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LYONS / ST. VRAIN VALLEY

SUBREGION

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BOULDER COUNTY

COMPREHENSIVE PLAN

- GOALS AND POLICIES
- ENVIRONMENTAL GEOLOGY
- ENVIRONMENTAL RESOURCES
- OPEN SPACE
- TRANSPORTATION
- HOUSING
- SOLID WASTE
- BOULDER VALLEY SUBREGION
- SOUTHEAST SUBREGION
- LEFTHAND / NIWOT / BOULDER CREEK
SUBREGION
- **LYONS / ST. VRAIN VALLEY
SUBREGION**
- MOUNTAIN SUBREGION



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ACKNOWLEDGEMENTS

THE BOULDER COUNTY COMPREHENSIVE PLAN HAS BEEN DEVELOPED BY THE COUNTY PLANNING COMMISSION, LONG RANGE PLANNING COMMISSION AND THE STAFF OF THE LAND USE DEPARTMENT DURING THE CALENDAR YEARS OF 1975 THROUGH 1978. FUNDING FOR THE PLAN CAME FROM BOULDER COUNTY THROUGH BUDGETARY ALLOCATIONS TO THE COUNTY'S LAND USE DEPARTMENT AS WELL AS SOME SUPPLEMENTARY FUNDING FROM THE STATE OF COLORADO.

* * * * *

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SPECIAL THANKS TO THE MOUNTAIN PLANNING TEAM AND KARLE SEYDEL AND ASSOCIATES FOR THEIR WORK ON THE MOUNTAIN LAND USE POLICIES.

" LYONS/ST. VRAIN VALLEY SUBREGION

January 1978
Prepared and Staffed by
BOULDER COUNTY LAND USE DEPARTMENT

as an element of the
BOULDER COUNTY COMPREHENSIVE PLAN

* * * * *

LYONS/ST. VRAIN VALLEY SUBREGION

LYONS/ST. VRAIN VALLEY SUBREGION

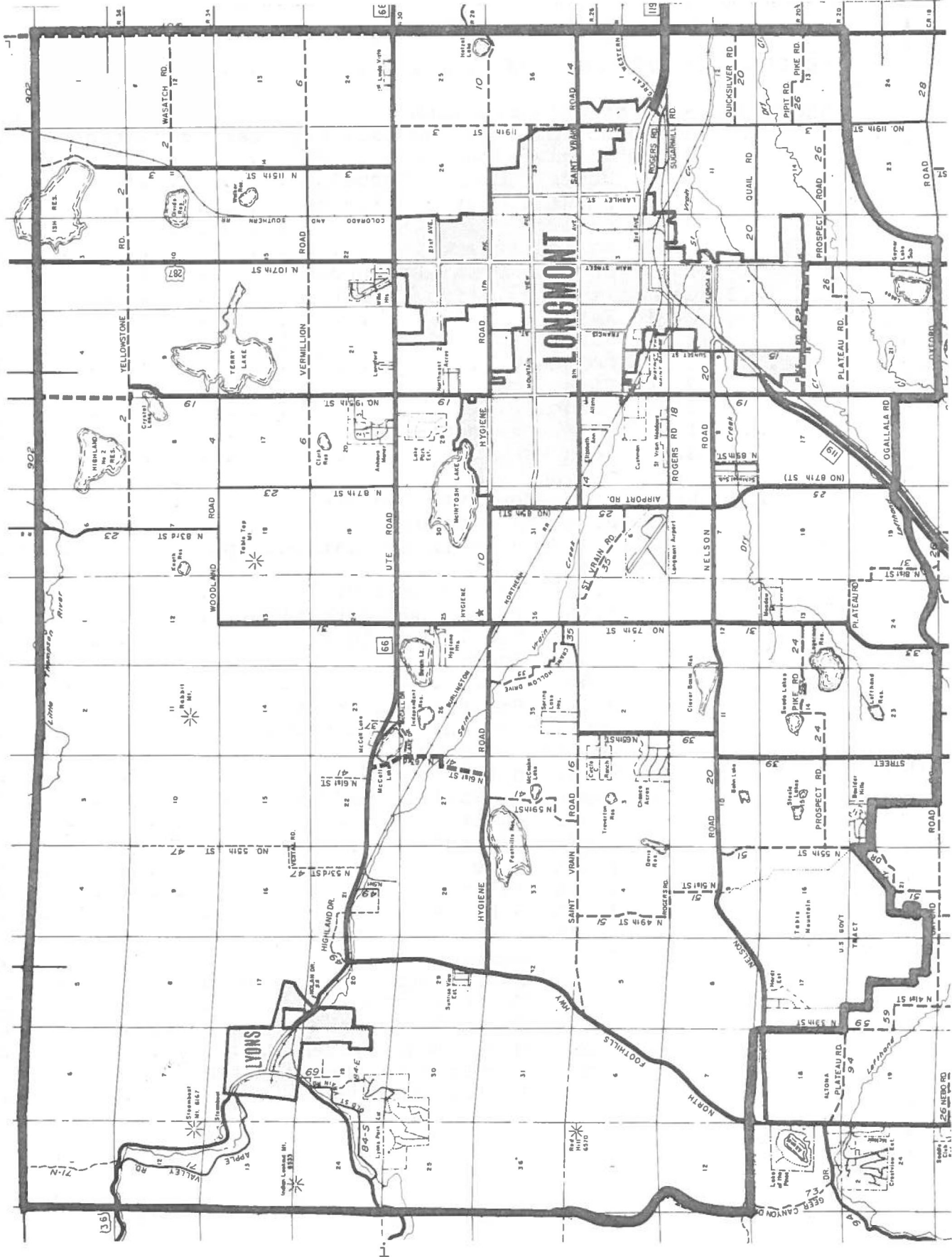


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1.1 INTRODUCTION

Intent

The Subregional element is one of several elements which have contributed towards the development of the Boulder County Comprehensive Plan. The Subregional elements contain a detailed inventory and analysis of land use-related characteristics and establish the rationale for the development of the land use policies and proposals of the Comprehensive Plan. The purpose of a Subregional element is to:

1. Identify the physical characteristics of how lands within Boulder County are being used, misused or unused;
2. Analyze the relationships between different land use categories including how these uses are being serviced; and
3. Extrapolate existing and potential land use issues.

Subregional Concept

The intent of the subregional concept is to separate the 750-square mile area of the County into smaller geographic areas where the planning process can be applied in a more comprehensive and meaningful manner. Given the diversity of Boulder County, the subregional concept of planning represents a form in which to recognize varying issues and then to address such issues in a manner consistent with the particular geographic area's physical and cultural nature.

Subregions, thus, are planning units determined through the application of criteria that included geographic place, citizen attitudes, land use issues, economics and the influence areas of the County's municipalities.

Analysis Area Approach

For the purpose of inventory, analysis and the measurement of the impacts of various land uses within the County, it became necessary to design a medium which would allow the objectives of the Subregional element to be attained in a manageable form. The format selected by the Staff was that of the analysis area.

Analysis areas are the components of a subregion and define harmonious areas from the standpoint of physical, cultural and/or political geographic consistency. Once the analysis area boundaries were tentatively defined and the land use, community facility and utility, transportation and environmental data collected, the Staff began to examine existing land use characteristics. This examination allowed the determination of present and anticipated impacts, not only of a particular land use, but also of the past decisions which created such use. Upon completion of the survey of existing land use, transportation and service capacity characteristics, the Staff commenced analyzing various zoning patterns; their intents, effectiveness and utilization. If the particular analysis area was situated within a municipal comprehensive planning area, the Staff analyzed the particular plan goals, proposals and policies as to its effect on lands under County jurisdiction and for compliance with the adopted County Goal Statements.

The final stage of the analysis area approach was a determination of land use, transportation, community facilities and utilities and environmental issues which materialized through the analysis itself or from the various neighborhood meetings conducted within each subregion.

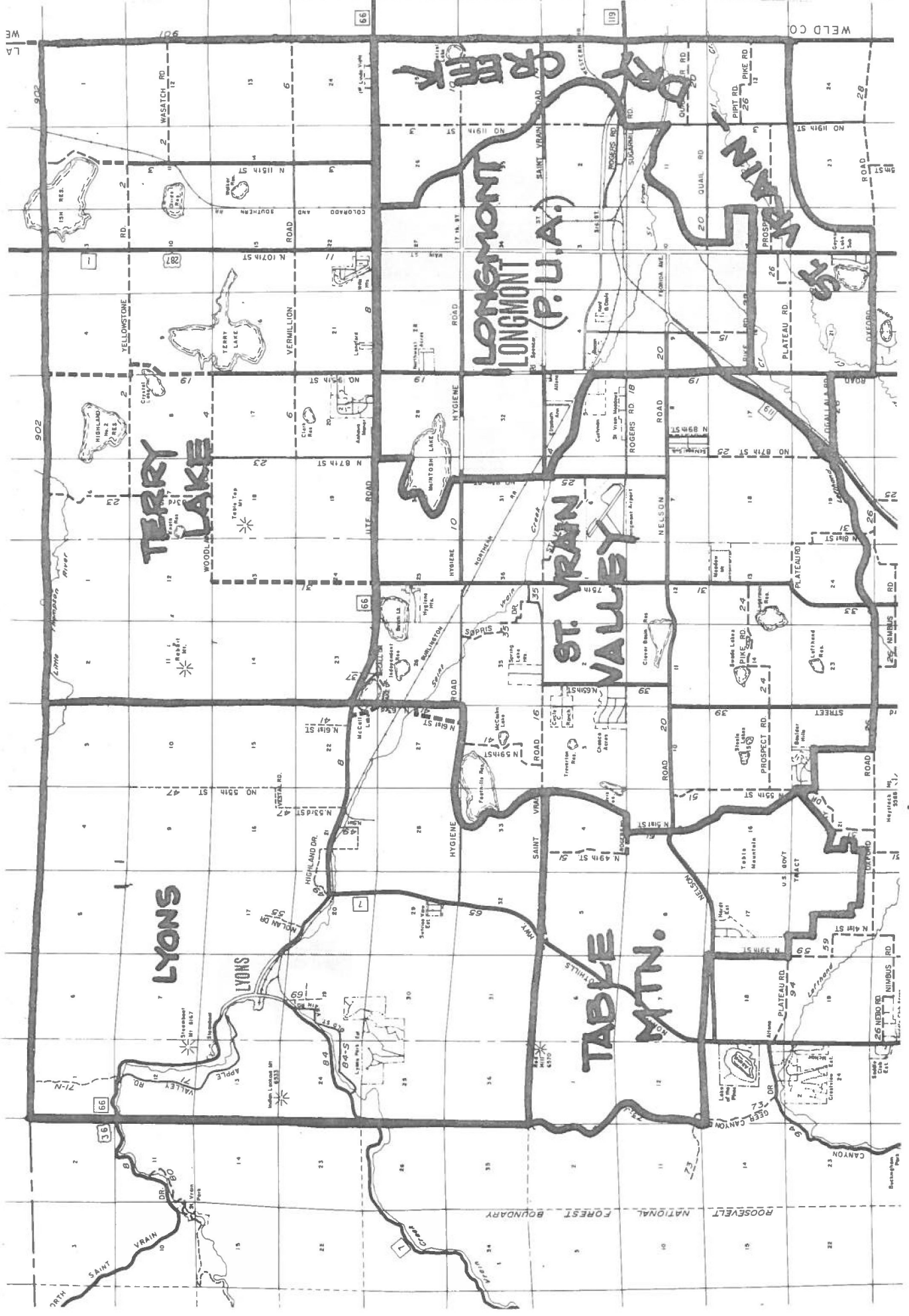
Land Use Element Objectives

The use of the analysis area approach within a subregional framework will lead to the fulfillment of the purpose of the subregional element. This purpose has been translated into objectives, relative to the analysis area approach, to further clarify the intent of the Land Use elements in the Comprehensive Planning Process.

Objectives

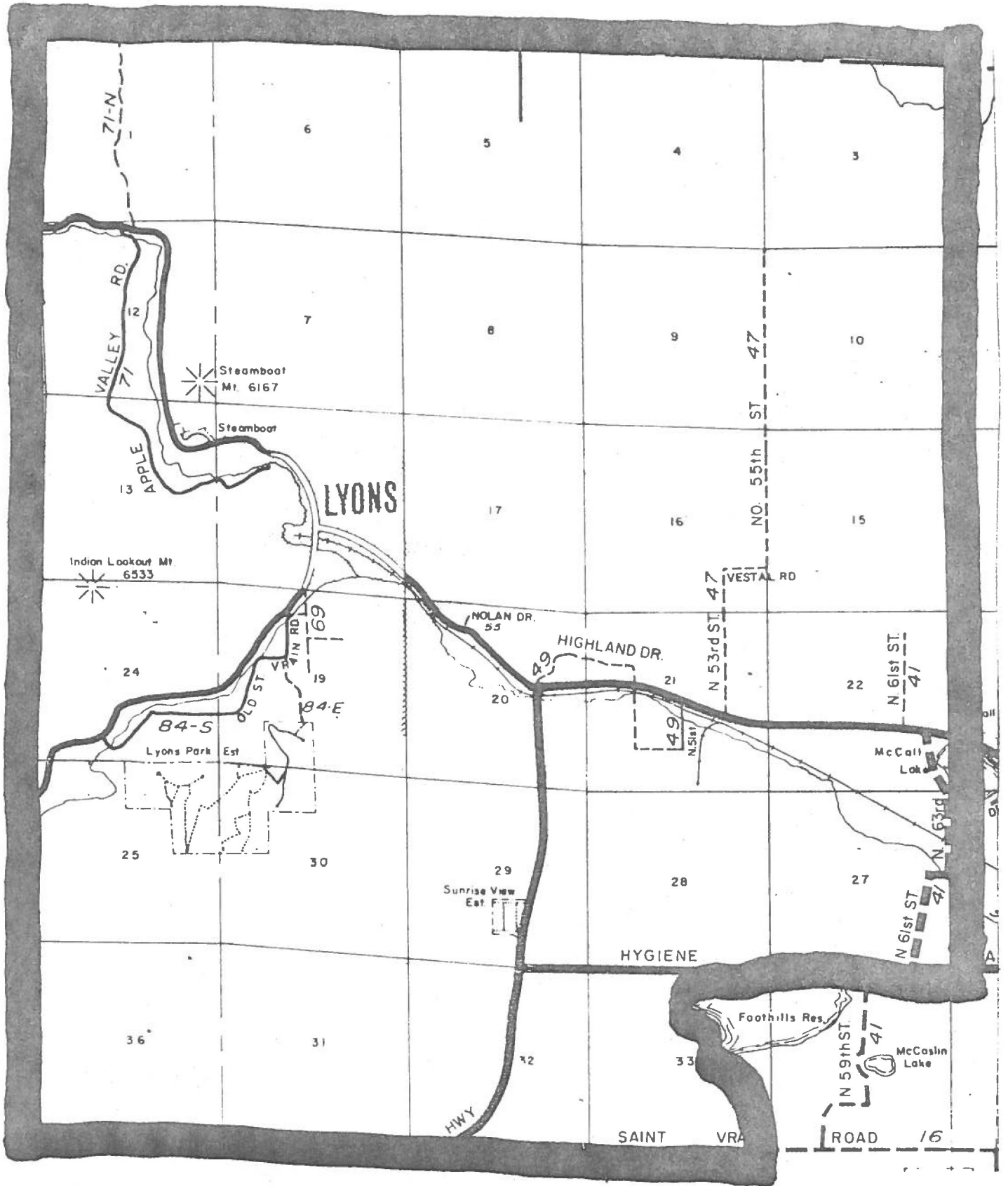
- A. To collect data and analyze its relevancy so that it will effectively portray the physical and cultural composition of the County.
- B. To evaluate the spatial, quantitative, and qualitative characteristics of developed land, lands zoned for urban-type uses, lands zoned for non-urban uses (Agriculture, Forestry), and lands overlain by multiple jurisdictions; and compare use against the availability and capabilities of public, quasi-public and private urban-type facilities and utilities (transportation, water, sewer, etc.).
- C. To evaluate the spatial, quantitative, and qualitative characteristics of these lands relative to environmental constraints and opportunities.

- D. To examine the rationale and policy attitudes which led to the creation of past land use decisions and commitments and their consequent impacts.
- E. To re-evaluate the adopted Goals for the Boulder County Comprehensive Plan in light of the aforementioned analyses, and to measure the effectiveness of existing land use controls in relation to this re-evaluation.
- F. To address practical solutions to any physical and/or cultural imbalances discovered within these analyses which can be translated into policies.
- G. To compile pertinent data and continuously update such data as an information base for use by city, County and regional agencies involved in facilities planning and to expedite the amendment process when necessary.



ANALYSIS AREAS

SECTION 2 - LYONS ANALYSIS AREA



2.1 INTRODUCTION

The Lyons Analysis Area discussed in this section is approximately 13,887.60 acres in size. The western boundary of the Analysis Area is the Forest Service boundary approximately 1 mile west of Lyons. The northern boundary extends along the Larimer/Boulder County line. The eastern boundary extends along the west side of Rabbit Mountain to Highway 66 at the western edge of McCall Lake along north 63rd Street to Hygiene Road. The boundary then curves around the west side at Foothills Reservoir and south to St. Vrain Road. The southern boundary is St. Vrain Road across to the Forest Service boundary. The Lyons "Future Service Area" is not included in the Lyons Analysis Area.

