	.03	.03	.56	140	3.18	.05	.05	1.36
150	1.35	.03	.03	.54	150	3.23	.05	.05	1.29
160	1.37	.02	.02	.51	160	3.28	.05	.05	1.23
170	1.39	.02	.02	.49	170	3.32	.04	.04	1.17
180	1.41	.02	.02	.47	180	3.36	.04	.04	1.12
TOTAL		1.41	1.41		TOTAL		3.36	3.36	

From NOAA Atlas, volume III, Colorado 1973.

Depth-Duration-Frequency and Intensity-Duration-Frequency Tables for Colorado Hydrologic Zones 1 through 4

Blue cells are inputs.

Project: 501 West Main Street, Lyons Colorado

Where is the Watershed Located?

Located within UDFCD Boundary

Located outside of UDFCD Boundary

Hydrologic Zone (1, 2, 3, or 4) = (see map)

Elevation at Center of Watershed = ft

Watershed Area (Optional) = sq. mi.

(Optional) Select a location within the UDFCD boundary:

Longitude: 39° 55' 57" Latitude: 105° 17' 37" W

1. Rainfall Depth-Duration-Frequency Table

If within the UDFCD Boundary, Enter the 1-hour and 6-hour rainfall depths from the USDCM Volume 1.
Otherwise, Enter the 6-hour and 24-hour rainfall depths from the NOAA Atlas 2 Volume III.

Return Period	Rainfall Depth in Inches at Time Duration								
	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	24-hr
2-yr	0.28	0.45	0.57	0.66	1.00	1.21	1.36	1.60	N/A
5-yr	0.40	0.64	0.81	0.93	1.42	1.62	1.77	2.00	N/A
10-yr	0.48	0.77	0.96	1.11	1.70	1.94	2.12	2.40	N/A
25-yr	0.56	0.89	1.12	1.29	1.97	2.32	2.58	3.00	N/A
50-yr	0.68	1.08	1.36	1.57	2.40	2.74	3.00	3.40	N/A
100-yr	0.73	1.16	1.46	1.69	2.57	2.99	3.30	3.80	N/A
500-yr	0.92	1.47	1.85	2.13	3.25	3.75	4.12	4.71	N/A

Note: Refer to Figures 4-1 through 4-12 of USDCM Volume 1 for 1-hr and 6-hr rainfall depths.

Refer to NOAA Atlas 2 Volume III isopleth maps for 6-hr and 24-hr rainfall depths.

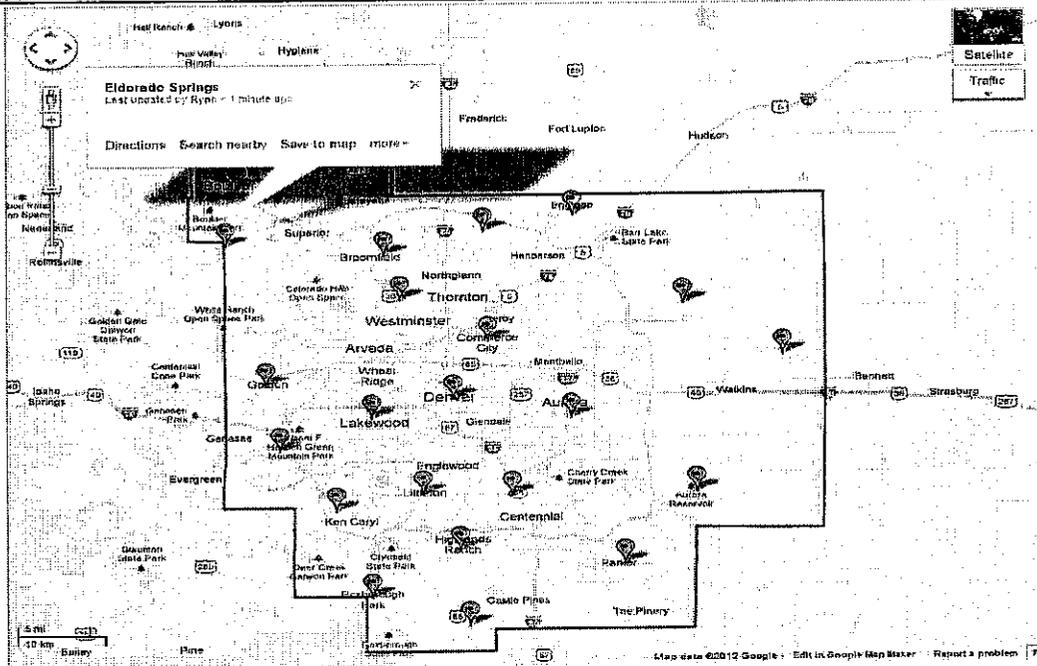
Rainfall depths for durations less than 1-hr are calculated using Equation 4-4 in USDCM Volume 1.

2. Rainfall Intensity-Duration-Frequency Table

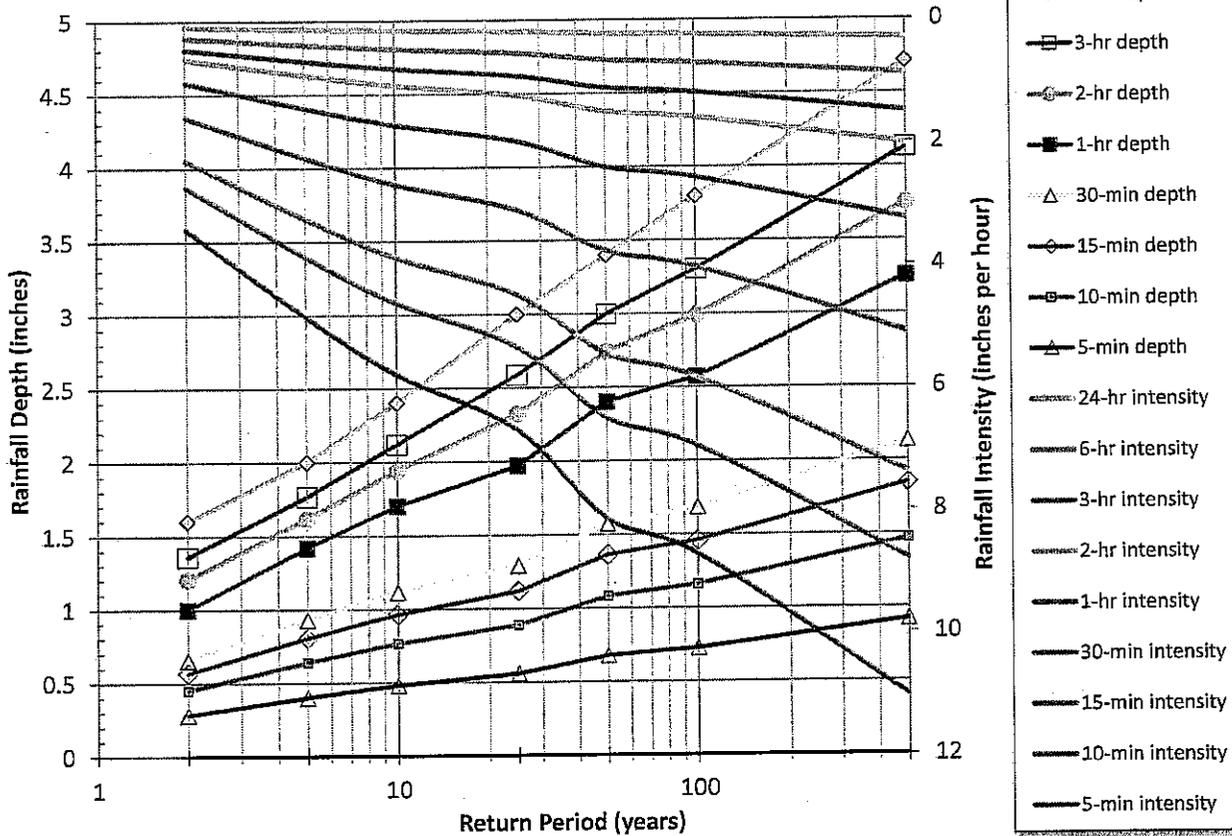
Return Period	Rainfall Intensity in Inches Per Hour at Time Duration								
	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	24-hr
2-yr	3.39	2.71	2.27	1.57	1.00	0.62	0.46	0.27	0.09
5-yr	4.82	3.84	3.22	2.23	1.42	0.88	0.65	0.39	0.13
10-yr	5.77	4.60	3.86	2.67	1.70	1.06	0.78	0.46	0.16
25-yr	6.68	5.33	4.47	3.09	1.97	1.22	0.91	0.54	0.18
50-yr	8.14	6.49	5.45	3.77	2.40	1.49	1.11	0.66	0.22
100-yr	8.72	6.95	5.83	4.03	2.57	1.60	1.18	0.70	0.24
500-yr	11.03	8.80	7.38	5.10	3.25	2.02	1.50	0.89	0.30

Note: Intensity approximated using 1-hr rainfall depths and Equation 4-3 in USDCM Volume 1.

Depth-Duration-Frequency and Intensity-Duration-Frequency Tables for Colorado Hydrologic Zones 1 through 4



Design Rainfall IDF & DDF Chart



Full Basin
Evaluated 2yr Historic

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Full Basin Evaluated 2yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 4.20 Acres
 Percent Imperviousness = 11.00 %
 NRCS Soil Type = B A, B, C, or D

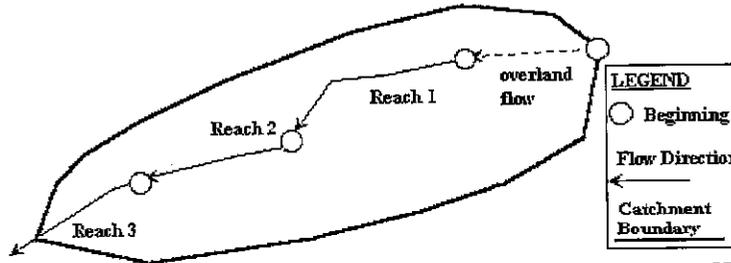
II. Rainfall Information I (inch/hr) = $C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 2 years (input return period for design storm)
 $C1$ = 28.50 (input the value of C1)
 $C2$ = 10.00 (input the value of C2)
 $C3$ = 0.786 (input the value of C3)
 $P1$ = 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.06
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5$ = 0.14
 Override 5-yr. Runoff Coefficient, $C-5$ = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/ Field	Short Pasture/ Lawns	Nearly Bare Ground	Grassed Swales/ Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft input	Length L ft input	5-yr Runoff Coeff C-5 output	NRCS Convey- ance input	Flow Velocity V fps output	Flow Time T _f minutes output
Overland	0.4200	145	0.14	N/A	0.40	6.06
1	0.0140	500		7.00	0.83	10.06
2						
3						
4						
5						
Sum		645				

Computed T_c = 16.12
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 2.28 inch/hr
 Rainfall Intensity at Regional T_c, I = 2.47 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 2.47 inch/hr

Peak Flowrate, Q_p = 0.56 cfs
 Peak Flowrate, Q_p = 0.61 cfs
 Peak Flowrate, Q_p = 0.61 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Full Basin Evaluated 2yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 4.20 Acres
 Percent Imperviousness = 45.00 %
 NRCS Soil Type = B A, B, C, or D

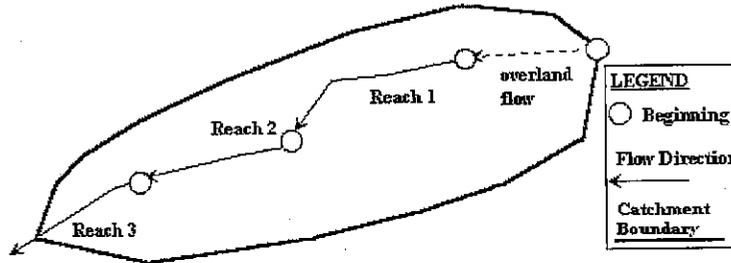
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, $T_r =$ 2 years (input return period for design storm)
 $C1 =$ 28.50 (input the value of C1)
 $C2 =$ 10.00 (input the value of C2)
 $C3 =$ 0.786 (input the value of C3)
 $P1 =$ 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, $C =$ 0.26
 Override Runoff Coefficient, $C =$ _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5 =$ 0.32
 Override 5-yr. Runoff Coefficient, $C =$ _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff		NRCS Conveyance	Flow Velocity V		Flow Time T _f	
			C-5 input	C-5 output		input	output	minutes input	minutes output
Overland	0.4200	145		0.32	N/A	0.49	4.92		
1	0.0140	500			7.00	0.83	10.06		
2									
3									
4									
5									
Sum		645							

Computed T_c = 14.99
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, $I =$ 2.36 inch/hr
 Rainfall Intensity at Regional T_c, $I =$ 2.47 inch/hr
 Rainfall Intensity at User-Defined T_c, $I =$ 2.47 inch/hr

Peak Flowrate, $Q_p =$ 2.61 cfs
 Peak Flowrate, $Q_p =$ 2.73 cfs
 Peak Flowrate, $Q_p =$ 2.73 cfs

Full Basin Evaluated
100yr - Historic

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Full Basin Evaluated 100yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 4.20 Acres
 Percent Imperviousness = 11.00 %
 NRCS Soil Type = B A, B, C, or D

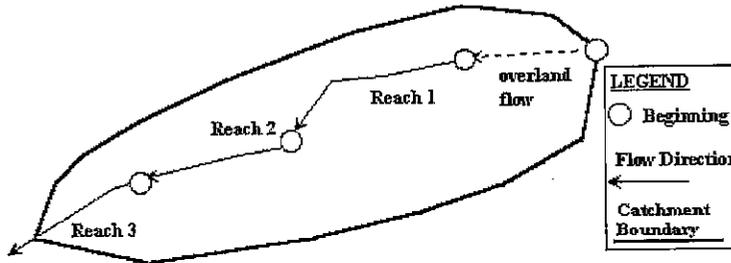
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, $T_r =$ 100 years (input return period for design storm)
 $C1 =$ 28.50 (input the value of C1)
 $C2 =$ 10.00 (input the value of C2)
 $C3 =$ 0.786 (input the value of C3)
 $P1 =$ 2.68 inches (Input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, $C =$ 0.41
 Override Runoff Coefficient, $C =$ _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5 =$ 0.14
 Override 5-yr. Runoff Coefficient, $C =$ _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft input	Length L ft input	5-yr Runoff Coeff C-5 output	NRCS Conveyance input	Flow Velocity V fps output	Flow Time T _f minutes output
Overland	0.4200	145	0.14	N/A	0.40	6.06
1	0.0140	500		7.00	0.83	10.06
2						
3						
4						
5						
Sum		645				

Computed T_c = 16.12
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, $I =$ 5.88 inch/hr
 Rainfall Intensity at Regional T_c, $I =$ 6.37 inch/hr
 Rainfall Intensity at User-Defined T_c, $I =$ 6.37 inch/hr

Peak Flowrate, $Q_p =$ 10.07 cfs
 Peak Flowrate, $Q_p =$ 10.91 cfs
 Peak Flowrate, $Q_p =$ 10.91 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Full Basin Evaluated 100yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 4.20 Acres
 Percent Imperviousness = 45.00 %
 NRCS Soil Type = B A, B, C, or D

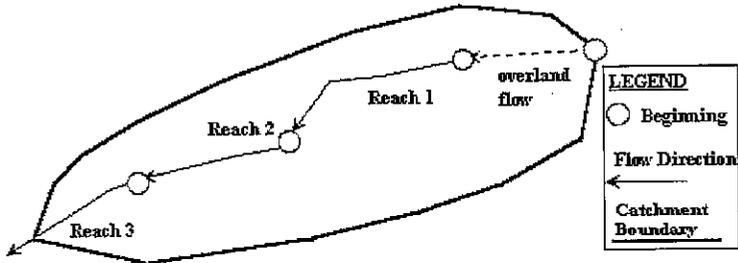
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, $T_r =$ 100 years (input return period for design storm)
 $C1 =$ 28.50 (input the value of C1)
 $C2 =$ 10.00 (input the value of C2)
 $C3 =$ 0.786 (input the value of C3)
 $P1 =$ 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, $C =$ 0.51
 Override Runoff Coefficient, $C =$ _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5 =$ 0.32
 Override 5-yr. Runoff Coefficient, $C =$ _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff C-5	NRCS Conveyance	Flow Velocity V fps	Flow Time T _f minutes
	input	input	output	input	output	output
Overland	0.4200	145	0.32	N/A	0.49	4.92
1	0.0140	500		7.00	0.83	10.06
2						
3						
4						
5						
Sum		645				

Computed T_c = 14.99
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, $I =$ 6.09 inch/hr
 Rainfall Intensity at Regional T_c, $I =$ 6.37 inch/hr
 Rainfall Intensity at User-Defined T_c, $I =$ 6.37 inch/hr

Peak Flowrate, $Q_p =$ 13.01 cfs
 Peak Flowrate, $Q_p =$ 13.62 cfs
 Peak Flowrate, $Q_p =$ 13.62 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin A 2yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 3.00 Acres
 Percent Imperviousness = 15.00 %
 NRCS Soil Type = B A, B, C, or D

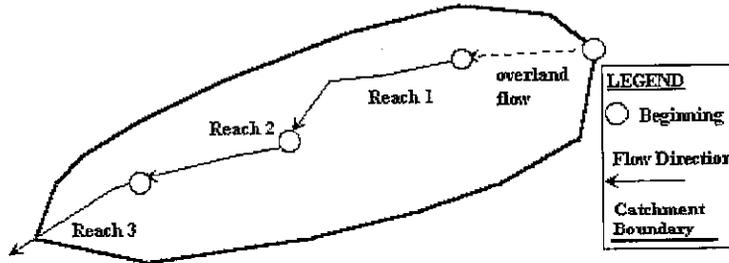
II. Rainfall Information I (inch/hr) = $C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 2 years (input return period for design storm)
 $C1$ = 28.50 (input the value of C1)
 $C2$ = 10.00 (input the value of C2)
 $C3$ = 0.786 (input the value of C3)
 $P1$ = 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.08
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5$ = 0.17
 Override 5-yr. Runoff Coefficient, $C-5$ = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/ Field	Short Pasture/ Lawns	Nearly Bare Ground	Grassed Swales/ Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff	NRCS Conveyance	Flow Velocity V	Flow Time T _f
			C-5 input		fps output	minutes output
Overland	0.4200	145	0.17	N/A	0.41	5.90
1	0.0140	500		7.00	0.83	10.06
2						
3						
4						
5						
Sum		645				

Computed T_c = 15.96
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 2.29 inch/hr
 Rainfall Intensity at Regional T_c, I = 2.47 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 2.47 inch/hr

Peak Flowrate, Q_p = 0.56 cfs
 Peak Flowrate, Q_p = 0.61 cfs
 Peak Flowrate, Q_p = 0.61 cfs

Basin A - 100yr Historic

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin A 100yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 3.00 Acres
 Percent Imperviousness = 15.00 %
 NRCS Soil Type = B A, B, C, or D

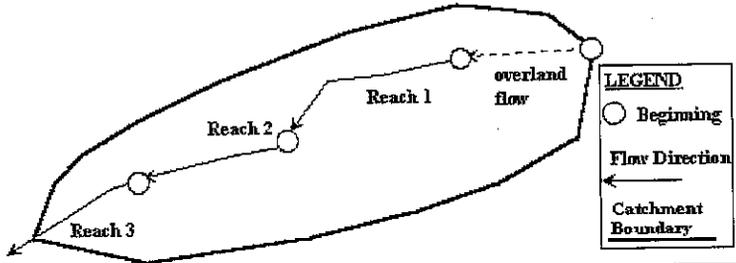
II. Rainfall Information I (inch/hr) = $C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 100 years (input return period for design storm)
 $C1$ = 28.50 (input the value of C1)
 $C2$ = 10.00 (input the value of C2)
 $C3$ = 0.786 (input the value of C3)
 $P1$ = 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.42
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5$ = 0.17
 Override 5-yr. Runoff Coefficient, C = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff C-5	NRCS Conveyance	Flow Velocity V fps	Flow Time T _f minutes
	input	input	output	input	output	output
Overland	0.4200	145	0.17	N/A	0.41	5.90
1	0.0140	500		7.00	0.83	10.06
2						
3						
4						
5						
Sum		645				

Computed T_c = 15.96
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 5.91 inch/hr
 Rainfall Intensity at Regional T_c, I = 6.37 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 6.37 inch/hr

Peak Flowrate, Q_p = 7.51 cfs
 Peak Flowrate, Q_p = 8.10 cfs
 Peak Flowrate, Q_p = 8.10 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin A 100yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 3.00 Acres ✓
 Percent Imperviousness = 39.00 % ✓
 NRCS Soil Type = B A, B, C, or D

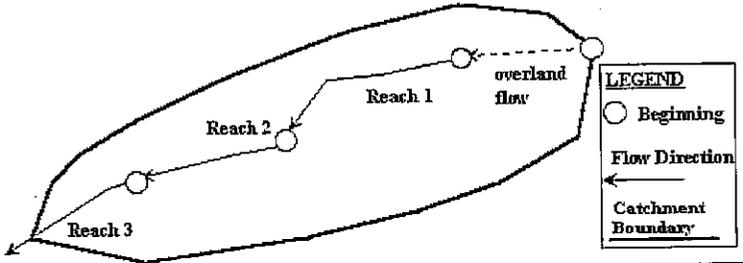
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, $T_r =$ 100 years (input return period for design storm)
 $C1 =$ 28.50 (input the value of C1)
 $C2 =$ 10.00 (input the value of C2)
 $C3 =$ 0.786 (input the value of C3)
 $P1 =$ 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, $C =$ 0.49
 Override Runoff Coefficient, $C =$ _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5 =$ 0.29
 Override 5-yr. Runoff Coefficient, $C-5 =$ _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff C-5	NRCS Conveyance	Flow Velocity V fps	Flow Time T _f minutes
	input	input	output	input	output	output
Overland	0.4200	145	0.29	N/A	0.47	5.12
1	0.0140	500		7.00	0.83	10.06
2						
3						
4						
5						
Sum		645				

