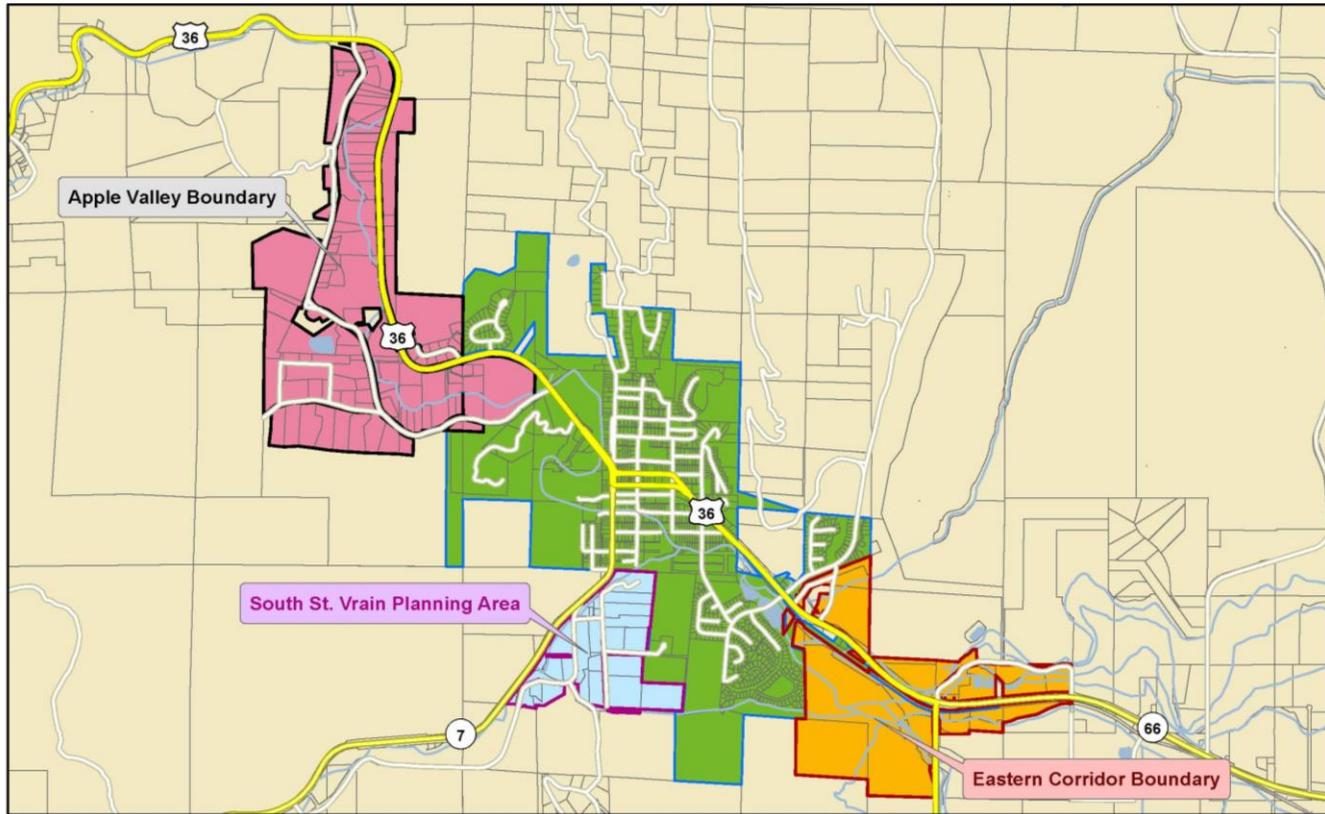
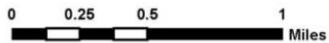


Lyons Board of Trustees Work Session

18 April 2016



Date: Thursday, March 31, 2016



Lyons Municipal Boundary Boulder Parcels



PRIMARY PLANNING AREA MASTER PLAN



Issues for Presentation and Discussion

1. Project Purpose
2. State Authorized Planning Documents
3. History of Agreements with Boulder County
4. Lyons Primary Planning Area (LPPA)
5. Findings and Input (To-Date)
6. Preliminary Recommendations
7. Review and Approval Processes
8. Interim and Final Work Products
9. Related Actions
10. Board Discussion



PRIMARY PLANNING AREA MASTER PLAN



Kimley»Horn

Project Purpose

The purpose of this effort, preparation of the 2016 Lyons Primary Planning Area ("LPPA", "Lyons PPA", and "Study Area") Master Plan is to understand conditions that will influence investment, as well as to identify and illustrate the type and location of desired improvements (public and private), within its boundaries.

Preparation of this Master Plan will:

- serve to advance several goals related to land use and growth within the community and its larger planning area, identified in the 2010 Lyons Comprehensive Plan update;
- provide direction regarding an approach for replacing residential units lost or significantly damaged during the 2013 flood;
- offer strategies to grow the local economy, a key objective of the 2010 Comprehensive Plan; and
- inform future amendments to the existing IGA with Boulder County and 2010 Comprehensive Plan.

The 2016 Lyons Primary Planning Area Master Plan will not replace recommendations included in the 2010 Comprehensive Plan, but rather advance and supplement them, specifically related to recommendations regarding future investment in the LPPA.