EXISTING LAND USE CHARACTERISTICS

Residing within the Analysis Area is approximately 400 persons. There are only three subdivisions with a total of 89 lots and 25 of these lots are developed. The Martin-Marietta Cement Plant site is the largest industrial use in the area. Other industrial uses include a stone yard, stock feed company, and the andesite quarry operation. The remainder of the area is used for agricultural pursuits (i.e., grazing, crop production) with some vacant unused lands. Near the Foothills many water supply and irrigation ditches exist in the area. There are 2 supply canals, one serving Longmont, the other serving Boulder, and 8 ditches mostly for irrigation purposes. The St. Vrain River flows through the Analysis Area. Table 2-1 describes in more detail the existing land use characteristics of the area. Table 2-2 describes Lyons Analysis Area zoning acreages. Table 2-3 illustrates the relative density per acre in the Lyons Analysis Area.

TABLE 2-1

LYONS ANALYSIS AREA - EXISTING LAND USES

SEPTEMBER 1976

<u>LAND USE</u>	<u># OF USES</u>	<u>ACREAGE</u>	<u>%TOTAL</u>
A. Residential			
1. Subdivided Built	25	30.7	.2
2. Subdivided Vacant	63	239.2	1.8
3. Metes & Bounds Built	103	250	1.8
4. Metes & Bounds Vacant (less than 35 acres)	10	103.1	.7
B. Commercial	6	6.6	.05
C. Industrial	8	431.3	3.1
D. Community Facilities/ Utilities	3	305.68	2.2
E. Agriculture			
1. Intensive Special Crop		4.3	.03
2. Irrigated Crop		548	3.9
3. Non-Irrigated Crop		650.8	4.7
4. Intensive Livestock		17.4	.13
5. Irrigated Pastures		2553	18.4
6. Non-Irrigated Pastures		415.9	3.0
7. Rangeland (includes critical rangeland)		7747.6	55.8
F. Other		<u>583.2</u>	<u>4.2</u>
TOTAL		13,887.60	100

TABLE 2-2

LYONS ANALYSIS AREA - EXISTING ZONING ACREAGE

SEPTEMBER 1976

<u>DISTRICT</u>	<u>ACREAGE INSIDE LYONS FUTURE SERVICE AREA</u>	<u>ACREAGE IN LYONS ANALYSIS AREA</u>	<u>% TOTAL OF LYONS ANALYSIS AREA ONLY</u>	<u>TOTAL ACREAGE</u>	<u>% TOTAL</u>
RR	507.6	944.7	6.8	1452.3	9.97
C	33.2	51	.36	84.2	.57
B	5.2	---		5.2	.03
GI	42.7	1300.3	9.4	1343	.2
T	6.72	73.8	.53	80.52	.5
A	<u>81.6</u>	<u>11,517.8</u>	<u>82.3</u>	<u>11,599.4</u>	<u>79.6</u>
	677.02	13,887.60	99.39	14,564.62	99.87

TABLE 2-3

LYONS ANALYSIS AREA

DWELLING UNIT DENSITY PER ACRE - SEPTEMBER 1976

	# DWELLING UNITS	ACREAGE	DENSITY 1 UNIT/ACRES
LYONS ANALYSIS AREA	110	13,887.60	126
LYONS ANALYSIS AREA EXCLUDING SUBDIVISIONS	99	13,587.60	137

Table 2-1 (Existing Land Use) demonstrates that over 90 percent of the Analysis Area is agriculturally oriented. Furthermore, Table 6 shows 82.3 percent of the land is zoned agricultural. Subtracting 82.3% from 90.16% shows about 8% of the land or 1,111 acres is zoned residential but presently being used for agricultural pursuits.

Table 2-3 illustrates dwelling units per acre and shows an extremely low (1 unit/126 acres excluding subdivided land) density of development. In summary, Tables 2-1, 2 and 3 strongly illustrate the fact that preservation of agriculture in this Analysis Area is an important issue, and the 1,111 acres of agriculturally used rural residential zoning may not be warranted.

2.11 Subdivisions

(1) The Sunrise View Estates Subdivision is 20 acres in size with 16 lots. Each lot is .9 acres. The subdivision was platted on August 21, 1964. Development of this subdivision has evolved slowly. As of January 1968, no building permits have been issued. Today there are only 3 lots developed in the subdivision.

The subdivision uses well and septics. Due to the terrain, there is a good chance that 4 of the lots will have septic and well problems (i.e., possible well infiltration from septics). The roads are presently dirt and in some portions of the subdivision do not

exist as shown on the plat. There is one access point to Foothills Highway. The roads in the subdivision require paving as a condition of approval but have not yet been paved.

(2) The Lyons Park Estates subdivision is 280 acres in size with a total of 73 lots, averaging 3.5 acres. Minimum lot size is 2.5 acres. The subdivision was platted on September 18, 1964.

Hilly terrain characterizes the subdivision and presents a potential for some septic infiltration into wells.

One access road to the subdivision exists, however, before it is fully developed, another access road will be required. The total amount of lots developed in Lyons Park Estates is 15 as of August 1977.

(3) The Steamboat Subdivision is 9.5 acres in size and located approximately 1/3 mile outside the Town of Lyons along the North St. Vrain Creek. The subdivision was platted in September 1966 and contains 9 lots, 8 of which have been built on as of August 1977. Since the subdivision is located at the base of Steamboat rock, there is a potential for rock slides in the area, as well as unstable soil conditions.

2.12 Metes and Bounds Parcels

The Lyons Analysis Area contains a total of 255 metes and bounds parcels. A total of 55 of these parcels has one or more dwelling units built on the parcel. In feet, 85 dwelling units exist on these 55 parcels.

Remaining in the Analysis Area are 200 vacant parcels. 46 of these parcels are greater than 35 acres. Under Senate Bill 35, these 46 parcels contain enough acreage to permit the creation

of an additional 210 new parcels. Combining the existing vacant parcels and the potential new creatable parcels under Senate Bill 35 makes a total of 410 potentially developable parcels. Of course, there are some parcels which are not readily developable until special engineering and/or access requirements, etc., could be met. However, the maximum potential number of dwelling units without further subdividing in this area is about 410, which could in turn yield a population of approximately 1312 additional persons. If the two existing subdivisions were filled (249 persons), and the existing population in the area (400 persons) were added to the potential population (1312), then a total of about 1,960 persons could reside in this Analysis Area.

The areas with the highest concentration of vacant parcels are located directly north of the Town of Lyons to the County line, and along the Highway 66 corridor through the Analysis Area. The remaining area contains mostly large lots and would be the potential location of most of the new creatable parcels under Senate Bill 35.

Most of the future development potential outside of the subdivision process exists within the agricultural zoning category. Table 2-4 illustrates the development potentials under each zoning category:

TABLE 2-4

LYONS ANALYSIS AREA

DEVELOPMENT BY ZONING CATEGORY, 1976

	Vacant Parcels	Creatable Parcels Under S.B. 35	Developed Parcels
Residential	4	0	0
Commercial	8	0	3
Transitional	3	0	4
General Industrial	3	19 *	6
Agricultural	<u>182</u>	<u>191</u>	<u>42</u>
TOTAL	200	210	55

* assumes the division of Martin Marietta property into 35 acre parcels

NOTE: The above Table 2-4 and other information in this section concerning numbers of parcels, do not include the parcels in the mountain portion of this Analysis Area (T3N R71W, Sections 1, 12, 13, 24, 25) since parcel maps have not been completed for these areas.

Several exemptions have been granted under Senate Bill 35 since its adoption in 1972. Table 2-5 below illustrates a brief description of these exemptions.

TABLE 2-5

LYONS ANALYSIS AREA - EXEMPTIONS

1976

Docket #	Date	Zone	Original Acreage	Requested Acreage	Exemption Purpose
59	8-73	RR	5	1 + 4	Residential
34	8-72	RR	5	3.75 + 1.25	Residential
109	7-73	RR	4.92	3.34 + 1.58	Residential
166	9-74	RR	5	2.5 + 2.5	Residential
193	9-74	A	11.2 + 10.6	<u>Exchange</u> 8 bldg. sites	Mineral Extraction

2.2 ENVIRONMENTAL CHARACTERISTICS

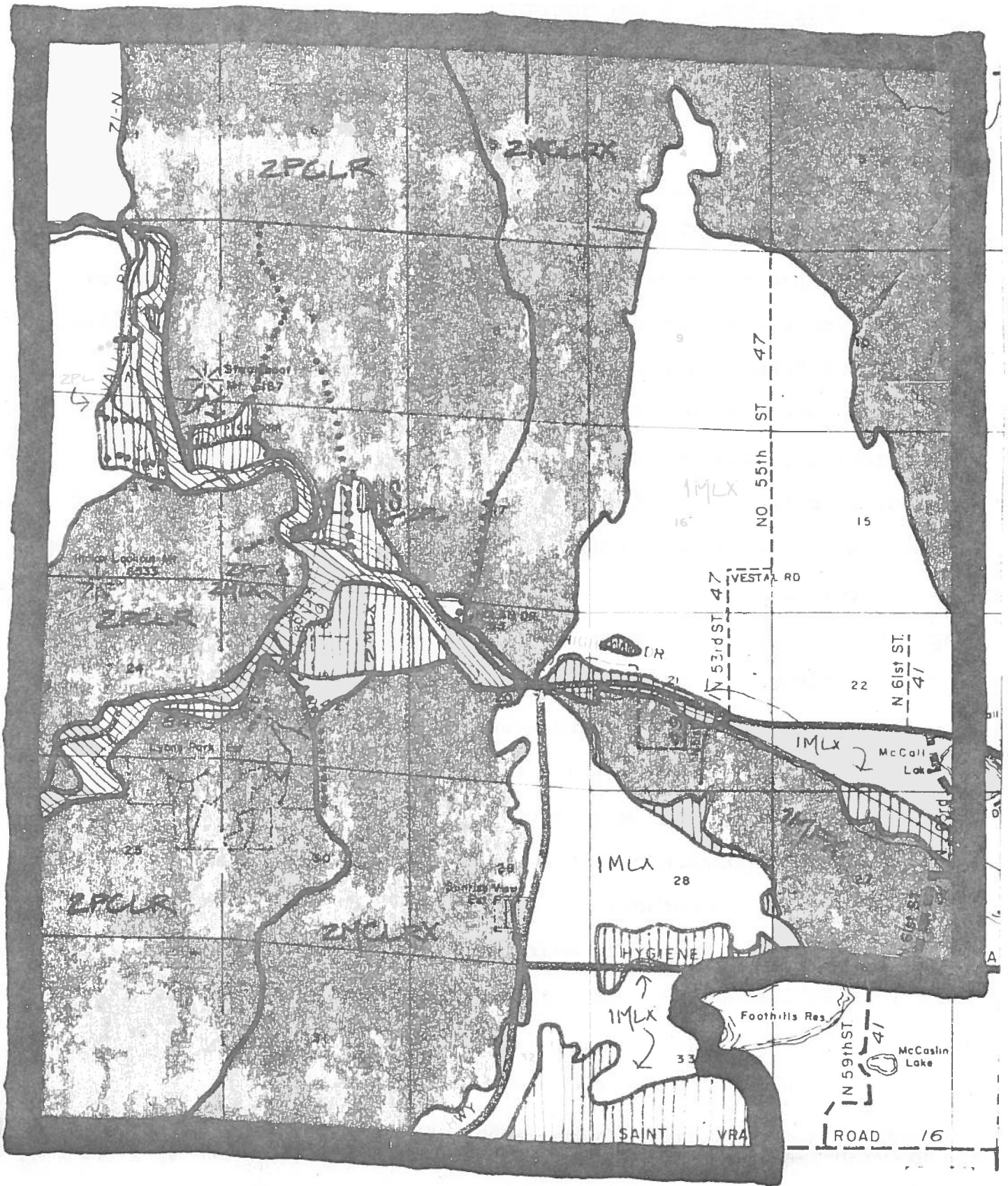
2.21 Geology

The Lyons region contains many mineral resource deposits as can be illustrated of the numerous quarrying activities around the area. Much geologic activity has occurred throughout history in the foothill region surrounding Lyons and consequently many geologic constraints exist to development. The Table shown below illustrates the geologic constraints of the area. The map entitled Figure 2-1 demonstrates the location of such constraints.

Areas designated by 2MCLR_X are most critical with respect to hazardous development potential and represent problems of soil creep, landslides, rockfalls, and expansive soils. The impacts of these hazards on dwelling unit foundations, slope stability, grading plans, retaining walls, and septic drain fields should be carefully appraised prior to any development. Areas shown as 2PCLR represent similar problems to development as 2MCLR_X with the exception of expansive problems with the rock and soil. The 1MLX areas (not shaded) represent landslide and expansive soil hazard zones. The 1MLX shaded areas are a more severe level of expansive soil hazards. Areas with 2PL contain potential landslide hazards. The 3BCLR areas are particularly hazardous for septic/well problems in certain conditions and those areas are characterized with soil creep, landslides and rock fall problems. 2MLX areas are generally the most suitable for development.

The definition of each character association is as follows:

1st number subprovince	1st letter geotechnical zone	subsequent letters geotechnical considerations*
1. piedmont	c coal fields	c soil creep
2. foothills	m younger (mesozoic) sedimentary	f flooding
3. montane	p older (paleozoic) sedimentary	l landslides
	b basement complex	r rockfalls
		s subsidence
		x expansive soil



LEGEND

 MINOR TO NO PROBLEMS

 MINOR - MODERATE PROBLEMS

 MAJOR PROBLEMS

 EXTENSIVE PROBLEMS

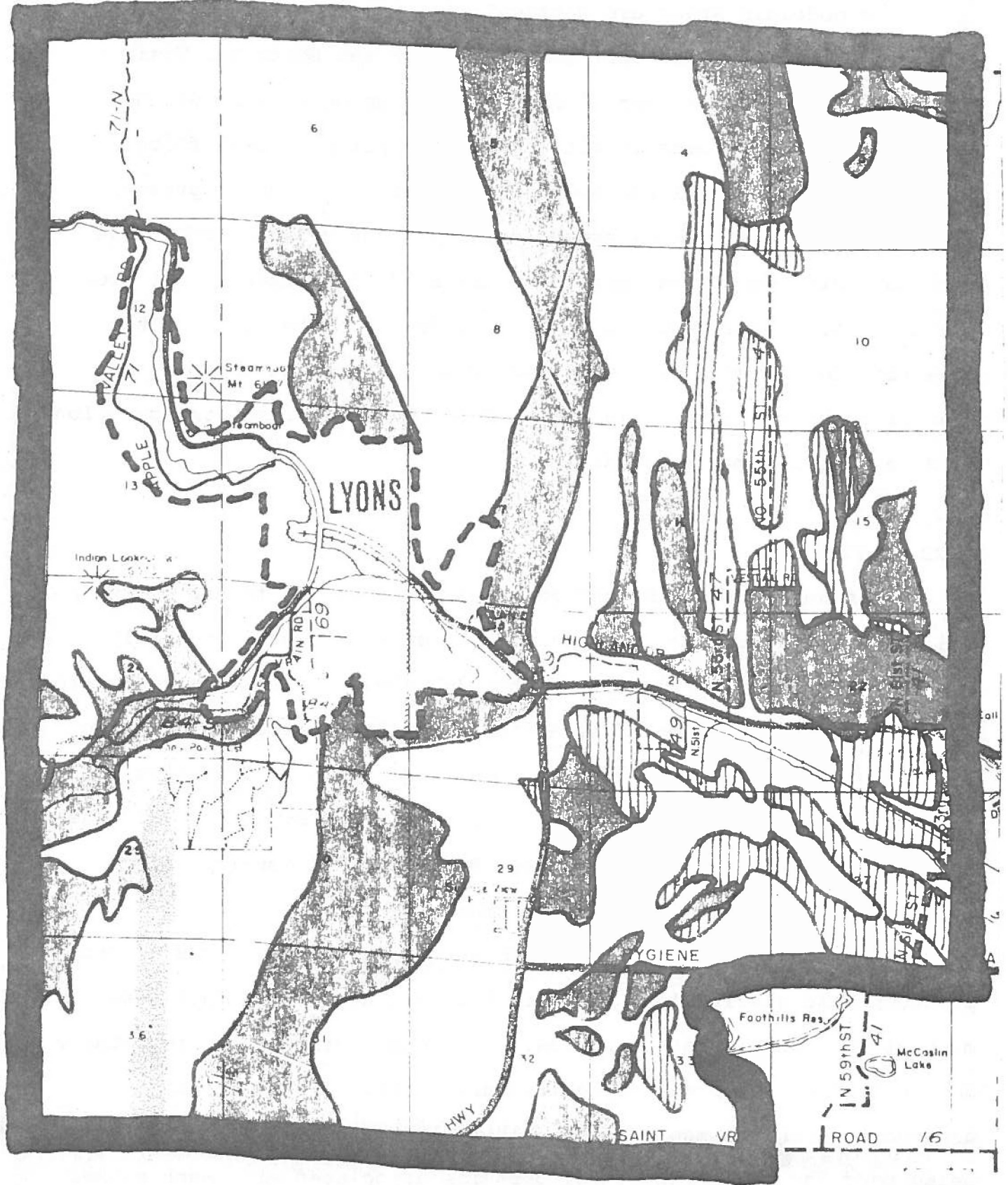
 FLASH FLOOD AREAS

Floodplain areas are particularly critical in the Lyons Analysis Area due to the fact that the North and South St. Vrain Creeks converge at the Town of Lyons. A large percentage of the development in this area is within the floodplain. Flash flood gulches are quite prevalent around this area and do not represent a severe hazard as long as proper drainage is provided along these corridors with dwellings restricted inside of 10 vertical feet from the base water level and 100 horizontal feet on both sides. The potential for a flood of a magnitude equal to the Big Thompson or greater is very high in this area and should be a prime consideration to determining developable areas.

