

APPENDIX I: PUBLIC INVOLVEMENT RESULTS

The Public Involvement Results are presented in the following eight sections:

- 1.1 Introduction
- 1.2 Public Involvement Activity Participants
- 1.3 Confidential Interviews
- 1.4 Public Forum #1
- 1.5 Citizen Advisory Committee “Growth” Meetings
- 1.6 Citizen Advisory Committee “Vision” Meetings
- 1.7 Citizen Advisory Committee “Neighborhood” Meetings
- 1.8 Community Survey

1.1 INTRODUCTION

This appendix describes the specific public involvement activities that were conducted to develop the Town of Lyons Comprehensive Plan and summarizes their results. This information provides background and insight into how the various community values, policies and action recommendations expressed within this plan were identified, formulated, validated and reiterated throughout the planning process.

1.2 PUBLIC INVOLVEMENT ACTIVITY PARTICIPANTS

The names of all the individuals who participated in at least one of the public involvement activities performed to develop this plan are listed in the table on the following page. An additional 205 individuals responded to the community survey. These individuals are not listed due to the confidentiality of the survey. Town Board members, Town Planning Commission members and Town staff are also excluded from the list; they are recognized on the acknowledgement page of this document.

1.3 CONFIDENTIAL INTERVIEWS

The first step in the process to identify the community’s shared values was to conduct twenty, one-hour confidential interviews with a diverse mix of people from the community. These interviews were conducted and recorded by the planning consultant. Each individual was asked a common set of ten open-ended questions. The format was designed to obtain open and honest dialogue, and a full range of values, concerns and ideas. The questions asked individuals what they like about the community; what they dislike; what the biggest issues confronting the community are; what they would like to see happen; and what they felt it would take for the planning process to be a success. Key results of the confidential interviews are summarized in the following table.

The results of the confidential interviews showed a great deal of common ground between the individuals interviewed, even though they were consciously selected to represent a diverse cross-section of the community and different viewpoints. The values with the greatest agreement included preserving the small town character, protecting the natural environment, and enhancing the economic sustainability of town. Managing and controlling the future growth and development of the community was clearly identified as the most critical issue confronting the Town.

Community Members Who Participated CAC Meetings and Public Forums

Lavern M.	Johnson*	Ron	Gosnell	Steve	Loos
Ed	Russell*	Wanda	Griest	Patty	Martillaro
D.W.	King*	John	Ingold	Marie	McCreery
Dawn	Weller*	Deb	Larson	Dale	McDonald
Candice	Shepard*	Kristin	Laubach	Daniel	McKenna
Ed	Shoub*	Jennie	Lock	Bill	McKelvey
Don	Lutter*	William	Martin	Eva	Mesmer
Steve	Ralston*	Jim	Minor	Tom	Miller
Mark	Venzke*	Rene	Reitsma	Calista	Morrill
Mary	Griest*	Cat	Russell	Dave	Neel
Ed	Kean*	Wayne	Anderson	David	Olson
Marilyn	Miss*	Heather	Anderson	Tom	O'Rourke
Lee	Larson*	Linda	Backup	Phyllis	O'Rourke
Larry	Quinn*	David	Betts	Daniel	Otis
Michael	Therrien*	Keith	Bell	Harriet	Otis
John	Gierach*	Paul	Berge	Vickie	Parmley
Jim	Kubitscheck*	Sandy	Borthick	Lori	Pawelsh
Christine	Ralston*	Kim	Boyd	Todd	Peake
Nick	Schneider*	Michael	Boyd	Victor	Pecone
Sandi	Engelhorn*	Fran	Brackett	Linda	Pecone
Scott	Mason*	Ric	Breese	Greg	Peterson
Mike	Masteller*	James	Busse	Cheryl	Peterson
Pat	Ward*	Joe	Campbell	Susan	Pruitt
Rob	Boone	Diane	Carter	Elaine	Readmond
Dave	DiGiusto	Michael	Carter	Dean	Readmond
Craig	Engelhorn	Tara	Chace	Russell	Reece
Donna	Mullen	Mark	Chanlynn	Cook	Rodgers
Gary	Vehrenkamp	Mike	Clark	Margaret	Rothermel
Bobbie	Ward	Tim	Combs	Paul B.	Ryan
Peter	Watson*	Ruth	Corione	David	Sample
Merrill	Fisher	Ruth	Corwin	Karen	Selden
Ro	Kinson	Carl	Cray	Dave	Selden
Karen	Kubitscheck	Raymond	Davis	Keith	Shanahan
Susan	McCann	Erica	Ellingson	Dan	Siddall
Ian	Porche	Rick	England	Steve	Simms
Mary Beth	VanHorn	Bonnie	Everhart	Mary	Simms
Jake	Edge	Tom	Fetterer	Bob	Soenksen
Karen	Libin	Marty	Gould	Diane	Solomon
Gary	Oakley	Jennifer	Haley	Beth	Stall
Steve	Swenson	John	Herron	Darrell	Stall
Cliff	Tilson	Nancy	Hewitt	Mike	Stover
Linda	Vehrenkamp	Holly	Hoskins	Gerry	Sutton
Mardi	Ballard	Kim	Jackson	N.	Thackston
Jim	Carroll	Feather	Jones	Kyra	Toledo
George	Chandler	Dale	Katechis	Mary Ann	Toledo
Margaret	Chandler	Mark	Kern	Antonio	Toledo
Jack	DeBell	Walt	Kindermann	Don	VanWie
Lisa	DeBell	Larry	Kofford	Keith	Von Huben
Robert	Doseff	Nancy	Kozar	Jackie	Watson
Pam	Downing	Rayette	Laird-Reece	Debbie	Watson
Alden	Faulkner	Ramin	Lalezari	Troy	Waycott
Ilsa	Gayl	Homer	Leichliter	Lisa	Widdekind
Richard L.	Gifford	Helen	Leichliter	Todd	Wood
Gary	Gormon	Allen	Litt		

*Denotes CAC members who participated in five or more meetings.

Note: Listed in descending order of number of meetings attended starting with the first column and continuing through the second and third columns.

**TOWN OF LYONS COMPREHENSIVE PLAN
CONFIDENTIAL INTERVIEWS – SUMMARY OF RESULTS**

<p>Ten things most important to the quality of life in Lyons:</p> <ul style="list-style-type: none"> ❑ Small Town, Rural Character <ul style="list-style-type: none"> ✓ Small size and scale ✓ Friendly people ✓ Peaceful, quiet, safe ✓ Diversity, lack of uniformity ❑ The People <ul style="list-style-type: none"> ✓ Friendliness, honesty, trust, respect ✓ Knowing people in Town ✓ Diversity and mix of people ❑ Natural Environment <ul style="list-style-type: none"> ✓ Picturesque natural beauty, scenery ✓ Mountains, hillsides, river, openness ✓ Outdoor recreation activities ✓ Wildlife ❑ Good Schools <ul style="list-style-type: none"> ✓ Size, quality, involvement ✓ Sense of community ❑ Uniqueness <ul style="list-style-type: none"> ✓ Pride, heritage, individualism ✓ Lack of commercialization/conformity ❑ Economic Health of Community <ul style="list-style-type: none"> ✓ Unique, clean, small businesses ✓ Visitor attractions ✓ Town fiscal position ❑ Parks, Recreation, Open Space <ul style="list-style-type: none"> ✓ Boulder County Open Space ✓ Town parks, river corridor 	<p>Ten things don't like about Lyons:</p> <ul style="list-style-type: none"> ❑ Growth and Development <ul style="list-style-type: none"> ✗ Lack of vision/plan for growth ✗ Inadequate development review ✗ Character/impacts of new development ❑ Community Character <ul style="list-style-type: none"> ✗ Changing demographics ✗ Aesthetics of community ❑ Cost of Living <ul style="list-style-type: none"> ✗ Town utilities, services ✗ Housing prices, property taxes ❑ Transportation <ul style="list-style-type: none"> ✗ Traffic through Town, safety ✗ Inadequate local streets ❑ Economy <ul style="list-style-type: none"> ✗ Bedroom community, need for more local businesses and jobs ✗ Character of commercial areas ❑ Community Services and Amenities <ul style="list-style-type: none"> ✗ Water quality <p>Three biggest issues facing Lyons:</p> <ul style="list-style-type: none"> ❑ Growth and Annexation <ul style="list-style-type: none"> ✓ Plan, manage, control growth ✓ Location, amount, rate, character ❑ Town Infrastructure <ul style="list-style-type: none"> ✓ Water, sewer, storm drainage, roads ✓ Serving existing/planned development ❑ Economic Development <ul style="list-style-type: none"> ✓ Financial sufficiency ✓ Expanded tax base
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1.4 PUBLIC FORUM #1

At the first Public Forum held July 10, 1997, more than 70 members of the community participated in two separate interactive exercises. These exercises were designed to involve the community members in identifying the character of the community they desired, and to share their perspectives with their friends and neighbors, as well as people from the community that they didn't know. The first exercise was a visual survey of slide images that represented different aspects of the community and development possibilities; for this exercise each individual rated each image to identify their preferences and priorities. For the second exercise the meeting participants formed six small work groups with approximately twelve individuals in each group, and engaged in a series of mapping exercises to identify what they felt was good and bad about Lyons, and what Lyons should strive for in the future.

The visual image survey enabled the participants to picture and reflect on their community and what was important to them. There were 48 slides primarily depicting different types and character of land use and development, as well as key community issues. The slides included images from both Lyons and other communities. Despite some initial confusion regarding the scoring system used for the survey, the results showed some clear priorities and preferences. The results identified things people strongly liked or wanted for their community and things people strongly disliked or didn't want for their community. These are summarized as follows:

PUBLIC FORUM #1 VISUAL IMAGE SURVEY SUMMARY OF RESULTS

Priorities/Things Highly Valued	Dislikes/Things to Avoid
<ul style="list-style-type: none"> ✓ Natural Features/Environment ✓ Wildlife ✓ Regional Open Space ✓ Trails ✓ Improved Water Supply/Quality ✓ Historic Preservation ✓ Old Neighborhoods ✓ Community Gathering Places ✓ Youth Activities/Recreation ✓ Improved Storm Drainage ✓ Public Parks ✓ Improved Streets and Sidewalks ✓ Cultural Facilities 	<ul style="list-style-type: none"> ✗ "Big Box" Retail/Chain Stores ✗ Main Street Traffic ✗ Fast Food Chain Restaurants ✗ Mobile Homes ✗ Golf Course ✗ Hillside Development ✗ Suburban Tract Residential Development

For the small group mapping exercise, each group was provided with four copies of a large-scale aerial photograph of the Town and its adjacent areas. Each group marked up and prepared four maps: a “Rumors Map”, a “Good/Bad Map”, a “Utopia Map” and a “Get Real Map”. The Rumors Map engaged the participants in sharing the secrets of the Town and what they “knew” about different community developments and issues. On the Good/Bad Map they identified the things they liked about Town and the things they didn’t like. The Utopia Map was used to identify what the utopia vision of the Town would look like if there were no limitations whatsoever, and the Get Real Map was used to identify the ideal future for the Town taking into consideration existing physical, political, financial, social and economic constraints. These mapping exercises created a great deal of community interaction and excitement about the future, and also began to define a physical image of the desired future.

The results of the Good/Bad Maps and Get Real Map are summarized as follows.

**PUBLIC FORUM #1 MAPPING EXERCISE
SUMMARY OF RESULTS**

Good Things	Future Actions
<ul style="list-style-type: none"> ✓ Town Parks ✓ Heil & Hall Open Space ✓ River Corridor Trail ✓ Wildlife Areas ✓ Local Businesses ✓ Apple Valley ✓ St. Vrain River ✓ Open Areas ✓ Lyons Valley Location for Development 	<ul style="list-style-type: none"> <input type="checkbox"/> Annexation Policy <input type="checkbox"/> Limit Growth <input type="checkbox"/> Commercial Architectural Standards <input type="checkbox"/> Infill Development <input type="checkbox"/> Protect Steamboat Mountain <input type="checkbox"/> Protect Hillsides <input type="checkbox"/> Fix Water Supply <input type="checkbox"/> Adequate Water and Sewer <input type="checkbox"/> Improve Pedestrian Safety (US 36) <input type="checkbox"/> Upgrade Downtown <input type="checkbox"/> Improve Public Transportation <input type="checkbox"/> Provide Affordable Housing <input type="checkbox"/> Pave Roads <input type="checkbox"/> Clean-up Sewer Plant Area <input type="checkbox"/> Clean-up Town Hall Area <input type="checkbox"/> Expand Library <input type="checkbox"/> New Elementary School <input type="checkbox"/> Recreation Center <input type="checkbox"/> Establish Trail System <input type="checkbox"/> Protect Floodplain/Riparian Corridor <input type="checkbox"/> Increase Minimum Stream Flows <input type="checkbox"/> Improve Storm Drainage
Bad Things	
<ul style="list-style-type: none"> ✗ Hillside Developments ✗ Non-contiguous Developments ✗ Strip Commercial ✗ Main Street Traffic ✗ Eyesores: Sewer Plant/Fuel Tanks ✗ Aesthetics of Quarries 	

The Public Forum results supported those of the confidential interviews and together began to establish and confirm the Town’s values and priority issues; however, the issue of “growth” continued to be a predominant concern that was perceived to be a divisive issue in the community.

1.5 CAC “GROWTH” MEETINGS

In response to the over-riding concern over “growth”, two meetings were held with the members of the Citizen Advisory Committee to specifically focus on the concept. These meetings were designed to develop a common definition and understanding of growth, and clearly define which aspects of growth were of concern, which aspects were considered beneficial, and under what criteria, policies and guidelines future growth would be acceptable. These meetings were held to address the controversy and divisiveness of this issue in order to further establish the common ground in the community and achieve a consensus vision for the future.

During these two meetings, CAC members formed small work groups to share their thoughts and perspectives on a series of questions developed to explore the growth concept. The questions were:

- 1. What is your definition of growth?**
- 2. How can growth help the community?**
- 3. How can growth hurt the community?**
- 4. What aspects/types of growth are desirable?**
- 5. What aspects/types of growth are undesirable?**
- 6. What criteria, policies or requirements should be used to evaluate proposed growth?**

Each group discussed these questions amongst themselves and recorded their thoughts. They then shared their responses with the other groups for further discussion, revealing the common ground between the responses. The following provides a summary of the responses for each question.