PRIMARY PLANNING AREA MASTER PLAN



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State Authorized Planning Documents

Comprehensive Plan

Cities and counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve their vision and goals. The comprehensive plan (or master plan) provides the framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A comprehensive plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and, provides for a balance between the natural and built environment. (see C.R.S. 30-28-106 and 31-23-206).

Three-Mile Plan

In 1987, the state legislature made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Further, municipalities in Colorado are required to prepare and adopt a three-mile plan prior to annexing property into their territorial boundaries per C.R.S. 31-12-105 et. seq. The three-mile plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality.



PRIMARY PLANNING AREA MASTER PLAN

State Authorized Planning Documents (cont'd)

Intergovernmental Agreements (IGA)

An IGA is any agreement that involves or is made between two or more governments in cooperation to solve problems of mutual concern. Intergovernmental agreements can be made between or among a broad range of governmental or quasi-governmental entities, such as two or more counties, two or more municipalities, a municipality and a special district, and so forth. Governments use IGAs for cooperative planning, development review, resource sharing, joint planning commissions, building inspection services, and more.



PRIMARY PLANNING AREA MASTER PLAN



History of Agreements with Boulder County

- 2002** Lyons Planning Area Comprehensive Planning Area Development Plan IGA
- 2005** Amendment to the Original IGA for the Lyons Planning Area (LPA)
- 2011** Amendment to the Original IGA for the Lyons Planning Area
- 2012** Lyons Planning Area Comprehensive Development Plan IGA
- 2012** Lyons CEMEX Area Comprehensive Development Plan IGA
- 2012** Town of Lyons Resolution 2012 – 22, Approving the Proposed Acquisition by Boulder County of Certain Property within the Lyons Planning Area for Open Space and / or Conservation Purposes in Accordance with Section 5.1 of the Lyons Planning Area Comprehensive Development Plan IGA



PRIMARY PLANNING AREA MASTER PLAN



Lyons Primary Planning Area

- The Lyons PPA is made up of numerous parcels located along the fringe of the current town boundaries, within Boulder County, that contains the Primary Planning Area (PPA) where annexation and development may occur in accordance with the provisions of this IGA, as well as areas designated as Lyons Interest Area / Rural Preservation Area (LIA / RPA) where the Parties' intent is to preserve the rural quality of the land.”
- The original boundaries of the PPA were established by an Intergovernmental Agreement (IGA) between the Town of Lyons and Boulder County in 2002, that was subsequently amended three times, the latest being in 2012.
- Three “small subareas” located within the LPPA are the subject of this work -- including the Eastern Corridor, Western Corridor (referred to as South St. Vrain Area) and Apple Valley.



PRIMARY PLANNING AREA MASTER PLAN



Preliminary Findings

1. Existing IGA / physical conditions limit how much development can be accommodated and where
2. Available parcels for commercial retail development are limited to and within the Eastern Corridor
3. Retail market potential is primarily within the destination and entertainment segments
4. Opportunities for affordable housing include a range of product types
5. Existing regulations and standards (if applied) will maintain the area's current character
6. Existing municipal code will not require amendment prior to considering an annexation request
7. Build-out of undeveloped parcels within the town boundaries will result in a budgetary deficit