Computed T_c = 15.18
 Regional T_c = 13.58
 User-Entered T_c = 13.58

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, $I =$ 6.05 inch/hr
 Rainfall Intensity at Regional T_c, $I =$ 6.37 inch/hr
 Rainfall Intensity at User-Defined T_c, $I =$ 6.37 inch/hr

Peak Flowrate, $Q_p =$ 8.94 cfs
 Peak Flowrate, $Q_p =$ 9.41 cfs
 Peak Flowrate, $Q_p =$ 9.41 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin B 2yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 0.80 Acres
 Percent Imperviousness = 0.00 %
 NRCS Soil Type = B A, B, C, or D

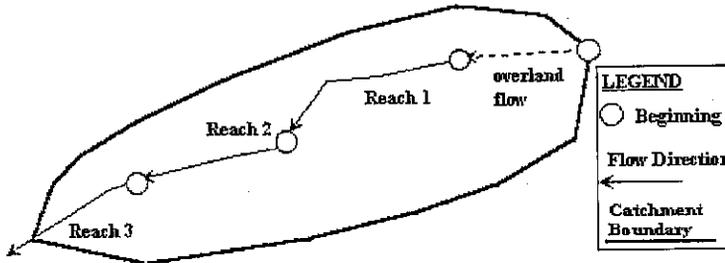
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, $T_r =$ 2 years (input return period for design storm)
 $C1 =$ 28.50 (input the value of C1)
 $C2 =$ 10.00 (input the value of C2)
 $C3 =$ 0.786 (input the value of C3)
 $P1 =$ 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, $C =$ 0.02
 Override Runoff Coefficient, $C =$ _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5 =$ 0.08
 Override 5-yr. Runoff Coefficient, $C =$ _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff		NRCS Conveyance	Flow Velocity V fps		Flow Time T _f minutes
			input	output		input	output	
Overland	0.0400	128		0.08	N/A	0.16	13.25	
1	0.0100	191			10.00	1.00	3.18	
2								
3								
4								
5								
Sum		319						

Computed T_c = 16.43
 Regional T_c = 11.77
 User-Entered T_c = 11.77

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, $I =$ 2.26 inch/hr
 Rainfall Intensity at Regional T_c, $I =$ 2.63 inch/hr
 Rainfall intensity at User-Defined T_c, $I =$ 2.63 inch/hr

Peak Flowrate, $Q_p =$ 0.04 cfs
 Peak Flowrate, $Q_p =$ 0.04 cfs
 Peak Flowrate, $Q_p =$ 0.04 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin B 2yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 0.80 Acres
 Percent Imperviousness = 66.00 %
 NRCS Soil Type = B A, B, C, or D

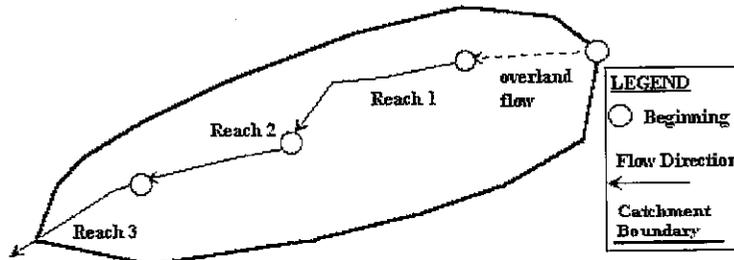
II. Rainfall Information $I (\text{inch/hr}) = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, $T_r =$ 2 years (input return period for design storm)
 $C1 =$ 28.50 (input the value of C1)
 $C2 =$ 10.00 (input the value of C2)
 $C3 =$ 0.786 (input the value of C3)
 $P1 =$ 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, $C =$ 0.42
 Override Runoff Coefficient, $C =$ _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5 =$ 0.46
 Override 5-yr. Runoff Coefficient, $C =$ _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff		NRCS Conveyance	Flow Velocity V		Flow Time T _f minutes
			input	output		input	output	
Overland	0.0400	128		0.46	N/A	0.26	8.31	
1	0.0100	191			10.00	1.00	3.18	
2								
3								
4								
5								
Sum		319						

Computed T_c = 11.49
 Regional T_c = 11.77
 User-Entered T_c = 11.49

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, $I =$ 2.66 inch/hr
 Rainfall Intensity at Regional T_c, $I =$ 2.63 inch/hr
 Rainfall Intensity at User-Defined T_c, $I =$ 2.66 inch/hr

Peak Flowrate, $Q_p =$ 0.89 cfs
 Peak Flowrate, $Q_p =$ 0.88 cfs
 Peak Flowrate, $Q_p =$ 0.89 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin B 100yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 0.80 Acres
 Percent Imperviousness = 0.00 %
 NRCS Soil Type = B A, B, C, or D

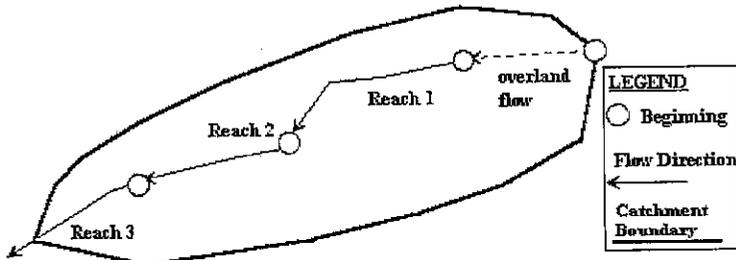
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 100 years (input return period for design storm)
 $C1$ = 28.50 (input the value of C1)
 $C2$ = 10.00 (input the value of C2)
 $C3$ = 0.786 (input the value of C3)
 $P1$ = 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.35
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5$ = 0.08
 Override 5-yr. Runoff Coefficient, $C-5$ = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff		NRCS Conveyance	Flow Velocity V		Flow Time T _f minutes
			input	output		input	output	
Overland	0.0400	128		0.08	N/A	0.16	13.25	
1	0.0100	191			10.00	1.00	3.18	
2								
3								
4								
5								
Sum		319						

Computed T_c = 16.43
 Regional T_c = 11.77
 User-Entered T_c = 11.77

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 5.82 inch/hr
 Rainfall Intensity at Regional T_c, I = 6.78 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 6.78 inch/hr

Peak Flowrate, Q_p = 1.63 cfs
 Peak Flowrate, Q_p = 1.90 cfs
 Peak Flowrate, Q_p = 1.90 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin B 100yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 0.80 Acres
 Percent Imperviousness = 66.00 %
 NRCS Soil Type = B A, B, C, or D

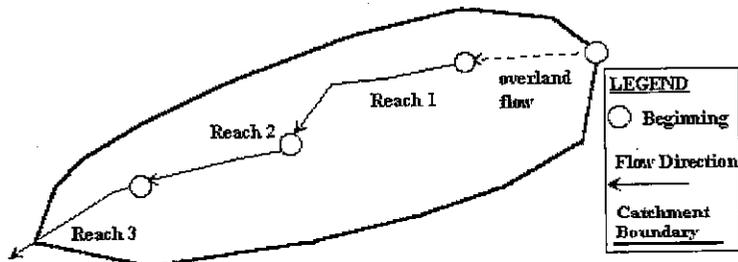
II. Rainfall Information I (inch/hr) = $C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 100 years (input return period for design storm)
 $C1$ = 28.50 (Input the value of $C1$)
 $C2$ = 10.00 (Input the value of $C2$)
 $C3$ = 0.786 (input the value of $C3$)
 $P1$ = 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.60
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C .)
 5-yr. Runoff Coefficient, $C-5$ = 0.46
 Override 5-yr. Runoff Coefficient, $C-5$ = _____ (enter an override $C-5$ value if desired, or leave blank to accept calculated $C-5$.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/ Field	Short Pasture/ Lawns	Nearly Bare Ground	Grassed Swales/ Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	6	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff C-5	NRCS Conveyance	Flow Velocity V fps	Flow Time T _f minutes
	input	input	output	input	output	output
Overland	0.0400	128	0.46	N/A	0.26	8.31
1	0.0100	191		10.00	1.00	3.18
2						
3						
4						
5						
	Sum	319				

Computed T_c = 11.49
 Regional T_c = 11.77
 User-Entered T_c = 11.49

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 6.85 inch/hr
 Rainfall Intensity at Regional T_c, I = 6.78 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 6.85 inch/hr

Peak Flowrate, Q_p = 3.26 cfs
 Peak Flowrate, Q_p = 3.23 cfs
 Peak Flowrate, Q_p = 3.26 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin C 2 yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 0.40 Acres
 Percent Imperviousness = 0.00 %
 NRCS Soil Type = B A, B, C, or D

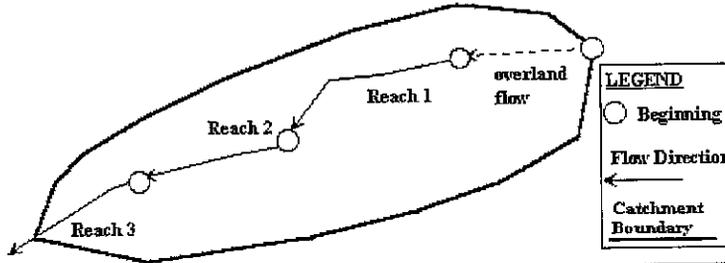
II. Rainfall Information $I \text{ (inch/hr)} = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 2 years (input return period for design storm)
 C1 = 28.50 (input the value of C1)
 C2 = 10.00 (input the value of C2)
 C3 = 0.786 (input the value of C3)
 P1 = 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.02
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, C-5 = 0.08
 Override 5-yr. Runoff Coefficient, C = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/ Field	Short Pasture/ Lawns	Nearly Bare Ground	Grassed Swales/ Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff	NRCS Conveyance	Flow Velocity V	Flow Time T _f
			C-5 input		fps output	minutes output
Overland	0.0800	93	0.08	N/A	0.17	8.99
1	0.0180	163		7.00	0.94	2.89
2						
3						
4						
5						
Sum		256				

Computed T_c = 11.88
 Regional T_c = 11.42
 User-Entered T_c = 11.42

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 2.62 inch/hr
 Rainfall Intensity at Regional T_c, I = 2.67 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 2.67 inch/hr

Peak Flowrate, Q_p = 0.02 cfs
 Peak Flowrate, Q_p = 0.02 cfs
 Peak Flowrate, Q_p = 0.02 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin C 2 yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 0.40 Acres
 Percent Imperviousness = 50.00 %
 NRCS Soil Type = B A, B, C, or D

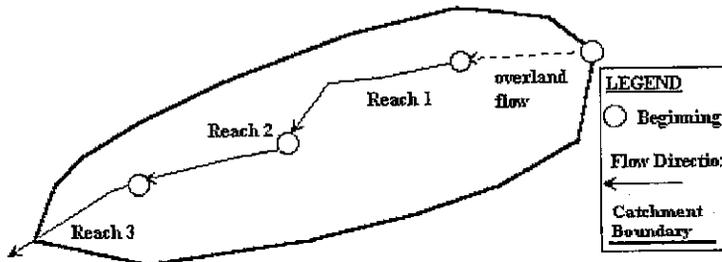
II. Rainfall Information I (inch/hr) = $C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 2 years (input return period for design storm)
 $C1$ = 28.50 (input the value of C1)
 $C2$ = 10.00 (input the value of C2)
 $C3$ = 0.786 (input the value of C3)
 $P1$ = 1.04 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.29
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, $C-5$ = 0.35
 Override 5-yr. Runoff Coefficient, C = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff C-5	NRCS Conveyance	Flow Velocity V fps	Flow Time T _f minutes
	input	input	output	input	output	output
Overland	0.0800	93	0.35	N/A	0.24	6.58
1	0.0180	163		10.00	1.34	2.02
2						
3						
4						
5						
	Sum	256				

Computed T_c = 8.60
 Regional T_c = 11.42
 User-Entered T_c = 8.60

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 2.98 inch/hr
 Rainfall Intensity at Regional T_c, I = 2.67 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 2.98 inch/hr

Peak Flowrate, Q_p = 0.35 cfs
 Peak Flowrate, Q_p = 0.31 cfs
 Peak Flowrate, Q_p = 0.35 cfs

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin C 100yr- Historic

I. Catchment Hydrologic Data

Catchment ID = Historic
 Area = 0.40 Acres
 Percent Imperviousness = 0.00 %
 NRCS Soil Type = B A, B, C, or D

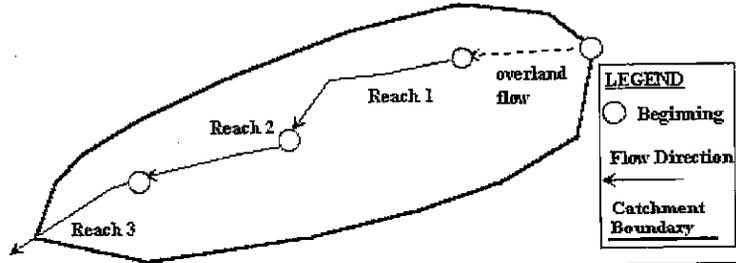
II. Rainfall Information $I (\text{inch/hr}) = C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 100 years (input return period for design storm)
 C1 = 28.50 (input the value of C1)
 C2 = 10.00 (input the value of C2)
 C3 = 0.786 (input the value of C3)
 P1 = 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.35
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C.)
 5-yr. Runoff Coefficient, C-5 = 0.08
 Override 5-yr. Runoff Coefficient, C = _____ (enter an override C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff	NRCS Conveyance	Flow Velocity V	Flow Time T _f
			C-5 input		fps output	minutes output
Overland	0.0800	93	0.08	N/A	0.17	8.99
1	0.0180	163		10.00	1.34	2.02
2						
3						
4						
5						
Sum		256				

Computed T_c = 11.01
 Regional T_c = 11.42
 User-Entered T_c = 11.01

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 6.98 inch/hr
 Rainfall Intensity at Regional T_c, I = 6.87 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 6.98 inch/hr

Peak Flowrate, Q_p = 0.98 cfs
 Peak Flowrate, Q_p = 0.96 cfs
 Peak Flowrate, Q_p = 0.98 cfs

Basin @ 100yr
Developed

CALCULATION OF A PEAK RUNOFF USING RATIONAL METHOD

Project Title: River Bend PUD
 Catchment ID: Basin C 100yr- Developed

I. Catchment Hydrologic Data

Catchment ID = Developed
 Area = 0.40 Acres
 Percent Imperviousness = 50.00 %
 NRCS Soil Type = B A, B, C, or D

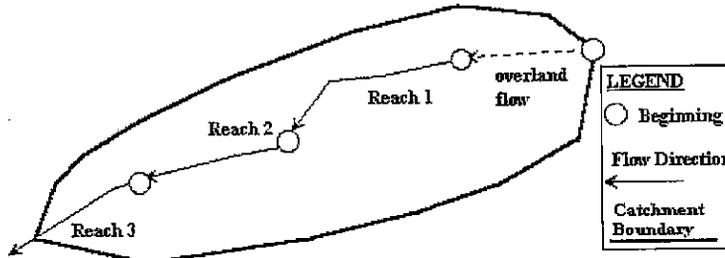
II. Rainfall Information I (inch/hr) = $C1 * P1 / (C2 + Td)^{C3}$

Design Storm Return Period, T_r = 100 years (input return period for design storm)
 $C1$ = 28.50 (input the value of $C1$)
 $C2$ = 10.00 (input the value of $C2$)
 $C3$ = 0.786 (input the value of $C3$)
 $P1$ = 2.68 inches (input one-hr precipitation--see Sheet "Design Info")

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.52
 Override Runoff Coefficient, C = _____ (enter an override C value if desired, or leave blank to accept calculated C .)
 5-yr. Runoff Coefficient, $C-5$ = 0.35
 Override 5-yr. Runoff Coefficient, C = _____ (enter an override $C-5$ value if desired, or leave blank to accept calculated $C-5$.)

Illustration



NRCS Land Type	Heavy Meadow	Tillage/Field	Short Pasture/Lawns	Nearly Bare Ground	Grassed Swales/Waterways	Paved Areas & Shallow Paved Swales (Sheet Flow)
Conveyance	2.5	5	7	10	15	20

Calculations:

Reach ID	Slope S ft/ft	Length L ft	5-yr Runoff Coeff C-5	NRCS Conveyance	Flow Velocity V fps	Flow Time T _f minutes
	input	input	output	input	output	output
Overland	0.0800	93	0.35	N/A	0.24	6.58
1	0.0180	163		10.00	1.34	2.02
2						
3						
4						
5						
Sum		256				

Computed T_c = 8.60
 Regional T_c = 11.42
 User-Entered T_c = 8.60

IV. Peak Runoff Prediction

Rainfall Intensity at Computed T_c, I = 7.68 inch/hr
 Rainfall Intensity at Regional T_c, I = 6.87 inch/hr
 Rainfall Intensity at User-Defined T_c, I = 7.68 inch/hr

Peak Flowrate, Q_p = 1.61 cfs
 Peak Flowrate, Q_p = 1.44 cfs
 Peak Flowrate, Q_p = 1.61 cfs

Appendix B
Water Quality Control Volume

Design Procedure Form: BMP Selection Tool

Sheet 1 of 1

Designer: Michael Todd
 Company: Cornerstone Engineering & Surveying, Inc.
 Date: April 27, 2016
 Project: River Bend PUD, 501 W. Main, Lyons Colorado
 Location: Basin A

1. To identify potential BMPs, what best describes the type of site?	Choose One <input checked="" type="radio"/> Conventional Sites <input type="radio"/> Highly Urbanized Sites <input type="radio"/> Linear Construction In Urbanized Areas SKIP # 2
2. Does the typical section include a parking lane, shoulder, median, or otherwise allow for surface BMPs?	Choose One <input type="radio"/> YES <input type="radio"/> NO
3. Is the site comprised of Hydrologic Soil Group A or B soils?	Choose One <input checked="" type="radio"/> YES <input type="radio"/> NO
4. Is the tributary impervious area ¹ greater than 1 acre?	Choose One <input checked="" type="radio"/> YES <input type="radio"/> NO
5. Is the depth of bedrock greater than 5 feet?	Choose One <input checked="" type="radio"/> YES <input type="radio"/> NO
6. Is the tributary impervious area ¹ greater than 5 acres?	Choose One <input type="radio"/> YES <input checked="" type="radio"/> NO SKIP # 7
7. Is a water source available for use? (baseflow or groundwater)	Choose One <input type="radio"/> YES <input type="radio"/> NO
8. Is the BMP in a developing watershed?	Choose One <input type="radio"/> YES <input checked="" type="radio"/> NO SKIP # 9-10
9. Are BMPs allowed in the right-of-way?	Choose One <input type="radio"/> YES <input type="radio"/> NO
10. Does the community have an established Fee in Lieu Program in place?	Choose One <input type="radio"/> YES <input type="radio"/> NO
11. Step 1 of Four Step Process: MDCIA / Volume Reduction (Not WQCV) BMPs 12. Step 2 of Four Step Process: WQCV BMPs	Grass Swale Grass Buffer Permeable Pavement- Full Infiltration (5,6) Green Roof (3,6) Permeable Pavement- Full Infiltration (5,6) Bioretention- Full Infiltration (5,6) Extended Dry Detention Basin Sand Filter Extended Detention- Full Infiltration (5) Green Roof (3,6) Regional Water Quality Treatment (4)

Notes: 1. 'Tributary impervious area' refers to the impervious area draining to the BMP, not the total area of the project site.

- 3. In the Front Range of Colorado, irrigation, at least periodically in dry times, will be required to sustain a green roof.
- 4. If a regional facility will be used to provide the WQCV, some degree of onsite treatment/MDCIA will still likely be required.
- 5. No infiltration= underdrain and liner, Partial Infiltration= underdrain and no liner, Full Infiltration= no underdrain and no liner.
- 6. Consider this BMP for a portion of your site. It's best suited for impervious tributary areas of approximately one acre or less.