CAC “GROWTH” MEETINGS SUMMARY OF RESULTS

Question #1:

What is your definition of growth?

“Growth” is:

“significant increases in the size and scale of the community as it relates to land area, geographic area, population, housing units, lots, businesses, jobs, taxes, infrastructure and services”.

Question #2:

How can growth help the community?

- | | |
|---|--|
| ✓ Increased diversity of population; diversity of opinions and expertise; new ideas | ✓ Increase in diversity and selection of commercial services |
| ✓ Increase in jobs, income, economic stability | ✓ Increase in availability of cultural choices |
| ✓ Increase in tax base, revenues for improved public services and facilities | ✓ Increase in housing choices, affordability |

Question #3:

How can growth hurt the community?

- | | |
|--|--|
| ✗ Change in character from “small town” | ✗ Increase in air, water, noise pollution |
| ✗ Loss of sense of community, togetherness | ✗ Increase in traffic |
| ✗ Loss of wildlife habitat, diversity | ✗ Increase in crime |
| ✗ Negative visual impacts | ✗ Impacts on infrastructure, services, costs |
| ✗ Negative impacts on natural surroundings | |

Question #4:

What aspects/types of growth are desirable?

- | | |
|--|--|
| ✓ Growth consistent with small town character | ✓ Integration of housing, employment, “green spaces” |
| ✓ Sustainable development | ✓ Clean, light industry; hi-tech businesses |
| ✓ Controlled, designed growth | ✓ Downtown improvement/development |
| ✓ Small scale infill development | ✓ Architectural standards |
| ✓ Diversity of housing and affordability: town homes, garden apartments, seniors housing | ✓ Improved infrastructure |

Question #5:

What aspects/types of growth are Undesirable?

- | | |
|---|--|
| ✗ Large-scale “cookie-cutter” developments; uniformity, loss of character and diversity | ✗ Medium to heavy industry |
| ✗ Bedroom community with lack of local businesses, employment; commuting | ✗ Large, national chain retail |
| ✗ Environmentally insensitive development; hillside development | ✗ Light and noise pollution |
| ✗ Large apartment complexes, trailer parks | ✗ Increased traffic, crime |
| | ✗ Developer rebates/incentives; cost burdens on existing residents |

Question #6:

What criteria, policies or requirements should be used to evaluate proposed growth?

Criteria:

- Does the proposal support the Town's small town identity and character?
- How does it affect the Town growth rate?
- Are there negative impacts on natural features, natural systems and the ecology?
- Does it support community diversity?
- What are the impacts on infrastructure, utilities and services?
- How does it affect the tax base and costs to existing residents?
- How does it impact traffic?

Policies:

- The proposal must be consistent with the small town character.
- There shall be no adverse environmental impacts.
- Development shall be designed consistent with the natural landscape.
- New development shall promote diversity in the community.
- New development shall enhance the quality of life in the community, e.g., arts, parks, trails, preservation of natural environment.
- New development should promote pedestrian and bicycle access.
- Developable land within Town should be developed first before any new annexations.
- Growth shall not overload services.
- Businesses that are local, contribute to the community, employ local people, are clean and environmentally sensitive, and/or provide for a community need should be encouraged/promoted.
- "Cottage" industry should be encouraged.
- Established businesses should be supported and protected.
- Large industry and big box retail should not be allowed.

Question #6: (continued)

What criteria, policies or requirements should be used to evaluate proposed growth?

Requirements:

- The proposal must meet all Town codes and be consistent with the Comprehensive Plan.
- The proposal must be consistent with the small town, rural character.
- The proposal must fit within the natural landscape and existing development.
- A traffic analysis, infrastructure analysis and economic/fiscal analysis shall be performed to evaluate the proposal.
- The proposal must be in harmony with the natural environment and ecosystems.
- New development should be required to pay for all the costs associated with providing required improvements and infrastructure to serve the development.
- Residential development should include a diversity of style, size and cost; provisions should be made for affordable housing.
- Development should be energy efficient.
- Development should provide for adequate park and recreation areas.

Based on the expressed concerns over growth and the desire to maintain Lyon’s small town character while pursuing increasing economic activity and tax base, the planning consultant provided the CAC members with excerpts a community resource manual on “sustainable development” for their consideration. These materials were reviewed by the CAC members as “homework” and discussed at their second growth meeting. The materials provided a validation to many of the ideas and discussions the CAC members had amongst themselves.

The manual, “Economic Renewal Guide: A Collaborative Process for Sustainable Community Development,” published by the Rocky Mountain Institute, provided a definition of growth that distinguished between two fundamentally different meanings of growth – “expansion” and “development.” Some of the key principles that paralleled many of the thoughts and discussions of the CAC related to these concepts are listed as follows:

- “Growth” has two fundamentally different meanings: “expansion” and “development”. Expansion means getting bigger; development means getting better, which may or may not involve expansion.
- “Expansion” means: more people, more businesses, more commercial and retail space; the emphasis is on getting more and getting bigger, instead of doing better with what the town already has got.
- A good definition of “development” is the creation of jobs, income, savings and a stronger community.
- A sound economy requires development, including vigorous business activity, but it doesn’t necessarily require expansion of community size.
- Not all expansion is bad, but it is essential to distinguish it from development in order to make choices that truly benefit the community.

- Sustainable development, the viable alternative to expansion, relates to the traditional value of stewardship – the careful, economical, long-term management of land, community and resources.¹

With this insight and background the CAC members were able to clarify and confirm their thoughts for the type of community Lyons should strive for, and the philosophy of “Creating Opportunities From Within” began to evolve.

1.6 CAC “VISIONING” MEETINGS

With all of this debate, discussion and common understanding serving as a platform, the CAC embarked on the task of writing the “Vision Statement” for the future of the Town. Each CAC member was asked to imagine taking a hot air balloon ride over the Towns of Lyons in the year 2020 and describe what they saw. To help facilitate their “vision” they were given a series of questions to think about as they slowly drifted over Town on a beautiful fall day – “What do you see?, What does the Town look like?, How big is it?, How many people live there?, What are your friends and neighbors and other townspeople doing?, and What kinds of businesses are there?” were some of the questions asked. These questions explored the many different aspects of the community to consider.

This visioning exercise was also a “homework” assignment that was completed by twelve different members of the CAC, as well as an entire 6th grade class from the Lyons Elementary School. At their next meeting the members of the CAC again formed small work groups and each group took three of these individual visions to review and discuss. They highlighted those ideas that they all agreed they strongly liked, and those ideas that did not have everyone’s support. The groups came together to share their findings and identify the common ground, and then assigned the planning consultant to mesh the ideas together into one “Vision Statement”.

The Vision Statement that was developed was then reviewed by the CAC at their next meeting before being presented to the community. There was a great sense of achievement amongst the members of the CAC as the consensus vision was read aloud. This Vision Statement was then shared with the rest of the community in the local newspaper and at the second Public Forum. Community members were asked to give their input and provide any suggestions they had for improving or changing the Vision Statement. The response was very favorable and supportive and the Vision Statement was adopted by the CAC.

¹ Kinsley, Michael J., “Economic Renewal Guide: A Collaborative Process for Sustainable Community Development”, Rocky Mountain Institute, Snowmass, CO, 1997, Chapter 1: “Sustainable Development: Prosperity Without Growth”.

1.7 CAC “NEIGHBORHOOD” MEETINGS

An extensive effort was conducted during the planning process to form development plans for each distinct part of the community. By focusing primarily on the land areas within and immediately adjacent to the existing town boundaries, these “neighborhood” concept plans support the Town’s vision for the future and pursue the consensus development philosophy of “Creating Opportunities From Within”. They also recognize the neighborhood unit as the fundamental building block for maintaining a sense of community, and small town character.

Each distinct neighborhood was delineated based on a review of existing natural and developed conditions, and socio-economic considerations. Nine neighborhoods were established for planning purposes:

- 1. Downtown Commercial Area**
- 2. North Old Town Neighborhoods**
- 3. Steamboat Valley, East Hillside Neighborhoods**
- 4. Eagle Canyon/Apple Valley**
- 5. East Entry Corridor**
- 6. Stone Canyon**
- 7. River Park Neighborhoods**
- 8. Lyons Valley Development Area**
- 9. Southwest Area**

Each of these neighborhoods was studied in detail to identify their unique opportunities and constraints. Initial ideas and preferences for future development came from the small group mapping exercises conducted by community members at the first and second Public Forums. This information was utilized in conjunction with the Vision Statement and Goals and Objectives that had been established and additional research conducted by the planning consultant. Separate CAC “Neighborhood Meetings” were held to study and debate the opportunities and constraints for each neighborhood and to formulate a future plan for each that includes specific policy, program and investment initiatives. These plans represent a long-term vision for each neighborhood and the means by which to implement those visions.

The neighborhood plans prepared for each neighborhood area are presented in Chapter Four. The opportunities and constraints that were evaluated by the CAC members to formulate these plans are presented as follows.

DOWNTOWN COMMERCIAL AREA

Downtown Commercial Area Opportunities

1. Strong community support for downtown.

- ✓ "Heart of the Community".
- ✓ Old historic Main Street and sandstone buildings essential to small town charm and western heritage.
- ✓ Downtown is a focal point of activity for town residents.
- ✓ Residents recognize and support downtown as an attraction, vital to the Town's economic well being.

2. Multi-functional downtown.

- ✓ Wide range of retail, restaurant, personal services, professional services and public and institutional uses.
- ✓ Serves both day-to-day needs of the town's residents, and provide a draw for visitors.
- ✓ Traditional stores and businesses include a barber shop, a pharmacy, medical offices, banks, the local newspaper, the local market, a health food store, a gas station, realty offices, an insurance agency, pet grooming, computer services and accounting services.
- ✓ Town Hall and other public and institutional buildings and uses, such as the Old Depot Library, the RTD Park 'N Ride, the Old Stone Church, the Lyons Redstone Museum, the Lyons Elementary School, Sandstone Park and the Lyon's Visitors Center, also support the vitality of downtown.

3. Strong mix of "unique" stores.

- ✓ Strong mix of unique specialty stores and small shops that collectively attract recreational and discretionary shopping by residents and tourists.
- ✓ Favorite stores include the candy store, the hand-crafted bamboo fly rod shop, the malt shop, the coffee shops, the new bed and breakfast, and the various antique and art shops.
- ✓ Stores are located in unique historic sandstone buildings that add to the appeal and the quality of the shopping experience.
- ✓ Destination restaurants that have a regional reputation and attract visitors to the community.
- ✓ Virtually all businesses are small shops that are locally owned and operated, supporting the overall small town character and attractiveness of Lyons.

4. National Historic Sites.

- ✓ 15 historical buildings/sites designated as historical sites on the State and Federal Historical Registers; majority are sandstone buildings located downtown.

- ✓ Prominent sites include Lyons Redstone Museum (the "Old School House" built in 1881), the Old Depot Library (the "Old Train Depot"), and the Old Stone Church (built in 1894). Other sites are: Griff Evans Homestead (1870); 480 Seward Street, Chisholm/Trueblood Home (1890); 413 Seward Street, Cunningham/Weese Home (1890); 409 Seward, Street Montgomery Home (1890); 426 High Street, Lyons General Store (1884); 427 High Street, Dynamite Storage Building now Ralston Antiques (1890); 450 Main Street, McAllister Saloon/Frank Market now Tia Bennie Restaurant (1881); 415 Main Street, General Store/Kandy Kitchen now Candy Mountain (1890); 401 Main Street, Turner-Stevens Building now Art Bank and Warehouse (1917); 5th and Broadway, Train Depot now Lyons Depot Library (1897); S. St. Vrain, Bradford Homestead, now Town of Lyons Olson Park property (1870); ½ Mile east on Highway 66, Sites Milkhouse now C. Shephard Gallery; 3 Miles east on Highway 66, Montgomery School now M. Weston home.
- ✓ Contribute to the small town character and western heritage
- ✓ Serve as retail space for the antique, art and specialty stores in town, such as Ralston Antiques located in a historic stage stop; the historic character and appearance complement these store types
- ✓ Lyons Historical Society walking tour brochure distributed by the Visitors Center and downtown businesses
- ✓ Federally registered sites tax credits are available for rehabilitation and renovations

5. Wonderful views to surrounding rock formations and open space areas.

- ✓ Tremendous natural features including rock cliffs, steep hills, ridgelines and open spaces surround the downtown area
- ✓ Highly visible when you enter town by car, walk around downtown, or sit and have a coffee on Main Street
- ✓ Prominent views include Steamboat Mountain (6,167 feet); the "Eagle's Nest Cliffs" behind Meadow Park; Eagle Ridge; and Heil Ranch
- ✓ Surrounding features provide a great natural setting and attraction for visitors

6. Community special events and festivals.

- ✓ Strong community involvement and participation in traditional community events -- Good 'Ol Days, Christmas Festival, Square Dancing (40th year); contribute to small town character, resident interaction across all ages and backgrounds, and serve to attract visitors
- ✓ Commercial festivals and special events held at Planet Bluegrass site are a large draw for the community; are a regional attraction with sold out annual events including Rockygrass and the Lyons Folk Festival; draw visitors to the community and provide world class entertainment; strong community support and cooperation

7. Proximity to natural amenities and outdoor recreation opportunities.

- ✓ Close proximity to numerous regional natural amenities and outdoor recreation opportunities

- ✓ St. Vrain River (North Fork, South Fork and Confluence) are within walking distance of downtown; provide a number of recreation activities including fishing, swimming/tubing and kayaking; efforts are underway to designate the river as a “Gold Medal Trout Stream”
- ✓ River corridor also provides a pleasurable natural setting for Meadow Park and Bohn Park and the Lyons River Corridor bike trail; town parks have playground, camping, baseball and picnicking facilities for use by town residents and visitors
- ✓ Hall Ranch (3,205 acres) and Heil Ranch (4,923 acres) Regional Open Space areas border Town to the west and south; these recently acquired areas are attracting day visitors from the Denver/Boulder/Longmont metro area for hiking, biking and sight-seeing
- ✓ Lyons is also the double gateway to Rocky Mountain National Park (1.2 million visitors annually), with access from US Highway 7 southwest from town and US 36 to the northwest; the Peak to Peak Scenic Byway starts a short distance outside of town on Highway 7

8. High traffic volumes.

- ✓ US36/SH66 – 11,500 vehicles on Main Street daily (1996 Annual Average Daily Traffic Count); daily counts during summer tourist season are much greater
- ✓ For commercial businesses traffic means business; traffic through downtown represents different customer types including visitors (through-traffic and day visitors) and residents from within town and its surrounding area

9. Infill and redevelopment opportunities.

- ✓ There are a number of vacant and underutilized sites in the downtown for infill development opportunity; compatible infill development and redevelopment with similar small businesses and specialty retail and eating and drinking establishments will strengthen the downtown attraction
- ✓ South side of High Street between Fourth and Fifth Avenues
- ✓ Oddfellow Hall site
- ✓ North side of Broadway between Fifth Avenue and Winter Plaza
- ✓ Town owned railroad property south of Sandstone Park
- ✓ Town Hall/Public Works/Library/RTD parking area
- ✓ Current Elementary School building and site (proposed to be replaced by new school)

10. Diverse demographics.

- ✓ The Lyons community has significant diversity in the demographics of its residents and its visitors providing various interests and markets to serve; there is diversity in age, income levels and personal interests

Downtown Commercial Area Constraints

1. Downtown not pedestrian friendly.

- x Main Street and Broadway are state highways under the control of the Colorado Department of Transportation (CDOT); CDOT is primarily concerned with traffic mobility and moving traffic through town as quickly as possible
- x The downtown pedestrian environment is compromised by street noise from traffic moving at high speed; narrow sidewalks; wide, barren looking streets; lack of safe pedestrian crossings; and relatively limited landscaping and streetscape improvements

2. Lack of parking program.

- x Easily accessible parking is critical to capturing traffic and customers. The Town lacks a public parking program that clearly designates and directs traffic to public parking. Parking areas, such as along Main Street and High Street, the RTD lot and Sandstone Park are inefficient and underutilized due to a lack of improvements including signage, paving and striping.