2.22 Agriculture

As demonstrated by the extremely low density figure (1 unit/126 acres) in Table 2-2, this Analysis Area is oriented primarily toward agricultural pursuits. Figure 2-2 shows those lands designated as being of statewide or local agricultural importance, as detailed in the Environmental Resources Element. Agricultural land uses in this region are shown in Figure 2-3 with the corresponding land use codes: 960 Rangeland, 950 Irrigated Pastures, 921 Non-Irrigated Crop Production, and 920 Irrigated Crop Production.

Basically, Figure 2-3 points out the different types of crop producing and grazing lands in this Analysis Area. The fact that much of the land is not of statewide or local agricultural importance obviously does not preclude agricultural uses. The numerical designations on the map (Figure 2-3) imply that the land is currently being used for the agricultural pursuits associated with each number. Figure 2-3 clearly demonstrates the Analysis Area as a useful agricultural



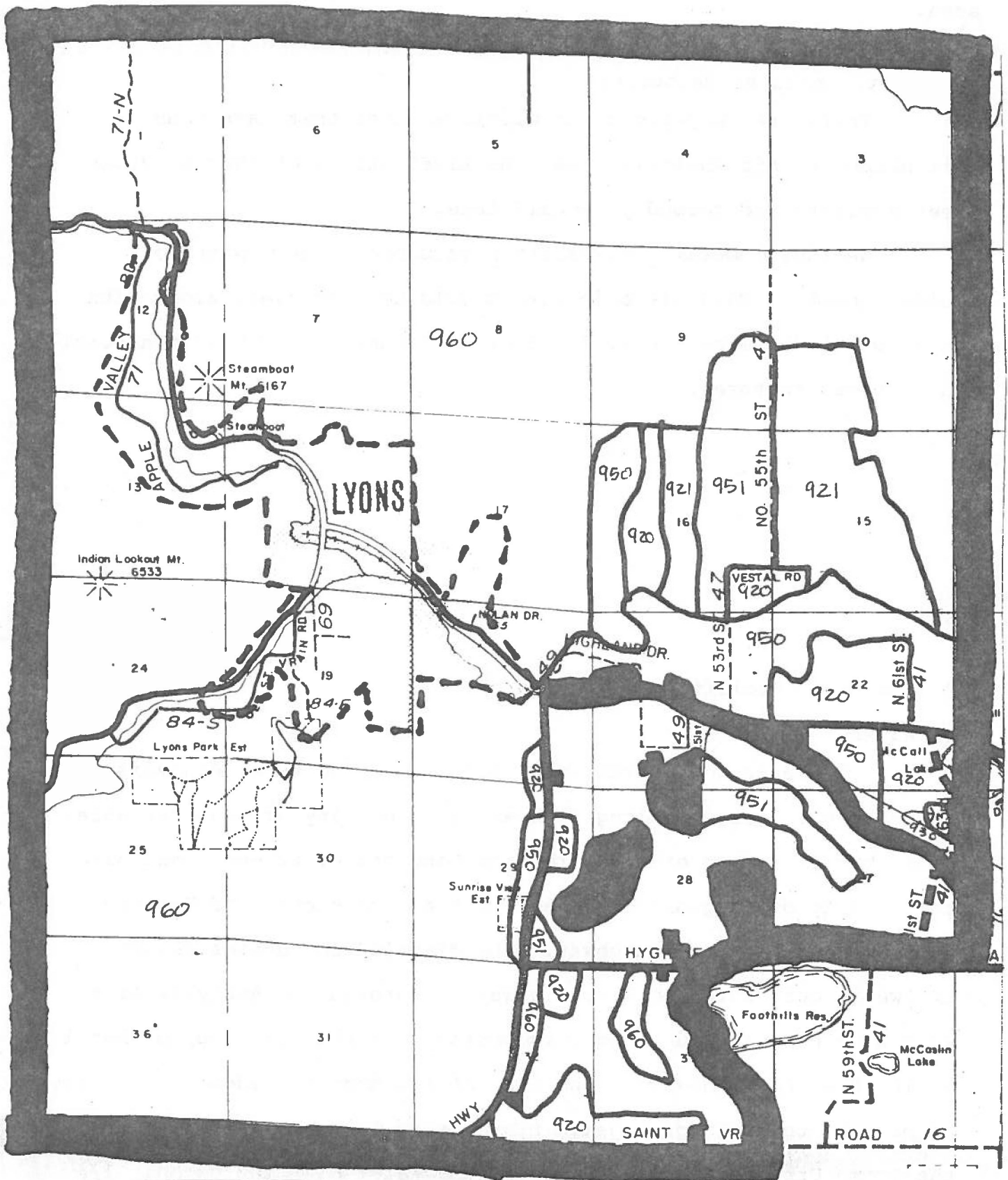
LEGEND



LANDS OF STATEWIDE IMPORTANCE



LANDS OF LOCAL IMPORTANCE



LEGEND

- 920 - IRRIGATED CROPS
- 921 - NON-IRRIGATED CROPS
- 950 - IRRIGATED PASTURE
- 951 - NON-IRRIGATED PASTURE

- 930 - INTENSIVE LIVESTOCK
- 960 - RANGELAND

NON-AGRICULTURAL
 FUTURE SERVICE AREA

area.

2.23 Environmental Resources

There are only two prime wildlife sites that have been designated in this Analysis Area, the first one is of the St. Vrain Creek habitats and secondly, McCall Lake.

Weisner Cemetary represents a valuable historic site to Boulder County. This historic site should be preserved, along with the prime wildlife habitats, in order to enhance the County's natural and cultural features.

2.3 Community Facilities/Utilities

2.31 Water

There is no central water service in the Lyons Analysis Area except for a corridor along Highway 66. The City of Longmont Water distribution system extends from the Longmont Treatment Plant site to the City of Longmont just east of the intersection of Highway 66 and North Foothills Highway. The district boundaries follow the water main which follows Highway 66 through the Analysis Area. Taps have been issued along this corridor in the past (approximately 50 in this area), however, the City of Longmont has adopted a policy as part of their Comprehensive Plan not to issue any more taps outside the Prime Urbanized Area. The Lefthand Water District extends 1/4 mile across the southern boundary of the Analysis Area. There are no other water districts in the area.

The St. Vrain Supply Canal crosses the northeast portion of the Analysis Area and supplies Longmont water. The Boulder Creek Supply Canal flows across the southeast corner of the area into Boulder Reservoir supplying Boulder water. The other water courses in the area are ditches and are all used for irrigation purposes. The table below lists the ditches in the area.

TABLE 2-6

LYONS ANALYSIS AREA DITCHES

NAME	SOURCE	USE	DECREED CAPACITY (CFS)
Highland Ditch	Boulder Cr.	Irr.	347.60
James Ditch	St. Vrain Cr.	Irr.	8.59
Longmont Supply Ditch	St. Vrain Cr.	Irr.	53.57
Oligarchy Ditch	St. Vrain Cr.	Irr.	138.86
Palmerton Ditch	St. Vrain Cr.	Irr.	164.31
Rough & Ready Ditch	St. Vrain Cr.	Irr.	83.34
Supply Ditch	St. Vrain Cr.	Irr.	92.20
Swede Ditch	St. Vrain Cr.	Irr.	24.56
		TOTAL	<u>565.23</u>

The vast amount of irrigation water available to this area lends significant support to the validity of agricultural pursuits.

2.32 Sanitation

There is no central sewer facilities in the Analysis Area. All existing development is with septic systems. The potential hazards associated with septic systems cannot be concentrated into any specific areas. It is primarily a function of depth to bedrock. Generally, the more sloping areas and floodplain areas, however, tend to have problems with individual septic systems.

2.33 Police

Police protection in the area is supplied by the County sheriff. There is no resident officer in the area. The crime rate is low. There does not appear to be any increase in protection warranted in the area in the near future.

2.34 Fire

The Lyons Fire Protection District was approved by the Board of County Commissioners on June 10, 1976. The district boundaries extend approximately one mile east of the Town and about 7 miles west into the mountains. The Fire Department is located in downtown Lyons next to the Town Hall. The remainder of the Analysis Area is served by two fire districts. The Berthand Fire District extends one mile south across the County line from Larimer County. The Hygiene Fire District serves the remainder of the area with the Department located in Hygiene.

2.35 Schools

The Elementary and Junior/Senior High School located in Lyons serves the Analysis Area. There is no need foreseen in the immediate future for any additional school locations. Growth in student enrollment is expected to be accommodated by additions to the existing schools.

2.4 ISSUES AND RECOMMENDATIONS

2.41 Land Use

1. Agricultural Preservation

- a. 90.16% of the land in the Lyons Analysis Area is presently used for agricultural purposes. (Table 2-1)
- b. Eight ditches associated with agricultural mitigation flow in the Analysis Area with a total decreased capacity of 565.23 cfs.
- c. The existing subdivisions are 86.5% vacant and when included in the overall density calculation for the

area, yield a very low figure of 1 unit per 137 acres. (Table 2-3)

- d. Most of the area has poor building sites due to a large amount of geologic hazards, especially in the foothills area, characterized by soil creep, landslides, and rockfall. See Figure 2-1, areas designated by 2MLCRX, 2PCLR, 1ML, 2PL.
- e. Flood hazards in the area are extremely high due to the confluence of the North and South St. Vrain Creeks.

The factors above are all indicators supportive of the need to preserve agricultural uses in the area. An agricultural zoning density of 1 unit per 35 acres should be instituted in this area to preserve such agricultural uses. Existing fire protection, police protection, and school conditions are not near adequate to serve this high or scattered of a population. New development in the Analysis Area should be directed toward the vacant subdivisions.

2.42 Zoning

A. Approximately 1,453 acres of Rural Residential zoning exist to the northwest of the Town of Lyons. The Lyons Future Service Area runs up the North St. Vrain Valley and includes about 507 acres of the RR zone. The remaining 944 acres is located on the sides of the canyon and at the hilltops, i.e., Coffintop Mountain. There is no road access to most of this area. It is also characterized by rugged and steep slopes with significant geologic hazards.

The zoning in this area can be traced back to pre-1965. The Staff believes it was part of the massive RR zoning pattern which existed across the County. The RR zoning which exists outside the Lyons Future Service Area appears to be inappropriate with the elements of the Lyons Growth Management System, i.e. future growth

should occur inside the Lyons Service Area. Further investigations should be made toward changing this zoning classification to a zoning category that will support the intent of the Lyons Future Service Area.

B. The GI zoning in the area of the Martin-Marietta Plant was granted primarily as a rezoning from the agricultural zone, specifically for the Martin-Marietta operation. A few parcels exist within this GI zoning area which are not owned by Martin-Marietta. These parcels represent potential locations for future industries other than the Martin-Marietta operation. Additional industrial uses should not be allowed in an area which is predominantly agricultural. The present GI zoning pattern should be reduced to the general area occupied by the operations buildings since the remainder of the operation is a permitted use within the agriculture zone.

C. Beginning at the east Lyons boundary and continuing along Highway 66 on the left side for approximately 1-1/4 miles is a strip of 84 acres of commercial zoning. The zone existed prior to 1965 and as of 1976 there were 3 developed parcels out of 12 in the Lyons Analysis Area portion of the zone. 33 acres of the commercial zone are inside the Lyons Future Service Area and the remaining 51 are in the Analysis Area. The vacant parcels of the zone are at the top of a cliff 40 feet above the road. This area is also denoted as a severe geologic hazard area in the County and contains landslide rockfall and soil creep hazards. Due to these impractical conditions for development, especially commercial, the

Staff recommends the entire portion inside the Analysis Area be rezoned agricultural and the portions inside the Lyons Future Service Area which are cliff areas be rezoned to agricultural.

D. Adjacent to the east side of the commercial zone is 70 acres of transitional zoning. This zoning also existed prior to 1965. The history of land uses on this zone and the present land uses are not of a transitional nature as was originally intended. The zone is predominantly used for agricultural pursuits. There is also a few residential units in the zone, but no development indicating a trend toward commercial or industrial type uses has occurred. Based on this information, the Staff feels the area should revert back to an agricultural zone.

* * * * *
* The Lyons Comprehensive Plan Development Plan was approved *
* by the Boulder County Planning Commission on May 25, 1977 *
* and the Board of County Commissioners on August 22, 1977. *
* * * * *

2.5 LYONS COMPREHENSIVE PLAN AREA

2.51 Planning Process

In 1970, the Town of Lyons contracted with Nelson, Haley, Patterson, and Quirk, Inc. of Greeley, Colorado, to develop a comprehensive plan. One year later the plan was adopted by the Lyons Town Council. A zoning resolution was also adopted to implement the plan. Shortly thereafter, the plan proved to be lacking in several areas and consequently, the Town felt it necessary to update the plan to reflect current attitudes on growth, its location, intensity, and service demands.

The Bureau of Community Services at the University of Colorado, Denver Center, volunteered assistance to the Town in September of 1975. A rigorous schedule for citizen participation was immediately set up. The CU team attended meetings of local church and social groups, service clubs, and school groups, to ask people their opinions and ideas and to explain the planning process that was to be undertaken. A Town meeting was scheduled and continuously publicized by newspapers, flyers, and posters. The turnout for the meeting was excellent. The group was broken down into smaller groups for the purposes of defining goals and issues. As a result of the meetings, work groups were formed to do research in the upcoming months on the resultant issues, and to prepare goals and policy statements.

A household survey was distributed to the public in the Lyons area. Out of approximately 700 questionnaires distributed to Lyons and the surrounding areas, 45% or 315 were returned. A summary of the results follows:

- a) Most people in Lyons favor slow growth to a population level of about 3,000 people. Even with new annexations, most people want no more population than that, with some willing to see another two or three thousand.
- b) Most improvements suggested for the Town were favored by most residents. However, tax increases to pay for them were unpopular.
- c) Many people felt stores and job opportunities in Lyons were unsatisfactory and most favored economic development of Town including light industry. Most people said the central commercial area is where business activity is preferred.
- d) Most people favored strong land use controls and felt the cost of new facilities should be paid primarily by developers.
- e) Most people would like to see cheaper housing, primarily single-family, but also middle income and elderly housing was indicated.

The citizen responses from the survey and the work group results were integrated by the Planning Commission and Town Council to produce working goals. Since growth was a major issue for the Town, goals relating to phased and gradual growth evolved into a growth management system. The base information which was being developed concurrently, was used to delineate optimal future development areas and to define a future service area. Alternative growth patterns were defined for the Town from the base information and policy issues. The Planning Commission recommended an alternative strategy to the Town Council. Due to the complexity of the issues on land use in Lyons, it was foreseen that much more discussion would be required to formulate a land use map. Therefore, in order to expedite the adoption of a plan, the land use map and a specific set of policies were postponed to a later date. Meanwhile, a Town meeting

was scheduled, again with continuous advertisement, and (1) the goals, (2) growth management system, (3) future development area, (4) future service area, and (5) policy recommendations from the work groups, were presented, discussed, and subsequently adopted in August 1976 by the Lyons Town Council as the "1976 Lyons Comprehensive Plan."

2.52 City/County Interrelationships

Cooperation between the County and cities in a comprehensive planning effort is an important step in insuring results which will have positive impacts on future development in Boulder County. A city's future expansion area lies within the unincorporated jurisdiction of the County. Coordination between the city and County is important so that the County can plan and/or manage future uses in the unincorporated areas surrounding the city in a manner which compliments the city's future development plans.

Part of the County-wide Comprehensive planning process Boulder County is now undertaking involves the adoption of municipal comprehensive plans. Prior to the adoption of a municipal plan, the County is encouraging each municipality to delineate a "community service area". A community service area can be defined as an area into which a city can grow, through annexation, in a reasonable, orderly manner, and provide the necessary community services, (police, fire, water, sewer, electric, etc.). The County has to date adopted comprehensive plans for Louisville, Lafayette, Longmont, and Superior. All of them have incorporated the service area concept. The assumptions inherent in the community service area concept are essentially as follows:

(1) to eliminate urban sprawl by encouraging growth contiguous to urban areas, (2) to encourage all new development adjacent to a community as an extension of the community which is in its best interests, where the community can provide the necessary services without placing undue burden on the city and tax payers, (3) to provide some very basic understandings and agreements between a city and county in order to eliminate the permanent negative impacts which occur when one governing jurisdiction makes far-reaching decisions without any coordination with an adjacent jurisdiction.