Design Procedure Form: Sand Filter (SF)

Designer: Michael Todd
 Company: Cornerstone Engineering & Sureying, Inc.
 Date: April 27, 2016
 Project: River Bend PUD, 501 West Main, Lyons, Colorado
 Location: Basin A

1. Basin Storage Volume

- A) Effective Imperviousness of Tributary Area, I_e
(100% if all paved and roofed areas upstream of sand filter)
- B) Tributary Area's Imperviousness Ratio ($i = I_e/100$)
- C) Water Quality Capture Volume (WQCV) Based on 12-hour Drain Time
 $WQCV = 0.9 * (0.91 * i^3 - 1.19 * i^2 + 0.78 * i)$
- D) Contributing Watershed Area (including sand filter area)
- E) Water Quality Capture Volume (WQCV) Design Volume
 $V_{WQCV} = WQCV / 12 * Area$
- F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm
- G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume
- H) User Input of Water Quality Capture Volume (WQCV) Design Volume
(Only if a different WQCV Design Volume is desired)

$I_e =$ 39.0 %
 $i =$ 0.390
 WQCV = 0.16 watershed inches
 Area = 130,041 sq ft
 $V_{WQCV} =$ 1,728 cu ft
 $d_e =$ 0.43 in
 $V_{WQCV OTHER} =$ 1,728 cu ft
 $V_{WQCV USER} =$ 1,900 cu ft

2. Basin Geometry

- A) WQCV Depth
- B) Sand Filter Side Slopes (Horizontal distance per unit vertical, 4:1 or flatter preferred). Use "0" if sand filter has vertical walls.
- C) Minimum Filter Area (Flat Surface Area)
- D) Actual Filter Area
- E) Volume Provided

$D_{WQCV} =$ 1.0 ft
 $Z =$ 5.00 ft / ft
 $A_{Min} =$ 634 sq ft
 $A_{Actual} =$ 1512 sq ft
 $V_T =$ 1900 cu ft

3. Filter Material

Choose One
 1.8" CDOT Class B or C Filter Material
 Other (Explain):

4. Underdrain System

- A) Are underdrains provided?
- B) Underdrain system orifice diameter for 12 hour drain time
 - i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice
 - ii) Volume to Drain in 12 Hours
 - iii) Orifice Diameter, 3/8" Minimum

Choose One
 YES
 NO
 $y =$ N/A ft
 $Vol_{12} =$ 1,900 cu ft
 $D_o =$ _____ in

Basin A

Design Procedure Form: Sand Filter (SF)

Sheet 2 of 2

Designer: Michael Todd
Company: Cornerstone Engineering & Sureying, Inc.
Date: April 27, 2016
Project: River Bend PUD, 501 West Main, Lyons, Colorado
Location: Basin A

5. Impermeable Geomembrane Liner and Geotextile Separator Fabric

A) Is an Impermeable liner provided due to proximity of structures or groundwater contamination?

Choose One
 YES NO

6-7. Inlet / Outlet Works

A) Describe the type of energy dissipation at inlet points and means of conveying flows in excess of the WQCV through the outlet

Flow into the sand filter will be over low sloping lawn area.

Notes:

Design Procedure Form: Sand Filter (SF)

Designer: Michael Todd
 Company: Cornerstone Engineering & Sureying, Inc.
 Date: April 27, 2016
 Project: River Bend PUD, 501 West Main, Lyons, Colorado
 Location: Basin B

<p>1. Basin Storage Volume</p> <p>A) Effective Imperviousness of Tributary Area, I_e (100% if all paved and roofed areas upstream of sand filter)</p> <p>B) Tributary Area's Imperviousness Ratio ($i = I_e/100$)</p> <p>C) Water Quality Capture Volume (WQCV) Based on 12-hour Drain Time $WQCV = 0.9 * (0.91 * I^2 - 1.19 * I + 0.78 * I)$</p> <p>D) Contributing Watershed Area (including sand filter area)</p> <p>E) Water Quality Capture Volume (WQCV) Design Volume $V_{WQCV} = WQCV / 12 * Area$</p> <p>F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm</p> <p>G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume</p> <p>H) User Input of Water Quality Capture Volume (WQCV) Design Volume (Only if a different WQCV Design Volume is desired)</p>	<p>$I_e =$ <u>66.0</u> %</p> <p>$i =$ <u>0.660</u></p> <p>WQCV = <u>0.23</u> watershed inches</p> <p>Area = <u>34,613</u> sq ft</p> <p>$V_{WQCV} =$ <u>670</u> cu ft</p> <p>$d_s =$ <u>0.43</u> in</p> <p>$V_{WQCV \text{ OTHER}} =$ <u>670</u> cu ft</p> <p>$V_{WQCV \text{ USER}} =$ <u>700</u> cu ft</p>
<p>2. Basin Geometry</p> <p>A) WQCV Depth</p> <p>B) Sand Filter Side Slopes (Horizontal distance per unit vertical, 4:1 or flatter preferred). Use "0" if sand filter has vertical walls.</p> <p>C) Minimum Filter Area (Flat Surface Area)</p> <p>D) Actual Filter Area</p> <p>E) Volume Provided</p>	<p>$D_{WQCV} =$ <u>1.0</u> ft</p> <p>$Z =$ <u>5.00</u> ft / ft</p> <p>$A_{Min} =$ <u>286</u> sq ft</p> <p>$A_{Actual} =$ <u>290</u> sq ft</p> <p>$V_T =$ <u>700</u> cu ft</p>
<p>3. Filter Material:</p>	<p>Choose One</p> <p><input checked="" type="radio"/> 18" CDOT Class B or C Filter Material</p> <p><input type="radio"/> Other (Explain):</p> <hr/> <hr/>
<p>4. Underdrain System</p> <p>A) Are underdrains provided?</p> <p>B) Underdrain system orifice diameter for 12 hour drain time</p> <p>i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice</p> <p>ii) Volume to Drain in 12 Hours</p> <p>iii) Orifice Diameter, 3/8" Minimum</p>	<p>Choose One</p> <p><input checked="" type="radio"/> YES</p> <p><input type="radio"/> NO</p> <p>$y =$ <u>N/A</u> ft</p> <p>$Vol_{12} =$ <u>700</u> cu ft</p> <p>$D_o =$ _____ in</p>

BASIN "B"

Design Procedure Form: Sand-Filter (SF)

Sheet 2 of 2

Designer: Michael Todd
Company: Cornerstone Engineering & Sureying, Inc.
Date: April 27, 2016
Project: River Bend PUD, 501 West Main, Lyons, Colorado
Location: Basin B

5. Impermeable Geomembrane Liner and Geotextile Separator Fabric

A) Is an impermeable liner provided due to proximity of structures or groundwater contamination?

Choose One
 YES NO

6-7. Inlet / Outlet Works

A) Describe the type of energy dissipation at inlet points and means of conveying flows in excess of the WQCV through the outlet

Flow into the sand filter will be over low sloping lawn area.

Notes:

Basin "C"

Design Procedure Form: Sand Filter (SF)

Sheet 1 of 2

Designer: Michael Todd
 Company: Cornerstone Engineering & Surveying, Inc.
 Date: April 27, 2016
 Project: River Bend PUD, 501 West Main, Lyons, Colorado
 Location: Basin C

<p>1. Basin Storage Volume</p> <p>A) Effective Imperviousness of Tributary Area, I_e (100% if all paved and roofed areas upstream of sand filter)</p> <p>B) Tributary Area's Imperviousness Ratio ($i = I_e/100$)</p> <p>C) Water Quality Capture Volume (WQCV) Based on 12-hour Drain Time $WQCV = 0.9 * (0.91 * i^2 - 1.19 * i + 0.78 * i)$</p> <p>D) Contributing Watershed Area (including sand filter area)</p> <p>E) Water Quality Capture Volume (WQCV) Design Volume $V_{WQCV} = WQCV / 12 * Area$</p> <p>F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm</p> <p>G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume</p> <p>H) User Input of Water Quality Capture Volume (WQCV) Design Volume (Only if a different WQCV Design Volume is desired)</p>	<p>$I_e =$ <u>50.0</u> %</p> <p>$i =$ <u>0.500</u></p> <p>WQCV = <u>0.19</u> watershed inches</p> <p>Area = <u>17,240</u> sq ft</p> <p>$V_{WQCV} =$ <u>267</u> cu ft</p> <p>$d_s =$ <u>0.43</u> in</p> <p>$V_{WQCV\ OTHER} =$ <u>267</u> cu ft</p> <p>$V_{WQCV\ USER} =$ <u>400</u> cu ft</p>
<p>2. Basin Geometry</p> <p>A) WQCV Depth</p> <p>B) Sand Filter Side Slopes (Horizontal distance per unit vertical, 4:1 or flatter preferred). Use "0" if sand filter has vertical walls.</p> <p>C) Minimum Filter Area (Flat Surface Area)</p> <p>D) Actual Filter Area</p> <p>E) Volume Provided</p>	<p>$D_{WQCV} =$ <u>1.0</u> ft</p> <p>$Z =$ <u>5.00</u> ft / ft</p> <p>$A_{Min} =$ <u>108</u> sq ft</p> <p>$A_{Actual} =$ <u>260</u> sq ft</p> <p>$V_T =$ <u>400</u> cu ft</p>
<p>3. Filter Material</p>	<p>Choose One</p> <p><input checked="" type="radio"/> 18" CDOT Class B or C Filter Material</p> <p><input type="radio"/> Other (Explain):</p> <p>_____</p> <p>_____</p>
<p>4. Underdrain System</p> <p>A) Are underdrains provided?</p> <p>B) Underdrain system orifice diameter for 12 hour drain time</p> <p>i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice</p> <p>ii) Volume to Drain in 12 Hours</p> <p>iii) Orifice Diameter, 3/8" Minimum</p>	<p>Choose One</p> <p><input checked="" type="radio"/> YES</p> <p><input type="radio"/> NO</p> <p>$y =$ <u>N/A</u> ft</p> <p>$V_{12} =$ <u>400</u> cu ft</p> <p>$D_o =$ _____ in</p>

Basin "C"

Design Procedure Form: Sand Filter (SF)

Sheet 2 of 2

Designer: Michael Todd
Company: Cornerstone Engineering & Sureying, Inc.
Date: April 27, 2016
Project: River Bend PUD, 501 West Main, Lyons, Colorado
Location: Basin C

5. Impermeable Geomembrane Liner and Geotextile Separator Fabric

A) Is an impermeable liner provided due to proximity of structures or groundwater contamination?

Choose One
 YES NO

6-7. Inlet / Outlet Works

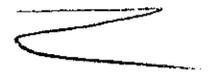
A) Describe the type of energy dissipation at inlet points and means of conveying flows in excess of the WQCV through the outlet

Flow into the sand filter will be over low sloping lawn area.

Notes:

Appendix C

Soils Information



Boulder County Area, Colorado

Nh—Niwot soils

Map Unit Setting

National map unit symbol: jps8
Elevation: 4,900 to 5,500 feet
Mean annual precipitation: 12 to 18 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 140 to 155 days
Farmland classification: Not prime farmland

Map Unit Composition

Niwot and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Niwot

Setting

Landform: Flood plains, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy over sandy and gravelly alluvium

Typical profile

H1 - 0 to 14 inches: loam
H2 - 14 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat):
 Moderately high to high (0.60 to 6.00 in/hr) —
Depth to water table: About 18 to 36 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water storage in profile: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 5w ← B
Hydrologic Soil Group: B
Ecological site: Wet Meadow (R067XB038CO)

Minor Components

Loveland

Percent of map unit: 10 percent

Nunn

Percent of map unit: 4 percent

Aquolls

Percent of map unit: 1 percent

Landform: Flood plains

Data Source Information

Soil Survey Area: Boulder County Area, Colorado

Survey Area Data: Version 12, Sep 22, 2015

Search	
Area of Interest	<input type="button" value="Open All"/> <input type="button" value="Close All"/>
AOI Properties	
<input type="button" value="Clear AOI"/>	
AOI Information Name Map Unit Symbols <input checked="" type="radio"/> Use Soil Survey Area Map Unit Symbols <input type="radio"/> Use National Map Unit Symbols Area (acres) 6.34 Soil Data Available from Web Soil Survey Boulder County Area, Colorado (CO643) Data Availability Tabular and Spatial, complete Tabular Data Version 11, Sep 22, 2015 Spatial Data Version 2, Dec 30, 2013	
<input type="button" value="Clear AOI"/>	
Import AOI	
Export AOI	
Quick Navigation	
Address	<input type="button" value="View"/>
Address 501 west main street, Lyons colorado	
Show location marker <input checked="" type="checkbox"/>	
<input type="button" value="View"/>	
State and County	
Soil Survey Area	
Latitude and Longitude	
PLSS (Section, Township, Range)	
Bureau of Land Management	
Department of Defense	
Forest Service	
National Park Service	
Hydrologic Unit	

Area of Interest Interactive Map

Scale 1:841 View Extent Contiguous U.S. ±1%

Map navigation icons: Home, Previous, Next, Full Screen, Print, Refresh, etc.

Appendix D
FIRM/FIS Information



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0232J

FIRM FLOOD INSURANCE RATE MAP BOULDER COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 232 OF 615

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:		NUMBER	PANEL	SUFFIX
COMMUNITY	BOULDER COUNTY	080023	0232	J
LYONS, TOWN OF		080026	0232	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

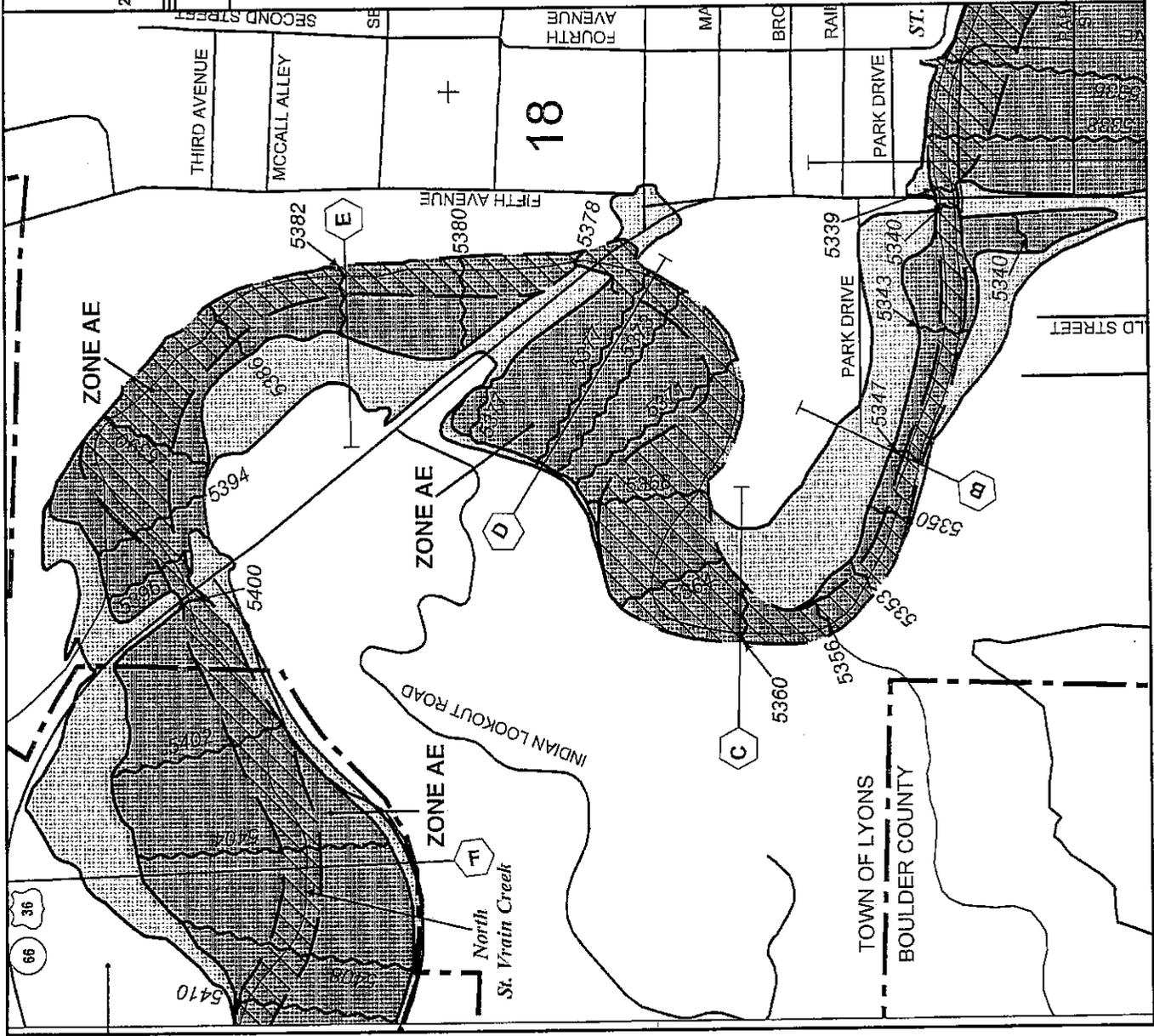


MAP NUMBER
08013C0232J

MAP REVISED
DECEMBER 18, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



66 36

Table 4 -- Summary of Discharges (Continued)

Flooding Source and Location	Drainage Area (Square Miles)	Peak Discharges (cfs)			0.2-Percent Annual Chance
		10-Percent Annual Chance	2-Percent Annual Chance	1-Percent Annual Chance	
Lefthand Creek (South Overflow Channel) At Divergence from Lefthand Creek At Confluence with Lefthand Creek (North Overflow Channel)	1.1 1.1	1 1	1 1	472 798	1 1
Little James Creek At Confluence with James Creek At Confluence of Balarat Creek	2.8 2.25	130 130	650 650	1,160 1,160	3,220 3,220
Little James Creek (continued) At Upstream Limit of Detailed Study	1.8	109	544	970	2,690
Little Thompson River At Larimer-Weld County Line	1.1	2,800	5,500	7,200	12,800
Middle Boulder Creek At Cross Section A At Cross Section G	36.3 29.9	693 596	884 760	960 825	1,130 971
Middle St. Vrain Creek At Confluence with South St. Vrain Creek	32.4	590	1,430	2,000	4,070
North Beaver Creek At Cross Section A At Cross Section T	5.3 5.0	74 70	117 112	135 129	185 178
North Goose Creek At Confluence with Goose Creek	1.1	3,865	3,865	3,865	6,075
North St. Vrain Creek At Confluence with St. Vrain Creek and South St. Vrain Creek	125.0	1,000	2,850	4,310	10,630

¹ Data Not Available

FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)	
NORTH ST. VRAIN CREEK									
A	1,530	157	511	8.4	5,338.1	5,338.1	5,338.1	0.0	
B	2,550	60	331	13.0	5,347.0	5,347.0	5,347.0	0.0	
C	3,500	202	612	7.0	5,359.9	5,359.9	5,359.9	0.0	
D	5,090	98	361	12.0	5,373.6	5,373.6	5,373.6	0.0	
E	6,103	93	516	8.4	5,381.9	5,381.9	5,382.0	0.1	
F	8,721	115	436	9.9	5,404.3	5,404.3	5,404.6	0.3	
G	9,616	113	458	9.4	5,414.6	5,414.6	5,415.3	0.7	
H	10,346	53	327	13.2	5,423.1	5,423.1	5,423.1	0.0	