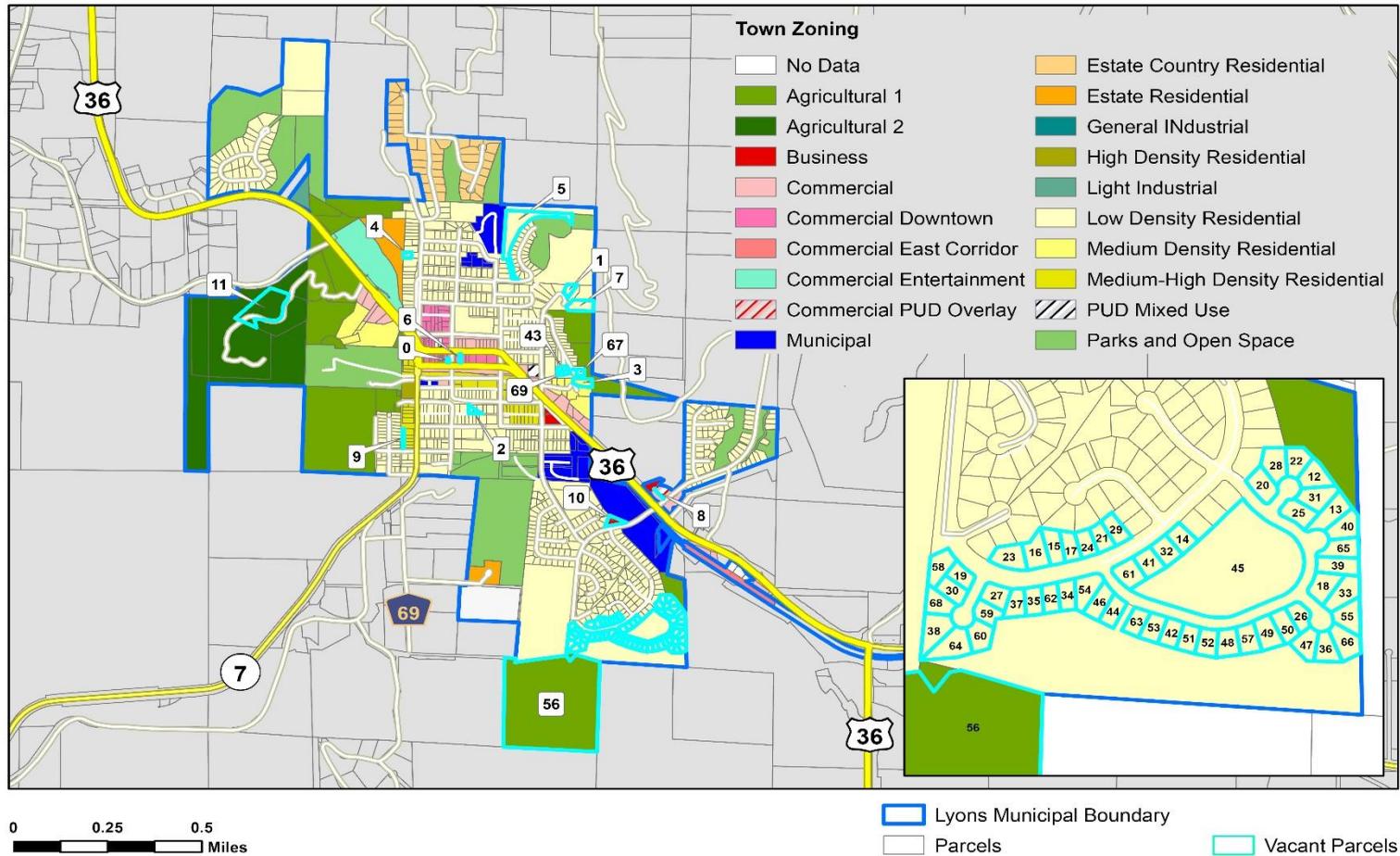
PRIMARY PLANNING AREA MASTER PLAN



Ricker|Cunningham

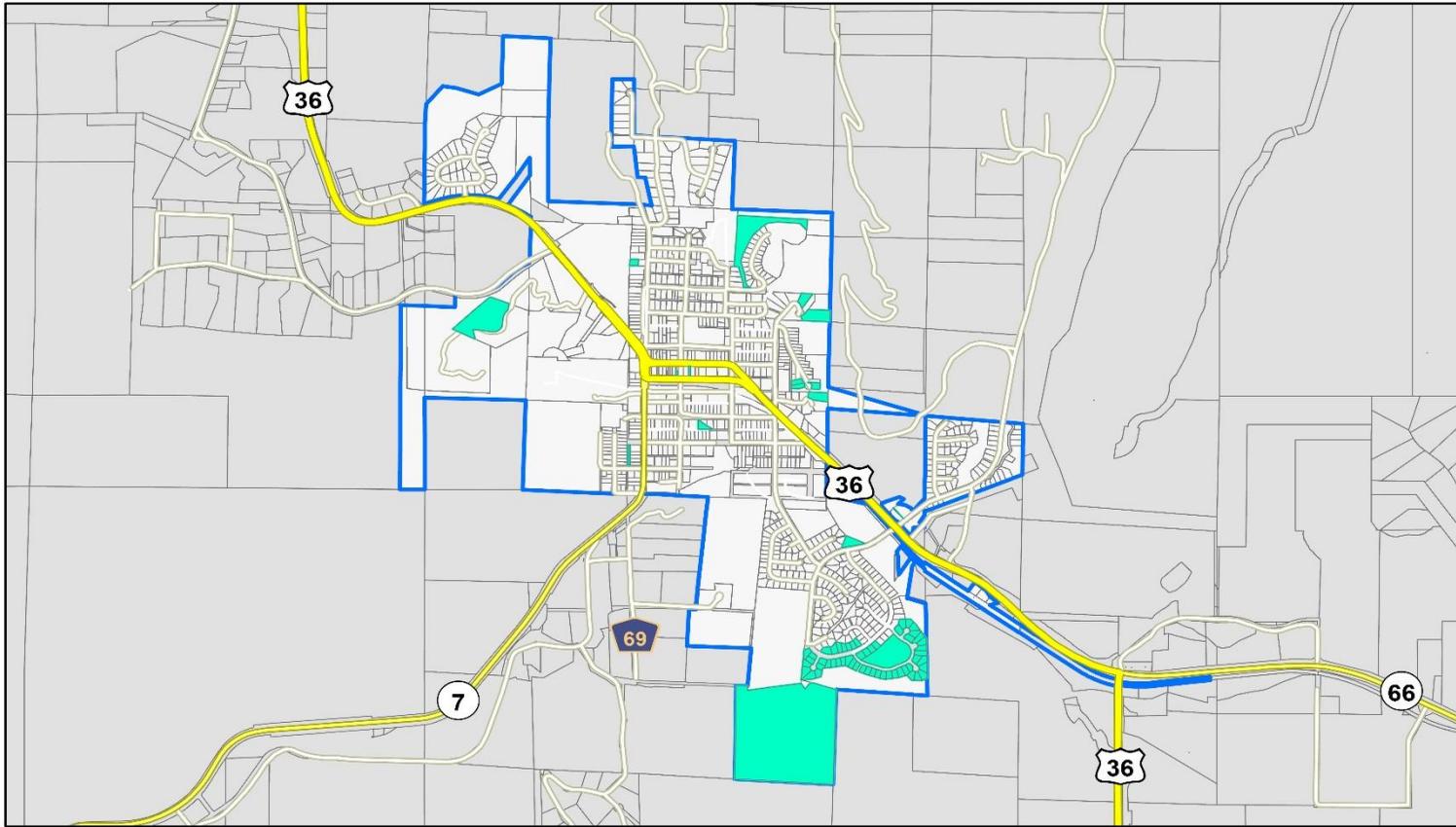
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LYONS VACANT PARCELS AND ZONING OVERLAY