2.53 Goals

Adopted with the Lyons Comprehensive Plan were a series of Goal Statements. Following is a list of the Lyons Comprehensive Plan Goal Statements adopted August 1976:

2.531 Growth/Land Use

- a. The Town of Lyons should attempt to keep a small-town atmosphere while encouraging a gradual growth in population that will support a diversity of activities.
- b. All future growth in Lyons should occur in logical phases according to the Town's ability to maintain or expand its services. Areas with the least physical, natural, cost or other constraints should be given priority for possible development.
- c. Lyons should encourage phased, primarily low-density residential growth. All price ranges of housing should be encouraged in Town, to include a fair share of moderate and low-income housing. Priority for lower-priced housing should be given to residents of Town, particularly the elderly.
- d. In order to preserve certain natural features that enhance the setting of Lyons, or to protect areas with economic or natural constraints, such as steep slopes or flood plains, the Town should develop an open space and green-belt program.
- e. All structures in Lyons should be harmonious with the natural environment.

- f. Lyons should develop policies for areas inside and outside the town limits not directly under the town's jurisdiction that have the potential for impact upon Lyons. Lyons should coordinate its policies with those other planning jurisdictions, such as Longmont and Boulder County.
- g. Development should be discouraged in the area between Lyons and Longmont, in order to leave a major buffer of open space between these two growing urban areas.

Lyons should encourage the physical separation of different types of land use activities, such as commercial, residential, recreational, etc.

2.532 Parks and Recreation

- a. Lyons should provide adequate, attractive and usable parks and recreation facilities, programs and opportunities for all residents of, and visitors to, the community.
- b. Lyons should provide for the ownership, development, upgrading, maintenance, and operation of community recreation facilities to be carried out by the Town of Lyons and/or another recreation authority.
- c. Lyons should provide and encourage general open space within and around the community for a variety of leisure-time pursuits.

2.533 Public Services

- a. Lyons should seek to provide either directly, or indirectly, a range of community services and facilities to meet the needs of all segments of the population. This would include, but not be limited to, programs and facilities for: schools; municipal services (including fire and police protection); library and other cultural services; water and sewer; gas and electricity; health and day care services; solid waste disposal; animal control.
- b. Any new programs or facilities undertaken by the town must be economically feasible. Wherever appropriate, the costs for community services and facilities should be distributed throughout the Lyons planning region.
- c. The Town of Lyons should develop ways to increase communication between citizens and town officials.
- d. The Town of Lyons should seek maximum cooperation with other units of government to ensure the coordination of Lyons policies with those of other jurisdictions.

2.534 Economy

- a. The Town of Lyons should seek to increase its economic base and provide more jobs in the area, particularly for Lyons residents.

- b. The Town of Lyons should encourage the centralization of commercial activity in the downtown area, provide adequate and rational zoning for commercial uses, and encourage the improvement and beautification of its downtown business area.

2.535 Utilities

- a. The Town of Lyons should seek to provide directly, or indirectly, utility services at a cost that is fair to consumer and town alike.
- b. Lyons should provide its residents with an adequate electrical system to meet present and future demands.
- c. Lyons should provide its residents with an adequate water treatment, supply and distribution system to meet present and future demands.
- d. Lyons should provide its residents with an adequate sewage treatment and distribution system to meet present and future needs.

2.536 Streets and Transportation

- a. The Town of Lyons should provide and maintain a safe, clean and convenient system of streets. A program should be developed to provide for the study and improvement of streets, lighting, and parking wherever these facilities are necessary and economically feasible.
- b. The Town of Lyons should provide, wherever necessary and economically feasible, attractive walkways to promote safe and convenient movement of pedestrian traffic between and within residential, business and recreational areas.
- c. The Town of Lyons should provide a system of safe and attractive bicycle and/or equestrian paths, wherever economically feasible.
- d. The Town of Lyons should develop a system of drainage which is safe and adequate for storm runoff historically exhibited in the area.

The Goals of the Lyons Comprehensive Plan prescribe a sound direction for future development in the Lyons area. These Goals address themselves directly toward the future development of a land use map and policies. Particularly, the following goal statements above appear to provide such initial direction toward formulation of land use policies and a land use map; I. Growth/Land Use - Goal #1 thru 8; II. Parks and Recreation - Goal #1 and 3; V. Utilities -

Goal #1.

These goal statements appear to exist in harmony with the goals adopted for the Boulder County Comprehensive Plan. For example, Lyons I-1, concerning Lyons growth rate is in keeping with County goal 1.2 for communities to grow at their own desirable rate. Lyons goal I-2 calls for phased growth, expansion of services in a manner which the town is capable of providing and development within areas with minimal constraints. This goal is in keeping with the County's design of the region goals, community facility goals, and environmental management goals. Goal II-3 for "housing direction" is compatible with County residential goals. Goals I-4 and I-5 are in keeping with County Parks and Open Space goals for adequate parks and County environmental management goals for preservation of natural areas. Lyons goal I-7 is concerned with an open space buffer which is harmonious with the County's concept of development adjacent to urban areas (design of the region goal 1.1). Lyons goal I-8 addresses conflicting land uses and is compatible with the County design of the region goal I.3 concerning complimentary land uses. The Lyons goals III-2 and III-1 address a cost-effective program for services and utilities. These goals are directly related to the intent of the County's community facilities goals. Finally, the Lyons goal statements in the Parks and Recreation and Economy and Utilities sections are all compatible to the County Parks and Open Space goals, economic conditions goals, and community facilities goals, respectively.

It should be noted, however, that the Lyons goals regarding transportation, address the internal circulation system and do not directly address any circulation through the town.

2.54 Population and the Economy

The following statements were derived from the Lyons Comprehensive Plan and are included here for information purposes relative to the economic and population characteristics of Lyons. The existing population of Lyons is approximately 1218 people, and represents approximately 406 dwelling units. The growth rate from 1890-1970 averaged about 1.3% per year. The growth rate between 1970 and 1976 represents a 4.5% per year average or 160 persons total. Most of this growth occurred between 1974 and 1976 when 60 new housing units including 16 trailer units were added to Lyons. The present residential density of the town is about 6.7 people per acre, (note: 65% of the town is vacant. This will be discussed further in the existing land use section). Based on existing trends (4.5% growth rate) the projected population by 1990 would be approximately 2000 people.

The economic conditions of Lyons coupled with the town's growth policies will have a most profound impact on the town's future population levels. Lyons economy has remained rather stable. If one moderately sized industry were to locate in Lyons, however, the population could double in two years.

Age distribution is fairly close to the national average with the exception of a slightly larger 25-34 age group. As well, income seems to follow close to the national average.

Approximately 66% of the people in Lyons work somewhere other than Lyons. 80% of Lyons' disposable income goes to non-local merchants while only 20% remains in the town.

The tourist industry plays a large role in Lyons. 43% of town retail sales goes to non-local customers and 57% goes to locals.

The structure of the business sector is 50% local convenience goods, 37% tourist related goods, with only 9% primary shopping goods and 4% secondary shopping goods.

The housing market in Lyons is a sellers market. The demand for homes exceeds the supply.

2.55 Natural Features

The Town of Lyons is located in a natural basin surrounded on all sides by sandstone foothills. The topography in the surrounding area serves as an effective urban shaping tool. Most all of the hillsides surrounding the town contain some type of environmental constraint to common development. One should not assume, however, that development cannot occur on these hillsides. Although the cost of development may in some cases become prohibitive, engineering technology can overcome the unsafe conditions of most hillsides for development. Lyons would do well to develop strong regulations to discourage hillside housing development. The natural hillside barrier should be maintained as a constraint to future growth in order to preserve the community identity of Lyons.

A high danger of landslides and erosion exist on the hillsides surrounding Lyons. Soils are of the type Rock Outcrop - Juget - Baller Association. These are gravel soils with shallow surface topsoil and are generally found on steep slopes. The combination of unstable soils and steep slopes usually go hand-in-hand and represent a danger of severe erosion which is irreversible once started.

The flatter portions of the Lyons area have severe soil constraints to some types of development. Mostly, the problems associated with this area are drainage and drifting problems, and a high water table in areas near the creek.

The 100 year floodplain runs through the south and western portions of Lyons. Flooding presents a continuous threat to the many residences concentrated along the St. Vrain River. There is also a large amount of land on the south side of the St. Vrain River which remains undeveloped and inside the floodplain. Although the town now has special regulations for development in the floodplain, most of the dwellings that exist along the St. Vrain were constructed before such regulations came into effect. Since Lyons is situated at the confluence of two rivers, flood hazards should be carefully studied and strict regulations enforced.

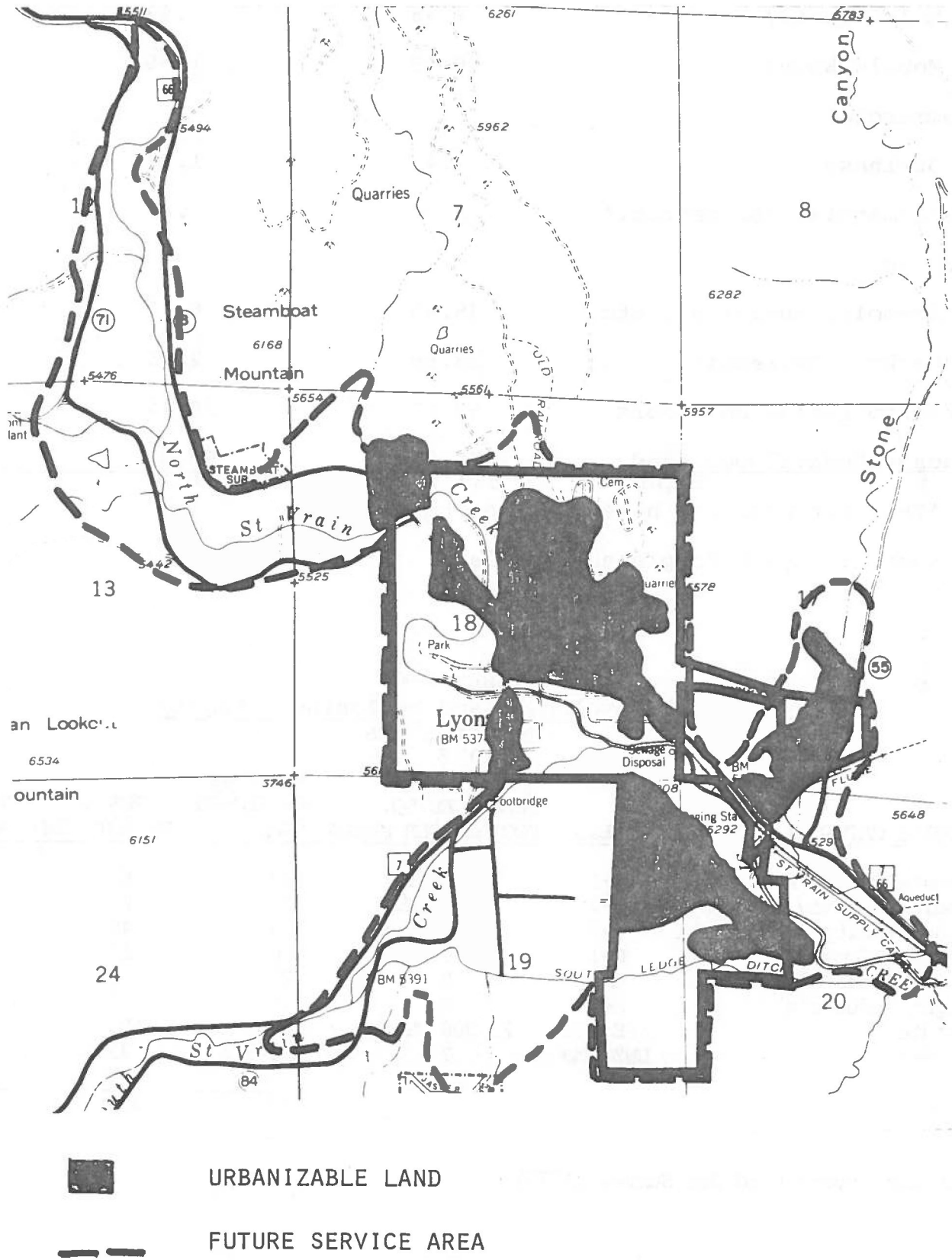
A composite map of the environmental constraints (soils, slope, floodplains, geology and wildfire hazards) is included with the Lyons Comprehensive Plan. The individual constraint maps, i.e. soils, slope, etc. are also included with the Lyons Comprehensive Plan and should be referenced for further detail. The environmental constraints composite map contains three classifications of urbanizable land. The first category is prime urbanizable land and is characteristic of areas with only minor constraints to development. These are the areas where development is preferred since building is the least expensive and easiest. The second category is secondary urbanizable land which consists of areas with more severe environmental constraints. Development should occur in these areas only after the prime areas have been filled. The third category is protected areas and represents areas with extreme environmental constraints. These are areas unsuitable for urbanization and most appropriately suited for preservation and parks or open space type uses. Lyons has some severe development constraints which are unique to its area. The Boulder County Staff recommends that the Town of Lyons make every effort to adhere strongly to these criteria, especially with regard to restricting development

in protected areas. These protected areas can also serve as critical buffer areas around the town and may be used as the primary element toward maintaining a sense of community identity in Lyons. Figure 2-4 is a map showing the various locations of urbanizable land.

2.56 Existing Land Use

Incorporated Area Only

The Town of Lyons is approximately 2/3 vacant or undeveloped. The existing zoning scheme for the town shows many high density classifications over vacant land areas which could yield extremely high levels of population. The town also contains many environmental constraints to development as illustrated, particularly by the protected areas shown on the map in the Natural Features section above. There are many high density residentially zoned areas on top of the protected areas. Some of these areas are already developed and should probably be monitored closely by the town in order to insure continued safety. The remaining vacant portions of the protected areas represent an even greater threat to the town in the form of maintenance costs and public safety. A breakdown of existing land use in Lyons is shown in Table 2-7. A chart showing vacant vs. developed land by zoning category is shown in Table 2-8.



EXISTING LAND USE CITY OF LYONS - 1975

<u>Land Use</u>	<u>Acres</u>	<u>% of Total Area</u>
Residential		
Single Family	66.57	11.69
Multi-Family	2.48	.43
Mobile Homes	8.55	1.50
Commercial		
Business	7.42	1.30
Commercial/Residential*	2.34	.41
Public		
Schools, Municipal, etc.	35.43	6.22
Parks & Recreation	13.96	2.45
Transportation Corridors	57.67	10.12
Vacant Undeveloped Land	<u>375.29</u>	<u>65.88</u>
TOTAL	569.71	100.00

*This represents a home occupied business.

Source: Lyons Comprehensive Plan

TABLE 2-8
Vacant/Developed Land by Zoning Category
 CITY OF LYONS
 1975

<u>ZONING CATEGORY</u>	<u>SYMBOL</u>	<u>PERMITTED SQ. FOOTAGE PER FAMILY</u>	<u>ACRES OF DEVELOPED LAND</u>	<u>ACRES OF VACANT LAND</u>	<u>TOTAL ACRES</u>
Single Family Residential	R-1	7,000 FT. ²	132	61	192
Medium Density Residential	R-2	3,000 FT. ²	31	63	94
High Density Residential	R-3	750 FT. ²	3	45	48
General Commercial	C-1	750 FT. ²	6	10	16
Heavy Commercial	C-2	0	22	4	26
Light Industrial	M-1	0	1	0	1
Estate	E	20,000 FT. ²	18	150	168
-----	UNZONED	?	0	25	25
TOTAL			212	358	570

SOURCE: Lyons Land Use Survey (1975)

The preceding tables show that a total of 170 acres of land are zoned for single family, medium or high density residential development. And, 150 acres zoned for estate residential with 14 acres zoned for commercial uses. If all vacant lands were developed to the maximum density permitted under existing zoning, the population of Lyons would reach approximately 10,000 persons without any further annexations to the town. The existing residential density of the town is 6.7 people per acre. If this trend were to continue and all vacant residentially zoned land were developed, a population of 3600 persons could still be reached without any further annexations. This is 600 persons above the maximum number of people shown desirable for the town by the public opinion survey. Table 2-9 on page 2-32 shows various population alternatives in conjunction with different developable land criteria. Please note, the desired population range from the Land Use Survey, the present water treatment capacity, and the population levels for all vacant land developed at 6.7 people per acre and prime and secondary land developed at 6.7 people per acre.