¹Feet above confluence with St. Vrain Creek and South St. Vrain Creek

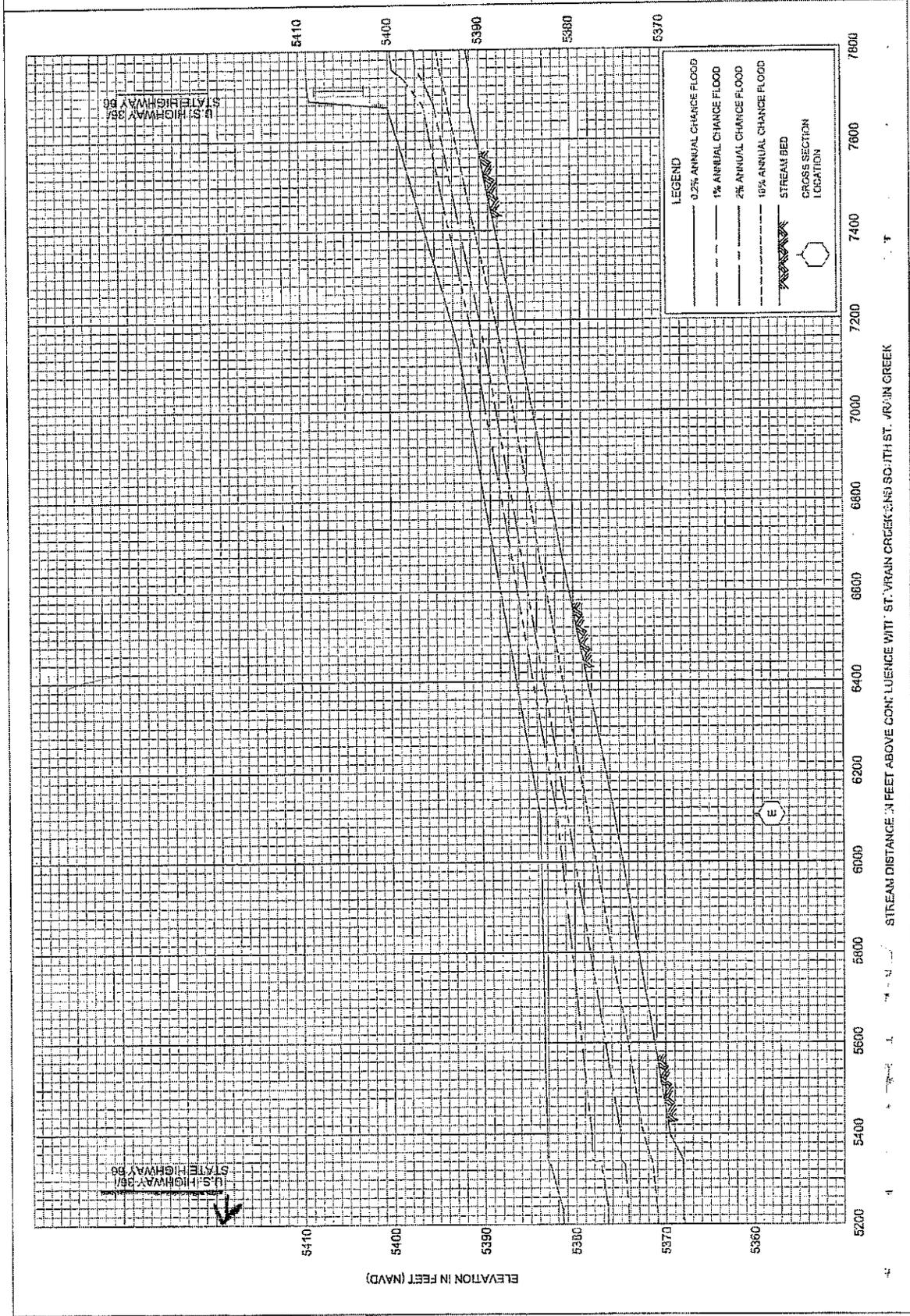
FEDERAL EMERGENCY MANAGEMENT AGENCY

**BOULDER COUNTY, CO
AND INCORPORATED AREAS**

FLOODWAY DATA

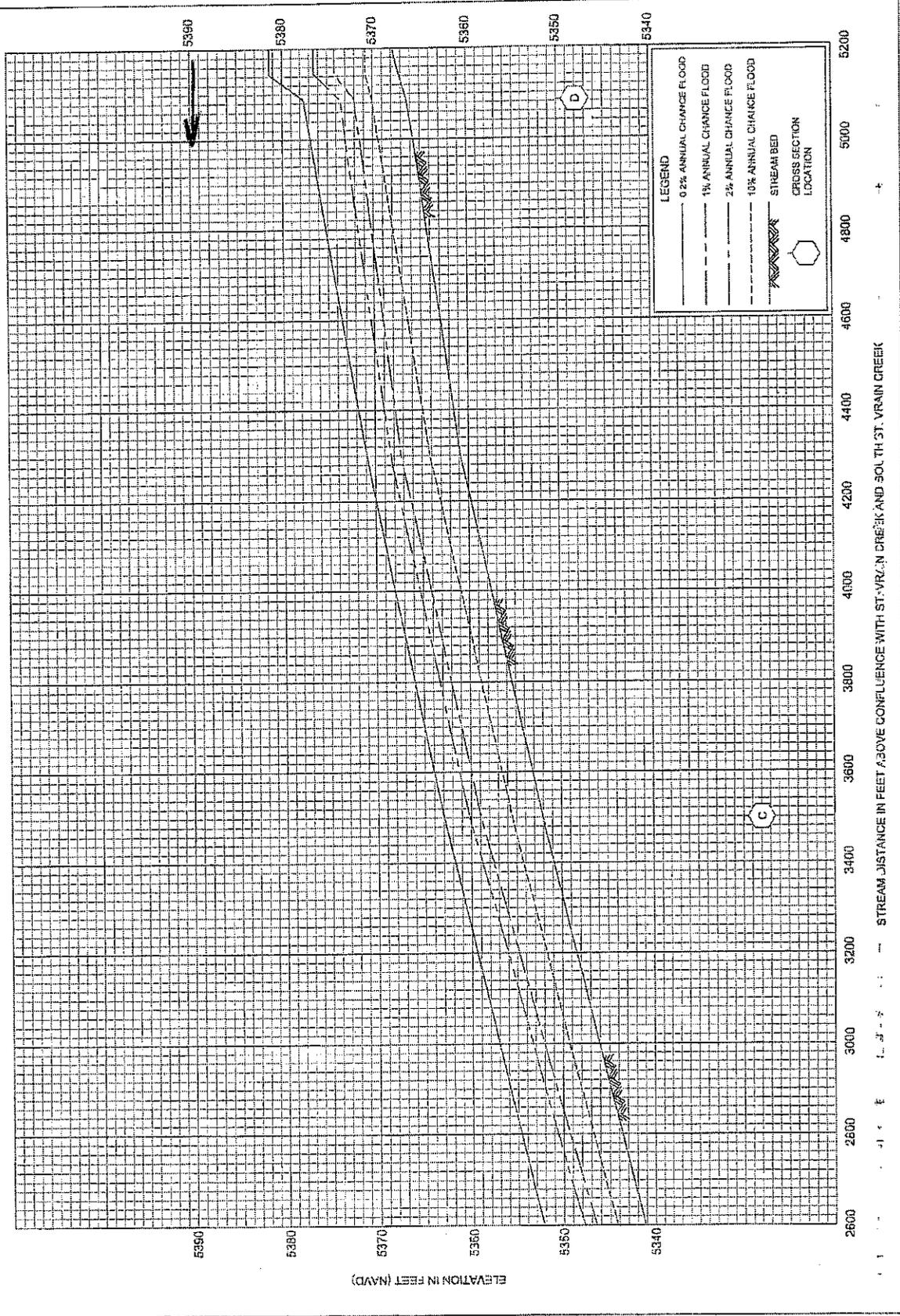
NORTH ST. VRAIN CREEK

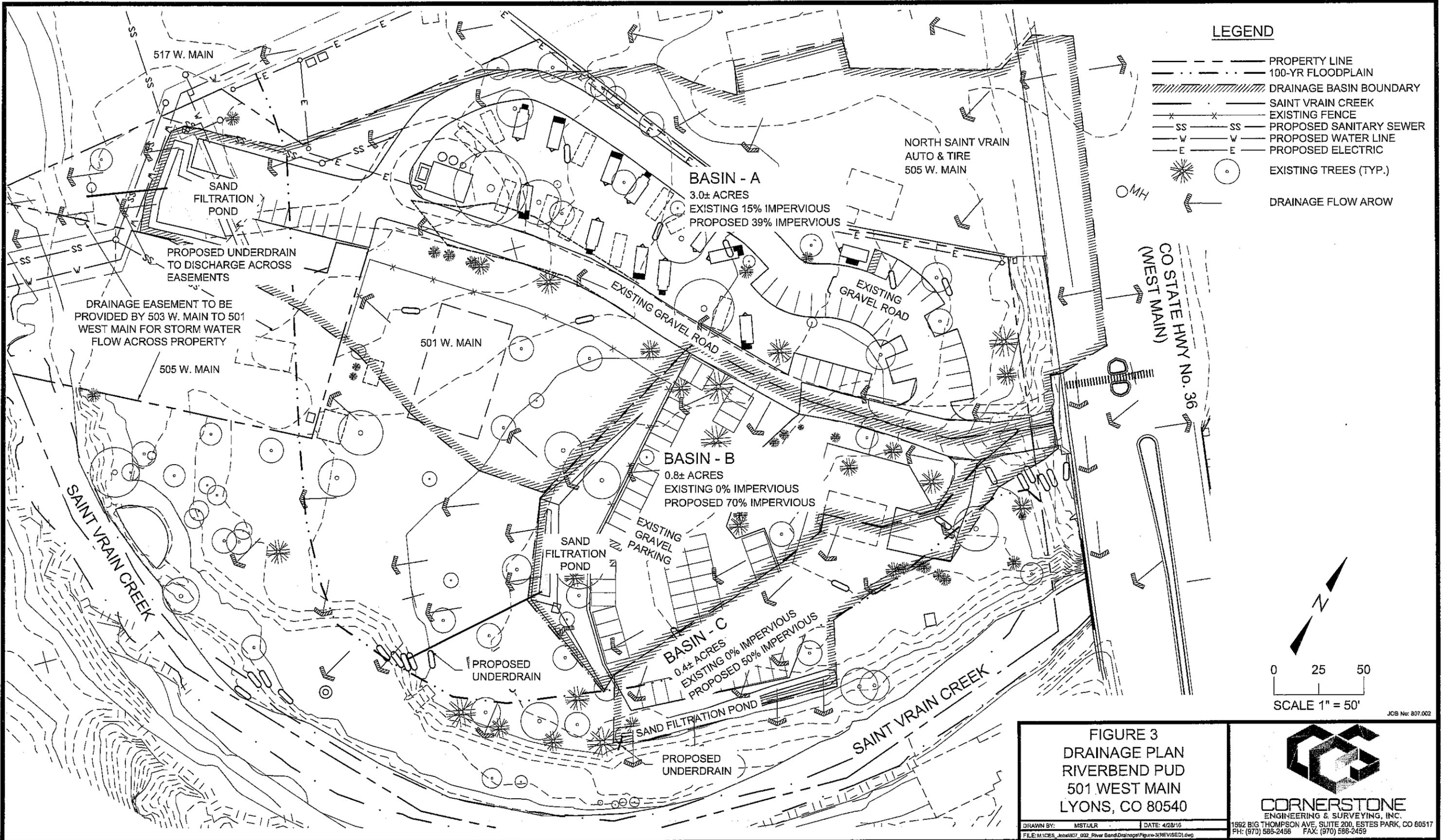
TABLE 6



STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH ST. VRAIN CREEK (245) SOUTH ST. VRAIN CREEK

ELEVATION IN FEET (NAVD)





LEGEND

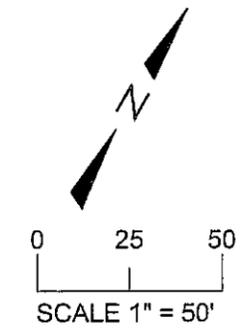
- PROPERTY LINE
- - - 100-YR FLOODPLAIN
- ////// DRAINAGE BASIN BOUNDARY
- SAINT VRAIN CREEK
- x-x- EXISTING FENCE
- SS SS PROPOSED SANITARY SEWER
- W W PROPOSED WATER LINE
- E E PROPOSED ELECTRIC
- ⊙ ○ EXISTING TREES (TYP.)
- DRAINAGE FLOW AROW

BASIN - A
 3.0± ACRES
 EXISTING 15% IMPERVIOUS
 PROPOSED 39% IMPERVIOUS

BASIN - B
 0.8± ACRES
 EXISTING 0% IMPERVIOUS
 PROPOSED 70% IMPERVIOUS

BASIN - C
 0.4± ACRES
 EXISTING 0% IMPERVIOUS
 PROPOSED 50% IMPERVIOUS

FIGURE 3
DRAINAGE PLAN
RIVERBEND PUD
501 WEST MAIN
LYONS, CO 80540



Dear Group (and Mayor Connie),

Having attended the meeting last night and its anticlimactic ending, I would like to ensure my comments are at least received in your collective inbox prior to the end of today, Tuesday, in preparation for next week.

Because I will be traveling internationally and will miss the next meeting, the following constitutes my commentary on the matter of River Bend Zoning.

To Whom in May Concern, Board Members, and Neighbors,

Thank you for your service and concern for our town! Thank you for taking on board membership with the serious commitment it entails. I myself have served on several boards, both in the nonprofit sector (HOPE for Longmont) as well as on various Innovation Review Boards in my role at Seagate Technologies, where I have been an engineer and architect and leader for 14 years.

I stand in solidarity with my neighbors whom are and have been affected by the repurposed River Bend property post-flood. We too are affected by the noise and disturbance from the River Bend operations. My letters, at least 3 of them, are a matter of public record and I'll not repeat myself here but instead ask the BOT, particularly the new members, to please make sure you've done your homework completely. I know it's not easy, particularly to dive deeply into the details when you're otherwise pressed for time. But, your decisions on this matter will have significant effects on the lives of our neighbors and our town. So, do your homework (pretty please).

Both Pat Thomas and Caleb Roberts have put forth excellent letters that I would consider mandatory reading well in advance of any permanent zoning decision of this magnitude. And it is indeed a decision of great import because the property owners and their partners have grand plans for the Riverbend locale.

Riverbend is a unique and special spot, which has undergone intense change and may yet undergo even more profound changes based on the public plan put forth by Lyons Properties. Drastic changes, really, if we consider a hotel, shops, and other modern luxury amenities in such a perfect spot.

Perfect, that is, for the folks who pay to visit and have their parties and events there. Not so perfect for Golden Eagles, or others of us who appreciate quiet harmony in those perfect shoulder season weekends.

River Bend has no track record for staying within acceptable bounds of impacting neighbors. River Bend MUST establish a track record before subsequent incremental developments are considered. Town Planner Mr. Bob Joseph informed the BOT that ANY subsequent incremental improvements to the property must be subject to public review, impact analysis, and PCDC, and BOT approval. Please keep that in mind!

As a concerned neighbor, what I desire is for the subsequent incremental development, at each and every stage, to be subjected to a review rigorous enough to correspond to the magnitude of the incremental planning stage.

Why am I concerned? My wife, Rie Shinoda, and myself, Andrew Kowles (811 Upper 5th Ave) both are concerned about noise from events at Riverbend in the post-flood time. We are concerned because while there has been cooperation and, to be frank, nice lip service about the noise issue, it has simply not yet been resolved, and there is no track record of adherence by the venue to the establish noise levels acceptable for the temporary zoning.

The riverbend partners are mature, professional, and for the most part caring about their impacts to our quality of life.

But, again, the track record of compliance just isn't there, so we must, we must defend our life in stellar Lyons.

Whatever your decision regarding the business in front of you for Riverbend, my wife and I respectfully ask that you make CONDITIONAL on past behavior any reward to the developers in the form of more permissions to do more stuff: Construction, traffic, buldings, tourism, and other impactful business activities.

I would also like to ask, rhetorically, whether the BOT feels uncomfortable dealing with large boutique elite development in the same place where, not 5 years ago, many lower income people had secure and lovely homes and lives. I don't begrudge the River Bend owners for doing what was necessary post-flood. But I do question the optics and the intentions of replacing residential lower income neighborhood with a loud, brash, money-making boutique wedding and tourism venue. I question also the

desire to sanitize such a venue by eliminating public swimming hold activity so that folks who don't live in Lyons don't have to look at locals swimming in a popular spot. In fact I detest that idea.

What kind of town do we want? What standards do we want to hold our business owners to? Our business owners in town by and large live up to excellent, if expensive, standards. Let's keep it that way...let's keep in incremental and slow and low impact and in this way we can hold onto the town's cachet and, in the long term, that is the most robust path to revenue growth and a balanced local economy.

I will accept the POT's approval of this permanent zoning change if and only if the owners conform to their statements about amplification and other impacts. Until a track record is established that doesn't damage our quality of life (Simms', Johnsons, Kowles, Arling, Thomas', and others) then I don't see how you could possibly consider extending their zoning yet further.

We, my neighbors and I, plan to keep a laser focus on this year's wedding season and we hope to arrive at the same conclusions in the fall, as the BOT arrives at with River Bend being most excellent stewards of this spectacular riparian river venue.

If there is not compliance to the commitments made, then my objections and those of my neighbors-friends will become most strenuous indeed!

Thank you so much, again, for your service, and for reading, and for caring.

Tanoshimi!! Looking forward.

Andy Kowles and Rie Shinoda Kowles, 811 Upper 5th, Lyons.

Dear Mayor Connie Sullivan and BOT:

Firstly, thank you for your service to our Town. Also, thank you for delaying the vote last Monday until the correct information could be uploaded on the Town website. I commend the Board for this action.

I strongly concur with Andy Kowles, Pat Thomas, Keith Johnson and other neighbors regarding the position of opposing permanent zoning approval for River Bend i.e. Lyons Properties, LLC.

I was most pleased with the statement by Mr. Bob Joseph the other evening, while describing the zoning changes when he stated **"the burden of proof is upon the applicant"**. For the past two years, neighbors have basically tolerated lip service from the applicant(s) regarding containing noise. Now the proposal has some noise containment language, but there is enough latitude in the language to allow the noise disturbance to continue. Let's give it a year and see if the applicant can deliver on their latest promise to contain the noise being generated at the site.

Developing a pristine area, with unique physical structures (river, canyon walls) takes effort and careful planning. Dropping a noise generating venue like weddings, events, that by their nature generate noise, takes careful planning and precaution. We would not want the site polluting the river, why tolerate noise pollution for existing, tax paying citizens for the benefit of profit by a few owners. If precaution and planning was taken by the site/owners to contain noise, and prevent existing resident complaints, then and only then should permanent zoning changes be considered. If they can plan a hotel, they can easily plan a small building that can house their events and contain the sound generated by their business activity.

I do not want to restate all our concerns, many are detailed in my letters sent previously on the issue. I attach my most recent letter describing the failure of the owners at Lyons Properties, LLC to make good on their commitment to contain noise.

Until the owners have proven, over time, that they can contain noise that they allow to be generated, we oppose permanent zoning approval. That is not asking too much at all. It allows the site to operate, generate income and tax revenue and most importantly, demonstrate sustainability and good stewardship for the Town and its neighbors/residents that also deserve Quality of Life. That is why we moved to Lyons and support local businesses.

If you have time, please read my previous letter attached. If you do not have time, please do not approve permanent zoning changes until the residents can confirm to you that promises made by the applicant have been successfully filled.

Thank you for your service and consideration,
Sincerely,
Ed and Ann Arling
601 ½ Indian Lookout Road
Lyons, CO 80540

Edward Arling
601 ½ Indian Lookout Rd
PO Box 1536
Lyons, CO 80540

March 9, 2016

Lyons Planning and Community Development Commission (PCDC), Lyons Board of Trustees (BOT), Lyons Town Staff, Lyons Mayor John O'Brien
432 5th Ave
PO Box 49
Lyons, CO 80540

Subject: Objection to River Bend Permanent Zoning

Dear PCDC, BOT, Town Staff, and Mayor O'Brien:

Thank you for the opportunity to once again express our concerns regarding the proposed zoning change proposal submitted on behalf of the River Bend venue and its parent company, My neighbors and myself went through this process and documented our concerns and presented them to the BOT and Mayor last summer, when the original zoning change was applied for by Lyons Properties, LLC. We appreciate the minimal progress River Bend has promised to be made in regards to its noise since it opened, but we are asking them to be held accountable to their promise to be good neighbors and demonstrate they can and will eliminate the ongoing obnoxious noise emanating from their facility before they are granted any permanent zoning change or granted the current PUD approval.

Our concerns regarding the development of this property primarily are focused on the continuing noise issue we have experienced for the past two summer event season, including nights and weekends filled with amplified music, amplified PA systems and loud vocal celebrations. For over 30 years, the property was residential, and surrounded by quiet, respectful residential neighbors, and now we have experienced two full years of noise and racket that is disruptive to the residents of the surrounding neighborhoods and broken promises from the owners to get the noise nuisance eliminated. The facility is located in a canyon that amplifies and echos sound far beyond a normal setting would under the same sound levels. The sound is actually louder the farther one gets away from the event center.

We have tried to work with all parties involved to come to a solution that works for everyone, including the event owners, neighbors and Town. Last summer on September 5 we met with the owners of the event center personally to discuss the lack of control of sound and lack of response from their onsite managers. We were told that if we have a problem with sound to call the Sheriff. The very next event held was so loud, and there was no response from their manager when called, that I did have to call the Sheriff. Calling the Sheriff is not a sustainable solution to loud amplified noise. On their season closing event, held on October 11, 2015, the

noise was so loud that even with my doors and windows closed; I could hear the noise inside my home.

The solution is to eliminate the noise or adequately contain it to avoid disturbing neighbors. Until the owners of this event center can take the ethical and practical steps to run their business without disruption to neighbors and residents, they should not be granted any request for zoning or PUD changes/approval.

The latest PUD proposal address some of our concerns however **there has still been no resolution to the noise issue**. Extremely loud, amplified events were still taking place in Oct. 2015, after the owners promised cessation. We recognize the contribution of the event center to the Town commerce; however, until the noise nuisance has been proven to be abated, we cannot support any permanent zoning change.

Furthermore, the current proposal contains a commitment by River Bend to limit live entertainment to non-amplified instruments; however, the very next bullet allows for **amplified background music, vocals, and PA system**. It has the usual verbiage regarding minimum sound levels and eliminating sounds found to be objectionable by the Town Administrator, but these are the same assurances we received last summer that were not effective and continue to aggravate the situation between neighbors, the event owners and the Town. This language leaves the door open for more obnoxious noise pollution from an event center where even the owners live far enough away not to have to tolerate it.

The fact is that any and all amplification used at River Bend can and will be heard throughout the area due to the Canyon wall setting acting as a natural amplification system. At one point the event center owners promised to only have acoustic instruments, but then they amplified those acoustic instruments through a loud PA system. How are we to trust getting the noise issue resolved with this type of behavior?

I have also noted Town advertisement promoting the event center and using the event center for Town sponsored events. I find this to be a conflict of interest when the Town knows that the event center is causing a noise nuisance. How can the Town and its representatives act as a neutral party in this ongoing issue when the Town is supporting and promoting the event center?

Furthermore, we do not support a zoning change which includes a hotel as a permitted use due to concerns with further noise issues, light pollution, increased traffic, and the increased potential for trespass onto our property.

We respectfully oppose any approval of a permanent zoning change until River Bend can demonstrate an operating model that works within our mostly residential neighborhood. The Town Administrator has committed to extending River Bend's temporary use permit through 2017, which is ample time for River Bend to make good on the promise they made two years

ago to abate the noise issue. We are asking you to please work with the residents of the neighborhood to develop a solution that works for everyone. Thank you!

Sincerely,

Edward R. Arling and Ann M. Arling

Steve and Debbie Simms
809 5th Ave
Lyons, CO 80540

May 3, 2016

Lyons Planning and Community Development Commission (PCDC), Lyons Board of Trustees (BOT), Lyons Town Staff, Lyons Connie Sullivan
432 5th Ave
PO Box 49
Lyons, CO 80540

Subject: River Bend temporary land use authorization extension

Dear PCDC, BOT, Town Staff, and Mayor Sullivan:

After last evening's extension of the 2nd reading for River Bend due to miss-filing of documents, this letter is an attempt to get clarity on the details. With the experimental changes to noise being tested this 2016 season, it seems prudent to wait and see if the noise reduction changes are acceptable to neighbors. In prior emails to Mr. Joseph, we asked if River Bend could be allowed to continue to operate under a temporary permit through the summer of 2016. Mr. Joseph replied that this is a question for the Town's attorney. We were going to ask it in the presence of the Town's attorney last night but that failed to be allowed. Our question is - can River Bend be allowed to continue to operate under a temporary permit?

If a temporary permit is not allowed for the 2016 season and if noise is still an issue after this summer's experiment, what are the neighbors' options going forward? Please provide details of the options. Could more restrictive language be added to their PUD-C? Could an enforceable noise ordinance be implemented?