PRIMARY PLANNING AREA MASTER PLAN

LYONS VACANT PARCELS WITHIN THE TOWN BOUNDARY



N
Date: Tuesday, April 19, 2016

0 0.25 0.5 Miles

Lyons Municipal Boundary Parcels Vacant Parcels



PRIMARY PLANNING AREA MASTER PLAN



Findings and Input

State of the Town

Zoning Category	Potential Development		
	Acres	Units*	Sq Ft*
A-1	44.8	9	0
A-2	5.2	0	0
R-1	20.6	62	0
R-2	0.7	6	0
R-2A	0.1	1	0
B	0.6	0	6,534
CD	0.1	0	1,089
Total	72.1	77	7,623

*Based on following densities:

A-1	0.2	units/acre
R-1	3	units/acre
R-2	8	units/acre
Commercial	25%	building to land ratio

Revenue Generation	Town of Lyons	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
Product Type		
Residential:		
Single Family Detached	\$2,816,248	\$44,204
Townhome/Condo	\$140,096	\$2,199
Apartments	\$0	\$0
Non-Residential:		
Retail/Service	\$265,280	\$4,164
Employment (Office/Industrial)	\$132,640	\$2,082
	Property Tax*	\$52,649
	Sales Tax**	\$22,869
	Total Tax Revenues	\$75,518
	Other Revenues ***	\$43,711
	Total Revenues	\$119,228

* based on City .015696 property tax rate.

** based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

***based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

New Residents/Employees	Town of Lyons
Residents	227
Retail Employees	11
Office/Industrial Employees	10
Total	249

Resident/employee estimates based on:

Single Family Detached	3.0	household size
Townhome/Condo	2.3	household size
Apartments	1.8	household size
Retail	400	Sq Ft per Employee
Office/Industrial	300	Sq Ft per Employee

Net Surplus/Deficit	Town of Lyons	
	Added Residents / Employees	Added Annual Service Costs*
Residents	227	\$166,785
Retail Employees	4	\$2,800
Office/Industrial Employees	3	\$2,489
	Total Service Costs	\$172,075
	Total Revenues	\$119,228
	Total Surplus/Deficit	-\$52,846
	% Surplus/Deficit	-31%

*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.