3. Inadequate directional signage.

- x Traffic control signage is confusing, frustrating and dangerous.
- x There is lack of clear directional signage identifying historic district, parks, shopping districts, museums and other attractions.

4. Lack of strong downtown organization/programs.

- x Lack of funding mechanisms for improvements/marketing activities, e.g., DID, Local Improvement District
- x No defined strategy or plan

5. Inadequate pedestrian/trail connections to recreation amenities.

- x Lack of sidewalk and path connections to amenities
- x Lack of improvements and signage for designated routes.

6. Lack of “theme” that reflects current economic development efforts.

- x Double gateway to the Rockies (antiquated)

7. Lack of modern office space for business development.

- x Office users locating in retail store-front space in old buildings.
- x Lack of space for business expansion.

NORTH OLD TOWN NEIGHBORHOODS

North Old Town Opportunities

1. Historic character, traditional neighborhoods.

- ✓ Historic sandstone homes
- ✓ Individuality and uniqueness of dwellings
- ✓ Founding families and long-time residents
- ✓ Old Lyons Cemetery
- ✓ Pride in ownership
- ✓ Rural character and lack of uniformity in streets
- ✓ Agricultural animals – chickens
- ✓ Traditional grid pattern with rectangular blocks, deep lots and alleys
- ✓ Mature trees and landscaping

2. Diversity of residents

- ✓ Age
- ✓ Length of residency
- ✓ Income

3. Infill development and re-investment in neighborhood.

- ✓ Infill development – minor subdivisions
- ✓ Improvements to houses – additions, renovations
- ✓ Potential for “caretaker” or “mother-in-law” units on deep lots

4. On-going infrastructure investments

- ✓ Street improvements (asphalt dust control program)
- ✓ Water and sewer line improvements/replacements
- ✓ Overall good capacity in water transmission and sewer collection

5. Appreciating property values.

- ✓ Increasing values and homeowner equity
- ✓ Sample of properties assessed value increased by 98% from 1988 to 1996

6. Proximity to amenities

- ✓ Downtown
- ✓ Adjacent dedicated open space areas
- ✓ Elementary school

North Old Town Constraints

1. Rising housing costs, impacts on fixed income households and retirees

- x Increasing assessed valuations and property taxes
- x Sample average property tax increased from \$57/month in 1990 to \$112/month in 1997 (total mill levy decreased from 95.48 to 94.40 (Town portion decreased from 18.612 to 16.211))

2. Need for extensive storm drainage capital improvements and management program

- x Limited capacity of existing stone box culvert (5- year storm event capacity)
- x Lack of conveyance structures for drainage in remaining areas
- x Increased storm drainage run-off from approved and developing projects upstream will exacerbate problems

3. Need for on-going upgrades to water and sewer lines

- x Replace 4 inch water mains with 8 inch mains
- x Replace old vitrified clay sanitary sewer pipe

4. Lack of safe pedestrian connections/sidewalks

- x Lack of sidewalks/trails to downtown, open space areas, school(s)
- x Increased traffic from adjacent developing subdivisions

STEAMBOAT VALLEY, EAST HILLSIDE NEIGHBORHOODS

Steamboat Valley, East Hillside Opportunities

1. Hillside views, natural and cultural resources

- ✓ Aesthetic value of undeveloped hillsides, rock outcroppings and natural features
- ✓ (Dramatic highly visible backdrop to the Town of Lyons, relatively undisturbed shrublands and grasslands)
- ✓ Wildlife habitat areas and migration corridors (rare plant, animal and bird species)
- ✓ Natural lakes
- ✓ Historic blacksmith stone house
- ✓ Historic quarries

2. Premium development sites with outstanding views and urban amenities

- ✓ Views to Longs Peak, Steamboat Mountain, Hat Rock, Indian Lookout Mtn., Heil Ranch Open Space, St. Vrain River Corridor, Town of Lyons.
- ✓ Municipal water and sewer service, streets.
- ✓ Town retail and services amenities

3. Small scale developments, custom single family homes

- ✓ Ability to incorporate unique design features
- ✓ Higher end quality development

4. Dedicated open space areas

- ✓ Russell home-owners open space
- ✓ Steamboat Valley/Sierra Roja dedicated open space

5. Existing regulations for hillside and steep slope development

- ✓ PUD requirements for average slopes greater than 10%
- ✓ Blue line requirements (5,450 elevation and higher)
- ✓ Street maximum grades
- ✓ Maximum cut and fill grades
- ✓ Boulder County limitations (agricultural zoning – 35 acre minimum lot size)
- ✓ Boulder County TDR regulations

Steamboat Valley, East Hillside Constraints

1. Existing and approved, disjointed development

- x Over-length cul-de-sacs, dead-end streets
- x Dead-end water lines
- x Approved blue line variances (5,600 feet)
- x Road grade variances
- x Lack of pedestrian sidewalk/trail/open space connections

2. Steep slopes/hillside development issues

- x Majority of land area has slopes in excess of 15%
- x Shallow bedrock
- x Increased storm flows (debris flow, erosion and sedimentation)
- x Water service (5,600 foot maximum elevation)
- x Access – steep grades (snow removal, emergency response)
- x Increased fire potential
- x Aesthetic impacts (road scars, night lights, ridgeline and hillside view negative impacts, dust, difficult to re-vegetate)

3. Lack of enforceable development standards for hillside development

- x History of relaxing development standards
- x No strict secondary access requirement for subdivisions
- x No strict requirement for looping water system
- x No mandatory local requirements for erosion control
- x No mandated requirements to protect environmental resources such as wildlife corridors, ridgelines, steep hillsides, rock outcroppings, natural drainage-ways, natural vegetation
- x Lack of mandated design and landscaping requirements
- x Lack of incentives to cluster development
- x No cohesive set of hillside development regulations

4. Inadequate downstream infrastructure to support development

- x Storm drainage system
- x Under-sized water lines – impact on water pressure

- x Streets –lack of sidewalks

EAGLE CANYON, APPLE VALLEY

Eagle Canyon, Apple Valley Opportunities

1. Steamboat Mountain

- ✓ Prominent natural landmark
- ✓ Raptor nesting area

2. Eagle Canyon Subdivision

- ✓ Upper-end suburban residential development, on 1/3 acre plus lots
- ✓ 44 total lots, 10 undeveloped
- ✓ Developed to city standards
- ✓ Dedicated open space

3. Apple Valley Rural Residential

- ✓ Large lots along river valley
- ✓ Rural character, horse properties, large trees
- ✓ Apple Valley Road -- walking, biking, scenic quality
- ✓ Some infill opportunity, flat ground outside of floodplain

4. Light Industrial Properties

- ✓ CDOT maintenance facility
- ✓ Baseline Industries

Eagle Canyon, Apple Valley Constraints

1. Eagle Canyon

- x Lack of connection with Town -- lacks pedestrian access, industrial uses in between
- x Dedicated open space primarily on steep hillsides
- x Outlots up canyon block potential north loop trail connection

2. Zoning Issues

- x Three 5 acre outlots shown as R-1 on zoning map (should be A-1, min 5 acres)

- x Eagle Canyon Outlot C, annexed but not zoned (undevelopable, up on cliff)

3. Private Property Ownership on Steamboat Mountain

- x Potential for up to 10 units on hillside, per current subdivided lots

4. Traffic

- x Estes Park and Blue Mountain Road traffic on US 36 -- lack of pedestrian access
- x Traffic on Apple Valley Road, narrow road with no shoulders for pedestrians, bicyclists

5. Negative visual impact of water treatment facility

- x Barb-wire fence
- x Materials in yard

EAST ENTRY CORRIDOR

East Entry Corridor Opportunities

1. Sales tax/revenue generating land uses

- ✓ Ted's Hardware, Diamond Shamrock, U-Pump-It

2. St. Vrain River corridor

- ✓ Corridor trailhead (across from Lyons Shoppette), rail corridor

3. Stone Canyon Commercial Subdivision

- ✓ 1.7 acres on 3 lots
- ✓ Existing wetlands area, irrigation ditches
- ✓ Opportunity for master planned mixed use development; live-work space, attached residential, neighborhood business uses, offices
- ✓ Open space buffer to the east from Longmont
- ✓ Existing IGA between Boulder County and City of Longmont; 10 year agreement; "area outside of Longmont Planning Area to remain as rural in character, for the purpose of preserving a community buffer"; "any lands outside of LPA may be acquired by either party as open space" (LPA extends to 87th Street on Ute Road on west boundary)
- ✓ Dedicated open space areas: north and south sides of SH 66 west of 63rd Street for ½ mile (James and Toteve Open Space); Dowe Flats Conservation Easements

4. Vacant cement plant site at entry to community

- ✓ Critical riparian area.

East Entry Corridor Constraints

1. Strip character of existing development

- x Lack of consistent character, image, landscaping
- x Lack of connections; individual access points for individual businesses

2. Physical constraints to corridor development

- x Rock cliff on north side of road
- x State Highway right-of-way requirements

STONE CANYON

Stone Canyon Opportunities

1. Existing relatively undeveloped conditions

- ✓ Limited number of existing residences on large lots in unincorporated county
- ✓ Historic rock quarrying activities up valley
- ✓ Opportunity for comprehensive master plan for area -- drainage, streets, water, sewer
- ✓ Town annexed property currently undeveloped

2. Stone Canyon Residential Subdivision

- ✓ 31 acres of annexed property, zoned R-1, Low Density Residential
- ✓ Approved Sketch Plan (February 17, 1998) valid for one year; approved for 71 units (zoning allows for up to 217 units)
- ✓ Stone Canyon Drive alignment with McConnell Drive and bridge to south side of town
- ✓ Secondary access on Noland Drive
- ✓ Requires plan for water service

Stone Canyon Constraints

1. General opposition to urban expansion in Stone Canyon

- x 1994 annexation of 40 acre property overturned by citizen initiative

- x Public hearing meetings on Stone Canyon subdivision indicated desire for lower density than R-1
- x Input from comprehensive plan public forum meetings indicated desire for lower density than R-1

RIVER PARK AREA

River Park Opportunities

1. St. Vrain River Corridor

- ✓ Riparian corridor
- ✓ Recreation amenity (fishing, kayaking, swimming, tubing, walking, biking, picnicking)
- ✓ Aesthetic amenity

2. Parks and Recreation Amenities

- ✓ River Corridor Trail
- ✓ Bohn Park
- ✓ Meadow Park
- ✓ Lyons Valley Park Open Space Tracts/Dedications (Outlot B Ponds, River access, South Ledge Ditch edge)

3. Established Neighborhoods

- ✓ Quiet streets
- ✓ Mature gardens and vegetation
- ✓ Access to Town parks
- ✓ Pocket neighborhoods

River Park Constraints

1. Floodplain

- x Existing residences in floodplain
- x Undevelopable platted lots (in floodway)
- x Plats roads and alleys in floodway

2. Wastewater Treatment Plant

- x Negative visual impact

- x Eyesore/negative impression along corridor trail

LYONS VALLEY

Lyons Valley Opportunities

1. Lyons Valley Park Planned Unit Development

- ✓ Total land area of approximately 144 acres
- ✓ Approved for 310 total units (249 single family detached, 18 multi-family, 43 attached patio homes); new church site; commercial site
- ✓ 56 single family units platted and developed; 13 under construction in Stonebridge Estates; 241 remaining
- ✓ Required construction of bridge and secondary access across St. Vrain (McConnell Bridge)

2. High School Facilities

- ✓ Modern High School – telecommunications connections
- ✓ Recreation fields

3. Recreation and Open Space Amenities

- ✓ High School recreation fields
- ✓ Town acquired Olson Property – 25 acres (GOCO funds)
- ✓ Lyons Valley Park dedications along South Ledge ditch
- ✓ Heil Ranch Open Space Area
- ✓ Boulder County interest in Heil Trailhead
- ✓ St. Vrain School District interest in joint use recreation facility
- ✓ Potential south loop trail connection (Cement Plant to Heil along South Ledge Ditch)

4. Undeveloped land areas with minimal development constraints

- ✓ Flat topography
- ✓ Outside of floodplain
- ✓ Close proximity to infrastructure developed to current town standards (water, sewer, Second Avenue and McConnell Drive)

5. Rural character along western edge of valley

- ✓ County Road

- ✓ Large lots
- ✓ Rural character of roads
- ✓ Horse properties

Lyons Valley Constraints

1. Lack of specified development policies for land areas adjacent to town boundaries

- x Land use
- x Street network
- x Olson property proposals

2. Limitations on water availability for planned development

- x Water treatment
- x Legal supply
- x Annual cap on new taps

SOUTHWEST RURAL AREA

Southwest Rural Area Opportunities

1. Rural character along County Road 69, Old St. Vrain and Red Gulch Rd.

- ✓ Large lots, horse properties, river corridor, cottonwood trees
- ✓ Rural roadways -- scenic drives, walking, biking
- ✓ Existing platted Rural Residential subdivisions in county with 3 to 5 acre lots – Tumbleson's, Meadow Park Fruit Farms

2. Boulder County Open Space Areas

- ✓ Heil Ranch, Trevarton Open Space
- ✓ Hall Ranch

3. Lyons Parks Estates

- ✓ Platted subdivision in unincorporated county, 50 lots total, established development
- ✓ 3 to 5 acre lots, tremendous views, privacy, easy access to town, metro area

Southwest Rural Area Constraints

1. Access to Open Space areas

- x Lack of connections to town trail system
- x Access to Heil Ranch and establishment of trailhead

2. Natural and Physical Constraints

- x Floodplain
- x Steep hillsides
- x Lack of water and sewer infrastructure
- x Limited roadways -- rural character

1.8 COMMUNITY-WIDE SURVEY

To insure true representation and provide equal opportunity for input on key policies that were being considered within the plan, a survey was mailed out to 1,437 households within Town and its surrounding area. Three hundred and fifty surveys were completed and returned and 77 were returned by the postal service undelivered for a response rate of approximately 26 percent. This included 205 from residents who had not previously participated in any of the public involvement activities.