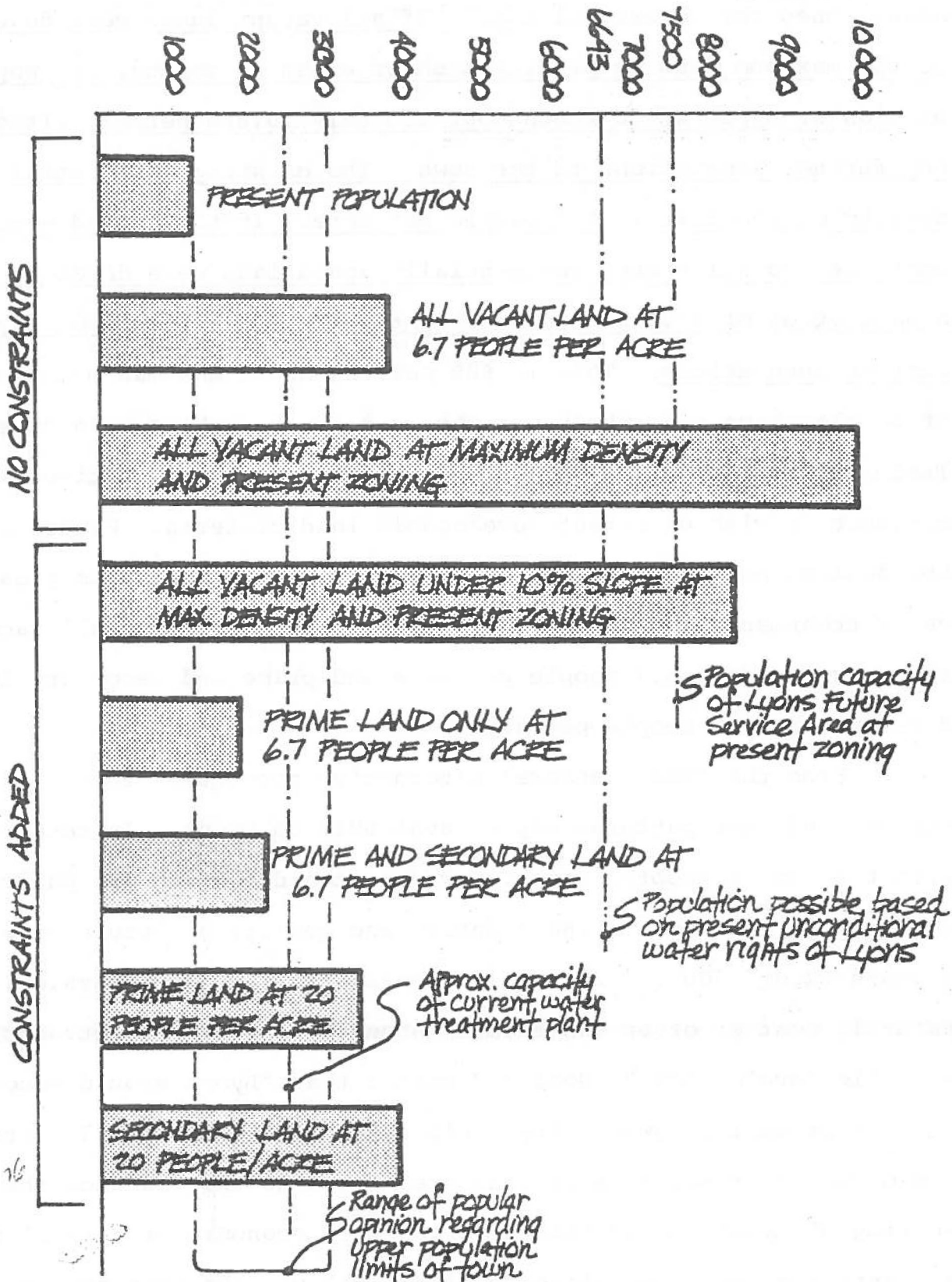
From the chart, several alternative population levels or future land use patterns appear available to Lyons. In keeping with the town's adopted goals, however, the direction for policy development relative to the quantity and quality of future growth appears clear. Goal I-2 states, "areas with the least physical, natural, cost or other constraints should be given priority for possible development." Goal I-3 states that "Lyons should encourage phased; primarily low-density residential growth." Goal I-4 states "In order to preserve certain natural features that enhance the setting of Lyons, or to protect areas with economic or natural constraints such as steep slopes or flood plains, the Town should

TABLE 2-9

POPULATION ALTERNATIVES

CITY OF LYONS

1975



develop an open space and greenbelt program." In addition, the popular opinion survey points to a desirable upper population of 3,000 persons. Among other directives, the base information above appears to clearly indicate that the future direction of Lyons policy and land use map development may be built around the following two population level alternatives shown in Table 2-9 of page 2-32. They are (1) "Prime and Secondary land developed at 6.7 people per acre," yielding a population of about 2300 persons, (2) "Prime land only at 6.7 people per acre," yielding a population of about 2000 persons.

2.57 Community Facilities/Utilities

2.571 Water

Raw water rights owned by the Town of Lyons total about 3663 acre feet. Of that total, 1860 acre feet are conditional water rights. The remaining 1803 are unconditional water rights. Unconditional water rights are the most secure rights since they are under one agency's (i.e. Lyons) ownership. A conditional right will not guarantee water all the time since it is usually shared with other agencies or owners. Therefore, a valid raw water population serving capacity can be calculated by dividing 1803 unconditional water rights by .28 acre feet per capita consumption per year average. The result is that Lyons has enough unconditional water rights to serve a population of 6,440 people.

On the other hand, the Lyons water treatment plant is presently adequate to serve approximately 2,500 persons. The water storage system consists of 3 water storage tanks of which 2 are operational

(300,000 gallons and 150,000 gallons). The existing tank cannot hold enough water to maintain pressure during excess demand periods. The water storage system is considered inadequate to meet minimum standards of the National Board of Fire Underwriters. Although the water treatment plant capacity is approximately 2,500 persons, the water storage system would require probably one additional 300,000 gallon tank in order to serve this many persons and possibly somewhat more storage than that to meet fire requirements.

The water distribution system has some problems which need attention prior to serving additional units. Pipe size is too narrow in sections of town to meet pressure requirements for fire fighting. Generally, the north end or higher elevation section of town has problems with low pressure and the low elevation sections near the river have too high pressure. This is due to the several dead-end lines which exist in the system and the fact that the lines are not all "looped" at all ends back to the system. The distribution system needs to be upgraded before significant growth can occur.

2.572 Sanitation

The sewer treatment facility now serves the entire towns population (1,200) and does not serve any properties outside the corporate limits. Due to violation of E.P.A. wastewater standards, the town applied for, and received, an E.P.A. grant (80% funding) to upgrade the sewer plant. Construction is scheduled for completion in October 1977 with the plant being able to serve 2,560 persons.

2.573 Fire

A seventeen-member volunteer fire department with four vehicles, a station, and other fire fighting equipment comprise the Lyons fire protection forces. Recently, a Lyons fire protection district has been established. Due to difficulties with the water storage and distribution system, fire insurance in Lyons is very high. From a fire protection standpoint, upgrades appear necessary to the water system before more growth occurs.

2.574 Police

The Lyons police force consists of three full time officers with ten reserve officers. Police protection is adequate for the present and future population up to 3500.

2.575 Schools

Lyons has an elementary school and Junior-Senior High School which is part of the St. Vrain Valley School District (RE-1J). Enrollment at the elementary school is 268 students and 100% capacity is 350 students. Enrollment at the secondary school is 288 students with 100% capacity at 455 students. In general, an additional 3500 people is necessary to yield enough students for a new elementary school. In the case of Lyons, therefore, new growth would warrant an addition to the existing school and not necessitate construction of any new schools.

2.576 Transportation

The County transportation plan shows State Highway 66 through Lyons, and U.S. 36 to Estes Park (North St. Vrain Drive) classified as principal arterials with a design volume of 12,000 - 28,000 vehicle trips per day. North Foothills Highway (State Hwy. U.S. 36) is also classified as a principal arterial from Boulder up to Lyons. As Hwy. 7 continues up the South St. Vrain Canyon to Allenspark, its classification changes to minor arterial with a design volume of 6,000 - 18,000 vehicle trips. From a regional standpoint, U.S. Hwy. 36 will adequately facilitate Rocky Mountain National Park and State Hwy. 66 movement from Longmont and Weld County to Lyons and Rocky Mountain National Park.

A bypass of Lyons had been planned, however, recent improvements to U.S. 36 within Lyons have eliminated such a need. At present State Hwy. 7, State Hwy. 66, and U.S. 36 are adequate to serve traffic volumes. Future demands are dependent primarily upon Rocky Mountain National Park traffic. Given reasonable growth in the area, no capacity improvements should be required through 1990. For further detail, see the "Boulder County Long Range Transportation Plan."

2.58 Future Service Area

One of the purposes of a service area is to provide grounds for cooperation and agreement between a City and County in order to protect the public interests of both jurisdictions. This allows the city and County to jointly plan and prepare for the future expansion of a community into the unincorporated areas of the County. In addition, the community can determine how it should expand to best meet needs for planned growth and financial stability.

Boulder County through its adopted goal statements is promoting the position that growth be directed toward those areas which have available community facility and utility services to meet these growth demands. Essentially, growth should be channelled into communities with the remaining areas left for agricultural or other non-urban uses.

The Lyons service area is approximately the same acreage as the acreage of the town, meaning if the town were to expand completely into the service area, the town size would have doubled. The Lyons service area was formulated based on the elevation of the water system and, therefore, the boundary line follows the topography of the Lyons Valley Basin.

Extension of services beyond the town limits is something that should be looked at with much forethought and detailed study, particularly in the case of Lyons where there is so much vacant land inside the corporate boundaries. For example, if the town were to extend utility lines out to some point 1/4 mile from the town boundaries, anyone who requested service between the town boundaries and the furthest extension point would have to be served by the town. If this type of development were to occur prior to the infilling of vacant developable land inside the town boundaries, two types of impacts would occur, (1) when the vacant land within the town was developed, the size of the town could become much larger than desirable, (2) the costs of services and maintenance would be an extreme financial burden to the town while the vacant areas were filling. This type of development process is called leapfrogging, and has proven generally to be an undesirable condition for most communities.

In summary, the factors presented in the Lyons Comprehensive Plan all seem to support development of the majority of prime and possibly secondary land at a low density prior to any extension into the service area for the following reasons: (1) As mentioned in the land use section, the Lyons goals relating to land use encourage a "phased low density growth in areas with the least physical, natural, cost or other constraints", and the preservation of "protected areas"; (2) the opinion survey points toward a desired population level of around 2,500 people; (3) water treatment plant capacity is approximately 2,500 people; (4) upon completion of improvements to the sewer plant, the plant capacity will be about 2,900 people; (5) the existing growth trends of Lyons when projected, yield a population of 2,400 people sometime after 1990; (6) finally, the population yielded by development of all primary and secondary lands within the city limits is approximately 2,400 people. These factors, above all, point to a desirable population level of approximately 2500 persons for Lyons. Since this population level can be accommodated within the existing town limits and still comply with the goals, service capacity and future desires of the town, expansion into the future service area does not appear necessary until after 1990. However, this should not serve to invalidate the need for the remaining 388 acres of future service area outside the city limits. This area is important as a reserve for future expansion which can inevitably occur at some future time and unforeseen growth rate, such an area should be maintained for a future expansion. (See figure 2-4 for a map of the future service area.)

2.581 Future Service Area Land Use Distribution

The land uses existing in the Lyons Future Service Area are primarily residential with some commercial retail establishments along the highways and some agricultural farming type uses. A detailed breakdown of land uses that exist within the Future Service Area are listed (the incorporated areas are not included) in Table 2-10.

TABLE 2-10

EXISTING LAND USE 1976

LYONS FUTURE SERVICE AREA (INCORPORATED AREA NOT INCLUDED)

LAND USE	# OF USES	TOTAL AREA (ACRES)
<u>Residential</u>		
Single-Family Metes & Bounds	27 70*	276
Single-Family subdivided	2	8
Single Mobile House	3	1.5
Group Quarters	1*	.5
<u>Commercial</u>		
Highway Oriented Retail	4 2*	
Community Oriented Retail	1*	
Highway Service (road garage)	1*	
Warehousing	1	
<u>Public</u>		
Electric Systems (Longmont Power)	1*	
Other Public & Quasi Public	1*	
<u>Agricultural</u>		
Intensive or Special Crop Production	1*	
<u>Vacant</u>		
Other Vacant Unincorporated Lands		388.53
Vacant Parcels (5 acres or less)	13	
TOTAL ACRES =		677.93
TOTAL ACRES MOUNTAINOUS PORTION ONLY =		292.30

* land uses located in the mountain portion

Source: Boulder County Planning Staff Windshield Survey

2.582 Possible Future Service Area

The Lyons Comprehensive Plan has designated in addition to a future service area, a "possible" future service area. The "possible" future service area is significantly larger than the service area and extends primarily south to Hygiene Road and east to McCall Lake, and a few miles up the north and south St. Vrain Canyons. The "possible" future service area was delineated for the purpose of holding the land between Lyons and Longmont indefinitely as an open space buffer. It is possible, that since Longmont's Planning Area extended up to the future service area of Lyons, the "possible" future service area may have been delineated as a retaliatory measure on the part of Lyons to establish that area as a buffer zone. In this way, Lyons could be a part of any land use decisions that are to be made in the area.

As mentioned earlier, Boulder County's growth philosophy is for contiguous growth to urban areas and to maintain the space between communities as non-urban in nature. This can be accomplished through proper use of the County's land use regulations as well as contractual negotiations between the County and the communities. In light of these factors and Boulder County's position on contiguous growth, the "possible" future service area appears unnecessary for Lyons if the County can demonstrate that the area will be maintained as an open space buffer zone. Furthermore, utility extensions to areas within the "possible" future service area such as extensions up the narrow canyons and extensions out to Martin Marietta may place prohibitive financial burdens upon the Town of Lyons. Thus, based upon the present equilibrium between the projected population and service levels in the Future Service Area, it is not anticipated

that the "possible" future service area will be utilized for city extension purposes, at least, within the planning period.

2.59 Growth Management System

While the Lyons Comprehensive Plan does not have policies or a specific land use map developed at the present time, the Plan does contain, however, a set of guidelines or criteria for growth called the "Growth Management System." The Growth Management System addresses such critical elements as phased growth for Lyons, a generalized growth rate, expansion by annexations, provisions of services, urbanizable land, and development procedures. The issues addressed by the Growth Management System are directed toward achieving balanced future growth and preserving a certain quality of life in and around the community. Boulder County is committed to help achieve these accomplishments through the development of coordinated and meaningful policy statements. Such policy statements must be articulated in such a manner that the Town and County can both agree on the means of achieving the stated goals affecting both jurisdictions.

The goals of Lyons have been favorably compared with the County, as previously mentioned in this report. The policies of the Town that affect the County have been purposefully omitted by the Town until such time that the two jurisdictions can jointly agree on those key issues relative to the future locations of Lyons' growth. However, with the preliminary drafting of the County's "Community Service Area" policy, the posture that the County will assume in the future, in relation to the municipalities

becomes more clear. Thus, the following "elements of the Town's Growth Management System can be interpreted as "policy statements" that Boulder County will respect and endorse concerning future growth proposals in the Lyons area.

2.591 Elements of Lyons Growth Management System - (Policy Statement)

1. Growth in the Lyons area should be gradual and planned. Prior to the approval of development or annexation plans by the Town, services to a new development (residential, commercial, industrial, etc.) should either be in place or clearly available and adequate for the future.
2. Development or annexation proposals should be measured against their positive or negative impact on the Town, its people, and its service systems. Systems that may be impacted would include, but not be limited to: water, sewer, other physical services, natural environment, public services, social and cultural environment.
3. The rate of growth would be determined primarily by the Town's ability to upgrade and maintain its service systems. To exceed this rate, a developer must accept the burden of growth-related costs himself and make improvements in compliance with Town standards.
4. Phasing of growth should give priority to those areas where physical and environmental constraints are minimal. This severely limits growth in areas where these constraints are extreme, and encourages the gradual development of areas better able to absorb it.
5. Land in Town has been classified into three categories - primary urbanizable; secondary urbanizable; and, protected area - according to the combination of natural and other constraints present in those areas. The accompanying maps show the limits of each area. The accompanying chart shows the criteria used to define each area. The town policy is that, wherever possible, land in the primary category should be filled in before land in the secondary is developed. Protected land should only be considered for development under the most extreme pressures for land in the future.
6. Annexation or provision of services to outlying areas should only be considered after prime land in Town is filled. This would help prevent "leapfrogging". This would not preclude the annexation of land into Town before all areas now in Town are filled in, but it would place the burden on developers or property owners to demonstrate that such annexations would benefit the Town. Where a developer or property owners wish to annex, normal annexation procedures will apply.

7. Where a developer wishes to build in an area with greater constraints, he must demonstrate by special studies and reports to the Town that he has overcome the particular engineering and other problems related to that site.