PRIMARY PLANNING AREA MASTER PLAN

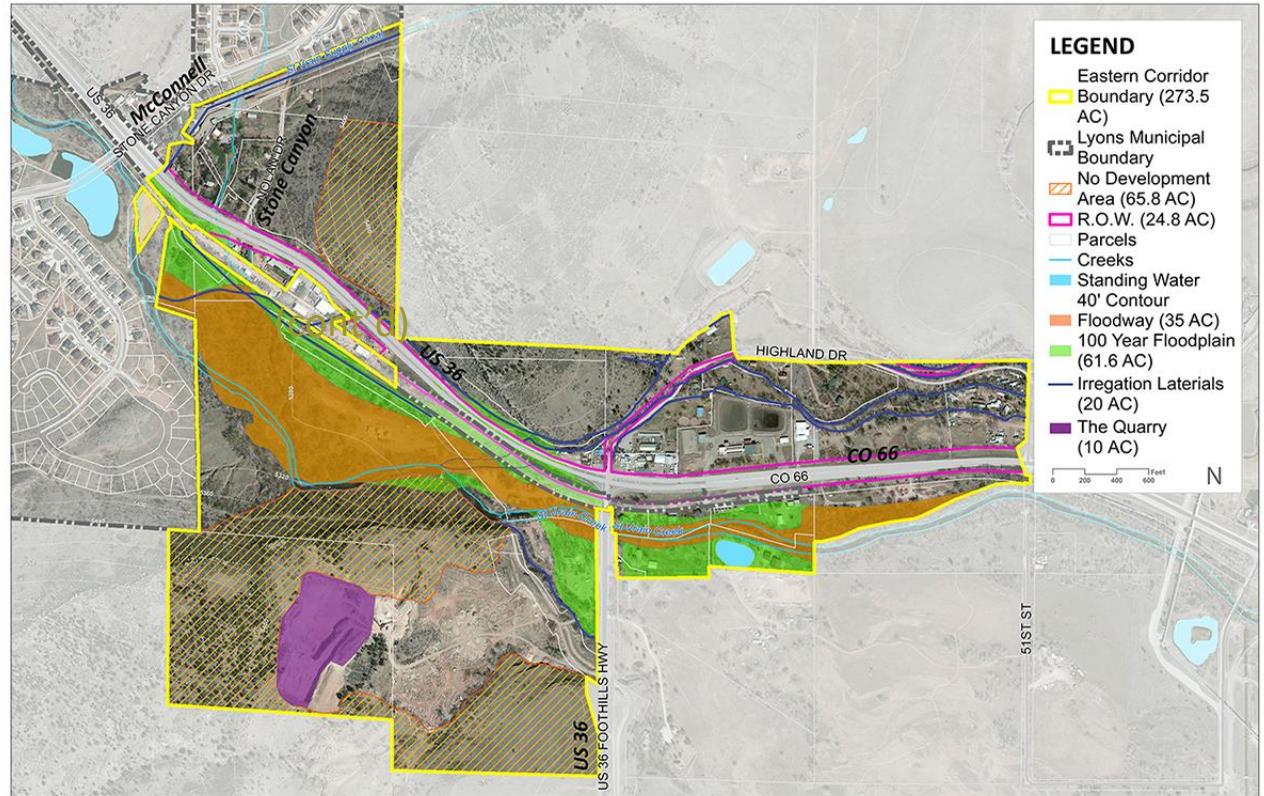
Findings and Input

Physical Constraints

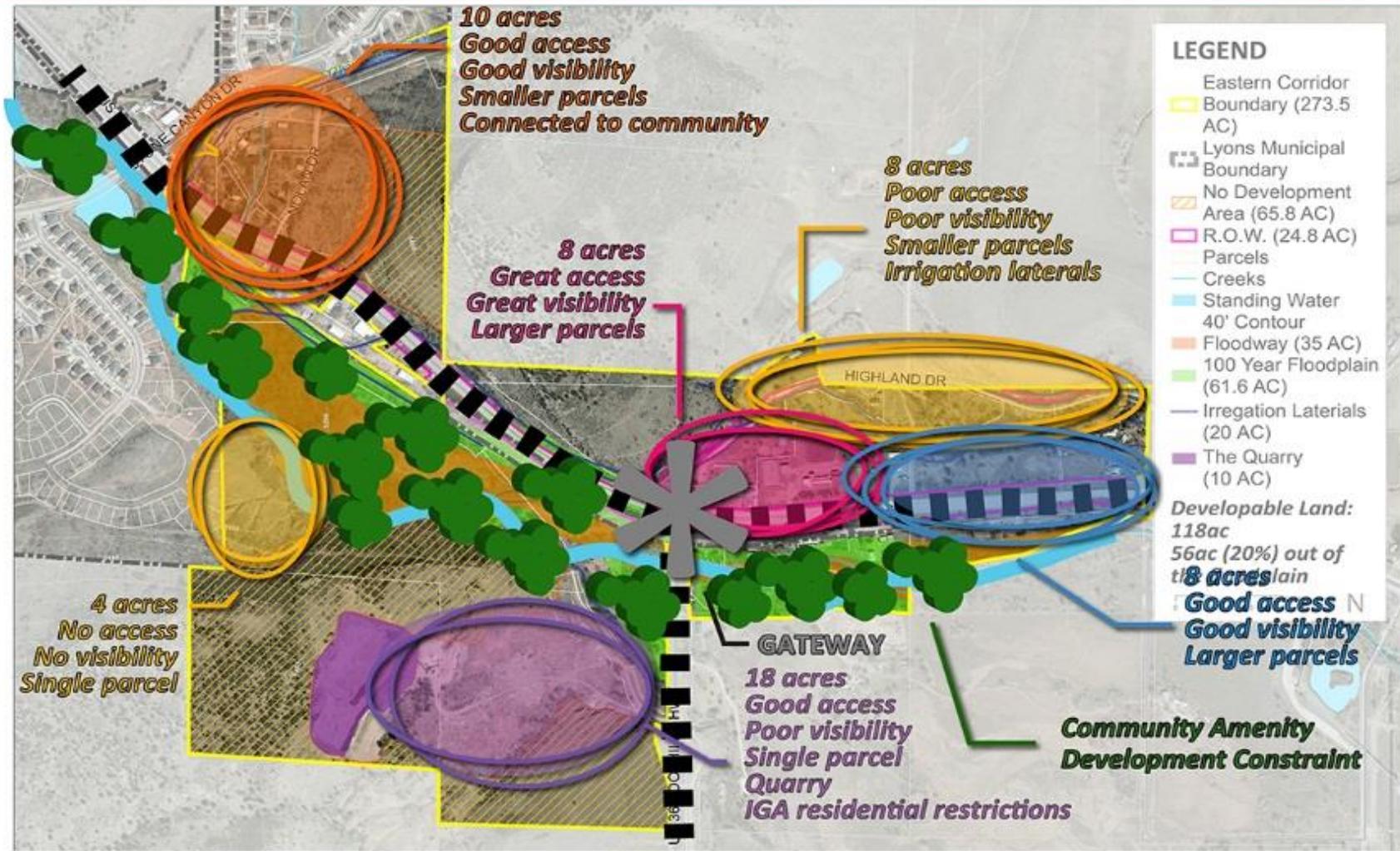
Eastern Corridor		
Gross Acres	273.5	acres
No Development as per IGA	65.8	acres
Right-of-Way	24.8	acres
Floodway	35.0	acres
Floodplain	61.6	acres
Irregation Laterals	20.0	acres
Quarry	10.0	acres

Source: Kimley-Horn.