The survey was conducted during September 1998. The survey mailing list was compiled from the Town's utility customer lists and voter registration lists. One copy of the survey was mailed to each household on the list. Additional copies of the survey were available to additional household members upon request.

The survey was designed to get feedback on specific policies and actions that were being proposed within the draft plan (presented to the community at the third Public Forum). The survey results may be used to evaluate the overall level of support for each policy and action, as well as measure the relative level of support for each in determining priority rankings. The survey results are summarized in the following tables. A complete copy of the survey is presented after the results.

The survey questionnaire asked respondents to indicate their level of support for a specific policy or action on a scale of: Strongly Disagree, Disagree, Neutral, Agree, and Strongly Agree. The responses from each respondent were tabulated and scored using a weighting of -2 for Strongly Disagree, -1 for Disagree, 0 for Neutral, +1 for Agree, and +2 for Strongly Agree. An overall weighted average score was calculated for each question by multiplying the number of responses in each category by the weighting and dividing by the total number of responses. The highest possible score for each question is 2.0, indicating all respondents strongly agreed with the item. Any average score greater than 0 indicates greater support for the item than against using these weightings. Any average score of less than 0 indicates there was greatest opposition to the item than support.

A second approach to measure support for and against a particular item was also calculated. This approach classified the responses as simply being either For (Strongly Agree and Agree) or Against (Strongly Disagree and Disagree) and totaled the number of responses for each. A percentage was then calculated to identify the percentage "For" and "Against" each item. The margin "For" (% For minus % Against) was also calculated to indicate the strength of the support.

Table 1 presents the "Average Score," "% For" and "% Against" for each policy item. Results have been cross-tabulated to identify the results for Town residents only, residents in areas surrounding Town only, and the two combined. The results show that everyone of the recommended policy or action had greater support for than against.

For example, item number 1. "Establish a limit on the number of building permits issued annually for single family residential development," had very strong support. The average score for "In-Town" residents was 1.35, significantly greater than just "Agree." Eighty-five percent of the In-Town respondents indicated they either Agreed or Strongly Agreed with this recommendation and just eight percent indicated they Disagreed or Strongly Disagreed. This recommendation had similar support from residents in areas surrounding Town. The average score was also 1.35, with 90 percent of respondents "For" and just 7 percent "Against." The remaining 3 percent indicated they were "Neutral."

Table 2 provides priority ranking based on the "Margin For" and the "Average Score." Again the rankings were cross tabulated to show the results for Town residents only, residents in areas surrounding Town only, and the two combined. For example, the recommendation that received the highest ranking (1) from In-Town residents based on "Margin For" was item 28. "Complete and maintain water and sewer service utility Master Plans. The number one combined priority (Margin For) was "Support retention and expansion of clean, small, local businesses."

**TABLE 1
COMMUNITY SURVEY, SUMMARY SCORES**

Number of Surveys Returned = 313	IN-TOWN (142)			OUTSIDE (164)			COMBINED		
	Avg. Score	% For	% Against	Avg. Score	% For	% Against	Avg. Score	% For	% Against
1. Establish a limit on the number of building permits issued annually for single family residential development.	1.35	85%	8%	1.35	90%	7%	1.35	87%	8%
2. The annual limit shall take into consideration and make allowances for special public objectives such as provision of affordable housing, seniors housing and small business development. Any existing legal contractual obligations and vested rights shall also be considered and recognized.	0.88	77%	14%	0.86	75%	14%	0.86	75%	14%
3. Develop existing residential development potential prior to considering any new annexations for residential development.	1.13	76%	12%	1.25	85%	7%	1.19	81%	9%
4. Consider annexation of lands immediately adjacent to the existing town boundaries only where there is a significant community-wide public benefit, consistent with the Town Vision and goals and policies.	1.06	81%	11%	0.90	75%	17%	0.98	77%	14%
5. Pursue control of 132 acre Olson property and develop a master plan that maximizes the community-wide public benefit.	0.97	76%	12%	0.81	71%	16%	0.87	73%	14%
6. Implement ordinances and standards to protect critical natural and cultural resources in Town including steep hillsides, ridgelines, wetlands, riparian corridors, natural drainage-ways, wildlife habitat areas, and historic resources (e.g., Hillside Preservation ordinance).	1.41	88%	7%	1.44	87%	6%	1.41	87%	7%
7. Enter into Intergovernmental Agreements with Boulder County, Larimer County and the City of Longmont to minimize development in adjacent areas outside of Town, preserve open space buffers and protect critical natural resources and features (e.g., Steamboat Mountain).	1.51	89%	5%	1.40	86%	9%	1.44	87%	7%
8. Recognize and accommodate the housing needs of an increasingly diverse population -- seniors housing, affordable housing.	0.90	72%	12%	0.61	61%	18%	0.74	66%	15%
9. Promote economic development opportunities that maintain Lyon's sense of community and identity.	0.99	78%	9%	0.96	78%	8%	0.98	78%	8%
10. Establish Lyons as a center for visitors from the Denver/Boulder metro area promoting recreation opportunities, natural resources, special events, and downtown charm, specialty stores and restaurants.	0.38	51%	24%	0.12	46%	29%	0.24	48%	27%
11. Support retention and expansion of clean, small, local businesses.	1.17	85%	6%	1.19	88%	2%	1.17	86%	4%
12. Support commercial infill development/redevelopment in existing commercially developed locations; discourage strip commercial development.	1.24	83%	7%	1.36	88%	6%	1.29	85%	6%

**TABLE 1
COMMUNITY SURVEY, SUMMARY SCORES (Continued)**

	IN-TOWN (142)			OUTSIDE (164)			COMBINED		
	Avg. Score	% For	% Against	Avg. Score	% For	% Against	Avg. Score	% For	% Against
Number of Surveys Returned = 313									
13. Work with downtown business and property owners to enhance downtown as an attraction for residents and visitors.	1.10	77%	7%	1.10	82%	7%	1.10	80%	7%
14. Establish commercial design guidelines to insure a strong identity and preserve the historic character.	1.09	83%	8%	1.15	83%	5%	1.11	82%	7%
15. Consider designating an area for a new office/light industry center.	0.18	41%	31%	0.03	36%	31%	0.09	38%	31%
16. Prepare an overall master plan for Town parks, recreation facilities, trails and open space amenities.	1.18	84%	5%	1.28	90%	4%	1.22	87%	5%
17. Establish connections between Town parks, subdivision open space areas, school recreation facilities and Boulder County open space areas. Integrate sidewalk and trail connections.	1.08	77%	9%	1.06	79%	7%	1.05	77%	8%
18. Continue to establish the St. Vrain River corridor area as a primary recreation amenity.	1.05	78%	8%	1.02	76%	8%	1.01	76%	8%
19. Work to establish "North" and "South" loop trails circling around the periphery of Town and connecting to the river corridor trail.	0.91	71%	9%	0.92	69%	7%	0.90	69%	8%
20. Support formation of a recreation district and the development of a community and recreation facility.	0.15	47%	34%	0.23	52%	31%	0.18	49%	33%
21. Pursue development of the new elementary school in the vicinity of the high school, and establish an acceptable re-use of the existing facility.	0.26	50%	26%	0.44	52%	19%	0.34	50%	22%
22. Support the advancement of art and cultural opportunities within the community.	0.77	63%	7%	0.69	61%	13%	0.71	61%	10%
23. Pursue traffic "calming" measures and streetscape improvements downtown to make it safer and more pedestrian friendly.	1.11	81%	8%	0.93	73%	11%	1.00	76%	9%
24. Establish the area west of the High School as a special traffic study area. Require a comprehensive street network plan to be completed and implemented as part of any potential long term development of this area. Require secondary access.	0.44	51%	13%	0.22	38%	17%	0.33	45%	15%
25. Establish and develop public parking areas in the vicinity of downtown.	0.08	38%	28%	0.25	45%	19%	0.18	42%	22%
26. Establish a plan for street and sidewalk improvements.	0.92	76%	8%	0.79	68%	5%	0.86	72%	6%
27. Recognize and develop funding methods for storm drainage improvements as a community-wide concern.	0.94	74%	4%	0.68	64%	6%	0.81	68%	5%
28. Complete and maintain water and sewer service utility master plans.	1.32	92%	3%	0.95	74%	3%	1.13	83%	3%

**TABLE 2
COMMUNITY SURVEY, PRIORITY RANKINGS**

	IN-TOWN (142)		OUTSIDE (164)		COMBINED	
	Margin For	Avg. Score	Margin For	Avg. Score	Margin For	Avg. Score
Number of Surveys Completed = 313						
1. Establish a limit on the number of building permits issued annually for single family residential development.	6	3	4	4	6	3
2. The annual limit shall take into consideration and make allowances for special public objectives such as provision of affordable housing, seniors housing and small business development. Any existing legal contractual obligations and vested rights shall also be considered and recognized.	19	21	17	17	19	19
3. Develop existing residential development potential prior to considering any new annexations for residential development.	18	8	6	6	10	6
4. Consider annexation of lands immediately adjacent to the existing town boundaries only where there is a significant community-wide public benefit, consistent with the Town Vision and goals and policies.	11	13	19	16	16	15
5. Pursue control of the 132 acre Olson property and develop a master plan that maximizes the community-wide public benefit.	17	16	20	18	20	17
6. Implement ordinances and standards to protect critical natural and cultural resources in Town including steep hillsides, ridgelines, wetlands, riparian corridors, natural drainage-ways, wildlife habitat areas, and historic resources (e.g., Hillside Preservation ordinance).	3	2	5	1	5	2
7. Enter into Intergovernmental Agreements with Boulder County, Larimer County and the City of Longmont to minimize development in adjacent areas outside of Town, preserve open space buffers and protect critical natural resources and features (e.g., Steamboat Mountain).	2	1	8	2	3	1
8. Recognize and accommodate the housing needs of an increasingly diverse population -- seniors housing, affordable housing.	21	20	22	22	22	21
9. Promote economic development opportunities that maintain Lyon's sense of community and identity.	13	15	12	12	11	14
10. Establish Lyons as a center for visitors from the Denver/Boulder metro area promoting the recreation opportunities, natural resources, special events, and downtown charm, specialty stores and restaurants.	24	24	27	27	25	25
11. Support retention and expansion of clean, small, local businesses.	4	7	2	7	1	7
12. Support commercial infill development/redevelopment in existing commercially developed locations; discourage strip commercial development.	7	5	3	3	7	4
13. Work with downtown business and property owners to enhance downtown as an attraction for residents and visitors.	10	10	9	9	9	10
14. Establish commercial design guidelines to insure a strong identity and preserve the historic character.	8	11	7	8	8	9
15. Consider designating an area for a new office/light industry center.	28	26	28	28	28	28
16. Prepare an overall master plan for Town parks, recreation facilities, trails and open space amenities.	5	6	1	5	2	5

**TABLE 2
COMMUNITY SURVEY, PRIORITY RANKINGS (Continued)**

	IN-TOWN (142)		OUTSIDE (164)		COMBINED	
	Margin For	Avg. Score	Margin For	Avg. Score	Margin For	Avg. Score
Number of Surveys Completed = 313						
17. Establish connections between Town parks, subdivision open space areas, school recreation facilities and Boulder County open space areas. Integrate sidewalk and trail connections.	16	12	10	10	12	11
18. Continue to establish the St. Vrain River corridor area as a primary recreation amenity.	12	14	13	11	13	12
19. Work to establish “North” and “South” loop trails circling around the periphery of Town and connecting to the river corridor trail.	20	19	15	15	18	16
20. Support formation of a recreation district and the development of a community and recreation facility.	26	27	26	25	27	27
21. Pursue development of the new elementary school in the vicinity of the high school, and establish an acceptable re-use of the existing facility.	25	25	23	23	24	23
22. Support the advancement of art and cultural opportunities within the community.	22	22	21	20	21	22
23. Pursue traffic “calming” measures and streetscape improvements downtown to make it safer and more pedestrian friendly.	9	9	16	14	14	13
24. Establish the area west of the High School as a special traffic study area. Require a comprehensive street network plan to be completed and implemented as part of any potential long-term development of this area. Require secondary access.	23	23	25	26	23	24
25. Establish and develop public parking areas in the vicinity of downtown.	27	25	24	24	26	26
26. Establish a plan for street and sidewalk improvements.	15	18	14	19	15	18
27. Recognize and develop funding methods for storm drainage improvements as a community-wide concern.	14	17	18	21	17	20
28. Complete and maintain water and sewer service utility master plans.	1	4	11	13	4	8