An early Town's staff report and PCDC's 1st reading had language related to a noise ordinance. But, it was removed based on the option of the PCDC and Mr. Joseph stating that a noise ordinance is hard to enforce. But, in the same meeting, the PCDC and Mr. Joseph stated that they were not experts on noise. It seems that a multitude of communities across the nation have enforceable noise ordinances. So, it seems logical that some rational noise ordinance could be designed to work for the Town. It may come as a financial burden to any parties generating noise - be it River Bend or other venues around town. Could Town Staff and the Town's attorney please provide input into whether this is a rational direction to pursue to help ensure the neighbors' continued quality of life? Potentially enduring 3 to 6 hours of noise on Thursday, Friday, Saturday and Sunday evenings throughout the late spring, summer, and early fall is not acceptable.

The hours of operation for River Bend is our down time; it's our time to re-energize at our homes in peace. This directly impacts our quality of life. Permanent PUD-C zoning without first getting past the summer's noise experiment is not sensible without a plan-B that supports the neighbors. We are not in favor of the PUD-C until after the 2016 season's noise experiment is tested.

Respectively,
Steve and Debbie Simms

Eckelberry, LLC
John L. Eckelberry
Catherine S. Reynolds
Michael J. Glade
Julie M. Karavas*
LarsonBushell LLC
Phillip K. Larson
Michael A. Bushell
Asher M.B. Ritmiller
Cynthia R. Smith, P.C.
Eric J. Voogt

INMAN
— Attorneys at Law —
FLYNN
Biesterfeld & Brentlinger, P.C.
Colorado and Nebraska

OF COUNSEL
M. Dee Biesterfeld
Richard P. Brentlinger

Robert D. Inman
(1920 - 2014)

John J. Flynn, Jr.
(1922 - 2002)

March 9, 2016

Established 1961

*Admitted in Colorado and Nebraska

Town of Lyons Board of Trustees
c/o DAnthony@townoflyons.com

RE: River Bend re-zoning

Dear Trustees:

The purpose of this letter is to provide my personal and professional support of River Bend's permanent zoning as part of the broader effort to support small business, namely in the community of Lyons. As you may be aware, I am a homeowner in Lyons and I am a transactional attorney practicing in both Colorado and Nebraska, representing many small and family owned businesses across the spectrum from traditional agricultural operations to entrepreneurial technological businesses. In an effort to be concise, yet thorough in voicing my support, I will address the benefits of supporting small local businesses and then more specifically the reason for my support of River Bend.

The benefits of locally owned businesses has been well documented and communicated to our community in recent publications. Rather than restate the outline of those factors, I will highlight a key factor. Simply, ownership. Not merely who is the legal owner of a business, rather, when a local person(s) is the legal owner of a local business that person takes ownership of the company's actions and has a stake in the community. The owner is a neighbor of all of us and as a recognizable member of the community is more likely to be responsible and accountable than an absent owner. A local owner does have an interest in how his/her community will grow and develop as the owner is also a resident. A local owner is accountable economically, socially and environmentally.

As to the benefit the community of Lyons will receive by supporting the re-zoning process to permit River Bend to be commercially zoned, we will not only support a local business, we will also control not only what is done on the subject land, we will be controlling and managing where the wedding parties and other social events occur in our community. Regardless of what your final decision is as to the zoning, people will continue to hold social events, including weddings, in our community and in effort to control where such events are

Lincoln, Nebraska Office
8540 Executive Woods Drive, Suite 507
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1660 Lincoln Street, Suite 1700
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www.inmanflynn.com

Golden Office
Golden Hill Office Centre
12600 West Colfax Ave., Suite A-180
Lakewood, Colorado 80215

March 9, 2016

Page 2

held, it is in the community's best interest for all of the residents and businesses, as well as the visitors participating in such events, to have an organized forum for such events. Clearly, given the recent recognition of WeeCasa in Outside magazine, there is national if not global interest in celebrating in our community. As people venture to Lyons to explore and celebrate, it should make sense to us that we need to provide an organized forum for visitors, as well as for our residents so that we can be assured that there are rules in place for where visitors may stay, and behavior expectations. I am well aware that there is a concern as to noise levels with events. If there is a commercially zoned area with specific rules to be followed, our residents will be afforded with enforceable rules rather than have a situation in which there is no commercially zoned location for such activities and experience a situation in which no formal guidelines are provided, yet visitors come regardless.

In short, it is imperative to recognize that people will continue to visit Lyons. It is just as imperative to recognize that we need to have a plan in place to control where people will gather, and to provide guidelines for such gatherings. Let's celebrate all that Lyon's has to offer, including residents who wish to invest their time and funds and develop businesses which will be mutually beneficial to the owners and the community. Thank you for your consideration.

Best regards,

A handwritten signature in blue ink, appearing to read "Julie M. Karavas". The signature is written in a cursive style with a large, sweeping initial "J" that loops around the start of the name.

Julie M. Karavas

Deb Anthony

From: Caleb Roberts [caleb@calebroberts.com]
Sent: Thursday, April 14, 2016 9:51 AM
To: Deb Anthony; Connie Sullivan; John O'Brien
Cc: Victoria Simonsen
Subject: Re: April 18 BoT meeting agenda

Dear Lyons Board of Trustees,

I'm writing to express my concern for the newly proposed rezoning of the Riverbend property to Commercial / PUD.

The proposed zone change is contrary to the future land use plans set forth in the most recent update of the Comprehensive Plan. We shouldn't accept such a significant change in zoned use of this property without first conducting a public-engagement update to the update to the Comprehensive Plan as it pertains to future use of properties in this area of town – for these reasons:

Unlike the majority of the BoT's responsibilities, your quasi-judicial role in zone changes restricts your ability to discuss this action with the public or the applicants – to negotiate and find compromises. Your reference for following the expressed intent of the citizens is the comp plan, which was developed through iterations of public-engagement workshops. While it may seem that the Comprehensive Plan is in some ways obsolete, we have made incremental updates as made necessary for post flood rebuilding projects. And, we have demonstrated significant deference to planning-area residents, who are not citizens of Lyons, by implementing a moratorium on annexations pending an update to the Comprehensive Plan as it pertains to these areas. We should excise at least this degree of restraint when considering zone changes in town.

Please heed Lyons Municipal code 16-1-90.b:

Requirement for Comprehensive Plan Amendment. Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals.

This is a large area of land. Changing so much property from residential to commercial would be unprecedented.

While the current use of the property may be generally supported by the citizens (parties and camping / tiny home rental), the commercial zone permits an array of uses, many of which are incompatible with the neighborhood. Some may trust that the PUD structure serves to protect the town from unwanted future uses that would normally be available as use-by-right in a commercial zone. This has not yet been tested or demonstrated in town. I think it's a mistake to experiment with this zoning feature for such a large area of land.

The applicants' intended uses are evolving. We could understand that if the property were no longer suitable for residential development then it would be reasonable to permit the owners to pursue other uses. Now they intend to develop a 50-room hotel. This would seem to undermine the notion that the property is not suitable for development – of structures such as residences that are compatible with the existing zone.

If we do change the zone then it should be an incremental change to a zone that minimizes negative effects to the character of the neighborhood and minimizes risk to the future well-being of the neighbors. The property is bordered almost entirely by residential and park properties. It seems unconventional to extend a commercial zone deep into a neighborhood and park area. The current uses (parties and camping) might be reasonably accommodated by one of the other existing zones that has properties mostly intersecting with residential – Agricultural or Estate / EC. It would be of great benefit if we could conduct a community-wide process to develop these ideas.

Reading the definition of the PUD-C district, it seems clear that the intent is for development that serves the commercial needs of the community. Do we have an expectation that the next use of the property will be other than private access for private events? Missing from the proposal is any indication that it will include pedestrian walkways, courtyards, open space. We've already just recently established a system for the owners to restrict the public from accessing some areas of the park.

For more than a year we have temporarily permitted some uses of the property that are not ordinarily permitted in the existing zone. Perhaps we can continue to do so until we have the opportunity to amend the Comprehensive Plan.

Some have suggested that the extended temporary permitting of the non-conforming uses has now trapped us and forces us to approve a new zone. We shouldn't yield to any such bullying. We have many cases throughout town of properties used other than what is normally permitted in that zone. Some are temporary due to the flood. Others have persisted for many years. For example, the commercial property adjacent to Town Hall has had light-industrial operations for decades and current owners provide contract services to the Town. We shouldn't be trapped into violating the public's intent by merely extending good-will following a disaster.

Thank you,

Caleb Roberts
434 Reese St
Lyons

On 4/14/2016 9:41 AM, Deb Anthony wrote:

Deadline is 10 am this morning

To: The Board of Trustees, Town of Lyons

I am writing to express my support for Mike and Betsy's zoning application for Riverbend. I co-own and operate a small local business which caters specifically to the wedding industry. Indeed, the lion's share of my business is generated from weddings at the Riverbend location. My company, however small, employs several people and is critical to my family's well being. While the current use of Riverbend does much to sustain my company, additionally, Mike and Betsy have been tremendous incubators of my business. For seemingly selfless reasons, Mike and Betsy have promoted and supported my company since its inception, showing both kindness and generosity. For these reasons, it is my opinion that they are conscientious stewards of our business community and should be appreciated by the Board.

Sincerely,

J. Carter White

President of Harvest Table Company

Dear Neighbors,

Due to my absence at the meeting Monday 3/14/2016, to attend a funeral out of state last week, I ask your indulgence as I play catch up. Please, forgive me if, I am addressing an issue already covered.

Well stated Pat, I agree that the existing ordinances, established after much consideration and time consuming hearings by the former Boards should be enforced. If, the current ordinances can not be adhered to, what makes us believe that any new ordinances would have any affect?

I also believe that we are looking at the forest and not seeing the TREES. The volume of attendees that have been outlined for the activities at River Bend and/or including the overflow from Planet Blue Grass is completely, out of reason for the size of this property and the proximity of other businesses. The maximum capacity needs to be addressed. If, the capacity is reduced to an acceptable number then that would affect the volume of noise output. At the very least the activity directors should be living up to the proposed solutions to "noise control" that they promised last year.

Then there is the abundance of automobiles outlined by River Bend LLC. to transport those attendees to the activities. If, the maximum capacity is reduced, wha-la it reduces the number of vehicles required to transport and park. Thus, reducing the traffic hazards in front of our properties on Highway 36 which is already in overload.

The traffic flow in and out of River Bend and through the property does not appear to be adequate, in my mind's eye. How in the world would an emergency situation be handled to evacuate, 700 campers and 350 vehicles? To me it is ludicrous!

My objections in 2015 meetings and my presentations at those meetings still stand. I have seen little or no progress towards mitigating the concerns of The Neighbors of River Bend.

Darlene Thompson
513W Main St
Lyons CO

Sincerely,

Darlene L. Thompson, owner

513 West Main Street - P.O. Box 55

Lyons, Co 80540

darlenelt0521@aol.com

-----Original Message-----

From: Pat Thomas <pthomas976@gmail.com>

To: Steve <steve@on-site.biz>

Cc: Bob (rjoseph@estesvalley.net) <rjoseph@estesvalley.net>; gregg_oetting <gregg_oetting@yahoo.com>; Jim Kerr <jkerr@townoflyons.com>; Betsy Burton <Betsy@lyonsfarmette.com>; michaelawhipp <michaelawhipp@hotmail.com>; Ann Arling <amarling57@gmail.com>; vitaminlady54 <vitaminlady54@gmail.com>; Deb <deb@on-site.biz>; andrewkowles <andrewkowles@yahoo.com>; Sally Collins <sally.collins.colorado@gmail.com>; Greg Berman <Weather_be@yahoo.com>; John Collins <johnleocollins@gmail.com>; Keith Johnson <keitheliotjohnson@yahoo.com>; Shannon Johnson <shanjohanson@yahoo.com>; Clara Thomas <clarapat2003@yahoo.com>; Anne Berman (aberman2000@yahoo.com) <aberman2000@yahoo.com>; Jay Sternitzky <jsternitzky@mac.com>; colton <colton@sierracmp.com>; john.colton <john.colton@globeimmune.com>; Erin Moore (justmeerine@q.com) <justmeerine@q.com>; Caleb Roberts <caleb@calebroberts.com>; Darlene Thompson <darlenelt0521@aol.com>; Brian Miller <bamiller72@gmail.com>; Barney Dreistadt <bdreistadt@townoflyons.com>; Connie Sullivan <csullivan@townoflyons.com>; Dan Greenberg <dgreenberg@townoflyons.com>; Dawn Weller <dweller@townoflyons.com>; John O'Brien <jobrien@townoflyons.com>; LaVern Johnson <ljohnson@townoflyons.com>

Sent: Fri, Mar 18, 2016 2:52 pm

Subject: Re: Riverbend C-Commercial / PUD-C Zoning 2016 follow from Monday 3/14/2016

Hi Steve,

Since I missed the meeting, I may be mis-interpreting your note here. But a couple of things you're saying don't sit well with me. While I agree that the enforcement of any municipal code (including noise) should be consistently enforced, there is an opportunity here that River Bend zoning could be implemented in such a way to avoid ever needing to invoke noise ordinances. To me, asking the BOT to develop new noise ordinances rather than dealing with it in the zoning change sounds like passing the buck and there are a couple of points here that should be clarified:

- Different zoning classifications (such as commercial or light industrial) do invoke the need (per code section 16-6-70) for a higher level of scrutiny regarding mitigation of noise as part of the zoning change process.
- A key provision regarding the establishment of a PUD is that it "assure compatibility with surrounding land uses and neighborhood character" (Section 16-3-310). This is what neighbors of River Bend are asking for and it is incumbent upon the town to ensure that this provision is adhered to.

- I stand by my assertion that River Bend has yet to demonstrate an operating model that assures compatibility with our neighborhood (quite the opposite so far) and to make any permanent concessions on the zoning of this property prior to demonstrating an acceptable operating model (it appears this proposal would go up for a BOT vote before the next wedding season starts) would be a dis-service to our neighborhood and leave us vulnerable to further noise issues going forward.

Looking forward to further clarification going forward...

Regards,

-Pat

On Fri, Mar 18, 2016 at 11:09 AM, Steve <steve@on-site.biz> wrote:

Dear Town Planner, PCDC Chairperson and VP, PCDC town liaison, and Riverbend, Just to follow-up on the last PDCD meeting.

I strongly felt the approval of Riverbend's application should include well defined language that empowers the neighbors in noisy situations. I felt it should be a temporary permit until strong language that supports a neighbor-centric perspective was ironed out. Even after a few hours into the meeting I was disappointed that the PDCD did not seem to dive into what (I felt) most of the audience was there for – noise issues. The process did not seem quite as collaborative as I imagined it to be. But it is what it is. And, I'll be the 1st to say that I do not understand the whole application process. There seemed to be documents presented that I never saw. And, I still wonder if a 50 room building to house guests could address a sound proof space to accommodate a 150 person audience.

Not to contradict myself, but I want to explain why I was initially disappointed in the language in the application related to the opportunity for neighbors to protect themselves from noise. Mike, towards the end of the audience-input when you supported the idea of a separate noise ordinance, that was an ah-ha moment for me. My ah-ha moment was that I now understood why the language should be in a separate Town wide noise ordinance. Each business that generates noise should not have separate language of how they will control noise. It now seems so obvious. Details of how they will be fined if levels are exceeded should be a blanket enforcement for all businesses. I now see that's why the PDCD removed that language from the TOL's staff recommendations. It's now clear for me to see. Hind-sight is 20-20. I did pick up on the sediment that enforcement of a noise ordinance is a joke and maybe a waste of time. I do wonder how other communities manage this and want to understand it better.

At the end of the evening, the two motions made by the PDCD to 1) accept the application with 2) a recommendation to have a separate noise ordinance explored made sense to me; The PDCD did get it and understood and addressed the noise issue. This was shown by their recommendation to divided the entire application process into two items. I believe it's very import the support for a noise ordinance to be carried all the way to the BOT presentation. If future buyers change the venue (still within the PUD) toward an unacceptable fashion, then a noise ordinance is the neighbors way of protecting our interest.

I'm very aware of the changes Riverbend has made from last year with the refunded prior bookings, the re-application for PUD zoning, and the ecological focus you have kept for the property (Jazzed the historical swimming hole is going back – there is an amazing black and white photo somewhere in the town archives of a Native American Indian soaking in that pool with a full feather head-dress). The PUD is restrictive in nature which I believe protects the interest of neighbors. The work you have done has not been unnoticed in my mind. I don't think there's some sly-handed manipulation on behalf of the Riverbend to use weak language for future exploitation. I hope future buyers don't exploit any loop-holes in the language.

Based on the prior year's history, Riverbend's business plan seems open to input from neighbors which allows me to be hopeful (to steal and re-state the words from Shannon Johnson) for this coming season. I'm keeping fingers crossed for a great summer.

Best Regards,

Steve Simms

809 5th Ave

To Whom It May Concern:

My company has been working with the Farmette for a few years now and has also done a number of caterings at the Riverbend location. Mike and Betsy have been exemplary business owners, constantly concerned with the quality of their venues, the town and neighbors around them. I believe that the addition of these venues has improved the town of Lyons and has introduced thousands of people to the growing economy, and the wonderful experience of being in Lyons. After the flood I watched them work tirelessly to improve and upgrade the ravaged Riverbend location. The clients and friends I have brought to this location are amazed at natural beauty and quality of this venue that born out of such a terrible tragedy. I know that Betsy and Mike are good caring people who will work to accommodate the citizens of Lyons with any concerns they have to keep this venue a vibrant addition to town they love, contribute and live in.

Sincerely,

Bob Sargent

Founder/ President

Savory Cuisines Catering

720-299-1659

Dear PCDC, BOT, Town Staff, and Mayor O'Brien,

Dear Lyons Board of Trustees,

I'm writing to express my concern for the newly proposed rezoning of the Riverbend property to Commercial / PUD.

The proposed zone change is contrary to the future land use plans set forth in the most recent update of the Comprehensive Plan. We shouldn't accept such a significant change in zoned use of this property without first conducting a public-engagement update to the update to the Comprehensive Plan as it pertains to future use of properties in this area of town – for these reasons:

Unlike the majority of the BoT's responsibilities, your quasi-judicial role in zone changes restricts your ability to discuss this action with the public or the applicants – to negotiate and find compromises. Your reference for following the expressed intent of the citizens is the comp plan, which was developed through iterations of public-engagement workshops. While it may seem that the Comprehensive Plan is in some ways obsolete, we have made incremental updates as made necessary for post flood rebuilding projects. And, we have demonstrated significant deference to planning-area residents, who are not citizens of Lyons, by implementing a moratorium on annexations pending an update to the Comprehensive Plan as it pertains to these areas. We should excise at least this degree of restraint when considering zone changes in town.

Please heed Lyons Municipal code 16-1-90.b:

Requirement for Comprehensive Plan Amendment. Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals.

This is a large area of land. Changing so much property from residential to commercial would be unprecedented.

While the current use of the property may be generally supported by the citizens (parties and camping / tiny home rental), the commercial zone permits an array of uses, many of which are incompatible with the neighborhood. Some may trust that the PUD structure serves to protect the town from unwanted future uses that would normally be available as use-by-right in a commercial zone. This has not yet been tested or demonstrated in town. I think it's a mistake to experiment with this zoning feature for such a large area of land.

The applicants' intended uses are evolving. We could understand that if the property were no longer suitable for residential development then it would be reasonable to permit the owners to pursue other uses. Now they intend to develop a 50-room hotel. This would seem to undermine the notion that the property is not suitable for development – of structures such as residences that are compatible with the existing zone.

Thank you in advance for taking my input into consideration in regards to permanent or temporary zoning change for the Riverbend property.

It is evident over the last two summers that the noise levels at the Riverbend property were too high for the residential zoned properties in the vicinity including my own at 733 Upper 5th ave. The only possible way forward in my opinion is a complete ban of amplified sound outdoors be attached to any permanent or temporary zoning change.

Mike and Betsy the property owners indicated that going non amplified would not impact their business and they already filled up the 2016 season with events knowing they were to be non amplified events. With that in mind attaching a complete block on amplified outdoor sound seems like a safe approach and leaves no room for ambiguity of what is allowed or not. Also it provides to the neighborhood consistency should the management or ownership change in the future where we suddenly could be dealing with noise issues again should it not be part of the Zoning.

Sincerely, Keith Johnson 733 5th Ave

Dear PCDC, BOT, Town Staff, and Mayor O'Brien,

Thank you in advance for taking my input into consideration. We are again considering permanent zoning changes before all the evidence has been gathered regarding noise ordinance violations during events at River Bend? That's surprising given the history of this issue and the lack of verifiable progress on the issues raised during the last round between the BOT, River Bend / Lyons Properties LLC, and concerned neighbors.

I do appreciate that due process requires that you consider business brought before the BOT in a structured and timely way. However, my wife and I oppose permanent zoning changes to River Bend at this time, and at any time before the evidence is in.

There appears to be a "grassroots" campaign to get the permanent zoning changes done prematurely. For example, it is intimated in the Lyons Advocacy email blast that a permanent zoning change for River Bend is required for

"allowing Lyons to continue weddings, dinners, fundraisers and Tiny Home Lodging".

This statement seems to be purposefully misleading and hyperbolic. Am I wrong? Weddings, dinners, fundraisers, and the WeeCasa Tiny Home business are all taking place in this spot (among several other spots), unimpeded by zoning.

Of course there is some uncertainty in planning for the River Bend stakeholders and owners due to the lack of permanent zoning, but their ability to make money has not been impeded directly by the temporary zoning in place post-flood. It's been impeded, perhaps, by existing violations of existing ordinances and nuisance complaints, but the temporary zoning flexibility shown by the town has actually enabled the River Bend stakeholders to make money.