**56 Net Developable
Unencumbered Acres**



ISSUES AND OPPORTUNITIES



Findings and Input

Market

Market Absorption Summary

Land Use Type	Trade Area Demand (20-yr)	Eastern Corridor Planning Area Market Share	Estimated Absorption
Residential (Units):			
Single Family Detached	15,300	0.3%	41
Townhome	5,100	0.2%	9
Apartments	9,300	0.0%	0
Residential Total	29,700	0.2%	50
Non-Residential (Sq Ft):			
Retail/Service	3,500,000	1.7%	60,000
Employment (Office/Industrial)	13,900,000	1.0%	140,000
Non-Residential Total	17,400,000	1.1%	200,000

Revenue Generation

Product Type	Eastern Corridor Planning Area	
	Added Taxable Value @ Buildout	Added Property Tax Revenue
Residential:		
Single Family Detached	\$1,631,800	\$25,613
Townhome	\$197,010	\$3,092
Apartments	\$0	\$0
Non-Residential:		
Retail/Service	\$3,480,000	\$54,622
Employment (Office/Industrial)	\$6,090,000	\$95,589
	Property Tax*	\$178,916
	Sales Tax**	\$300,000
	Total Tax Revenues	\$478,916
	Other Revenues ***	\$65,185
	Total Revenues	\$544,101

* based on City .015696 property tax rate.

** based on estimated retail sales of \$250 per square foot and 2% sales tax rate.

***based on 2015 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$187.

Note: The fiscal analyses presented here and on the following page represent the impact of Scenario 1 – Retain.



PRIMARY PLANNING AREA MASTER PLAN

Findings and Input

Market

New Residents/Employees	Eastern Corridor Planning Area
Residents	144
Retail Employees	150
Office/Industrial Employees	467
Total	760

Resident/employee estimates based on:

- Single Family Detached 3.0 household size
- Townhome 2.3 household size
- Apartments 1.8 household size
- Retail 400 Sq Ft per Employee
- Office/Industrial 300 Sq Ft per Employee

Net Surplus/Deficit	Eastern Corridor Planning Area	
	Added Residents / Employees	Added Annual Service Costs*
Residents	144	\$105,581
Retail Employees	50	\$36,737
Office/Industrial Employees	156	\$114,292
Total Service Costs		\$256,610
Total Revenues		\$544,101
Total Surplus/Deficit		\$287,490
% Surplus/Deficit		112%

*based on 2015-2016 general fund expenditures per capita of \$735.

Note: Service cost impacts of employees estimated at 1/3 of residents.