APPENDIX II: GEOGRAPHIC INFORMATION SYSTEM DATA AND MAPS

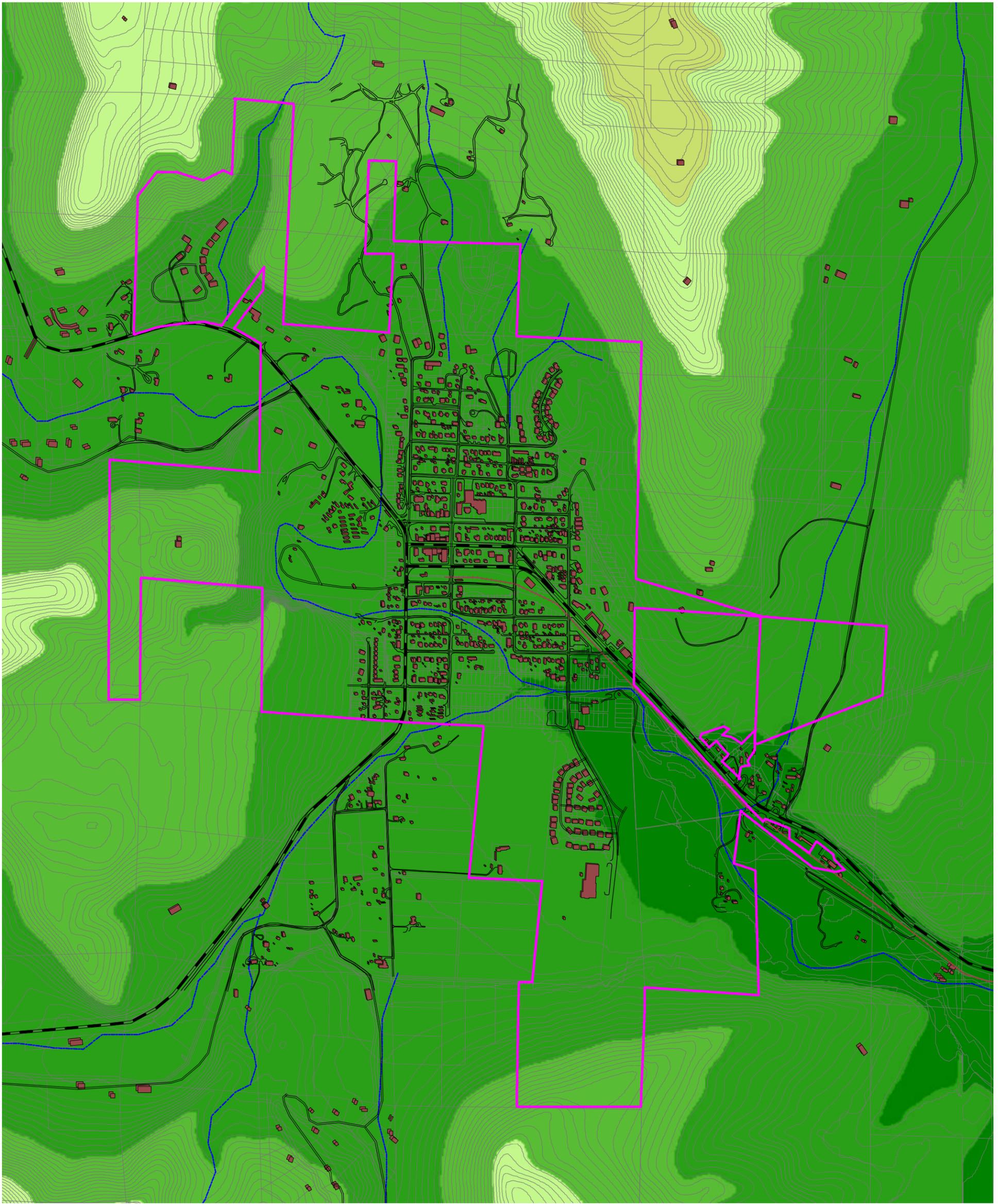
An extensive Geographic Information System database and mapping capability was developed as part of the process to develop this Comprehensive Plan.

The primary data sources were Earth Watch and Boulder County. The Earth Watch data is aerial photograph imagery that covers Lyons and its surrounding area. This data has been rectified and provides one-meter accuracy. The imagery is from photographs taken in the Spring of 1996.

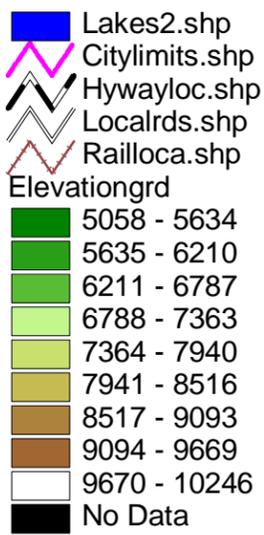
The Boulder County data was provided through an agreement between the Town of Lyons and Boulder County. Under this agreement the Town is authorized to generate and provide hard copy maps and electronic copies of maps, but is not authorized to provide map attribute information.

The following data has been compiled for use by the Town of Lyons.

- Municipal and county boundaries
- Major highways and roads
- Railways
- Buildings
- Town streets and roads
- Lakes, rivers, streams, water features
- Property boundaries
- Census boundaries
- Land ownership
- Habitat areas
- Floodplains
- Elevation
- Contours
- Slope
- Aspect
- Colorado Natural Heritage Conservation sites
- Soils
- Ridgelines
- Frequency Seen
- Wetlands
- Historic Sites

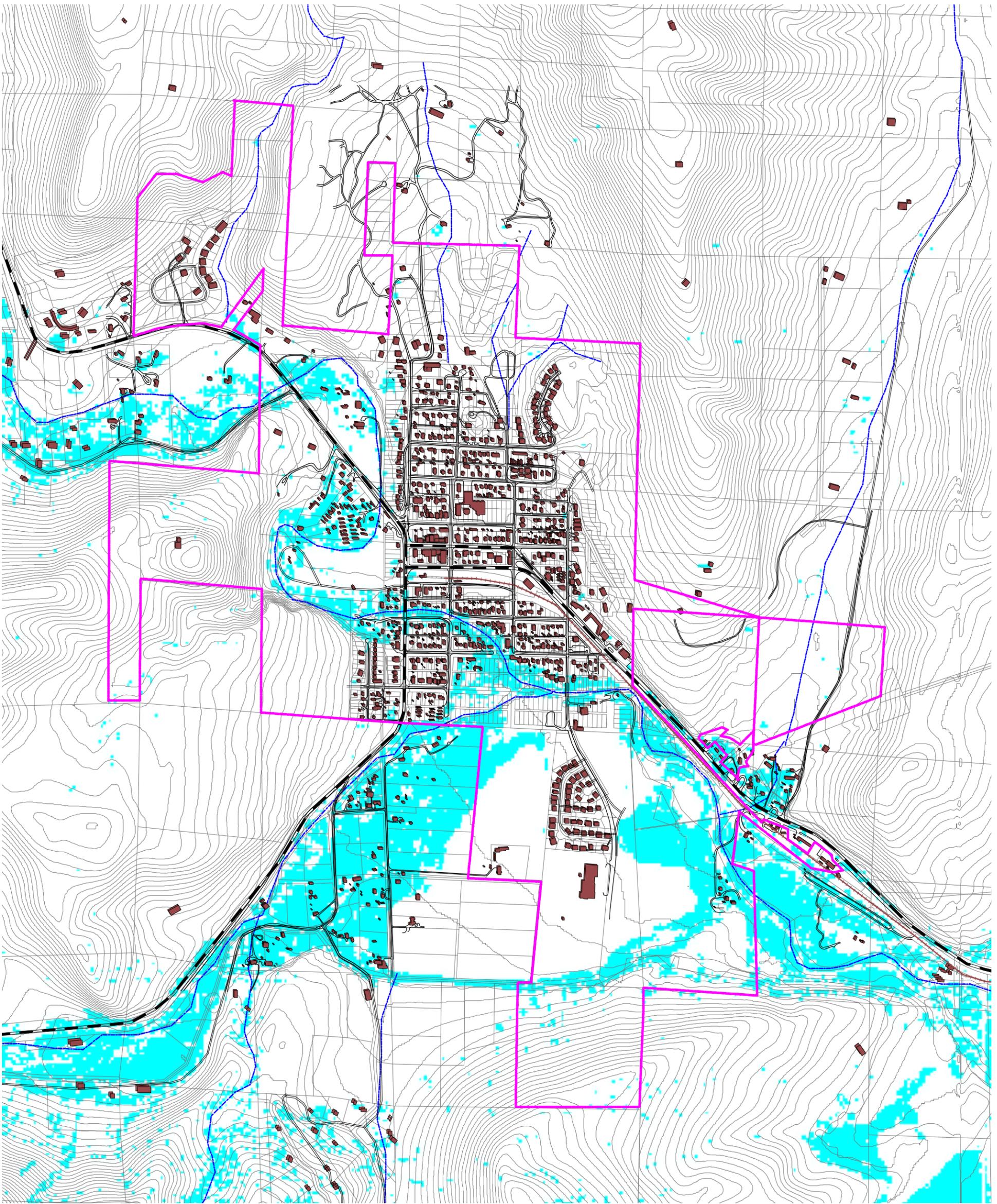


March 1999
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Lyons, Colorado

ELEVATION



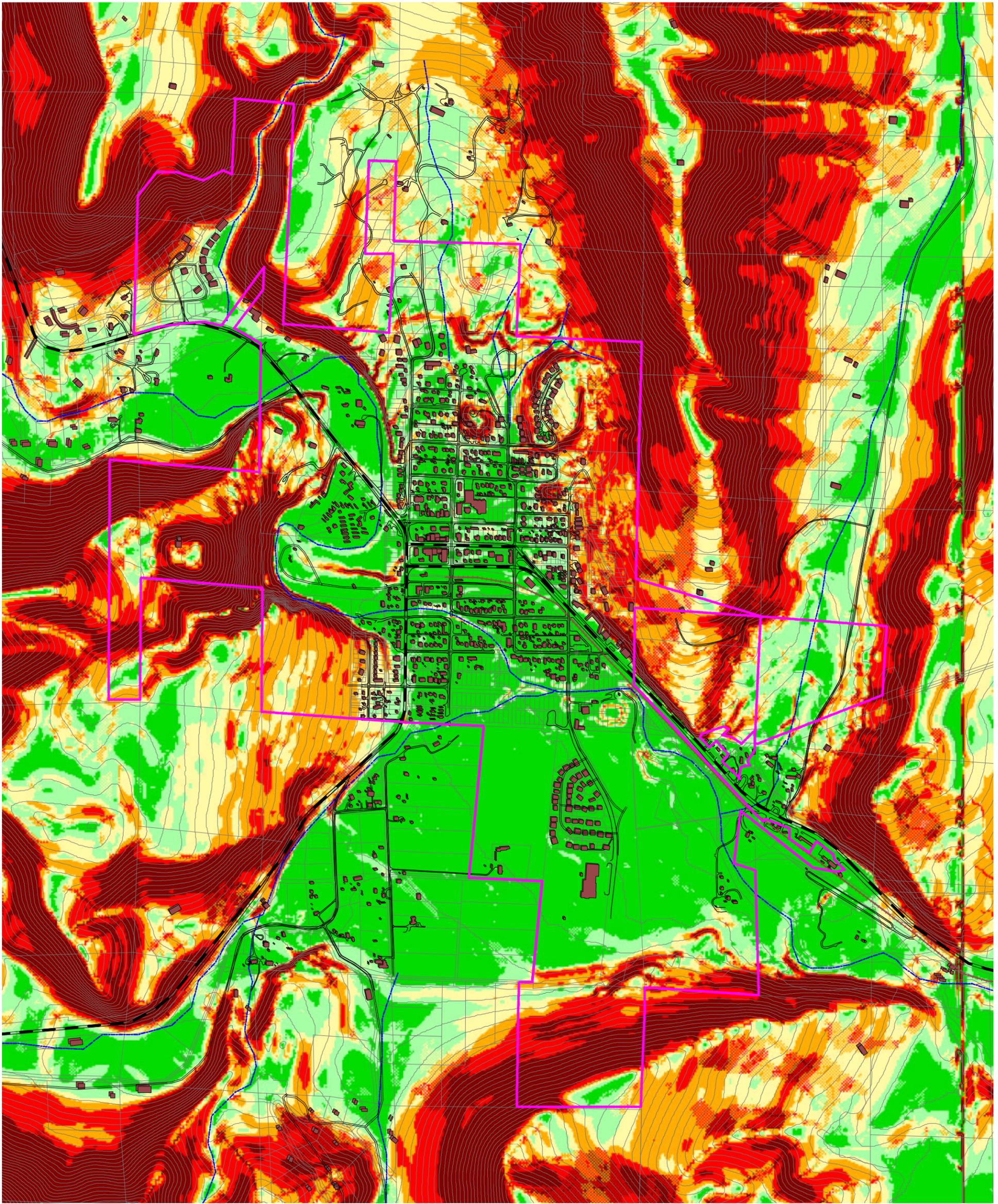
March 1999
Steve Mullen



Lyons, Colorado

-  Lakes2.shp
-  Citylimits.shp
-  Hywayloc.shp
-  Localrds.shp
-  Railloca.shp
- Wetlandgrd
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 -  1
 -  2
 -  No Data