We respectfully request, as affected homeowners and Lyons residents, that you put off the permanent zoning business until sufficient anecdotal and empirical evidence has been gathered about noise and other impacts. That means concretely: Tabling this business now, and any other time it's raised, until well into the wedding/events/festival season. And also, gathering evidence during the continuing trial period. It was well established, after last fall's season, that the noise issues were unresolved. We have not yet observed how the Tiny Homes lodging will affect the Festival dynamics, either.

Our final question is not a rhetorical one: Where is the data to support the continuous assertions that River Bend's rezoning to commercial is necessary for Lyons' fiscal well being? There are several other wedding venues in town that have been established long before the flood. What is their impact on Lyons' ability to extract tax and other revenue? What is their impact with respect to other possible projects, businesses, venues, and town projects?

Sincerely,

Andy Kowles and Rie Shinoda Kowles
811 Upper 5th Ave

Patrick Thomas
601 Indian Lookout Rd
PO Box 1773
Lyons, CO 80540

March 9, 2015

Lyons Planning and Community Development Commission (PCDC), Lyons Board of Trustees (BOT), Lyons Town Staff, Lyons Mayor John O'Brien
432 5th Ave
PO Box 49
Lyons, CO 80540

Subject: River Bend Permanent Zoning

Dear PCDC, BOT, Town Staff, and Mayor O'Brien:

Thank you for the opportunity to express our concerns regarding the latest zoning change proposal submitted on behalf of the River Bend venue and its parent company, Lyons Properties, LLC. We appreciate the progress River Bend has made in regards to its noise since it opened, but we are asking them to be held accountable to their promise to be good neighbors before they are granted any permanent zoning change.

Our concerns regarding the development of this property mainly center around the noise issue we have experienced for almost two full summers' worth of weekend evenings, due (mostly) to weddings with amplified music at this venue.

The latest proposal does address many of our concerns in theory, but in reality there has still been no resolution to the noise issue. Extremely loud, amplified events were still taking place in Oct. 2015, at the end of their wedding season. We recognize and appreciate River Bend's continued assurance that the amplification will be addressed in the 2016 season and beyond, but until we see (and "hear") these assurances in practice, we cannot support any permanent zoning change.

In addition, the latest proposal contains a commitment by River Bend to limit live entertainment to non-amplified instruments, and we agree and appreciate that this is a move in the right direction. However, the very next bullet allows for **amplified background music, vocals, and PA system**. It has the usual verbiage regarding minimum sound levels and eliminating sounds found to be objectionable by the Town Administrator, but these are the same assurances we received last summer that were not effective.

The fact is that any and all amplification used at River Bend can and will be heard at our house and those of our neighbors, even inside our homes with our doors and windows shut in some cases. This lessens our quality of life and makes it difficult to even get our kids to sleep. Furthermore, the availability of amplification has resulted in and almost certainly will continue to result in its abuse, and there are so many alternative means for guests to supply their own

amplification that the only reasonable way to control this is to completely outlaw amplification at this site. We also want to make sure that non-amplified instruments that can still produce excessive volume (such as drums, bagpipes, brass instruments, etc) are also explicitly outlawed.

Furthermore, we do not support a zoning change which includes a hotel as a permitted use due to concerns with further noise issues, light pollution, increased traffic, and the increased potential for trespass onto our property.

Our suggestion would be to hold off on any approval of a permanent zoning change until River Bend can demonstrate an operating model that works within our mostly residential neighborhood. The letter we received states that the Town Administrator has committed to extending River Bend's temporary use permit through 2017. This seems like plenty of time for River Bend to actively resolve the noise issue to everyone's satisfaction, and it forces them to be accountable or face continued delays in obtaining permanent zoning. We are asking you to please work with the residents of the neighborhood to develop a solution that works for everyone. Thank you!

Sincerely,

Patrick M. Thomas and Clara P. Thomas

Deb Anthony

From: Bob Joseph [rjoseph@estesvalley.net]
Sent: Tuesday, March 08, 2016 4:27 PM
To: 'Pat Thomas'; Deb Anthony
Cc: Victoria Simonsen; John O'Brien
Subject: RE: River Bend 2016 Zoning Change
Attachments: 501 & 503 W Main - England Survey 07-30-08.pdf; Legal Description - 030316.pdf; Photos - 030316.pdf; Request & Rationale - 030316.pdf; Sht-A00 - Cover Sheet - 030316.pdf; Sht-A01 - Zoning Amendment Map - 030316.pdf; Sht-A02 - Site Plan - 030316.pdf; Written Statement - 031316.pdf

Hi Pat,

I will do my best to answer your questions (see below).

You asked:

1. Would the new zoning be C- Commercial or PUD-C? I'm confused by the notification letter, which mentions both. How do these 2 designations fit together? Is the PUD-C meant to be a subset of permitted uses allowed under C? This letter does not explicitly state what subset of permitted uses are intended by this change as far as I can tell.

Staff response: The new zoning would be PUD-C, but as such it relates to some degree to the C-Commercial zone standards, but is not bounded by those uses and standards since the PCDC and BOT is empowered to add to or delete uses from the C-Commercial list, and vary the dimensional standards. I think the key information to pass along to you is that as a PUD, the approved uses are limited to those uses specifically requested and approved under the PUD. It does not carry any right beyond that into the broader C-Commercial list of uses. In this case the PUD is a fairly narrow sub-set of C-Commercial uses along with the Lodging/Hotel use and Campground use that is otherwise not permitted in the C district.

2. Can I get a copy of the actual application along with all town staff review documents?

Staff response: I have attached PDF's of the updated submittal and you can also obtain hard copies of any of these documents and all other documents of record from the Town Clerk.

3. Has town staff determined any specifics as to how noise will be controlled? I see mention of outdoor live music limited to non-amplified instruments, but then the very next bullet opens the door to amplified background music, vocals, and PA system. These are the very issues that defeated the previous zoning change and, if I read this literally, they could go right back to the awful DJ music that has now ruined 2 summers' worth of weekend evenings for me, my neighbors, and my family so far.

Staff response: Town staff will make recommendations regarding this in the Preliminary PUD staff report that will be prepared later this week. The PCDC can adopt or modify the staff's recommendations as they make their recommendations for the BOT to consider. Ultimately, the final conditions are a product of BOT deliberation and action with advice from staff and PCDC after taking testimony in a Public Hearing. As I understand the limitations proposed by the applicant's the use of the PA to amplify DJ music is not intended and would not be allowed. Staff will clarify that in the final record, so thanks for pointing this out.

4. How would the town insure that the indoor Pavilion venue (if constructed) is actually constructed in such a way that it will effectively contain amplified music?

Staff response: The Pavilion would be subject at some future date to full review by staff and the PCDC with ratification by the BOT. The ability of the proposed structure to contain sounds would be evaluated carefully at that time. Such a review might entail reports and analysis from qualified professionals for PCDC review prior to final action on a Pavilion.

5. Based on what I see here, it appears that they are no longer requesting a zoning change for 503 and 517 W Main parcels. Is this correct?

Staff response: That is correct. Those properties are not part of the PUD and so they will remain zoned R2.

Thanks for your questions and input.

-Bob Joseph ASLA/AICP

Planner

Town of Lyons

From: Pat Thomas [mailto:pthomas976@gmail.com]

Sent: Tuesday, March 8, 2016 2:54 PM

To: Bob Joseph <rjoseph@estesvalley.net>; Deb Anthony <danthony@townoflyons.com>

Cc: Victoria Simonsen <vsimonsen@townoflyons.com>; John O'Brien <jobrien@townoflyons.com>

Subject: River Bend 2016 Zoning Change

Hi Bob and Deb,

I received the neighbor notification regarding River Bend's latest application for a zoning change. I have a few questions:

1. Would the new zoning be C- Commercial or PUD-C? I'm confused by the notification letter, which mentions both. How do these 2 designations fit together? Is the PUD-C meant to be a subset of permitted uses allowed under C? This letter does not explicitly state what subset of permitted uses are intended by this change as far as I can tell.
2. Can I get a copy of the actual application along with all town staff review documents?
3. Has town staff determined any specifics as to how noise will be controlled? I see mention of outdoor live music limited to non-amplified instruments, but then the very next bullet opens the door to amplified background music, vocals, and PA system. These are the very issues that defeated the previous zoning change and, if I read this literally, they could go right back to the awful DJ music that has now ruined 2 summers' worth of weekend evenings for me, my neighbors, and my family so far.
4. How would the town insure that the indoor Pavilion venue (if constructed) is actually constructed in such a way that it will effectively contain amplified music?
5. Based on what I see here, it appears that they are no longer requesting a zoning change for 503 and 517 W Main parcels. Is this correct?

Thanks in advance for your feedback on these questions.

Regards,

-Pat Thomas

Edward Arling
601 ½ Indian Lookout Rd
PO Box 1536
Lyons, CO 80540

March 9, 2015

Lyons Planning and Community Development Commission (PCDC), Lyons Board of Trustees (BOT), Lyons Town Staff, Lyons Mayor John O'Brien
432 5th Ave
PO Box 49
Lyons, CO 80540

Subject: Objection to River Bend Permanent Zoning

Dear PCDC, BOT, Town Staff, and Mayor O'Brien:

Thank you for the opportunity to once again express our concerns regarding the proposed zoning change proposal submitted on behalf of the River Bend venue and its parent company, My neighbors and myself went through this process and documented our concerns and presented them to the BOT and Mayor last summer, when the original zoning change was applied for by Lyons Properties, LLC. We appreciate the minimal progress River Bend has promised to be made in regards to its noise since it opened, but we are asking them to be held accountable to their promise to be good neighbors and demonstrate they can and will eliminate the ongoing obnoxious noise emanating from their facility before they are granted any permanent zoning change or granted the current PUD approval.

Our concerns regarding the development of this property primarily are focused on the continuing noise issue we have experienced for the past two summer event season, including nights and weekends filled with amplified music, amplified PA systems and loud vocal celebrations. For over 30 years, the property was residential, and surrounded by quiet, respectful residential neighbors, and now we have experienced two full years of noise and racket that is disruptive to the residents of the surrounding neighborhoods and broken promises from the owners to get the noise nuisance eliminated. The facility is located in a canyon that amplifies and echos sound far beyond a normal setting would under the same sound levels. The sound is actually louder the farther one gets away from the event center.

We have tried to work with all parties involved to come to a solution that works for everyone, including the event owners, neighbors and Town. Last summer on September 5 we met with the owners of the event center personally to discuss the lack of control of sound and lack of response from their onsite managers. We were told that if we have a problem with sound to call the Sheriff. The very next event held was so loud, and there was no response from their manager when called, that I did have to call the Sheriff. Calling the Sheriff is not a sustainable solution to loud amplified noise. On their season closing event, held on October 11, 2015, the noise was so loud that even with my doors and windows closed; I could hear the noise inside my home.

The solution is to eliminate the noise or adequately contain it to avoid disturbing neighbors. Until the owners of this event center can take the ethical and practical steps to run their business without disruption to neighbors and residents, they should not be granted any request for zoning or PUD changes/approval.

The latest PUD proposal address some of our concerns however **there has still been no resolution to the noise issue**. Extremely loud, amplified events were still taking place in Oct. 2015, after the owners promised cessation. We recognize the contribution of the event center to the Town commerce; however, until the noise nuisance has been proven to be abated, we cannot support any permanent zoning change.

Furthermore, the current proposal contains a commitment by River Bend to limit live entertainment to non-amplified instruments; however, the very next bullet allows for **amplified background music, vocals, and PA system**. It has the usual verbiage regarding minimum sound levels and eliminating sounds found to be objectionable by the Town Administrator, but these are the same assurances we received last summer that were not effective and continue to aggravate the situation between neighbors, the event owners and the Town. This language leaves the door open for more obnoxious noise pollution from an event center where even the owners live far enough away not to have to tolerate it.

The fact is that any and all amplification used at River Bend can and will be heard throughout the area due to the Canyon wall setting acting as a natural amplification system. At one point the event center owners promised to only have acoustic instruments, but then they amplified those acoustic instruments through a loud PA system. How are we to trust getting the noise issue resolved with this type of behavior?

I have also noted Town advertisement promoting the event center and using the event center for Town sponsored events. I find this to be a conflict of interest when the Town knows that the event center is causing a noise nuisance. How can the Town and its representatives act as a neutral party in this ongoing issue when the Town is supporting and promoting the event center?

Furthermore, we do not support a zoning change which includes a hotel as a permitted use due to concerns with further noise issues, light pollution, increased traffic, and the increased potential for trespass onto our property.

We respectfully oppose any approval of a permanent zoning change until River Bend can demonstrate an operating model that works within our mostly residential neighborhood. The Town Administrator has committed to extending River Bend's temporary use permit through 2017, which is ample time for River Bend to make good on the promise they made two years ago to abate the noise issue. We are asking you to please work with the residents of the neighborhood to develop a solution that works for everyone. Thank you!

Sincerely,

Edward R. Arling and Ann M. Arling

Hello Betsy. I appreciate your memory on what was mentioned about an ordinance review. I'm not sure on the process.

Debbie, can you please provide us any information on the next step or who we can work with.

Just to say, I'm anxious to see how the new season works out for Riverbend as a whole. I'm really keeping fingers crossed. For myself, I do recognize the work of the Riverbend group to move to a non-amplified venue. I'm hoping it's a win-win for everyone. As I connect the dots in my mind, it makes sense to me to review the permitting after this upcoming season's test.

I cannot speak to the sound ordinance and how your changes fit into a town wide change. But, I do believe it's past-due for the town as a whole. An overall review seems timely as the dust and projects around Town maybe start to settle.

Thanks,
Steve

Hi Steve,

We agree that Lyons needs a town noise ordinance. As we remember it, Mayor O'Brien said that he would like to enact a new town noise ordinance. Not sure where he and the BOT are with it at this point. We feel that River Bend has already gone above whatever the new ordinance may be since we will be an acoustic only venue starting this year.

It's also our understanding that the Town parks are not required to comply with a town noise ordinance. We would like to see the new ordinance include all properties – not just privately owned properties.

Thank you,
Betsy and Mike

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[Betsy Burton](#)
[LyonsFarmette.com](#)
[303.746.6266](#)



On Mar 9, 2016, at 12:14 PM, Steve <steve@on-site.biz> wrote:

Hello.. Just to touch base on one of the BOT meetings this last winter related to a sound ordinance. There was mention during the meeting of having the town attorney research ordinances from around the State of Co. I was thinking that the BOT/Mayor was thinking this would be a starting point for the town to update its sound ordinance. Do you know of any progress on this? Is there anything citizens need to do to help out with this? Not to be a pain but more-so to make sure something did not get missed (as you all work through the multitude of projects) . It may be helpful for the town as a whole

Thanks Again,
Steve Simms
303-823-5753

Dear PCDC, BOT, Town Staff, and Mayor O'Brien: Just a reminder to trustees, zoning for Riverbend has been discussed in many prior meetings. Items are still pending that should preempt a final permanent zoning change. Collaboration between Riverbend and neighbors adjacent to these venues has been amenable and productive. Efforts with time and financial resources have been put in by all. The constant threads of emails and conversations and on-site visits are a testament to everyone's efforts. Yet, the situation is still a work in progress. With a new season starting, it seems prudent to see how the suggested changes in amplified/acoustic sound and music venues pans out. Having operated under temporary zoning for multiple years, permanent zoning changes seem too early to grant.

At this time, permanent zoning seems to be putting the cart before the horse. It was a bit disconcerting to see a large email blast across the Town of Lyons residences looking for support for the Riverbend venue. It looked to be somewhat from the Town and was calling for input to be emailed Debbie Anthony at the Town. It was under the auspices that the Riverbend venue is good for everyone. To gather non-bias input, the email blast should have had some mention of acoustic levels.

I encourage the BOT to review prior documents and statements submitted from prior Town meetings.

Thanks,
Steve Simms
303-823-5753
steve@on-site.biz

Thanks,
Steve

Hello.. Just to touch base on one of the BOT meetings this last winter related to a sound ordinance. There was mention during the meeting of having the town attorney research ordinances from around the State of Co. I was thinking that the BOT/Mayor was thinking this would be a starting point for the town to update its sound ordinance. Do you know of any progress on this? Is there anything citizens need to do to help out with this? Not to be a pain but more-so to make sure something did not get missed (as you all work through the multitude of projects!) . It may be helpful for the town as a whole

Thanks Again,
Steve Simms
303-823-5753

Please, be advised that I wish to have my former objection documents of 2015 to be resubmitted for the hearing on March 14, 2016 regarding the future plans at River Bend for rezoning and PUD. I would appreciate your assistance with this Deb.

I have been called out of state for the funeral service of my eldest sister, therefore I will be unable to attend or prepare new documentations. From the information that I received, yesterday, in the certified letter from The Town of Lyons, I witness no improvements to my satisfaction of the issues we addressed during the former applications submitted by Lyons Properties, LLC last year.

Upon my return from Arkansas I will give this matter my full attention and attempt to address this "new" application for the hearings in April and May. Thanks for your indulgence and consideration.

Darlene L. Thompson
513 West Main Street, property owner
Lyons, Colorado 80540-0055

Thanks for allowing the Neighbors of River Bend to attend this Public Hearing re: special use and zoning changes for 501, 503, & 517 West Main Street, Lyons Co.

Please, honorable Mayor, John O'Brien; Lyons Board of Trustees' Planner, Bob Joseph and Planning Commission Members, assure me that you will represent and protect all of the citizens of Lyons, not just the select few naming themselves the Lyons Properties, LLC.

Please, provide the Planning and Community Development Commission recommendations and those results.

Please, provide the Impact Study regarding: Safety -Crime Control-Drug and Alcohol Use-Child Protection-Animal Safety/Noise control and Interference with residents daily lives, water, sewer, electric and Fire Protection; sporting events, customary for Lyons citizens, such as: softball, fishing, boating, tubing, rafting - **Town of Lyons- Boulder County Sheriff; Traffic Control, pedestrians and vehicle- Colorado Department of Transportation.** This list may not be all inclusive of issues needing to be addressed.

ATTACHED: by Darlene L. Thompson, owner at 511/513 West Main Street, Lyons, Co.

My Goals: My History: and My Dream:

Presently, I will review my goals and my dream with you and will let you review the elongated, **My History** section at your own choosing.

My Goals: I do NOT want to attend the funeral of any more of our beloved Lyons Area Heroes or Heroines, nor do I want the deaths of 700 festival attendees on Our (Lyons) hands due to the lack of CARE, PROTECTION, AND SAFETY without, "common sense and logic" in the preliminary Impact Study and/or Planning. "Fore warned is Fore armed" . . we must be **READY** for any catastrophic occurrence, whether it is an act of God or Mother Nature or an act of HUMAN ERROR.

My Dream: I want to live out my days in calm and peace with my doggie, my family and my friends near by! I do NOT see that dream in my future with the documents that I received on June 5th by Registered Mail from the Town of Lyons, #7014-2120-0000-6380-3913 regarding: NEIGHBOR NOTIFICATION: ORDINANCE 949, TEMPORARY USES AND STRUCTURES AT RIVERBEND and NEIGHBOR NOTIFICATION: ZONING AMENDMENT & USE by SPECIAL REVIEW APPLICATION AT RIVERBEND.

For the record: My good neighbor contacted me three times after I had informed him that I was NOT discussing the sale of my property until after the one year anniversary of my husband's death. I finally, wrote him a letter to advise and inform him to contact my realtor. Speaking of my late husband . .he and both of my parents and my youngest son, would flip over in their graves up there at the Lyons Cemetery if, they knew what was coming down the Pike and/or River if, you will, by my neighbor and partners at LYONS PROPERTIES, LLC.

Questions or notes in PINK on the document received from the Town of Lyons.

My History: Great grandparents, the Birdsalls owned what is now Shady Lane; Great grandparents, Arthur Trevarton owned property in Hygiene, Altona and Ward; grandfather, Otis Andrew owned 1000 acres in Allenspark where my Mother and her four brothers attended Bunce School through the 8th grade and then to Lyons when her Dad drove her to school every day down the South Saint Vrain. I and four of my five children all graduated from Lyons High School. We (my husband, James and I) have owned property in Lyons since 1968. A total of 47 years at 206 Park Street and/or 511-513 West Main Street which is zoned "Commercial." My husband served on the Lyons Parks and Recreation and Planning Commissions and was a Town Council Board Member. Additionally, we rented a mobile home space in Lyons for 3 more years, giving me fifty years in Lyons as an adult and another year as a child attending school in the Old Museum School Building when I was a fourth grader.

My parents, Willard and Leona Trevarton owned all of the land from Hwy 36 to the St Vrain River, including my current property and that of 517 West Main, now owned by Mike Whipp. The property was residential and farming, they ran cattle, irrigated the pasture, grapes, orchard and garden. They sold the back half to Don Fidler and my parents built the new house, using Lyons Red sandstone and Buff sandstone from Masonville. Dad was working for Sterling Stone Quarry at the time and my mother was a postal clerk at the Main Street Post Office and then they moved into the new Post Office in the Loukenon Building next to Rogers Hall.

The friends and neighbors who "lent a helping hand" to my parents were amazing during the construction of their new home, the home that I now own. Slim Gereaux, Bill Bracket, Sherm Bohn, David Orback, Albert and David Goranson, Clair Billings, Gene McAllister, Lorne Beck and even my husband sporting his full length leg cast - sitting on his fanny and dragging that cast across the floor as he nailed down sub-flooring.

My employment in the Lyons area included: Foothills Restaurant, Lyons High School, Valley Bank, Indian Valley Company, Hygiene Elementary, Seven T's Construction as the Corporate Secretary-Treasurer, Baseline-Mocon Industries and Lionscrest Manor.