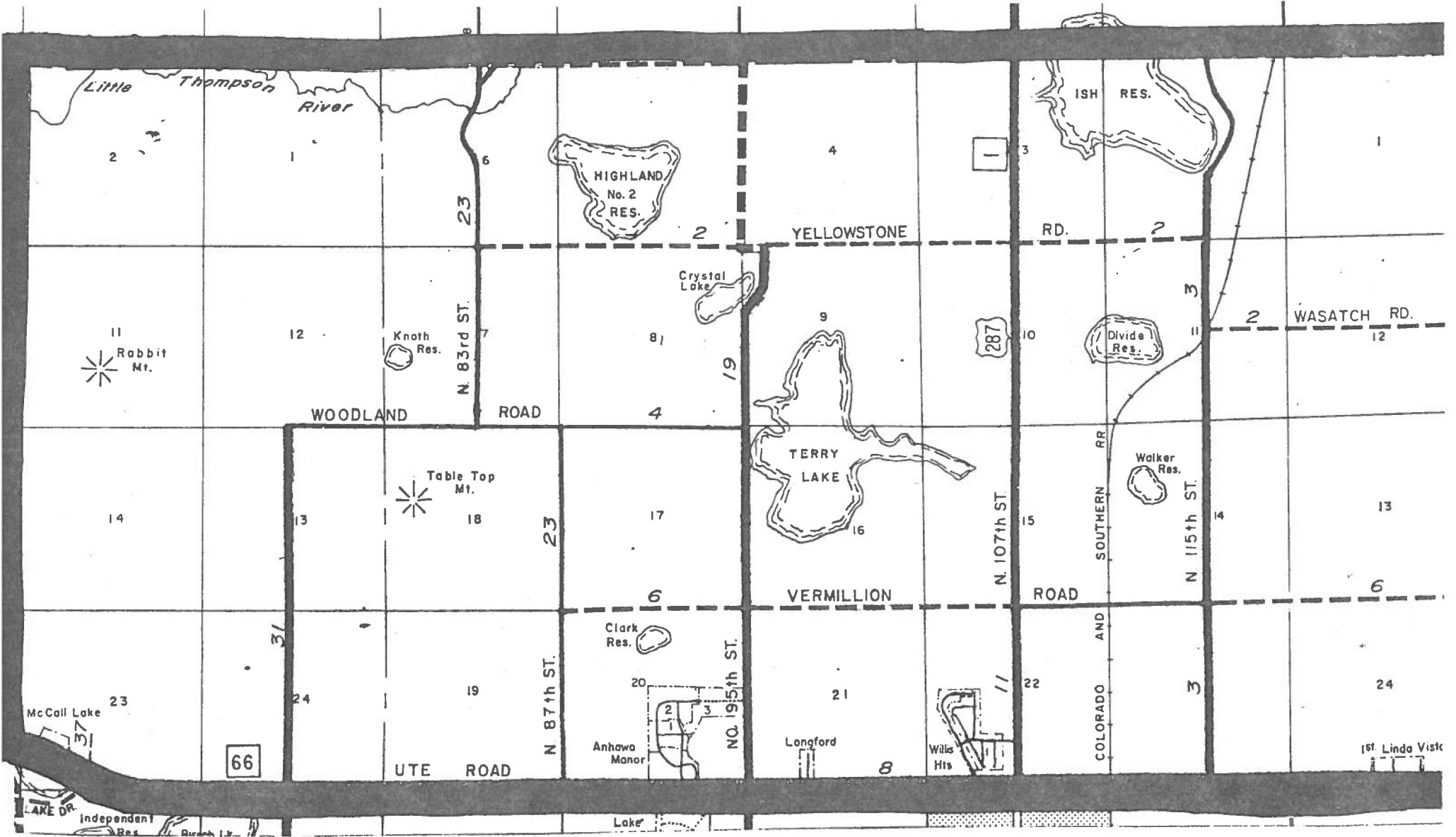
In addition to the above statements, the Boulder County Staff has discussed with the Town officials the inclusion of additional interpretive statements of the policies. The intent of these statements is to clearly outline the responsibilities of both jurisdictions relative to making land use decisions inside and outside of the Town's Future Service Area.

- A. By the adoption of the Lyons Comprehensive Plan, the Town intends to consider annexations for only that territory situated within the designated Future Service Area during the Town's planning period (15 years). At some point beyond the planning period, consideration may be given to extending the boundaries of the Future Service Area into the Possible Future Service Area designated within the Lyons Comprehensive Plan.
- B. The Town of Lyons will consider request for sewer, water, and other services for only those lands situated within the Future Service Area. The provision of services shall only be made upon annexation to the Town or in situations where existing service lines are contiguous to existing developments and the servicing of such developments are in the public interest (i.e. to alleviate a health hazard).
- C. Boulder County will enforce the intent of the Future Service Area by discouraging the creation of new concentrations of residential, commercial, and industrial land uses situated outside and contiguous to the adopted Future Service Area.

In addition, we suggest that an additional policy statement be included as part of the Lyons Comprehensive Plan to deal with a procedure for possible future amendments to the Plan. The statement listed below addresses the coordination between the Town and the County in instances where the Town decides to make certain adjustments to geographic areas under jurisdiction of the County.

- D. In instances where adjustments are proposed to the Future Service Area that affect lands of an unincorporated status, the Town shall submit such request to Boulder County for referral purposes. Where the Town and County jointly agree upon the requested Plan adjustments, the land use plan of both entities shall be officially amended in compliance with applicable State Statutes.

TERRY LAKE ANALYSIS AREA



3.1 INTRODUCTION

The Terry Lake Analysis Area covers approximately 32 square miles north of the City of Longmont. This principally agricultural area is bounded on the north and east by the County line, on the south by SH 66 and west by the Lyons Analysis Area boundary.

Within this area are three large irrigation reservoirs, Highland, Ish and Terry Lake and two prominent natural features, Rabbit and Table Top Mountains. The subdivisions that are found here all front on SH 66 with the two largest, Anhawa Manor and Willis Heights being across the highway from the northern boundary of the Longmont Prime Urbanized Area.

EXISTING LAND USE CHARACTERISTICS

Table 3-1 indicates the land use distribution within the Analysis Area and firmly establishes the area's agricultural character. A look at the accompanying breakdown of existing zoning concurs with this assessment. Furthermore, an overall density of 1 unit/108 acres exists throughout the agricultural portion of the Analysis Area. The 9% of the analysis area that is not being utilized for agricultural pursuits covers a fairly wide range of other uses. These include five subdivisions, commercial uses at the intersection of US 287 and SH 66, the Mountain States Childrens Home, a cemetery, the Longmont Humane Society, a major electrical power substation and a major grain storage facility.

TABLE 3-1

EXISTING LAND USE CHARACTERISTICS - JULY 1977

	<u>UNITS</u>	<u>ACRES</u>	<u>%TOTAL</u>
A. Residential			
1. Metes & Bounds	182	246.03	1.20
2. Subdivided Developed	201	165.79	.80
3. Subdivided Vacant	33	27.65	.15
4. Other	4	2.00	--
Res. Sub-Total		<u>441.47</u>	<u>2.15</u>
B. Commercial		4.12	.02
C. Industrial		17.87	.08
D. Communications/Utilities		25.08	.12
E. Public/Quasi-Public		49.45	.25
F. Open Space Uses		1,054.89	5.15
G. Agriculture			
1. Special Crops		3.70	.01
2. Irrigated Crops		8,814.40	43.02
3. Non-Irrigated Crops		4,145.91	20.25
4. Intensive Livestock/ Poultry Uses		61.14	.30
5. Irrigated Pasture		3,748.48	18.30
6. Non-Irrigated Pasture		1,617.61	7.90
7. Rangeland		292.76	1.44
Ag. Sub-Total		<u>18,684.00</u>	<u>91.22</u>
H. Other		208.01	1.01
		<u>20,484.89</u>	<u>100%</u>

<u>ZONING</u>	<u>ACRES</u>	<u>%TOTAL</u>
RR	74.89	.37
ER	7.27	.03
B	10.00	.05
A	20,392.73	99.55
TOTAL	<u>20,484.89</u>	<u>100%</u>

3.11 Subdivisions

The subdivisions within the Terry Lake Analysis Area are detailed in Table 3-2. The majority of these subdivisions were platted before the 1965 County-wide rezoning. Of the three platted since then only the Longford Subdivision remains undeveloped. The remainder of the subdivisions have virtually filled out, 33 of the 234 platted lots are now vacant. As these lots fill out the population should increase another 100 persons, in close proximity to Longmont.

No major problems have been experienced with these subdivisions with the exception of Anhawa Manor and its subsequent additions. For example, the 3rd addition of Anhawa Manor carries the stipulation that prior to construction and use of a septic system on any of the lots approval of the State Water Pollution Control Commission be obtained. The formation of a sanitation district was initiated by the developer in late 1968 to deal with the subdivision's history of septic problems. Approval of the district was expected by election of subdivision residents but the proposal failed. The 3rd addition was approved with the above stipulation based on past septic problems and resident concern that the problems would increase.

3.12 Metes & Bounds Parcels

Prior to the enactment of Senate Bill 35, approximately 45 lots were created utilizing the modified County subdivision provisions (see Addendum A). Specifically, 15 lots were created in the SW quarter of Section 17, T3N R69W along North 87th Street while 31 lots were created in the east half of Section 24, T3N R69W. These latter

TABLE 3-2

SUBDIVISIONS IN THE TERRY LAKE ANALYSIS AREA - JULY 1977

<u>SUBDIVISION</u>	<u>ZONING</u>	<u>DATE</u>	<u>ACRES</u>	<u>LOTS</u>	<u>AVG. LOT SIZE</u>	<u>NO. PERMITS</u>	<u>POP.</u>	<u>NO. VACANT</u>	<u>POP.</u>	<u>UNITS/ ACRES</u>	<u>WATER</u>	<u>SAN.</u>
Anhawa Manor	RR	1964	21	25	.84	20	60	5	15	1.19	Longs Peak	septics
1st	A	1964	30	31	.96	31	93	0	0	1.03	"	"
2nd	RR	1968	26	17	1.52	15	45	2	6	.65	"	"
3rd	RR	1972	20	25	.80	14	42	11	33	1.25	"	"
Linda Vista	A	1961	10.26	8	1.28	8	24	0	0	.77	"	"
Longford	A&RR	1965	6	8	.75	0	0	8	24	1.33	--	"
McCall Lake	A	1953	5.18 ^{1/}	6	.86	6	18	0	0	1.16	City of	"
Willis Hts.	A&RR	1954	35	39	.89	34 ^{2/}	102	4	12	1.11	Lgmt. Longs Peak	"
1st	A&RR	1959	40	77	.51	73 ^{3/}	219	3	9	1.92	"	"
TOTAL				<u>236</u>		<u>201</u>	<u>603</u>	<u>33</u>	<u>99</u>			

1/ 1.56 acres of the original 6.74 have been deeded to the State Highway Dept. Of this acreage, .81 was from Lot 7 and thus Lots 6 and 7 are considered as 1 lot.

2/ & 3/ One permit issued on 2 lots.

lots front on East County Line and Vermillion Roads. Building permits have been issued for 10 of the 15 lots and 22 of the 31.

Since Senate Bill 35 has been in effect, six exemptions have been granted and one denied in the Terry Lake Analysis Area. These exemptions are detailed in Table 3-3.

TABLE 3-3

TERRY LAKE ANALYSIS AREA - EXEMPTIONS

<u>Docket #</u>	<u>Date</u>	<u>Zone</u>	<u>Original Acreage</u>	<u>Requested Acreage</u>	<u>BOCC Action</u>
32	12-72	A	17.5	7.5+10	Approved
102	7-73	A	20	5+15	Approved
107	8-73	A	69	5+32+32	Approved
133	2-74	A	15.2	7+8.2	Approved
158	7-74	A	34	10+14	Approved
165	6-74	A	138	17+121	Approved
184	9-74	A	10	5+5	Denied*

* Denial was based on the fact that these 10 acres were already on exempted parcel created by Docket #32.

All told, 7 new building sites were created through the exemption process in this Analysis Area.

3.13 Use By Special Review

There have been two use by special review applications approved for this Analysis Area. The first was the State Division of Communication's microwave repeater site located at the intersection of Wasatch and County Line roads in Section 12, T3N R69W. The microwave station consists of one unmanned building with two towers. Approval

for this use was granted August 1976 provided that the station would not cause interference with radio and television reception in the area. Use by special review status was necessary as Section XV of the Boulder County Zoning Resolution states that communication facilities are such a use in the A zone and because the site is leased and is 2.4 acres, less than the 5 acre minimum in the A zone district.

Water treatment facilities are also a use by special review in the A district, thus the Longs Peak Water Association requested approval for water storage facilities (Dockets #422, 423, and 424) in 1968. In 1973, approval was requested for a filter unit and sedimentation pond. This equipment was needed to comply with an EPA order and was for the reservoir approved in Docket #424.

3.2 ENVIRONMENTAL CHARACTERISTICS

3.21 Geology

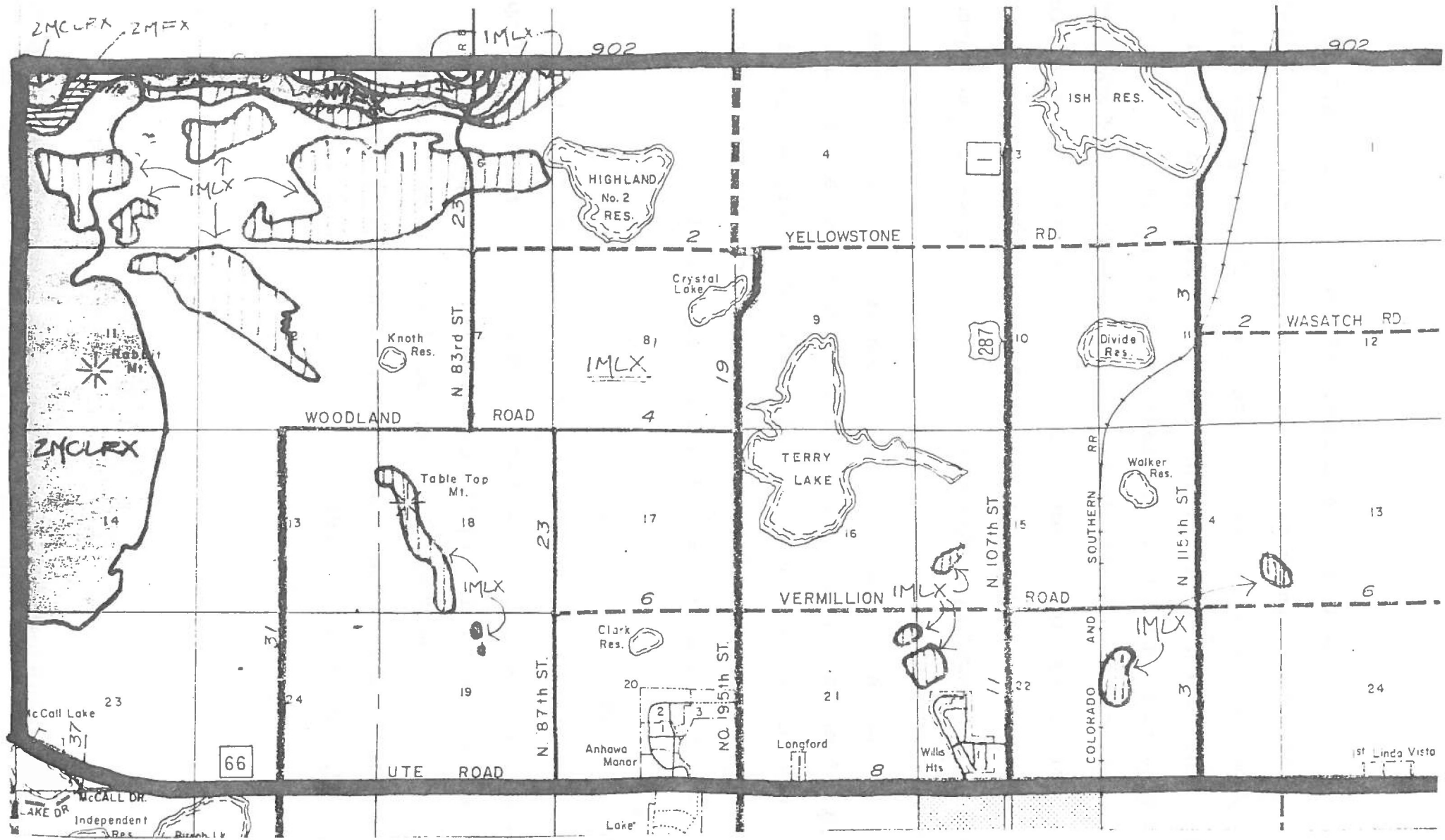
As can be seen in Figure 3-1 the western and north-western edges of the Analysis Area are areas where geotechnical constraints pose risks to development. Areas designated as 2MFX are subject to the hazards of flooding and expansive soils. Areas that are designated 2MCLRX are the most critical with respect to development, since soil creep, rockfalls, expansive soils and landslides are the major detrimental conditions associated with these areas.