WETLANDS Potential



March 1999
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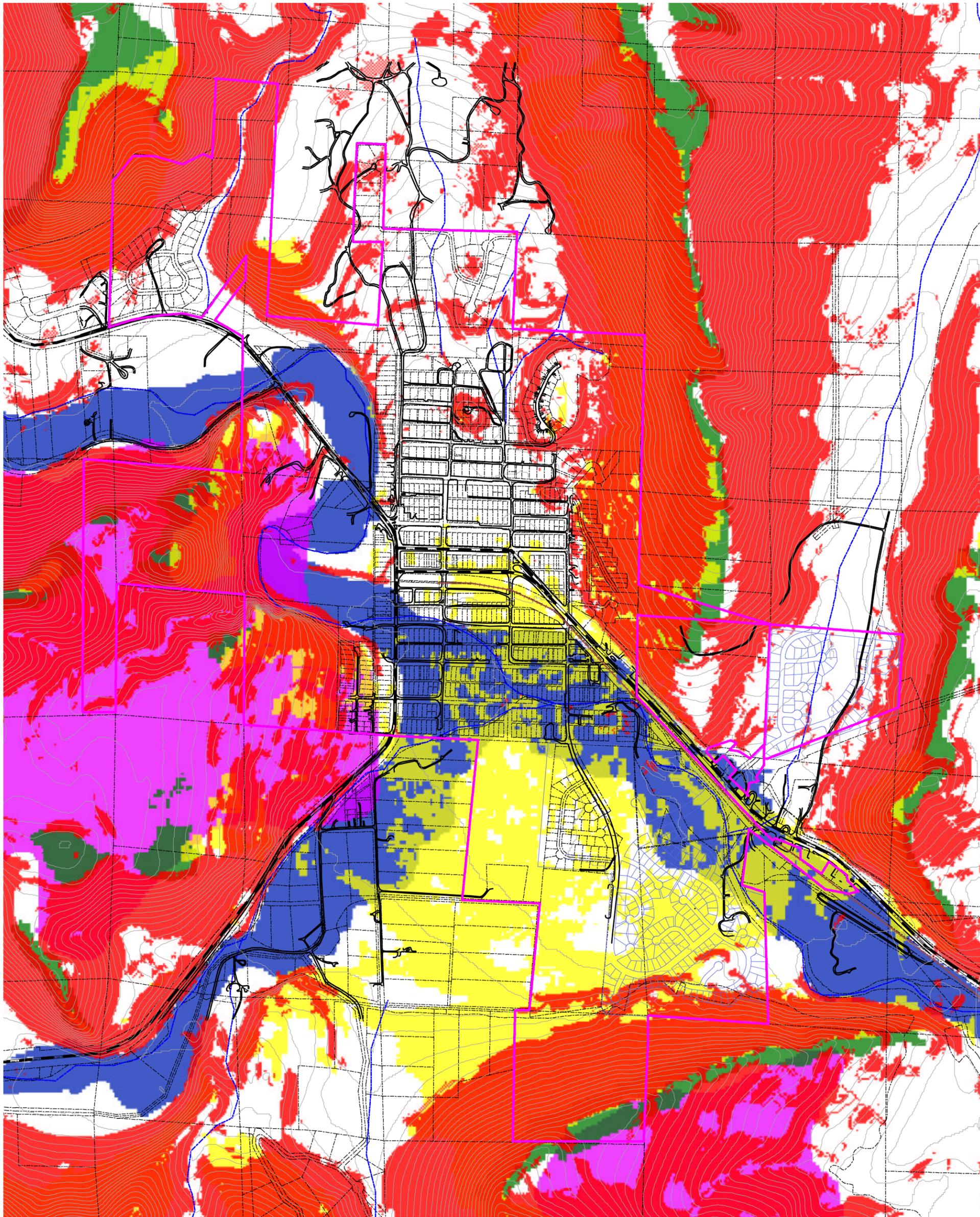
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-  Citylimits.shp
-  Hywayloc.shp
-  Localrds.shp
-  Railloca.shp
- Slopegrid
-  0 - 6
-  6 - 12
-  12 - 18
-  18 - 25
-  25 - 35
-  35 - 50
-  50 - 1000
-  1000 - 2000
-  2000 - 3000
-  No Data

1000 0 1000 Feet



Lyons, Colorado

SLOPE



October 6, 1998
SBM/BRW/CTM

900 0 900 Feet

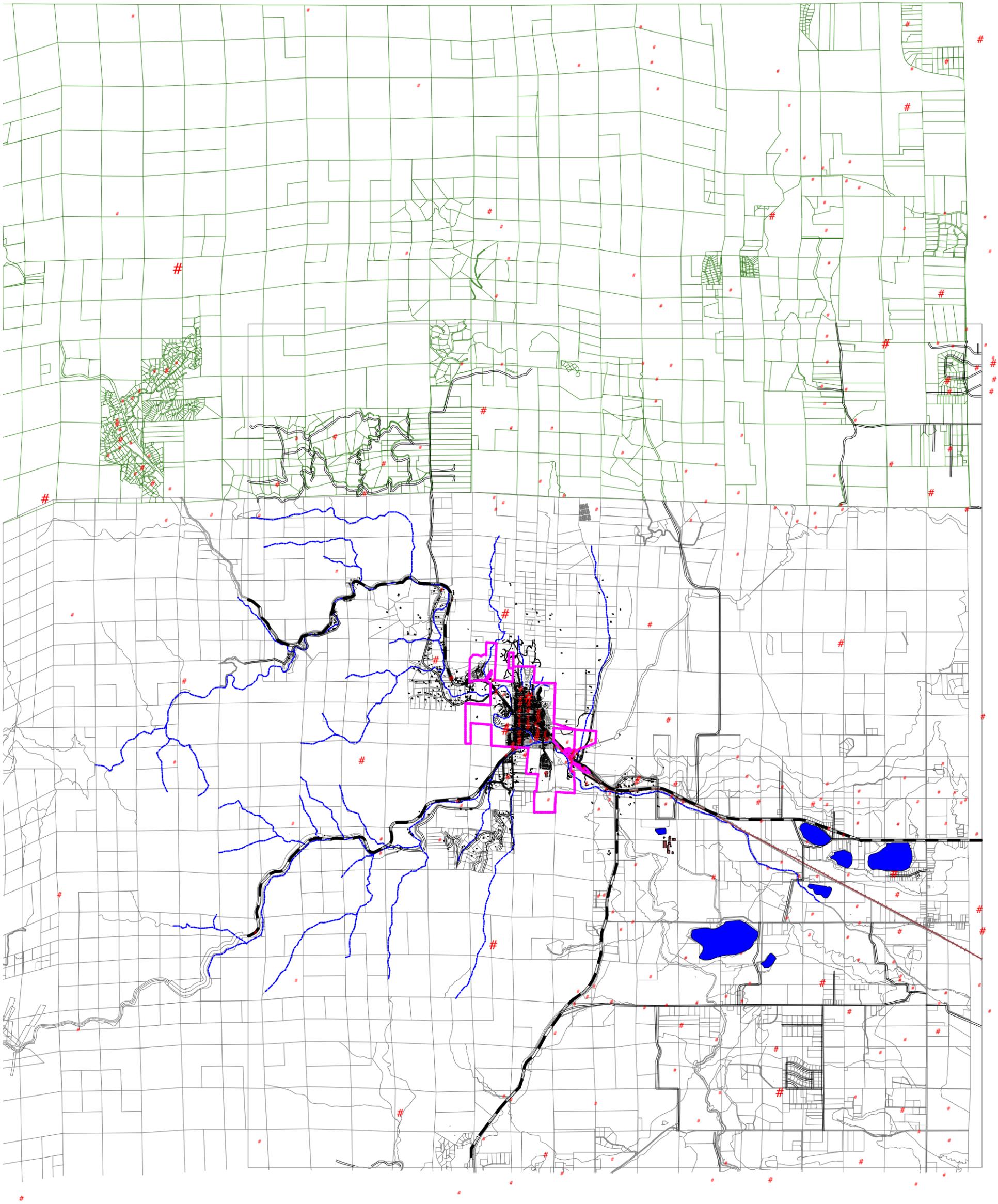


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PROTECTION AREAS Sensitive Landscapes

Figure 2.3

- | | | | |
|---|----------------------|---|--|
|  | Town Boundary |  | Slopes > 25% |
|  | Contours |  | High Visibility Areas |
|  | Highways |  | Ridgeline Area |
|  | Railroad / Easements |  | Colorado Natural Heritage Conservation Sites |
|  | Property Lines |  | Floodplains |
|  | Town Streets | | |



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1000 0 1000 Feet



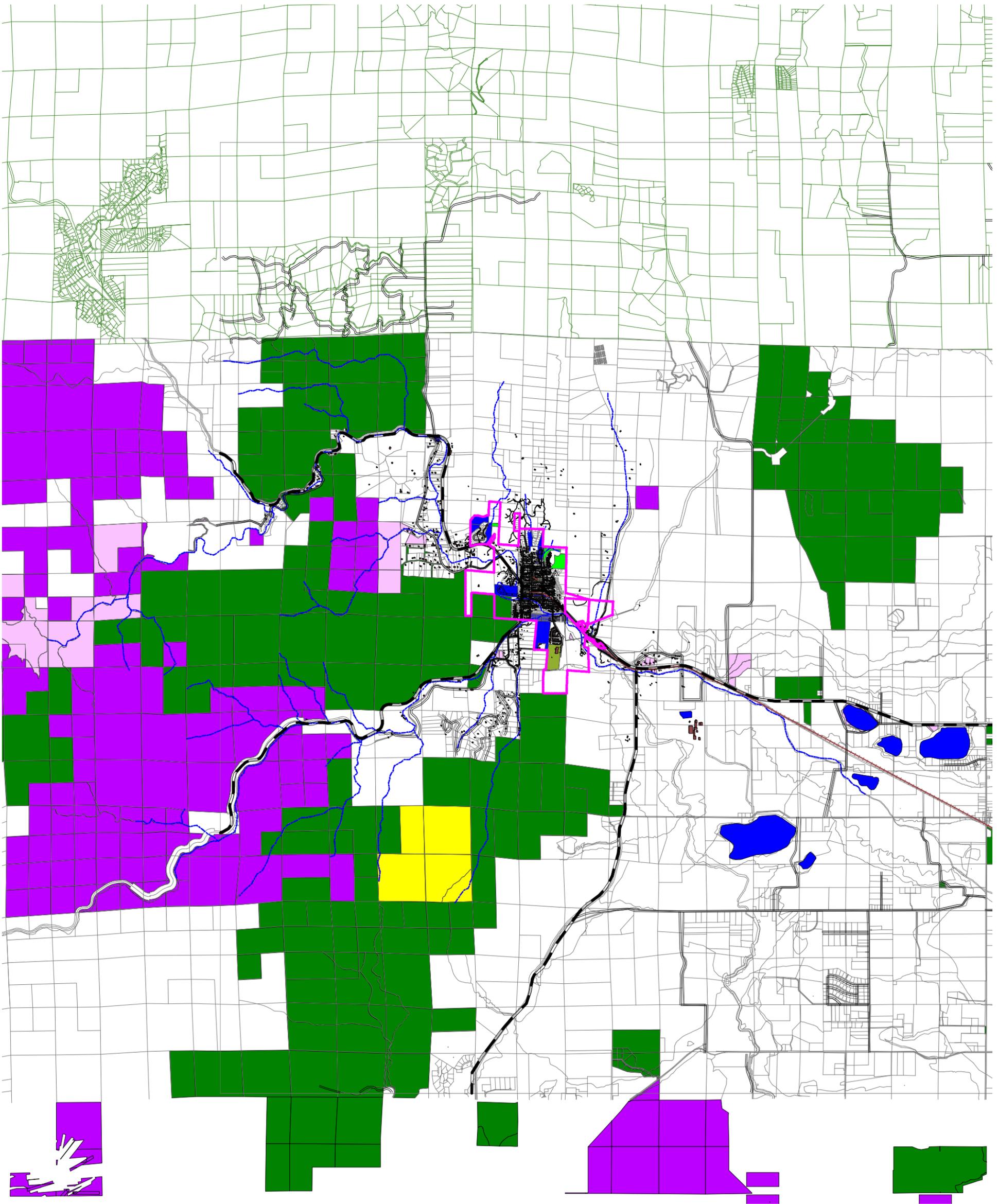
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AllLayers

Popdotssp.shp

- 0 - 19
- # 20 - 56
- # 57 - 116
- # 117 - 222
- # 223 - 421

POPULATION



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1000 0 1000 Feet



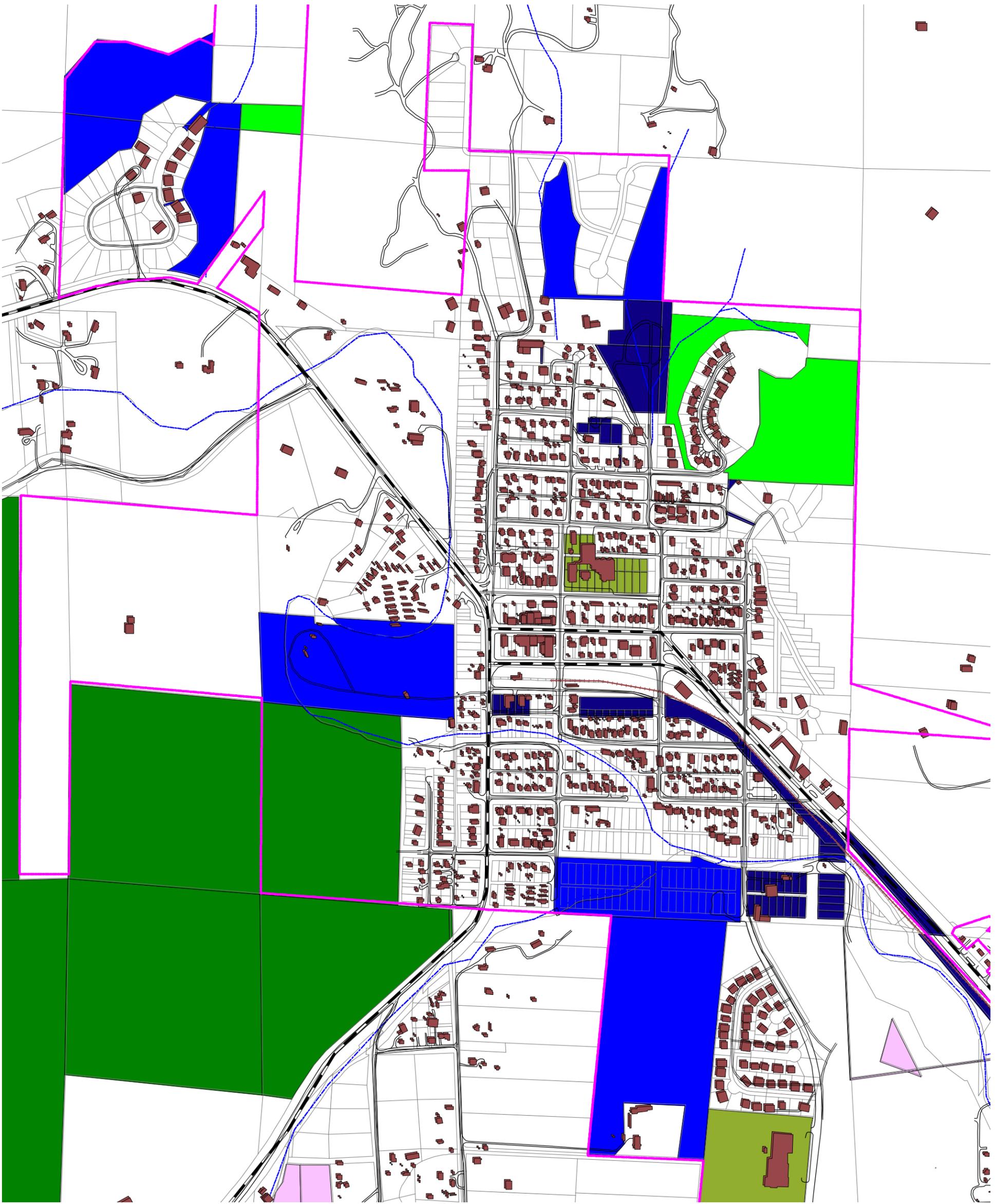
AllLayers

Ownership.shp

	OS-BOULDER
	OS-HOMEOWNERS
	OS-LONGMONT
	OS-LYONS
	OS-LYONS2
	OS-STATELANDS
	OS-ST_VRAIN
	OS-USGOV

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OWNERSHIP



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1000 0 1000 Feet



AllLayers	
Ownership.shp	
	OS-BOULDER
	OS-HOMEOWNERS
	OS-LONGMONT
	OS-LYONS
	OS-LYONS2
	OS-STATELANDS
	OS-ST_VRAIN
	OS-USGOV