I volunteered as PTO President, Treasurer of Lyons Cemetery, Member of the Lyons Parks and Recreation Board, Sunday School teacher, Blue Birds Leader, Cub Scout Den Mother, Volunteer of America, Advisory Board of Salvation Army, coach for men's and girl's softball teams and an avid women's softball player, second base traditionally. I was also an avid advocate to "keep our schools in Lyons," campaigning for School Board Members, Dr. McKenna, Wade Carlson and Henri Kinson.

My greatest feat was supporting and backing my husband of 56 years, raising my five children, and welcoming 13 grandchildren and 7 great-grandchildren into our Thompson Family. I believe that I had to have "common sense" and "logic," to meet these challenges.

I love Lyons and I will do everything I can to protect "her." Sorry, fellas Lyons is A BIG GIRL TO ME!

Thompson Family Trust
Darlene Thompson
513 W. Main St.
PO Box 55
Lyons, CO 80540

August 4th, 2015

Lyons Properties LLC
501W. Main St
c/o 4121 Ute Hwy
Lyons, CO 80540

Dear Riverbend, Associates and Guests,

This letter is to inform you that our fence was cut and criminal trespass did occur at my residence located at 513 W. Main St. The historical fence, placed by my father Willard Trevarton (circa 1963), was broken and trampled on the date of July 26th, 2015. We have eyewitnesses to the trespass of persons moving from the Riverbend property onto ours and across our property to the Rockygrass Festival at Planet Bluegrass. This fence is adjoining your property at 501 W. Main St. Upon receipt of this letter, if you, your guests, or associates come onto my property they will be in violation of Lyons Municipal Code of criminal trespass.

On the date of July 26th, 2015 we filed a complaint with the Boulder County Sheriff (case number 15-4180) written by Officer Gary Robinson (badge number 566).

This letter further serves as notice that we will be placing motion cameras to collect evidence of trespass, have repaired said fence, and will do everything to protect our property and our peaceful enjoyment of said property.

We consider it your legal and fiduciary responsibility to prevent any further trespass from your property onto our property.

We will pursue this issue further should any additional trespass, disturbance of our right to peaceful enjoyment, or damage to our property occur. We are requesting all trespass to cease and desist before formal litigation is filed. Please contact our attorney Richard Johnson of Johnson and Repucci of Boulder.



cc:

Lyons Town Board
Planet Blue Grass
Richard Johnson esq



March 4, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning Lyons Properties LLC located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

The Town of Lyons Sustainable River Corridor Action Plan states that "It is our vision to . . . enhance the functionality of the river and riparian areas to maximize the recreational, ecological, and economic values." A permanent commercial zoning for the purpose of maintaining a special event venue at 501 West Main Street is a much better use of the property than its previous use. As a special event venue, River Bend attracts visitors to your Town to appreciate its natural beauty.

I can testify that the property has a direct economic impact on the community of Lyons. I pay Boulder County sales taxes which support County Roads & Transit, Open Space, and Food Recovery efforts. I purchase goods and services within the Town of Lyons, supporting local businesses and generating additional sales tax revenue.

Further, Tracey & Jon Eaton, Michael Whipp and Betsy Burton are model citizens of your Town, constantly promoting local businesses, providing education to visitors, supporting local non-profit groups, and encouraging flood recovery efforts. Their contributions surely have not gone unnoticed by the Board of Trustees. You have every reason to believe that they will continue to operate the venue in a manner that is beneficial to the Town.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,

Stephen Tanner, Partner
Elevated Catering

To the Board of Trustees, Town of Lyons 3-5-16 Re: Riverbend
I'd like to speak in favor of Riverbend.

Coco Gordon
523 5th Avenue
PO Box 225, Lyons Co 80540

I'm writing to express my total support for the commercial zoning of Riverbend venue at 501 W Main Street, Lyons, CO. It makes perfect sense to iron out with the town all ways that a change to its zoning can become part of the other surrounding and nearby commercially zoned properties. It makes perfect sense for Riverbend to extend parking and camping to Planet Bluegrass, and to tie in with other commercial- zoned properties in town, since for a long time commercially zoned property has been tucked in with variously zoned neighbors in this relatively small but richly diverse business, light industrial and residential town.

For me even more pertinent, since Riverbend achieves the economic localization that is the heart of all Lyons Comp Plan and other town plans: LRAP, LESAP, SRCAP, it exemplifies that the need for Economic development is working well, is resilient, and creates an economic localization that keeps wealth in the local community, bringing in a large, balanced clientele coming from in and outside of town to benefit the town, and, even become drawn to live here.

Riverbend has succeeded in creating a multiply-effective business plan that offers many enhancements to town by its varied business, while upgrading tremendously the property itself from its disastrous flood-ravaged state.

Riverbend has gone from a grand and most beautiful design to a multi faceted diversity of use to benefit many sectors of our town, created by the same two persons who created their Farmette economic localization business-building. Mike and Betsy have led the way to developing the Commercial Eastern Corridor, and have set an example by their design for best land practices, local foodshed creation, new value-added re-skilling, farm, floral and bridal related business creation.

The Riverbend Wee Casa tiny housing is a more than needed element in their business for housing visitors to town, which enhances Lyons' Economic development. I support all use that is appropriate to the Commercial zoning for the tiny homes at Riverbend, and suggest that the tiny homes could become a model for some other endeavor to replace a good portion of the housing that was lost from the flood, on acquired lots or present lots for sale.

It seems to me that the Riverbend re-design of the land contours has been carried out to protect the majority of the land from further flooding, by extremely good land mitigation and redrocks design, and has achieved a great new model from what was there before with sand running around some of the former lower-lying trailers, that were too low in the floodplain.

Riverbend should be given an award for transforming their land into an all around much more resilient business property in Lyons that has added to solving the immediate emotional, fundraising, arts, concerts, dinners and social needs for high spirit business activity: Weddings, recreation, arts, and fundraising – and collaborating to add others to Lyons business with tiny homes planning and appreciated use.

As to the sound problem brought to attention by some Riverbend neighbors, I believe sounds in Lyons from establishments that run up from the bottom of quite a few varied microclimate bowls these stone canyons create, building up differently the sound formations, affects differently, many of our residential communities, at different times, depending on particular concerts and town public and private events.

We all share the events and the airwaves here. And, very few are immune to sound pollution, where a highway runs through us. For instance, In my home on the highway 7/36 juncture, I get perfect reproduction of sound from Planet Bluegrass to the tone and words of every song with an also amplified bounce of that same sound that comes back from Meadow Park cliffs, but I get absolutely no sound coming in from Riverbend because it is tucked as a microclimate into the rocks between us.

Sporadic and unevenly heard events also keep up the spirit, the income and the taxes that localization of small businesses bring to all in the town and with it, many benefits. I chose to live here with its musical unintended consequences and love it. Riverbend has addressed sound objections from its small amount of neighbors, by trading out its electronic sounds for lower sounding acoustic music, for which it is already being a good neighbor.

I'd like to say that with Lyons being a highway town, the constant passing sounds of the huge trucks, motorcycles and vehicles that rumble through the only gateway to the Rockies are much more durably audible than intermittent music sounds, and affect many more homes that follow the highway all the way through town.

Though I do appreciate the feelings of those who live in sound affected areas who predate way back to time when there may have been little sound to disturb peaceful living. Yet, sound decibels in the past 10 years I have been here, seem to be a large part of our town. When I lived for year up the hill on 1st avenue after the flood, which was not on the highway as in my own home, I heard every sound streaming through the wide center of town very loudly.

To sum up, I totally support Riverbend in all its plans that I believe set a beautiful and gutsy example for Lyons business and Town recovery.

Sincerely,

Coco Gordon

A Neighbor situated one House, one large Open Space rock formation, and one Commercial Business South from Riverbend.

March 6, 2016

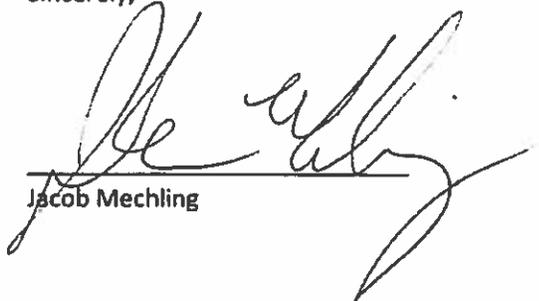
To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. Because of River Bend event venue, I have visited the Town of Lyons many more times over the past two years than I have in the previous twenty. I purchase goods and services within the Town of Lyons, supporting local businesses and generating additional sales tax revenue.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,



Jacob Mechling



To:
The Town of Lyons Board of Trustees,

On behalf of our industry colleague, community friend and neighbor at The Lyons River Bend, we would like to share our support and ask you to allow them permission to permanently re-zone The River Bend. We have come so far in promoting concerts, hosting beautiful farm to fork dinners, accommodating hundreds of weddings with fabulous guest lists coming from all over the globe to see our attractive town. A large part of that is The Farmette and The River Bend. Whether it's visiting the local market for a quick snack, grabbing a cup of coffee at the Stone Cup or even filling up on gas as they make their final decent through town. The exposure of thousands of travelers coming through each weekend is what this town thrives on. WE NEED THIS VENUE. I am first a Lyons Native, second an employee of Greens Point Catering. I see this through the eyes of a small town girl who wants nothing more than to see this amazing town grow and make a spot on the map. As long as Betsy and Mike abide by the rules and regulations set forth by the committee they should be given the right to promote their property and business. Greens Point Catering grew by 20 weddings last year because of the River Bend alone. That revenue allowed us to purchase new equipment and stimulate pay increases. From a sales perspective it introduced a new culture of clients that appreciate Lyons natural beauty and the amazing people who call it home.

It's a dream every day to wake up and go to work loving what I do and supporting the local venues that neighbor our childhood adventures and family homes. Lyons is truly is a hidden gem and we should share it with others. Please let Betsy do what she does so well. She is a wonderful, warm woman with a huge heart and has put her stamp on this town in so many ways. She's done something incredible with a space that most would have run away from. She shows compassion for this developing area and see's the good in everything. Please give her this opportunity and let's bring more life back to Lyons.

Sincerely,
Holly Haakenson
Greens Point Catering

Dear Trustees,

I'm writing in support of River Bend and the upcoming hearing about the venue. I've been very impressed with how beautiful the place is for fundraisers and events since Mike and Betsy cleaned it up after the flood. They have made their business there a wonderful source for great jobs for locals. Everything they do there is thoughtfully considered, well staffed and shows Lyons at it's best.

Since moving to Lyons a year and a half ago, I've made so many connections and new friendships -- many of the events I've met local people at have been held at the Farmette and River Bend. I wanted to write tonight to give them my full support and gratitude.

Thank you.

Mary McHenry

2nd Avenue, Lyons

March 5, 2016

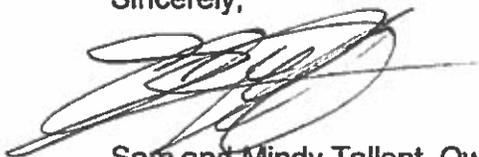
Town of Lyons
Board of Trustees
Post Office Box 49
Lyons, Colorado 80540

To the Town Clerk and Board of Trustees:

As longtime residents of Lyons and business owners of The Stone Cup Café, we wish to express our full support of Mike Whipp and Betsy Burton and their desire for permanent commercial zoning of River Bend. We personally have experienced new business opportunities and are certain that other businesses in town have benefited directly from River Bend events (weddings, dinners and fundraisers). We also feel that the Wee Casa Tiny Homes provide much needed lodging.

We encourage you to approve their application to rezone their property for a Planned Unit Development at the River Bend property located at 501 W. Main.

Sincerely,



Sam and Mindy Tallent, Owners
The Stone Cup Café
442 High Street
Lyons, Colorado 80540



March 6, 2016

Dear Lyons Board of Trustees:

I am pleased to write this letter in support of the proposed Commercial zoning change for the River Bend property. Lyons is a great small town with many reasons for people to want to visit and enjoy the wedding, art, and music, venues we offer.

River Bend provides a spectacular setting for all of these and bolsters the economic growth of this recovering hamlet by providing jobs in catering, bartending, grounds and housekeeping. The Wee Casa Tiny Homes fill the continued need for rental rooms that provide beds for those wedding and festival visitors and tourists passing through to and from Rocky Mtn. National Park.

Betsy and Mike are hard workers whose vision has only the best interests of this community at heart. They have listened to complaints from neighbors about the loud music and have taken measures to resolve that problem by having music go acoustic. They continually support many Lyons' charities and causes both financially and by donating use of their properties for events such as Art on the River which benefits the Lyons Arts and Humanities Commission.

In this case the Community of Lyons needs to give back to them in return for all their generosity and hard work by supporting the commercial zoning. We are very fortunate to have endeavors like theirs that contribute to in a multitude of ways to this place we call home. Let's work with them to help create a Lyons that becomes all it can be for our own enjoyment and all those who want to stop here. I will urge everyone I know approve the permanent commercial zoning for River Bend!

With heart felt support,

Betsy Hubner

Lyons Resident

March 6, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. Because of River Bend event venue, I have visited the Town of Lyons many times over the past two years. I purchase goods and services within the Town of Lyons, supporting local businesses and generating sales tax revenue.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,



Jeff Merritt

March 8, 2016

To whom it may concern,

I am writing this letter to voice my support for the permanent commercial zoning of RiverBend at 501 West Main Street in Lyons, Colorado. As the general manager for both RiverBend and Lyons Farmette, I have a vested interest in the continued success of this growing business.

RiverBend is located in the heart of Lyons and deserves to be a centerpiece of the commercial district in that area of town. The property is an incredible asset to the town, drawing thousands of visitors from around the country every single year. These visitors enrich the local economy by bringing not only money into town, but also renewed interest and enthusiasm. When you also consider how WeeCasa offers some of the best and most plentiful lodging in town, its really a no-brainer.

The managers of RiverBend, including myself, have worked tirelessly to accommodate the needs of all neighbors in the vicinity. We have also tried our best to accommodate the needs of the town of Lyons in their post-flood reconstruction efforts. These efforts deserve to be reciprocated when it comes to securing the future of our business.

Thank you,

Garrison Schulte
4167 Ute Hwy
Longmont, CO. 80503



Dear Town of Lyon Board of Trustees:

I am writing this letter to express my support for River Bend obtaining permanent commercial zoning status. River Bend has become an integral part of the community as a multi-purpose venue that serves people from both in and out of town. Beautiful weddings and dinners are presented which in turns provide jobs to local businesses. Fundraisers are held which benefit Boulder County Arts Alliance and Lyons Arts & Humanities Commissions. Wee Casa Tiny Homes are a great asset for lodging in Lyons. River Bend is a place that honors the beauty of the nature and offers an intimate setting to celebrate life, art, and music.

The owners Betsy and Mike are both community-minded people, and willing to work with minimizing the impact that it would bring to the immediate neighbors. They have shown the respect to neighbors by resolving the noise issue to only using acoustic music, in spite of how it might impact their business negatively.

I hope you would consider the support from many of us who see the positive outcome of having a place like River Bend thriving in the community.

Thank you.

MinTze Wu

Founder/Director, Sounds of Lyons

March 7, 2016
Town of Lyons Board of Trustees
Attn: Deb Anthony, Town Clerk

Lyons Town Hall
432 5th Avenue
Lyons, CO 80540

Re: Permanent Commercial Rezoning for River Bend

Dear Town of Lyons Board of Trustees,

We have been informed of River Bend's application for permanent commercial zoning and are in strong support of it. The Town of Lyons has clearly stated it has aspirations of becoming an economically, socially and environmentally sustainable community. Indeed, River Bend clearly helps forward those same aspirations. Not only does River Bend offer an amazing venue for weddings, fundraisers, dinners and wonderful lodging through Wee Casa Tiny Homes, but it also provides patronage to local businesses and jobs for many people through the businesses on its vendor list, e.g., caterers, bartenders, musicians, rental companies and more.

The only plausible resistance to River Bend's application would be concern over the music level in the evenings. To alleviate this concern and, also, demonstrate its willingness to be good neighbors, River Bend is going acoustic only starting this year.

Again, we most strongly support River Bend's application for permanent commercial zoning.

Very truly yours,

Heather A. Stansel
Robert W. Stansel, J.D.

March 6, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. Because of River Bend event venue, I have visited the Town of Lyons many times over the past two years. I purchase goods and services within the Town of Lyons, supporting local businesses and generating sales tax revenue.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Schier". The signature is written in a cursive style with a large, sweeping initial "L".

Louis Schier

Eckelberry, LLC
John L. Eckelberry
Catherine S. Reynolds
Michael J. Glade
Julie M. Karavas*
LarsonBushell LLC
Phillip K. Larson
Michael A. Bushell
Asher M.B. Ritmiller
Cynthia R. Smith, P.C.
Eric J. Voogt

INMAN
— Attorneys at Law —
FLYNN
Biesterfeld & Brentlinger, P.C.
Colorado and Nebraska

OF COUNSEL
M. Dee Biesterfeld
Richard P. Brentlinger

Robert D. Inman
(1920 - 2014)

John J. Flynn, Jr.
(1922 - 2002)

March 9, 2016

Established 1961

*Admitted in Colorado and Nebraska

Town of Lyons Board of Trustees
c/o DAntonio@townoflyons.com

RE: River Bend re-zoning

Dear Trustees:

The purpose of this letter is to provide my personal and professional support of River Bend's permanent zoning as part of the broader effort to support small business, namely in the community of Lyons. As you may be aware, I am a homeowner in Lyons and I am a transactional attorney practicing in both Colorado and Nebraska, representing many small and family owned businesses across the spectrum from traditional agricultural operations to entrepreneurial technological businesses. In an effort to be concise, yet thorough in voicing my support, I will address the benefits of supporting small local businesses and then more specifically the reason for my support of River Bend.

The benefits of locally owned businesses has been well documented and communicated to our community in recent publications. Rather than restate the outline of those factors, I will highlight a key factor. Simply, ownership. Not merely who is the legal owner of a business, rather, when a local person(s) is the legal owner of a local business that person takes ownership of the company's actions and has a stake in the community. The owner is a neighbor of all of us and as a recognizable member of the community is more likely to be responsible and accountable than an absent owner. A local owner does have an interest in how his/her community will grow and develop as the owner is also a resident. A local owner is accountable economically, socially and environmentally.

As to the benefit the community of Lyons will receive by supporting the re-zoning process to permit River Bend to be commercially zoned, we will not only support a local business, we will also control not only what is done on the subject land, we will be controlling and managing where the wedding parties and other social events occur in our community. Regardless of what your final decision is as to the zoning, people will continue to hold social events, including weddings, in our community and in effort to control where such events are

Lincoln, Nebraska Office
8540 Executive Woods Drive, Suite 507
PO Box 22987
Lincoln, NE 68542

1660 Lincoln Street, Suite 1700
Denver, Colorado 80264
Phone 303-861-5300 Fax 303-861-2746
www.inmanflynn.com

Golden Office
Golden Hill Office Centre
12600 West Colfax Ave., Suite A-180
Lakewood, Colorado 80215

March 9, 2016

Page 2

held, it is in the community's best interest for all of the residents and businesses, as well as the visitors participating in such events, to have an organized forum for such events. Clearly, given the recent recognition of WeeCasa in Outside magazine, there is national if not global interest in celebrating in our community. As people venture to Lyons to explore and celebrate, it should make sense to us that we need to provide an organized forum for visitors, as well as for our residents so that we can be assured that there are rules in place for where visitors may stay, and behavior expectations. I am well aware that there is a concern as to noise levels with events. If there is a commercially zoned area with specific rules to be followed, our residents will be afforded with enforceable rules rather than have a situation in which there is no commercially zoned location for such activities and experience a situation in which no formal guidelines are provided, yet visitors come regardless.

In short, it is imperative to recognize that people will continue to visit Lyons. It is just as imperative to recognize that we need to have a plan in place to control where people will gather, and to provide guidelines for such gatherings. Let's celebrate all that Lyon's has to offer, including residents who wish to invest their time and funds and develop businesses which will be mutually beneficial to the owners and the community. Thank you for your consideration.

Best regards,



Julie M. Karavas

I'm writing in support of the business River Bend in Lyons to obtain permanent zoning for commercial operations.

The management of this property has a long proven history in Lyons of preserving the beautiful natural surrounding and working closely with the town and their neighbors to provide harmonious, necessary accommodations for the visiting tourists and beneficial tax source for the town. By hosting weddings, fundraisers for local organizations and farm to table dinners in addition to unique lodging opportunities they provide a great place for people to meet and stay as well as a place for locals to work while enjoying Lyons most beautiful natural recourses. By addressing neighbors' concerns regarding amplified music during events they have proven that they are conscientious and courteous business operators by proactively establishing an "unplugged" policy when it comes to event entertainment. Allowing this locally owned and managed business to operate continuously under commercial zoning your also allows other local businesses to thrive injunction with the offerings of River Bend in the form of additional lodging, shops, restaurants and event service companies.

Sincerely,

Allen Burton
Smoke Shack BBQ and Catering
Longmont, CO



March 5, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. I pay Boulder County sales taxes which support County Roads & Transit, Open Space, and Food Recovery efforts. I purchase goods and services within the Town of Lyons, supporting local businesses and generating additional sales tax revenue.

Look no further than the current issue of Outside magazine for direct evidence of the positive impact River Bend event venue has on the Town of Lyons. Congratulations to the Town of Lyons for the economic impact you will see from their commercial use of the property at 501 W. Main Street.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Barthelemy", written over a horizontal line.

Kevin Barthelemy, Executive Chef
Elevated Catering

The Front Range Catering Co.