PRIMARY PLANNING AREA MASTER PLAN



Community and Stakeholder Input

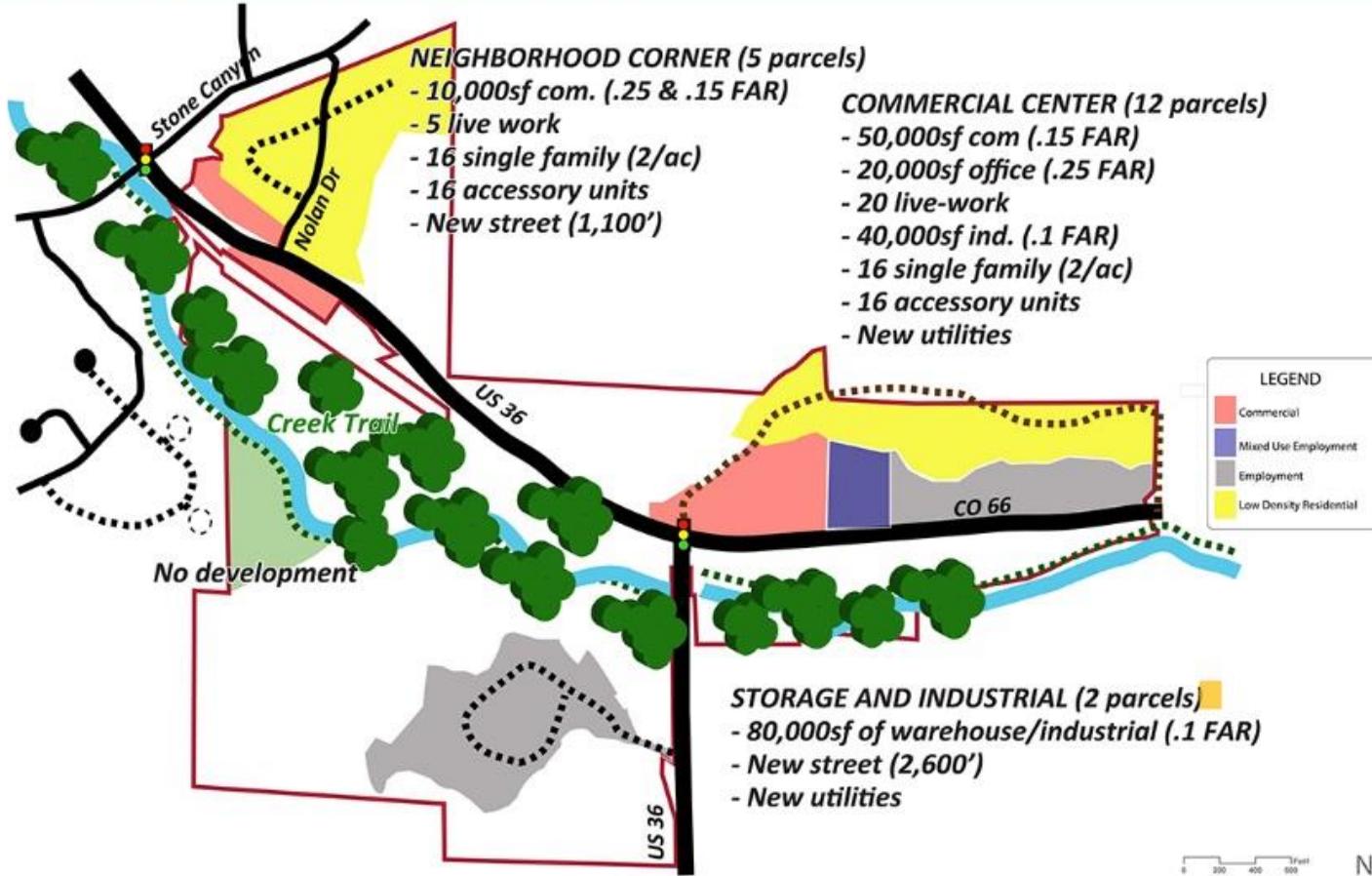
Sample of Public Comments

- Desire improved connections for non-vehicular movement within and beyond the Town boundaries
- Concerned about threats to improvements in the LPPA from flooding within ditches
- Large lot estates in the Planning Area would be counter to the Town's established character
- Future uses need to benefit residents of the entire community, not just those in the LPPA
- Affordable housing needs to be a priority in appropriate locations
- Commercial retail and primary job growth will be essential for a sustainable community
- Current policies and regulations will preclude desired development
- Commercial development that could potentially compete with "downtown" should be discouraged



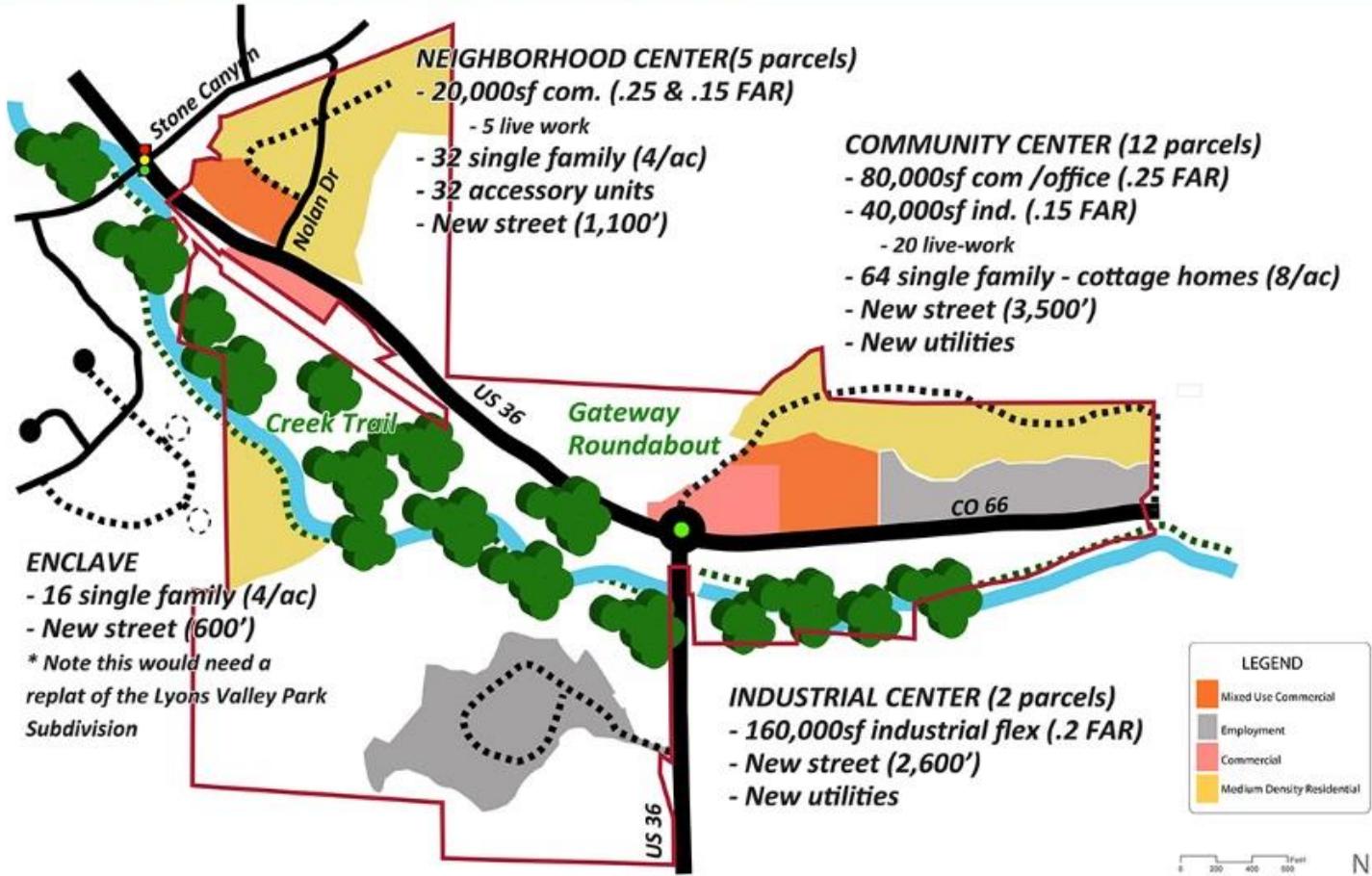
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DEVELOPMENT SCENARIO #1 - Retain