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OWNERSHIP



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1000 0 1000 Feet



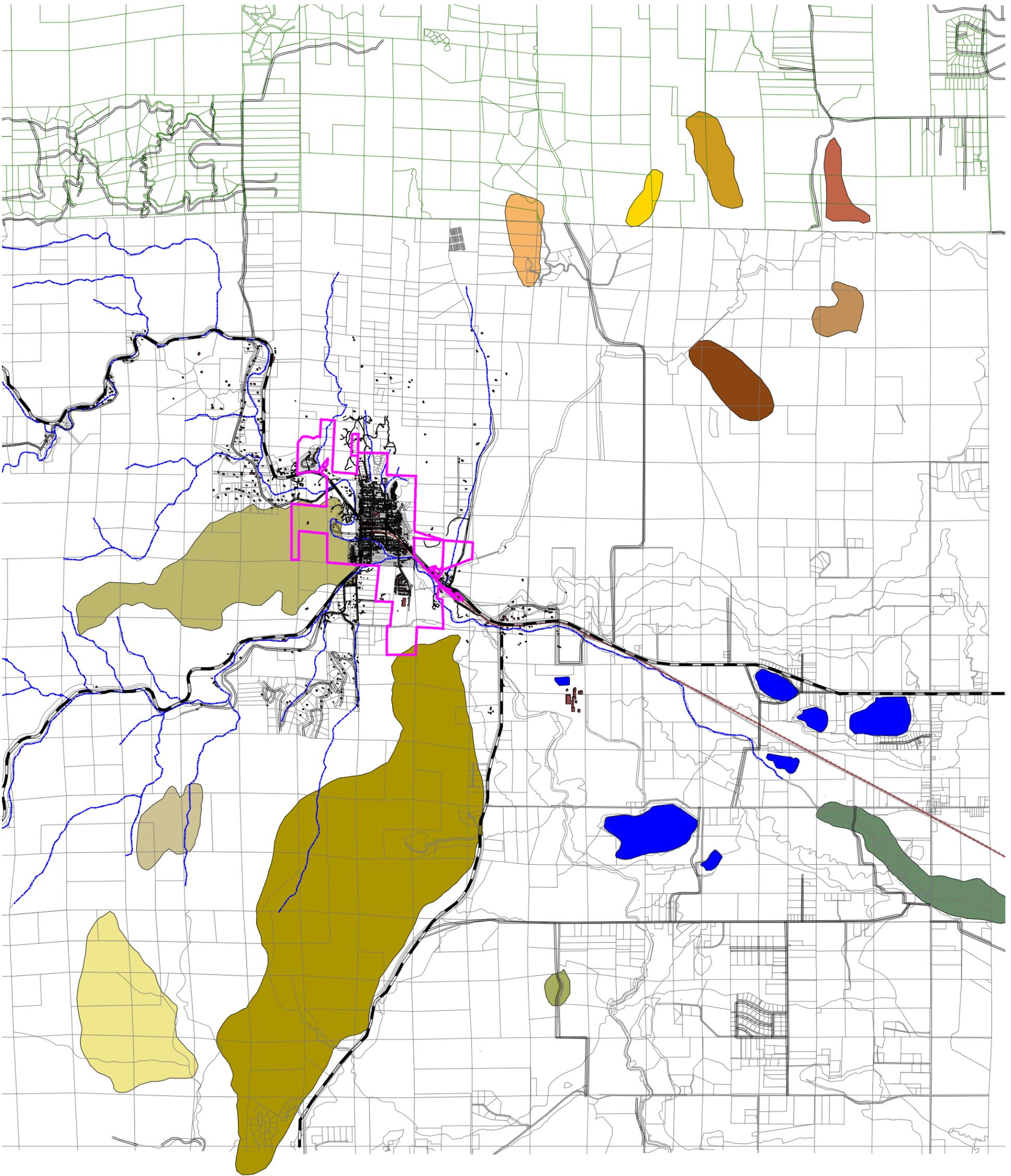
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AllLayers

Flood.shp

	A
	X
	X500

FLOODWAYS



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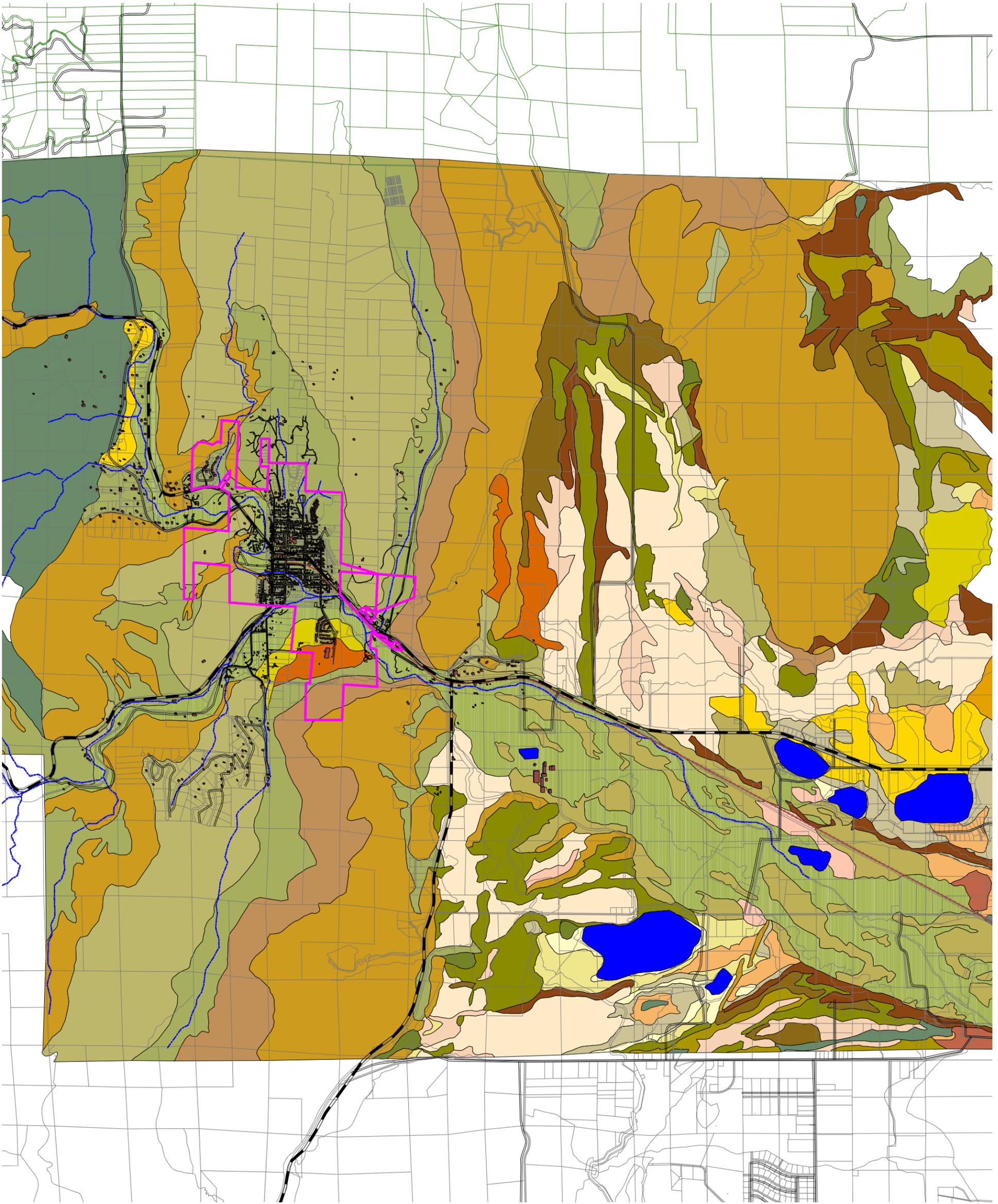
AllLayers	
Cnhsites.shp	
	CULVER_GULCH
	DOWE_PASS
	INDIAN_LOOKO
	INDIAN_MTN
	LITTLE_NARRO
	MEADOW_HOLLO
	PLUMELY_CANY
	POTATO_HILL
	RABBIT_MTN
	RABBIT_MTN_S
	RED_HILL
	ST_VRAIN_75

1000 0 1000 Feet



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Colorado Natural Heritage Conservation Sites



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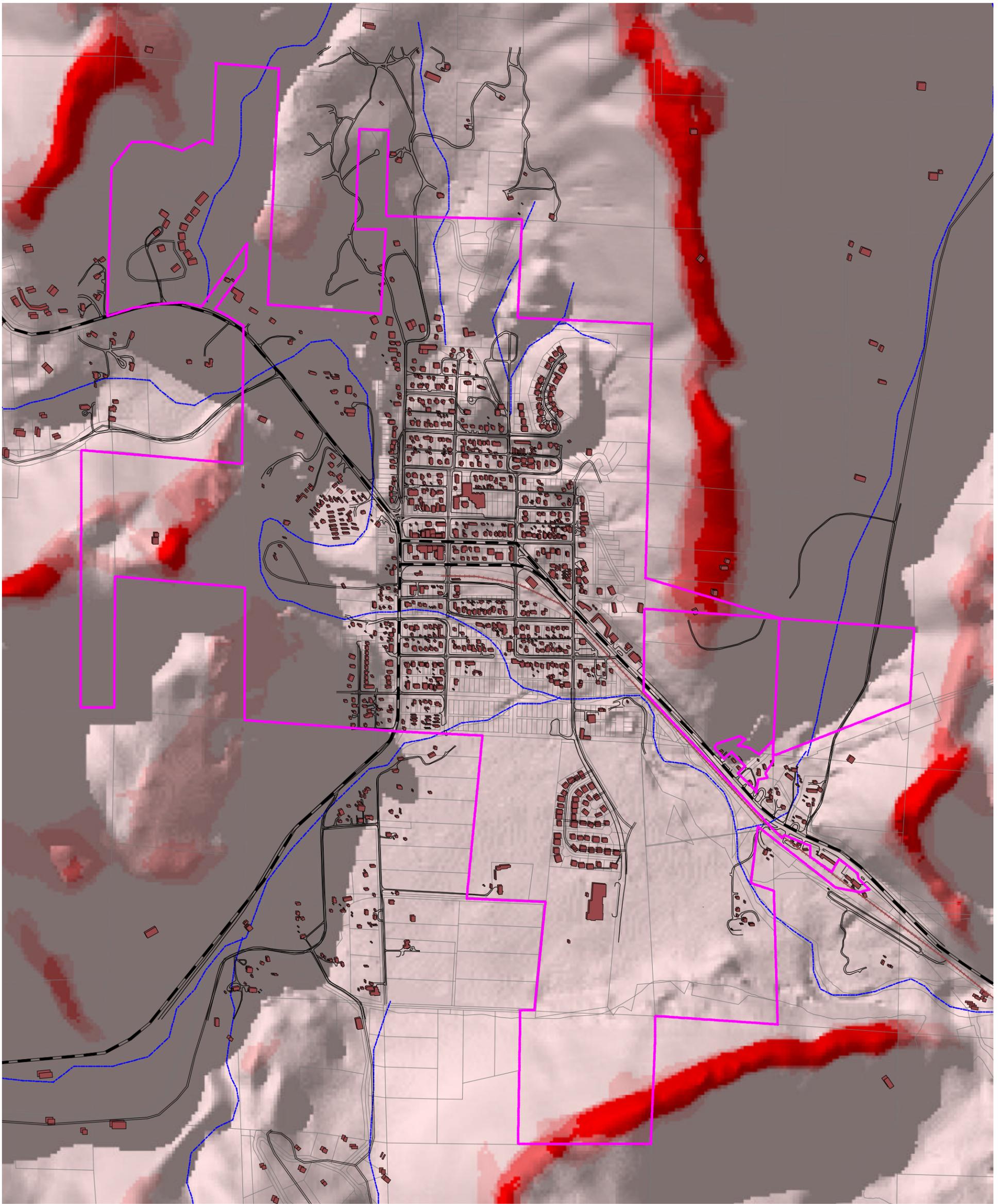
1000 0 1000 Feet



Soils.shp		AllLayers					
ACA	HEC	NUA	SEE				
ACB	JRF	NUB	SMF				
ACC	KUD	NUC	TE				
AOB	LAE	NUD	VAB				
AOC	LOB	NV	VAC				
BAF	LV	PGE	VCC				
CAB	MDB	PRF	VCE				
CU	ME	RNB	W				
GAB	MM	RND	WOB				
GAD	NH	RO	WOC				
	NNB	SAD					