EXCEPTIONAL FOOD ▸ SUPERIOR SERVICE

The Front Range Catering Co.

5741 Arapahoe Ste 3A

Boulder, Co 80303

To the Trustees of the Town of Lyons,

I am writing on behalf of the River Bend event center. This is such an amazing space for weddings and special events and other activities and our staff enjoys recommending it. We speak with many clients who love the ambiance and ability to stay on property in the tiny homes, creating a unique experience that I have not seen anywhere else along the Front Range.

We cater to many venues in the area and can vouch for the high standards that Betsy Burton has placed on the vendors who have the privilege of working there.

It's been a very satisfying partnership, one that I hope will continue for many years.

Sincerely,

Nora Beelner

Co-Owner

PHONE: (303) 449-1981 • FAX: (303) 786-8010
E-MAIL: service@frontrangecatering.com
WEB SITE: www.frontrangecatering.com
5741 ARAPAHOE, SUITE 3A • BOULDER, CO 80303

March 7, 2016
Town of Lyons Board of Trustees
Attn: Deb Anthony, Town Clerk

Lyons Town Hall
432 5th Avenue
Lyons, CO 80540

Re: Permanent Commercial Rezoning for River Bend

Dear Town of Lyons Board of Trustees,

We have been informed of River Bend's application for permanent commercial zoning and are in strong support of it. The Town of Lyons has clearly stated it has aspirations of becoming an economically, socially and environmentally sustainable community. Indeed, River Bend clearly helps forward those same aspirations. Not only does River Bend offer an amazing venue for weddings, fundraisers, dinners and wonderful lodging through Wee Casa Tiny Homes, but it also provides patronage to local businesses and jobs for many people through the businesses on its vendor list, e.g., caterers, bartenders, musicians, rental companies and more.

The only plausible resistance to River Bend's application would be concern over the music level in the evenings. To alleviate this concern and, also, demonstrate its willingness to be good neighbors, River Bend is going acoustic only starting this year.

Again, we most strongly support River Bend's application for permanent commercial zoning.

Very truly yours,

Heather A. Stansel
Robert W. Stansel, J.D.

March 8, 2016

Town of Lyons Board of Trustees
c/o DAnthony@townoflyons.com

Dear Lyons Board of Trustees:

I am writing in support of permanent commercial zoning for River Bend. We work for Boulder County Arts Alliance, a nonprofit organization that serves artists and arts organizations in all of Boulder County. Lyons is an important part of our constituency. This is will be the third year that Betsy and Mike of River Bend have most graciously offered up their venue of River Bend to be the site of our fundraiser, Arts on the River, hosted jointly with the Lyons Arts and Humanities Commission (and this year with Sounds of Lyons). Arts on the River is a financial and community success, with 30 artists participating (most of them from Lyons) and several hundred in attendance. We could never afford to rent such a gorgeous venue and carry off such an event without their support. The artists involved kept 70% of their sales, while the remaining 30% was split evenly between BCAA and LAHC. River Bend didn't ask for a dime, and Betsy worked hard to recruit patrons to the event. We at BCAA and LAHC are so grateful because we know she could have rented the venue for a profitable affair instead, but being a charitable member of this community is important to her and Mike. Please give them the support they need to keep on doing what they are doing for Lyons!

This year's event will take place Sunday, August 28. We hope to see you there!

Thank you,

Charlotte LaSasso, Executive Director
Crystal A. Polis, Communications Manager
Boulder County Arts Alliance
2590 Walnut St Ste 9
Boulder, CO 80302
303-447-2422



March 8, 2016

To the Town Of Lyons/Board of Trustees
C/O Deb Anthony:

I am writing in support of the Town of Lyons /Board of Trustees awarding the River Bend Event Venue the appropriate commercial zoning that would allow the property to continue and enhance their event business. The operators at River Bend have done a remarkable job transforming the property into a first class venue that adds value both socially and economically to our community.

The wedding and event business in Lyons has flourished over the last decade. River Bend brings another highly desirable location to Lyons, supporting the growth in this industry sector. These events bring thousands of people into town each year. My business, A Spice of Life Catering is one of the many locally-owned companies that has benefitted by the addition of River Bend. In 2015, we catered 10 weddings at the location, and we are on track to increase that number for 2016. Having been in the wedding business for over 20 years in Boulder County, I can attest to impact of a successful event venue on other area businesses. In addition to the revenue to the venue and caterer, each wedding generates customers for restaurants and coffee shops, photographers, florists, stylists, musicians, rental companies, and planners. Lyons is home to many of these small companies and we have found that couples most often hire locally to support our business community.

The operators at River Bend have proven socially responsible with respect to our community. Last year, when noise became a concern to neighbors, the management reacted quickly. Significant attempts to address concerns were made, including adopting an "acoustic only" policy for 2016 events. Further, the venue has been the generous host of many local fundraisers and community events. These have included benefits for the Lyons Community Foundation, and Nepalese Earthquake relief, as well as supporting groups such as the Lyons Art and Humanities Commission in adding cultural and educational opportunities for Lyons.

It is my opinion that the operators of River Bend are responsible, thoughtful members of our business and social community. By awarding the appropriate zoning to sustain their operations, they will continue to provide positive social and economic benefits to the Town of Lyons and its residents.

Sincerely,

Dan Bruckner
A Spice of Life

A FRESH APPROACH TO A MEMORABLE EVENT

CATERING 5541 Central Ave. Ste 272, Boulder CO 80301 P: 303.443.4049
EVENT CENTER 5706 Arapahoe Ave., Boulder CO 80303 P: 303.444.3452
www.aspiceoflife.com

March 8, 2016

Dear Lyons Board of Trustees,

We are writing to support the permanent zoning of River Bend as a commercial venue. The venue provides a beautiful and desirable setting for weddings, as well as fundraisers, dinners and the Wee Casa Tiny Homes. These events bring many visitors into town that in turn patronize local businesses. They also provide jobs for many who work in the event planning industry, including caterers, bartenders, musicians and rental companies. The Tiny Homes alone are a unique attraction and a creative lodging model that helps put Lyons on the map.

My husband and I live next door and we are in full support of River Bend's application.

Best,
Sarah & Joshua Baranauskas

517 W. Main Street
Lyons, CO
303-246-1967

March 9, 2016

Mayor John O'Brien
Members of Lyons Board of Trustees
Sent via e-mail

Dear Mayor O'Brien and Trustees

I am writing this letter in support of the River Bend zoning change from R2 to CEC (Commercial Eastern Corridor).

The River Bend property possesses all the characteristics of current Lyons commercially zoned property and more. River Bend is located adjacent to the Main Street/Highway 36 corridor in a highly visible location with highway frontage, making it a natural extension of our commercial district. Furthermore, River Bend is surrounded by property which has been commercially zoned for decades. But what makes River Bend unique is an unprecedented opportunity for private development with river access. This uniqueness is a commodity that can be utilized to differentiate Lyons and drive sales tax.

DOUBLE GATEWAY
TO THE ROCKIES

Lyons Properties (River Bend owners) are a group of local entrepreneurs with a vision that aligns with the Economic Development Goal's outlined in Lyons Comprehensive and Recovery Plans.

Comprehensive Plan

Goal #1: Create an environment in which local businesses can prosper.

Objective 1.1: Create space for local businesses.

Strategy 1.1.2: Inventory and analyze Town-owned real estate and real property to ensure the highest and best use.

Strategy 1.1.4: Work with stakeholders to promote appropriate zoning of properties consistent with 2010 Lyons Planning Map

Objective 1.2: Improve Lyons' fiscal, regulatory and physical environment.

Strategy 1.2.3: Maintain infrastructure to support existing businesses and develop infrastructure plans for new business growth.

Strategy 1.2.4: Explore ways to communicate Lyons is a business-friendly community.

Goal #2: Leverage the Town's history, natural setting, unique retailers and relationship with the music and arts community to attract tourists.

TELEPHONE

303.823.6622

FACSIMILE

303.823.8257

432 5TH AVENUE • P.O. BOX 49
LYONS • COLORADO 80540

TOWNOFLYONS.COM

Objective 2.2: Make Lyons a retail and recreational destination for residents and visitors.

Strategy 2.2.1: Focus on encouraging the development of lodging facilities.

Strategy 2.2.6: Encourage the promotion of tourism based on Lyons' history as well as arts and cultural events.

Recovery Action Plan

Goal #1: Create an environment in which local businesses can prosper and expand.

Objective: Increase local business' share of regional market and make Lyons a retail, recreational, artistic, and heritage tourism destination.

BIZ 1.4.1: Create a business plan that documents the existing events-based industry and demonstrates the profitability of a Hotel/Conference Center.

BIZ 2.1.1: Focus on encouraging the development of lodging facilities including creative options such as hostels, the ability for residents to rent their homes/extra rooms, an artist residency program, hotels/motels, or bed and breakfasts.

DOUBLE GATEWAY
TO THE ROCKIES

Many of the current properties in Lyons have been historically underutilized. This zoning change, with development to follow, would lay the foundation for Lyons' economy expansion and act as the cornerstone of the development of Lyons as a true tourism destination. The Lyons Properties Group is committed to maintaining and building upon the arts, music and outdoor recreational culture Lyons is known for as well as meeting a primary goal of minimizing retail sales leakage to Longmont or Boulder.

As it pertains to music, the Lyons Properties Group have mitigated neighbor frustrations with volume levels by implementing restrictions to minimize audio impact. Live music is and always will be a mainstay in Lyons, event producers must continue to work with the community to lessen the impact on their neighbors.

As Economic Development Commission Chairman, I believe the River Bend zoning change is imperative to the creation of a financially sustainable Lyons. The benefits to our sales tax base, workforce and property value are precisely what Lyons needs to be economically independent.

Sincerely,

Jay Malito
EDC Chair

TELEPHONE

303.823.6622

FACSIMILE

303.823.8257

432 5TH AVENUE • P.O. BOX 49
LYONS • COLORADO 80540

TOWNOFLYONS.COM

To the Board of Trustees, Town of Lyons:

My name is Angie Wilson. I grew up in Lyons, and now live in Longmont and work as a wedding photographer. I have worked with Betsy and Mike at multiple weddings I have photographed at the Lyons Farmette, and have always been impressed with their professionalism and pride in creating a unique space for brides, grooms and their friends and families to come together to celebrate their union. The Lyons Farmette has become a sought-after venue with couples across the state of Colorado, so I was excited to hear that Betsy and Mike were transforming the destruction of the trailer park (where my grandfather had lived until the flood), into the River Bend.

Betsy and Mike have applied for permanent commercial zoning for the River Bend, and I wanted to let you know of my support for them in this, as I know the River Bend will be important to many local businesses and jobs (including mine!).

Thank you,
Angie Wilson
angiewilsonphotography.com

Dear Lyons Board of Trustees,

I'm writing to show my support for River Bend and WeeCasa applying for permanent commercial zoning. RiverBend provides an excellent place for weddings, fundraisers, and dinners. Wee Casa Tiny Homes are a great asset for lodging in Lyons and they recently put Lyons on the map by being featured as a top place to visit in 2016 Outside Magazine issue. These businesses bring a lot of people to town to patronize our local businesses and they provide many jobs for people, from caterers and bartenders - to musicians and rental companies. Lyons desperately needs lodging to bring in any sustainable businesses too.

RiverBend seems to be understanding about neighbors needs and are respectful of sound issues. They have gone completely acoustic only (unplugged instruments), starting this year at the neighbors' request. Thank you for letting me express my desire to have these businesses thrive in Lyons.

Brent Hollingsead
Creative Director/Founder
512-924-7922

To whom it may concern,

River Bend provides an amazing place for weddings, fundraisers, dinners and that the Wee Casa Tiny Homes are a great asset for lodging in Lyons. They bring a lot of people to town that patronize your local businesses. They also provide many jobs for many people through all of the businesses that are on their vendor list ~ from caterers and bartenders to musicians, photographers, rental companies and more. I have a personal stake in this venue as a musician, who has a lot of upcoming events booked to play there. I think that since the music will be completely acoustic, not amplified at all, that aspect of the situation should be resolved. Thanks for your consideration and I hope that we can keep this venue going strong for many years to come!

Sincerely,

Mark Diamond

Mark Diamond

720-940-6398

www.markdiamondmusic.com

Deb & Trustees:

re: River Bend's re-zoning process

I am personally in support of River Bend being *permanently* Commercially Zoned - as it so beautifully provides a prideful destination venue for *very* special events, stunning celebrations, & much-needed / appropriate accommodations for Lyons & surrounds... Not to mention their provision of local employment opportunities & fueling the coffers of local musicians, florists, caterers, & bartenders, etc.

The people that convoy to town as a result the wonderful 'goings on' there - eat at our restaurants, refuel their tanks, enjoy Main Street's sculptures & our friendly peeps, but best of all - patronize our local & regional businesses. As a provider of wonderful wedding gifts & custom gathering opportunities in our Western Stars Gallery & Studio, I am personally a huge fan of all that the Farmette & River Bend bring to the table of Lyons.

Betsy & Mike have proven to be generous, collaborative & visionary pioneers for this community. The first-time guests to town who have experienced the magic created at Farmette & River Bend events leave as positive ambassadors for the good of Lyons...

What can be better than that?

Just my two-cents.

Sincerely,

Chrystal DeCoster

Western Stars Gallery & Studio
401-301-1212

Dear Town of Lyons Trustees, March 5, 2016

This is in regard to the Riverbend property on Highway 36 that Betsy Burton and Mike Wipp own and operate. They did such a great job of quickly getting property cleaned up after the flood, it boosted our general sense of well being. I know they have invested their time and money in Lyons and I would ask that we support them in return.

I am pleased to have this beautiful land and riverscape so well maintained and available for weddings. It is my desire that you grant the necessary zoning that they may continue on this path of operations. Thank you for your consideration.

Sincerely, Sally King

Hello!

I am a wedding and event planner based in Denver and wanted to share with you how much my clients love having events at River Bend in Lyons. The setting is so unique and creates such a special spot for friends and family to gather. So many spaces in Colorado have become quite commercialized, and River Bend is one of the few that still feels authentic! Clients that choose to host their events there typically love working with local vendors and always ask my recommendations for other local companies to hire for their event. We have worked with local vintage rentals companies, specialty table companies, sourced local flowers and herbs, and even local musicians for events in Lyons. I would ask that you please consider allowing River Bend to rezone for continued use in 2017 as it is truly one of a kind and one of the best.

Thank you for your consideration,
Sarah
Sarah Jane Faulkner

To Whom it May Concern,

The purpose of this letter is to show support for the commercial re-zoning of the Riverbend venue. We've worked with Betsy, Mike, and the rest of their wonderful staff since we got our start as a catering company four years ago. Both Riverbend and The Farmette are not only wonderful venues for fundraisers, weddings and events, but in our eyes, a big asset to the town of Lyons. The properties are beautifully maintained, and the Tiny Home lodgings situated on the property are a huge asset to temporary lodgings in Lyons. There's nothing quite comparable in the area.

While we do understand that large venues can prove disruptive for neighbors, we feel that Betsy & Mike have been more than conscientious and understanding in addressing the sound complaints from last year. Should the property be re-zoned commercially, we're completely confident that they will maintain this level of respect for their community. Venues and event spaces bring tourism business to the community, provide jobs to members of the community, and in turn support the local businesses that make Lyons so unique and charming.

Please don't hesitate to reach out with any further questions.

Sincerely,
The Blackbelly Team



Chelsea Carlton

914.474.7460

Blackbelly.com

Town of Lyons Board of Trustees,

I'm writing to you on behalf of Riverbend. I'm a local Pinewood Springs wedding coordinator and I've had the pleasure to work many weddings at this beautiful property. I think Lyons is such a special place and we bring in so many couples that love our town, and truly appreciate and want to support our little community.

Riverbend is such a special venue, couples fall in love immediately with the property! Betsy and Mike have put so much time and love into that venue. Bringing more weddings to Lyons means more people supporting our other local businesses as well. I know that they have also turned the venue to acoustic music only, which will keep the volume down significantly while weddings and other events are being held there. They are really working towards having a successful venue, and wanting to have the full support of our local community.

Another amazing thing that Riverbed has to offer are their tiny homes. They are such a unique accommodation experience. I have friends that have stayed there just to have a fun night out in Lyons, and not have to worry about driving. That is another thing about our sweet little town, there are not a whole lot of accommodation options. Whether it be an event that Riverbed is holding, or just people wanting to come to Lyons for the weekend, it sure is nice to have more accommodation options.

We with Root + Gather Events love and fully support Riverbend, and I hope you can see where we are coming from. Thank you so much for your time and have a great week!

Sincerely,

Crystal Klink

root + gather events- wedding planner

crystal@rootandgatherevents.com

262.573.7950

www.rootandgatherevents.com

To whom it may concern,

My name is Nate Camelio and I am the owner/operator of Garnish bar tending. I have worked with Mike and Betsy since 2012 at the Farmette bar tending weddings and special events. Since River Bend has opened last year, I have continued to grow as a company and bar tend many of the events that go on at both venues. They have put me on their preferred vendors list from the moment I started my company in September of 2012. If it wasn't for the River Bend venue now also doing weddings and special events, my company would be struggling to survive in a wedding market that is somewhat limited as far as venues go in our area that allow outside vendors. Please consider the allowance of the commercial zoning so it may continue as the amazing venue that it is and so that my company can continue to grow.

I believe with the music going acoustic, many of the noise will diminish for the surrounding neighbors. This venue has provided countless opportunities for many companies like mine to make a living. They have also hosted

fundraisers and benefits over the course of the years which help give back to our wonderful community of Lyons. I love directly next door to River Bend as well and have no problem with any noise that comes from events they host when I am not working them. It is an amazing addition to the already great town. Thank you for your time.

--

Nathan Camelio

Garnish bar tending

774-238-0970

www.garnishbartending.com

<https://www.facebook.com/garnishLLC>

Hello,

I am writing in support of River Bend being commercially zoned.

River Bend provides an amazing place for weddings, fundraisers, dinners and that the Wee Casa Tiny Homes are a great asset for lodging in Lyons. Events at River Bend bring a lot of people to town that patronize our local businesses. Events also provide many jobs for many people who are vendors ~ from caterers and bartenders to musicians and rental companies and more.

The new acoustic-only (unplugged instruments) regulations should resolve the previously contentious noise issue.

I hope you will support River Bend and its important role in our community.

Thank you,

Betsy Welch

To:

The Town of Lyons Board of Trustees,

On behalf of our industry colleague, community friend and neighbor at The Lyons River Bend, we would like to share our support and ask you to allow them permission to permanently re-zone The River Bend. We have come so far in promoting concerts, hosting beautiful farm to fork dinners, accommodating hundreds of weddings with fabulous guest lists coming from all over the globe to see our attractive town. A large part of that is The Farmette and The River Bend. Whether it's visiting the local market for a quick snack, grabbing a cup of coffee at the Stone Cup or even filling up on gas as they make their final decent through town. The exposure of thousands of travelers coming through each weekend is what this town thrives on. **WE NEED THIS VENUE.** I am first a Lyons Native, second an employee of Greens Point Catering. I see this through the eyes of a small town girl who wants nothing more than to see this amazing town grow and make a spot on the map. As long as Betsy and Mike abide by the rules and regulations set forth by the committee they should be given the right to promote their property and business. Greens Point Catering grew by 20 weddings last year because of the River Bend alone. That revenue allowed us to purchase new equipment and stimulate pay increases. From a sales perspective it introduced a new culture of clients that appreciate Lyons natural beauty and the amazing people who call it home.

It's a dream every day to wake up and go to work loving what I do and supporting the local venues that neighbor our childhood adventures and family homes. Lyons is truly a hidden gem and we should share it with others. Please let Betsy do what she does so well. She is a wonderful, warm woman with a huge heart and has put her stamp on this town in so many ways. She's done something incredible with a space that most would have run away from. She shows compassion for this developing area and sees the good in everything. Please give her this opportunity and let's bring more life back to Lyons.

Sincerely,
Holly Haakenson
Greens Point Catering Sales Designer

Dear PCDC, BOT, Town Staff, and Mayor O'Brien: Just a reminder to trustees, zoning for Riverbend has been discussed in many prior meetings. Items are still pending that should preempt a final permanent zoning change. Collaboration between Riverbend and neighbors adjacent to these venues has been amenable and productive. Efforts with time and financial resources have been put in by all. The constant threads of emails and conversations and on-site visits are a testament to everyone's efforts. Yet, the situation is still a work in progress. With a new season starting, it seems prudent to see how the suggested changes in amplified/acoustic sound and music venues pans out. Having operated under temporary zoning for multiple years, permanent zoning changes seem too early to grant.

At this time, permanent zoning seems to be putting the cart before the horse. It was a bit disconcerting to see a large email blast across the Town of Lyons residences looking for support for the Riverbend venue. It looked to be somewhat from the Town and was calling for input to be emailed Debbie Anthony at the Town. It was under the auspices that the Riverbend venue is good for everyone. To gather non-bias input, the email blast should have had some mention of acoustic levels.

I encourage the BOT to review prior documents and statements submitted from prior Town meetings.

Thanks,
Steve Simms
303-823-5753
steve@on-site.biz

Thanks,
Steve

Hello.. Just to touch base on one of the BOT meetings this last winter related to a sound ordinance. There was mention during the meeting of having the town attorney research ordinances from around the State of Co. I was thinking that the BOT/Mayor was thinking this would be a starting point for the town to update its sound ordinance. Do you know of any progress on this? Is there anything citizens need to do to help out with this? Not to be a pain but more-so to make sure something did not get missed (as you all work through the multitude of projects!) . It may be helpful for the town as a whole

Thanks Again,
Steve Simms
303-823-5753

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