3.22 Agriculture

Of the lands in this Analysis Area, 69% are either of state-wide or local agricultural importance, with approximately half of

GEOTECHNICAL HAZARDS

FIGURE 3-1



LEGEND



MINOR - NO PROBLEMS



MINOR - MODERATE PROBLEMS



MAJOR PROBLEMS



EXTENSIVE PROBLEMS

these soils falling into each category (Figure 3-2). A Modified Storie Productivity Index rating of 70-100, indicating a reasonable use of the land, is also given to these agriculturally important soils. The remaining 31% of the land in the area is split between non-agricultural use, 9% and dryland agriculture, 22%.

The 69% of the Analysis Area where there are lands of statewide and local agricultural importance plus the 22% of additional agricultural use reinforce the agrarian nature of the area. The maintenance of this area's agricultural character should be aggressively supported by Boulder County.

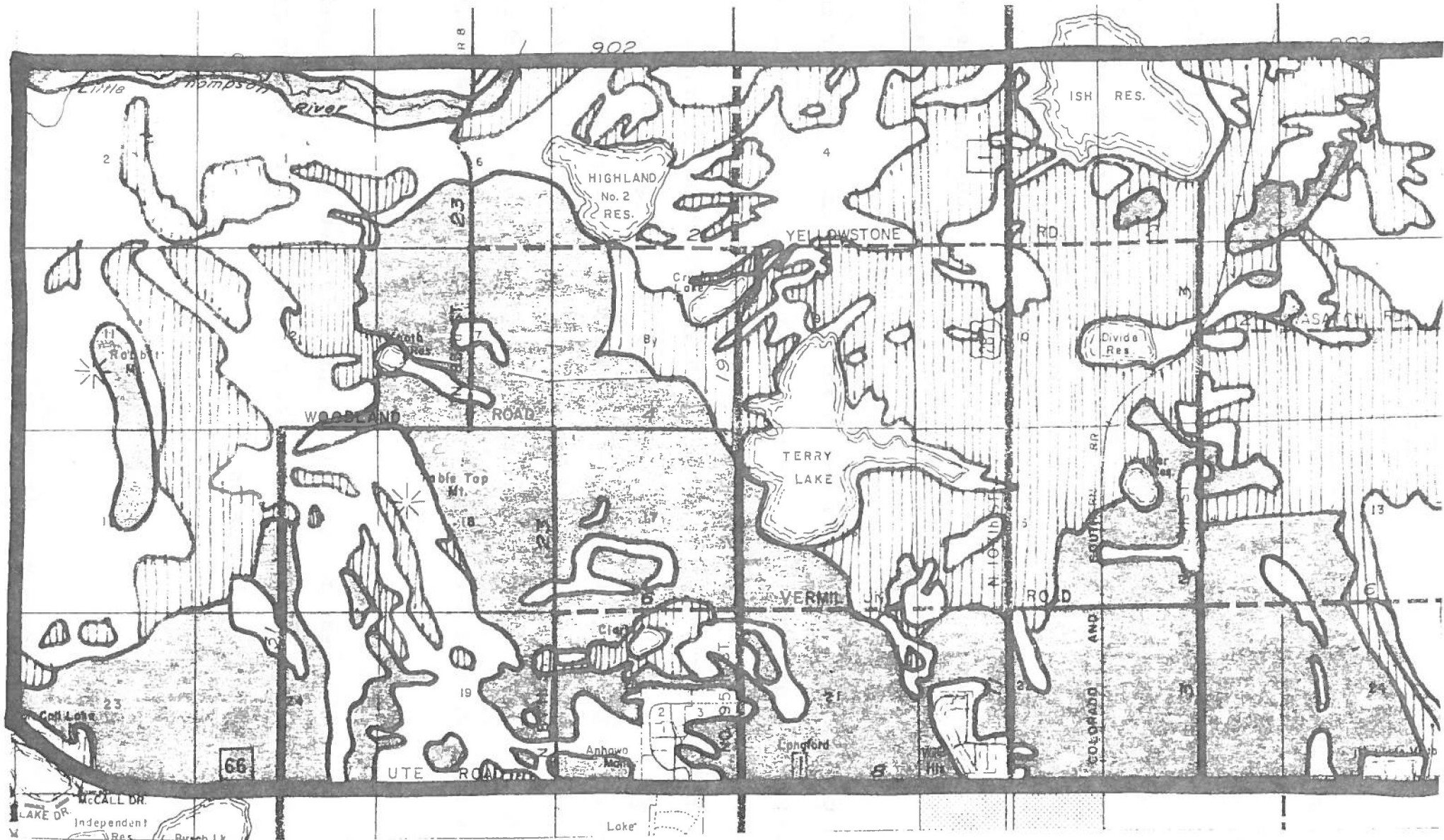
A substantial number of irrigation ditches run through the Analysis Area and should be protected for continued agricultural use. These ditches include the Supply, Highland, Rough and Ready, Palmerton, Terry Lateral and Upper Highland ditches in addition to a short section of the domestic water Longmont Supply Canal.

3.23 Environmental Resources

The Terry Lake Analysis Area contains 5 specific environmental resources of note. Ish Reservoir, Terry Lake and the Little Thompson River are all critical wildlife habitats and should be preserved accordingly. Rabbit Mountain is an identified natural landmark while the historic Cherokee Trail-Overland Stage Route parallels County Line Road, a mile to the west.

SIGNIFICANT AGRICULTURAL LAND

FIGURE 3-2



LEGEND

-  LAND OF STATEWIDE IMPORTANCE
-  LAND OF LOCAL IMPORTANCE

3.3 COMMUNITY FACILITIES/UTILITIES

3.31 Water

Water service (see Figure 3-3) for four of the subdivisions provided by the Longs Peak Water Association. The McCall Lake subdivision is served by the City of Longmont from the transmission main along SH 66 that goes from the treatment plant, near Lyons, to the City. In the past, Longmont has issued taps along this main. The City now has a policy of not issuing any more new taps outside of their Prime Urbanized Area. Thus, Longmont will not be a water supplier within the Terry Lake Analysis Area.

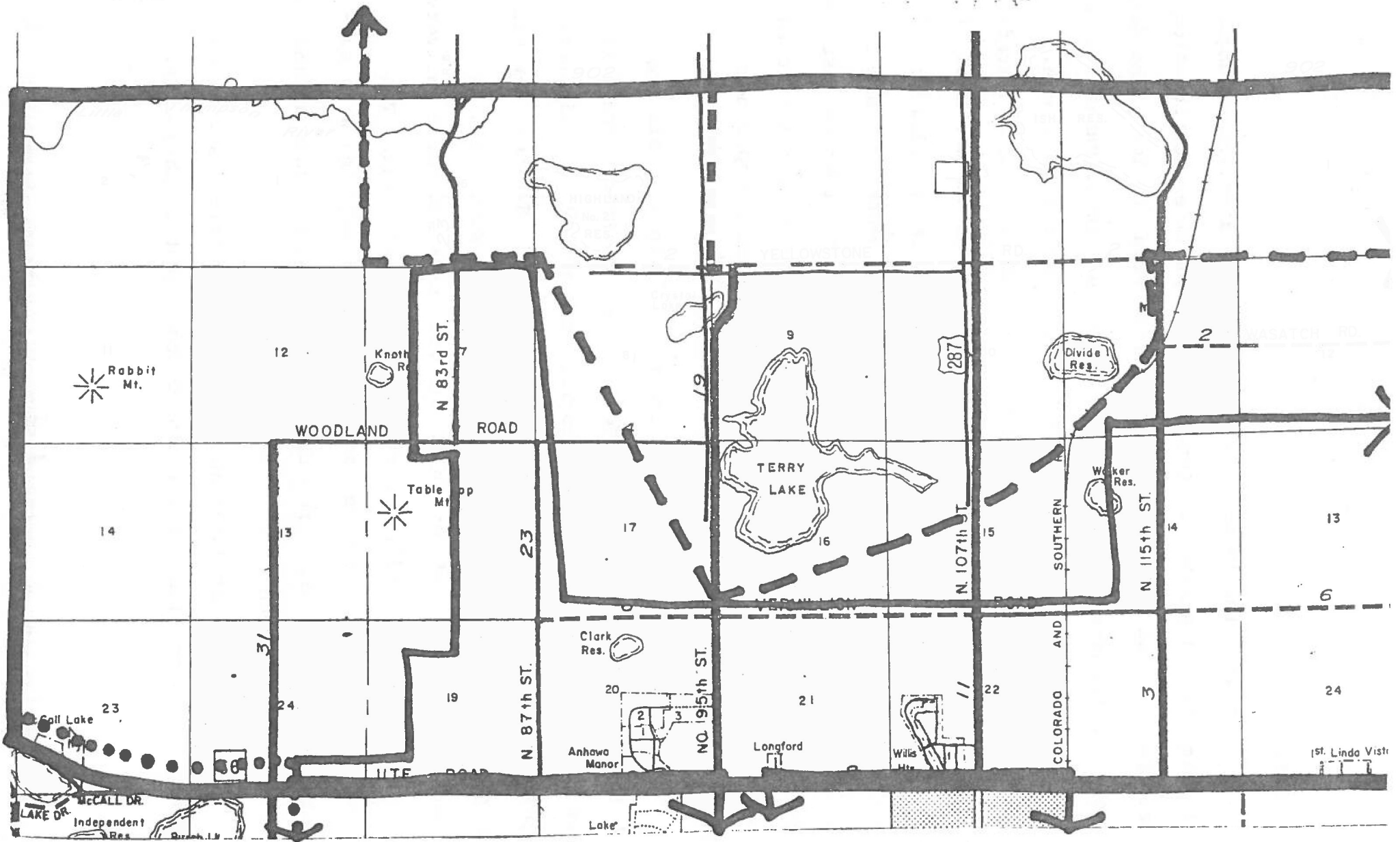
Longs Peak Water Association serves approximately 1/4 of the Analysis Area and has minor expansion plans adding approximately 1 square mile of service area. The Little Thompson Water District also provides service to this area. This district has around 2-1/2 miles of line south from the north County line along both US 287 and North 95th Street and 2 miles of line west along Yellowstone Road from US 287. Service is provided to customers along these lines. Future service will be provided to new customers living along these lines or to customers willing to pay for larger or additional lines.

3.32 Sanitation

Sewer disposal for the entire Analysis Area is accomplished using septic systems. The only major problems to date have occurred in the Anhawa Manor subdivision.

WATER SERVICE ENTITIES

FIGURE 3-3



3-11

LEGEND

SERVICE AREA BOUNDARY

LONGS PEAK

LITTLE THOMPSON

●●●● CITY OF LONGMONT

3.33 Fire

Fire protection is provided by three fire districts, Longmont Rural, Hygiene and Berthoud. Longmont Rural provides service from its station in Mead and the main County Line Road station. The Mead Station is a volunteer department with a 750 gal./min. pumper and a 15,000 gal. tanker while the County Line Station has two pumpers (500 and 750 gal./min.) with two members of the seven person staff on duty at all times. Response time, depending on the location of the fire, averages 5 to 6 minutes. Back-up can be provided from Longmont Rural's Niwot and Brownsville VFD's if needed. There is a mutual aid policy in effect with the Berthoud Fire Department so that Longmont Rural will respond to fires within Berthoud's district in Boulder County and remain or leave when the Berthoud department arrives, depending on the nature of the fire.

The Hygiene VFD serves the remainder of the Analysis Area from its station at North 75th Street and Hygiene Road. Their response time for a 45-square mile district averages 7 to 8 minutes. Equipment for the department consists of: a 1976, 3/4 ton, 4-wheel drive pick-up with a 300 gal. tank; a 1974 truck with a 750 gal. tank with a pumper; a 6x6 with a 15,000 gal. tank and (with delivery expected in August) a 1977, 6x6 with a 700-800 gal. tank. The Hygiene district does not have formal mutual aid policies with surrounding districts as they are willing to help on any fire at any time if they are needed.

Both the Longmont Rural and Hygiene fire districts have no expansion plans for either facilities or equipment in this area.

Equipment modernization and replacement are the only plans for both districts.

3.34 Police

The Boulder County Sheriff's Department provides police service to this area and all the areas surrounding Longmont utilizing between 3 to 6 deputies on patrol. Their average response time for emergency calls is 4 to 6 minutes. The vast majority of crimes to County residents are property crimes. Armed crimes are also on the increase within Longmont and County assistance is required as these crimes "spill-over" into the County areas.

As for future plans, the County Sheriff will provide whatever service they are funded to provide. The 1978 budget requests money for the establishment of a Longmont substation in the old municipal building to be staffed with 1 to 2 officers for 40 hours per week, to handle civil processes. As the City of Longmont grows, additional officers may be needed as 1 officer is needed per 10,000 to 12,000 city population to handle city needs that city police do not fill, such as transporting prisoners to the Justice Center and handling civil actions within the purview of the County. For the County areas, 1-1/2 officers are needed to meet the police needs of every 1,000 County residents.

3.35 Schools

With the exception of 6-1/4 square miles, where students attend Berthoud schools, the area is within the St. Vrain Valley

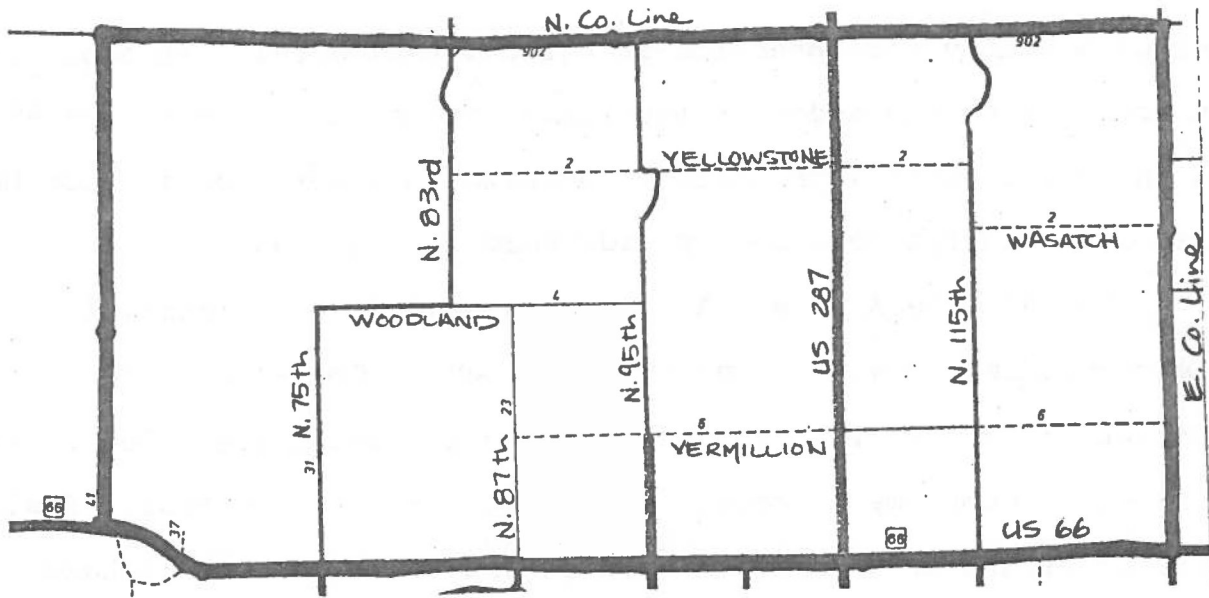
School District. Elementary students attend either Hygiene, Northridge or Mead Elementary Schools and then attend Mead Junior High or Longs Peak Junior High, and high school at either Longmont or Niwot High Schools. A new high school is under construction in east Longmont and will begin serving students during the 1977-78 school year. The St. Vrain School District owns 2 school sites in the Analysis Area, one in Anhawa Manor subdivision and the other in Willis Heights. At the present time they do not anticipate using these sites within the planning period as there will not be a need for a new elementary school.







3.36 Transportation

Roads in the Analysis Area (Figure 3-4) are either principal arterials, collectors or local access. US 287, North 95th Street from SH 66 to Vermillion and SH 66 are principal arterials; roads that carry through traffic between major population and employment centers. US 287 is the County's major north-south facility and is the only road in the area that is planned for major improvements, at this time.

3.4 ZONINGS/REZONINGS

Since 1944, the Terry Lake Analysis Area has undergone County-wide rezonings that have maintained and reinforced the areas agricultural nature. In 1944 virtually all of the area was zoned agricultural or was unclassified, the exception being some garden home zoning north of SH 66 near McCall Lake. McCall Lake subdivision developed under this zoning.



- CLASSIFICATION
-  Freeway
 -  Expressway
 -  Principal Arterial
 -  Minor Arterial
 -  Collector
 -  Local Access

EXISTING ROAD VOLUMES & RATED CAPACITIES

Road #	Road Name	Existing Volume	Rated Capacity
2	Yellowstone Rd.	100	3,000
2	Wasatch Rd.	290	3,000
3	N.115th St.	510	9,370
4	Woodland Rd.	590	5,000
6	Vermillion Rd.	105	3,000
19	N.95th St.		
	N.Co.Line - SH 66	580	7,530
	3rd Ave. - SH 119	6,600	6,960
23	N.83rd St.		
	N.Co.Line - Woodland	600	5,000
	Woodland - SH 66	330	5,000
31	N.75th St.	680	8,300
901	E.Co.Line Rd.	430	3,000
902	N.Co.Line Rd.		
	N.83rd - N.95th	200	3,000
	N.115th - E.Co.Line	100	3,000
SH 66	Ute Rd.	3,750	10,000
US 287	N.107th St.	7,450	10,000

The 1954 rezoning changed the Analysis Area to residential zoning, a County-wide practice in agricultural areas. In addition, business zoning was added at the intersections of SH 66 and US 287 and SH 66 and North 75th Street. No rezonings were applied for between 1954 and the next County-wide rezoning in 1965.