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SCS SOIL SERIES

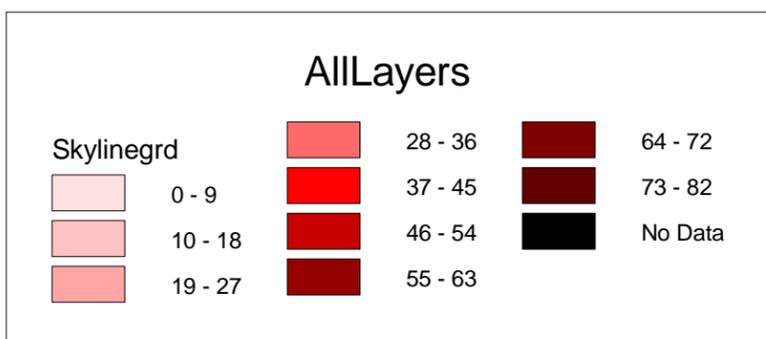


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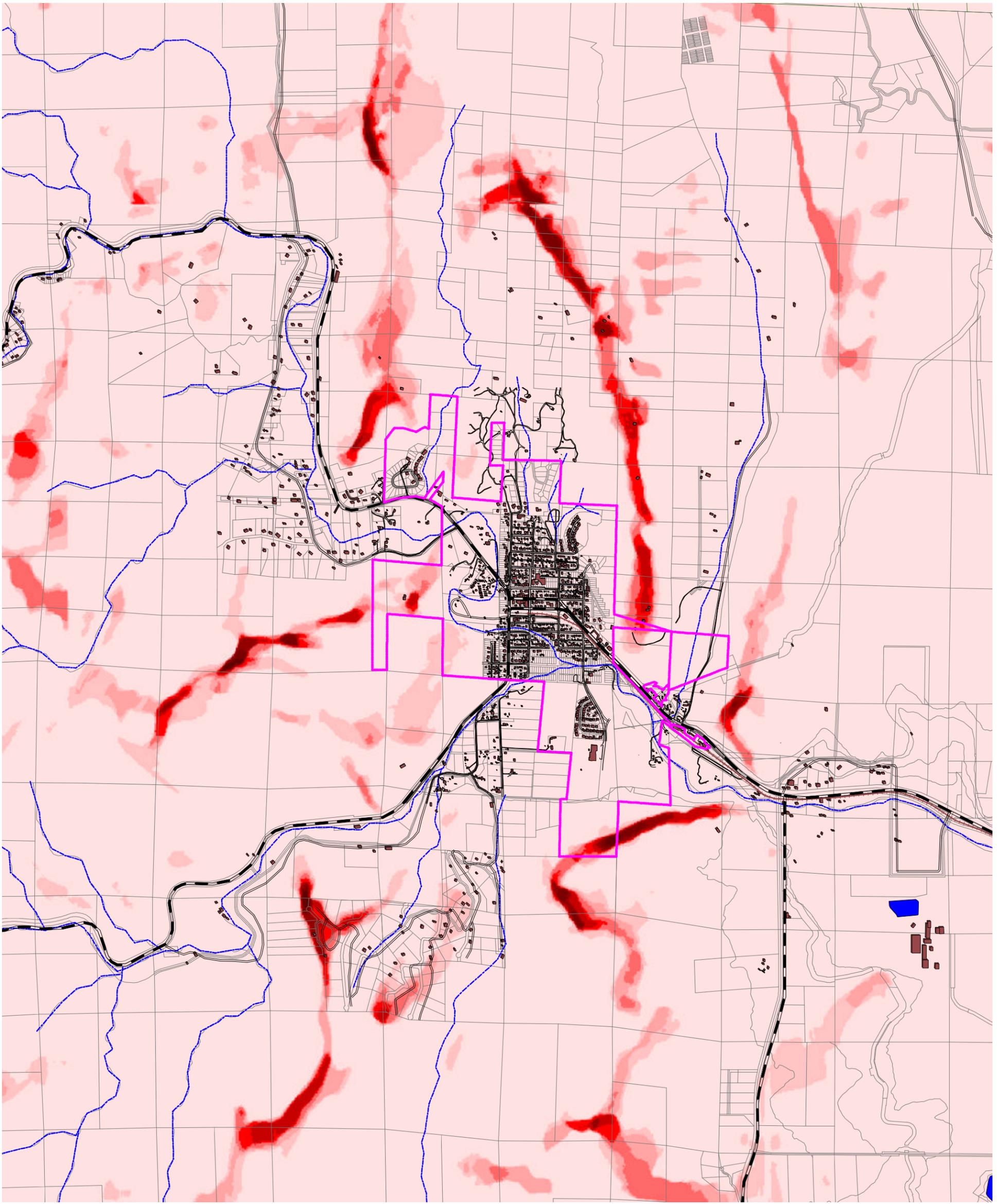
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SKYLINE ANALYSIS

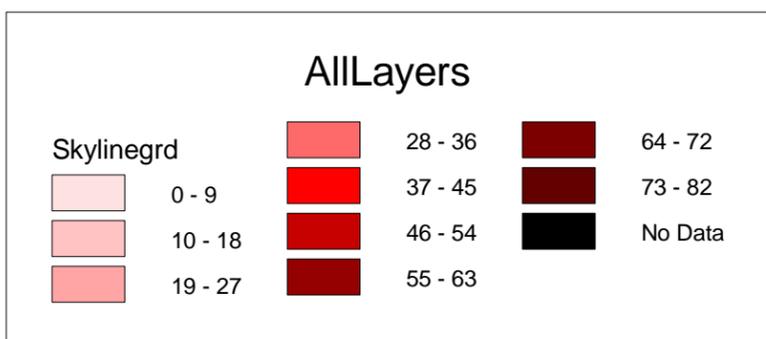


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Steve Mullen

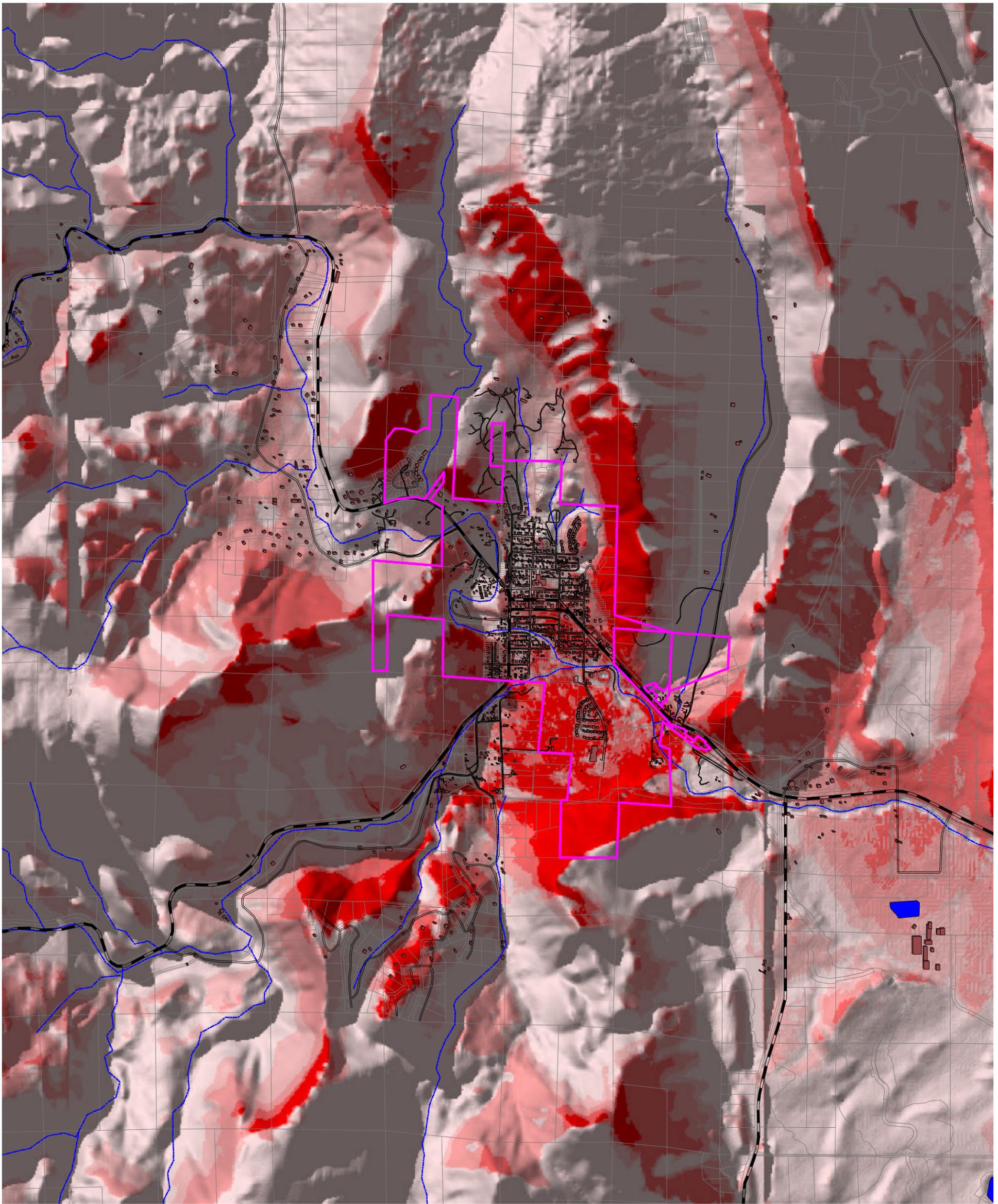
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SKYLINE ANALYSIS

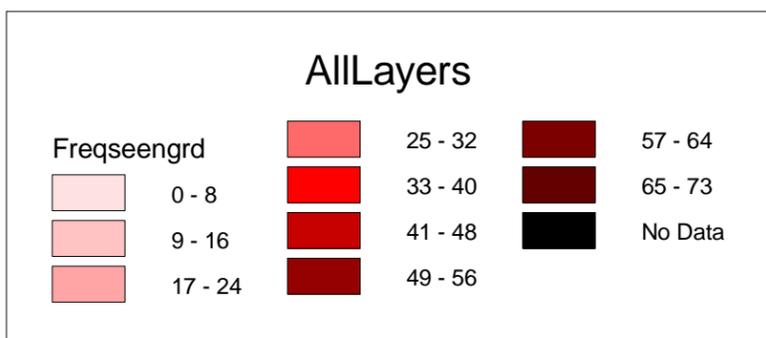


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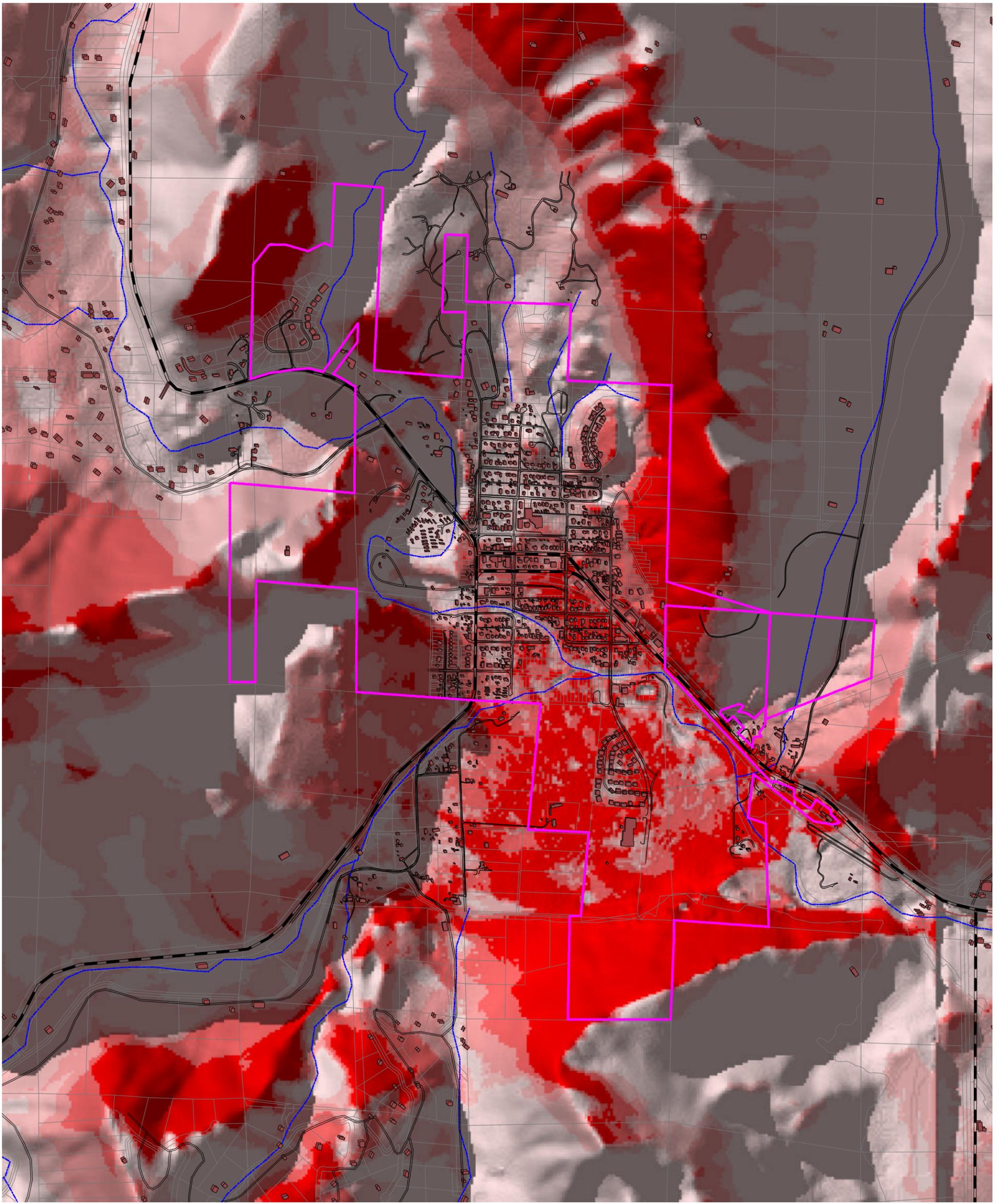
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FREQUENCY SEEN ANALYSIS

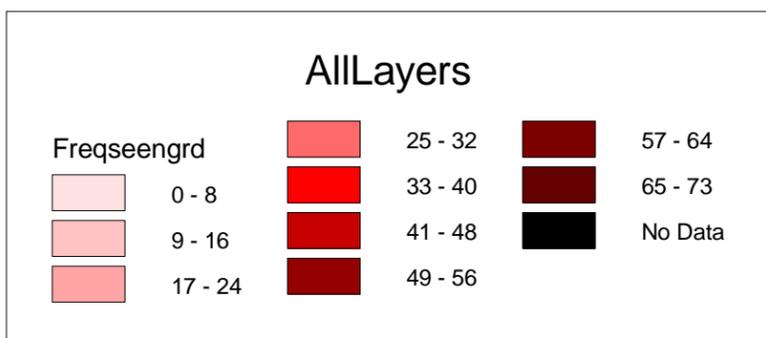


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1000 0 1000 Feet



Lyons, Colorado



FREQUENCY SEEN ANALYSIS