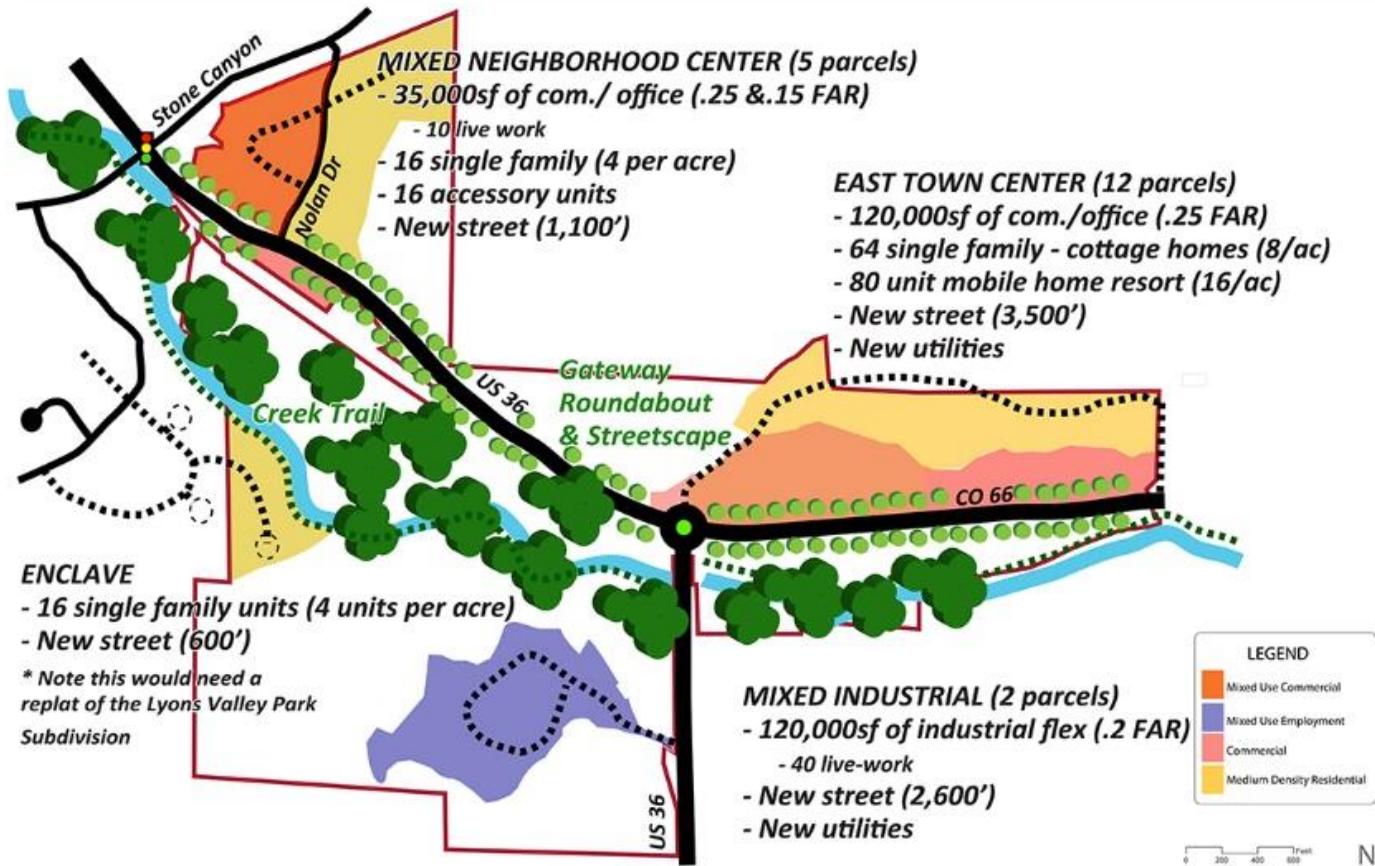
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DEVELOPMENT SCENARIO #2 - Revitalize



PRIMARY PLANNING AREA MASTER PLAN

DEVELOPMENT SCENARIO #3 - Redevelop



PRIMARY PLANNING AREA MASTER PLAN

Preliminary Recommendations

1. Five acre vote should be revisited in light of desired outcomes
2. Boulder County IGA should be amended to reflect findings
3. Future annexations may benefit from retroactive inclusion in the urban renewal area



PRIMARY PLANNING AREA MASTER PLAN



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Process Overview and Schedule

See project timeline.



PRIMARY PLANNING AREA MASTER PLAN



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Board Decisions

1. Consideration of the preliminary recommendations (on the previous slide)
2. One or three subarea plans
3. One or three hearing processes
4. Use of existing or modified zoning designations (CEC or PUD – MU)
5. Require design standards (existing or developer prepared)
6. Concurrent or sequential adoption and ratification (if more than one plan)



PRIMARY PLANNING AREA MASTER PLAN



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Board Discussion



PRIMARY PLANNING AREA MASTER PLAN



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