In 1965 the Analysis Area was rezoned from residential to agricultural, however, the business zoning remained. In addition, a 330 ft. wide strip of RR and ER zoning was added north of SH 66 to complement comparable zoning south of the road. Small portions of the RR zoning has been incorporated into the Anhawa Manor, Longford and Willis Heights Subdivisions. Otherwise, the 330 ft. strip of RR and ER zoning has not been utilized. The business zoning at the NW corner of SH 66 and North 75th Street also remains vacant while a restaurant occupies the NE corner. A combination gas station-store occupies one of the US 287 and SH 66 intersections and the other intersection is the location for the Old General Store, a natural foods store.

Since 1965 there has been one rezoning in the Analysis Area. This rezoning, Docket #443, was for 96 acres adjacent to Anhawa Manor Subdivision. This rezoning was approved January 1969 so the extension of Anhawa Manor could be accomplished as the success of the existing development indicated a need for more sites of this nature. Since that time, the 2nd and 3rd additions to Anhawa Manor have been platted utilizing 56 acres of this rezoning. The remaining 40 acres are vacant and presently are in corn, an irrigated agricultural crop.

3.5 ISSUES & RECOMMENDATIONS

3.51 Land Use

- A. Maintain the existing agricultural character of the area and modify the lot size (1U/35A) and permitted uses in the A zone.
- B. Maintain agricultural water on agricultural land and maintain the integrity of the area's irrigation ditches.
- C. Confine future subdivision development to existing platted subdivision lots.

3.52 Environmental

- A. Establish a geotechnical review procedure for areas designated 2MFX.
- B. Designate the area's critical wildlife habitats as a land use category.

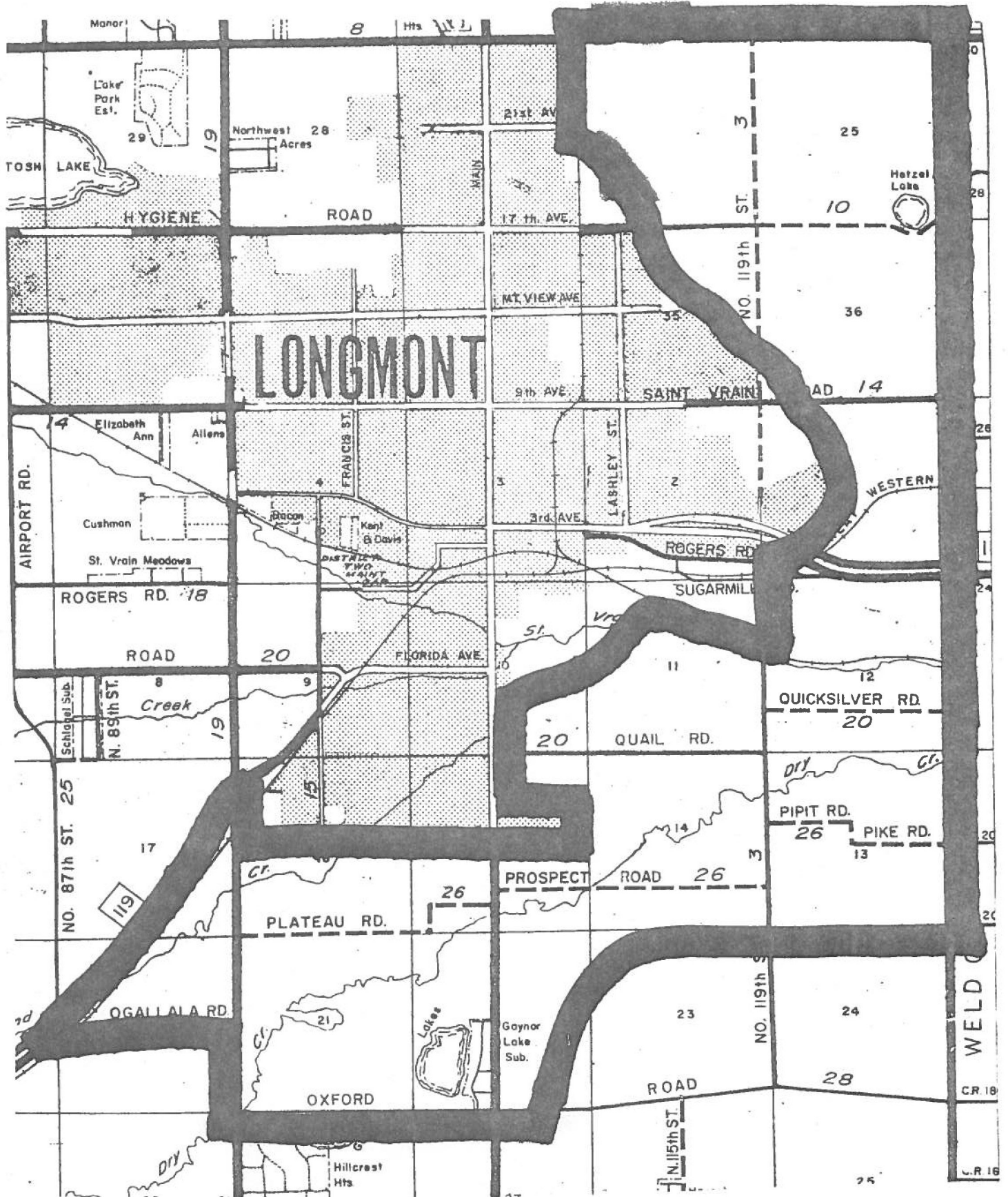
3.53 Community Facilities/Utilities

- A. Encourage new dwellings to utilize the Little Thompson Water District or Longs Peak Water Association for their domestic water supply.
- B. Encourage the establishment of a Longmont substation for the County Sheriff's Department.
- C. Encourage the St. Vrain Valley School District to use dedicated school sites that will never be used for school purposes, for public parks.

3.54 Zoning

- A. Modify the business zoning at SH 66 and N. 75th Street to reflect a land use change to agricultural.
- B. Modify the RR and ER zoning to reflect land use changes to agricultural.

ST. VRAIN - DRY CREEK ANALYSIS AREA



4.1 INTRODUCTION

The St. Vrain - Dry Creek Analysis Area is situated east and south of the City of Longmont's Prime Urbanized Area (PUA). The PUA forms the western boundary with the Niwot and Boulder Creek Analysis Areas to the south, the County Line on the east and SH 66 on the north. Dry Creek runs through the width of the Analysis Area and Gaynor Lake is located at the southern boundary.

EXISTING LAND USE CHARACTERISTICS

As with all the analysis areas surrounding Longmont, this one is predominantly agricultural. Specifically, 80% of the Analysis Area is in irrigated crops while other agricultural related uses account for another 8% of the total land use distribution (Table 4-1). The remaining land uses cover a variety of uses that include a golf course, fire station, several nurseries and lands used by Great Western Sugar Company to dispose of waste materials from the processing of sugar beets. One subdivision, Gaynor Lake, is located within the Analysis Area.

TABLE 4-1

EXISTING LAND USE CHARACTERISTICS - JULY 1977

	<u>UNITS</u>	<u>ACRES</u>	<u>%TOTAL</u>
A. Residential			
1. Metes & Bounds	116	169.06	2.70
2. Subdivided Developed	42	64.62	1.03
3. Subdivided Vacant	10	15.38	.25
4. Other	2	1.00	.02
Res. Sub-Total		<u>250.06</u>	<u>4.00</u>
B. Commercial		3.26	.05
C. Industrial		25.44	.41
D. Public & Quasi-Public		21.85	.35
E. Open Space Uses		395.06	6.32
F. Agriculture			
1. Special Crops		286.95	4.59
2. Irrigated Crops		4,968.99	79.46
3. Non-Irrigated Crops		36.90	.59
4. Intensive Livestock/ Poultry Uses		31.19	.50
5. Irrigated Pasture		233.44	3.73
Ag. Sub-Total		<u>5,557.47</u>	<u>88.87</u>
 TOTAL		 <u>6,253.14</u>	 <u>100%</u>

<u>ZONING</u>	<u>ACRES</u>	<u>%TOTAL</u>
RR	605.86	9.69
SR	199.47	3.19
T	24.97	.40
GI	149.53	2.39
A	5,273.31	84.33
TOTAL	<u>6,253.14</u>	<u>100%</u>

The overall density of dwellings for the Analysis Area, excluding subdivided and non-agricultural lands, is 1 unit per 49 acres. However, if the vacant RR and SR zoned lands were built out at the maximum allowable densities, a total of 2,853 additional units could exist within the analysis area. This would change the overall density from the current 1 unit per 49 acres to 1 unit per 2 acres which would obviously result in a change of the agricultural character of the St. Vrain - Dry Creek Analysis Area.

4.11 Subdivisions

Gaynor Lake Subdivision is situated on 80 acres at the intersection of U.S. 287 and Oxford Road. The subdivision is 80% developed with 10 lots remaining vacant (Table 4-2). Gaynor Lake was approved in 1963 and in 1965 an attempt was made to replat the entire subdivision. The original 52 lots were to be replatted to 232 lots with the addition of a marina and clubhouse on Gaynor Lake. This resubdivision was to be served by the Gaynor Lake Water and Sanitation District which was created in November 1964. Preliminary approval by the Planning Commission for the replat was granted in May 1965 and then the file was closed. The water and sanitation district has never been activated and thus remains a paper district.

4.12 Metes & Bounds Parcels

There have been four applications for exemptions from Senate Bill 35 in the Analysis Area since the Bill's enactment. Table 4-3 details these exemptions which resulted in the creation of five additional building sites.

TABLE 4-2

SUBDIVISIONS IN THE ST. VRAIN - DRY CREEK ANALYSIS AREA - JULY 1977

<u>SUBDIVISION</u>	<u>ZONING</u>	<u>DATE</u>	<u>ACRES</u>	<u>LOTS</u>	<u>AVG. LOT SIZE</u>	<u>NO. PERMITS</u>	<u>POP.</u>	<u>NO. VACANT</u>	<u>POP.</u>	<u>UNITS/ ACRES</u>	<u>WATER</u>	<u>SAN.</u>
Gaynor Lake	A	1964	80	52	1.54	42	126	10	30	.65	Lefthand	septics

TABLE 4-3

ST. VRAIN - DRY CREEK ANALYSIS AREA - EXEMPTIONS

<u>Docket #</u>	<u>Date</u>	<u>Zone</u>	<u>Original Acreage</u>	<u>Requested Acreage</u>	<u>BOCC Action</u>
35-29	8-72	A	80	5+75	Approved
35-88	5-73	RR	80	1+2.4+6.6+70	Approved
35-176	11-74	A	1+1.2+2.3 +2.4+64.4	2.5+5+6.7+13 +44	Approved
SE-75-6	5-75	A	?	1+?	Approved

4.13 Use By Special Review

Fire stations and communication facilities are uses permitted by special review in the A zone district and utility substations as well, in the RR zone. These uses have been applied for within this Analysis Area and have received County Commissioner approval.

The utility substation was approved in June 1971 so that the City of Longmont would be better able to serve existing demands and future needs of northern and eastern portions of the City. In the A district, the Longmont Fire Protection District requested approval for a fire station and 75 ft. communications tower, attached to the building, in 1975. An exemption to Senate Bill 35 (Docket #SE-75-6) was granted for a 1 acre site for this facility and then a variance to set backs also approved. The special use was requested so the Longmont Fire District could build a centrally located station to be staffed by full-time paid employees and offer assistance to 3 existing volunteer departments.

4.2 ENVIRONMENTAL CHARACTERISTICS

4.21 Geology

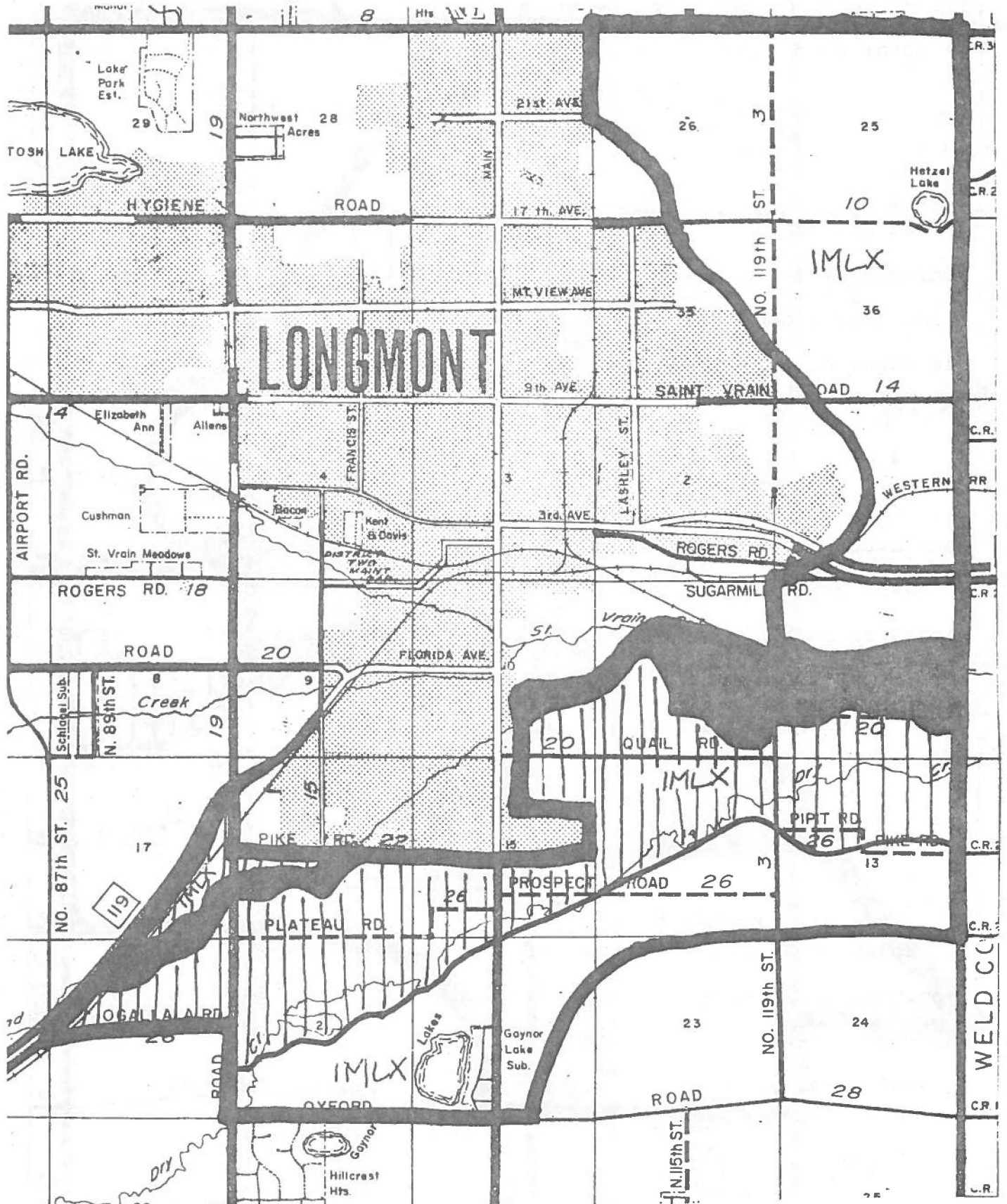
The St. Vrain - Dry Creek Analysis Area as shown by Figure 4-1 contains areas with geotechnical ratings of 1MLX and 1MFX. Both these ratings indicate areas where expansive soils pose a hazard to development while the former also is subject to landsliding and the latter to flooding.

Figure 4-2 indicates those areas along the St. Vrain Creek that have been designated as Aggregate Resource Areas. These areas have been identified as a part of the County's Master Plan for extraction of commercial mineral deposits. The F1 gravel deposits within these resource areas are those deposits technically available for extraction.

4.22 Agriculture

The Analysis Area, as stated previously, is mainly agricultural with the Ligget and Rough and Ready Ditches helping form the area's boundary. Dry Creek, St. Vrain and Lefthand Creeks and the Oligarchy Ditch also traverse the Analysis Area.

Figure 4-3 depicts those soils in the St. Vrain - Dry Creek Analysis Area where the soils are such that a 70 to 100 rating using the Modified Storie Productivity Index is given. These areas are where crop production is a reasonable use of the land. Virtually all of the Analysis Area rates 70 to 100 with the majority of the area not qualifying being along St. Vrain Creek.



LEGEND



MINOR - NO PROBLEMS



MINOR - MODERATE PROBLEMS

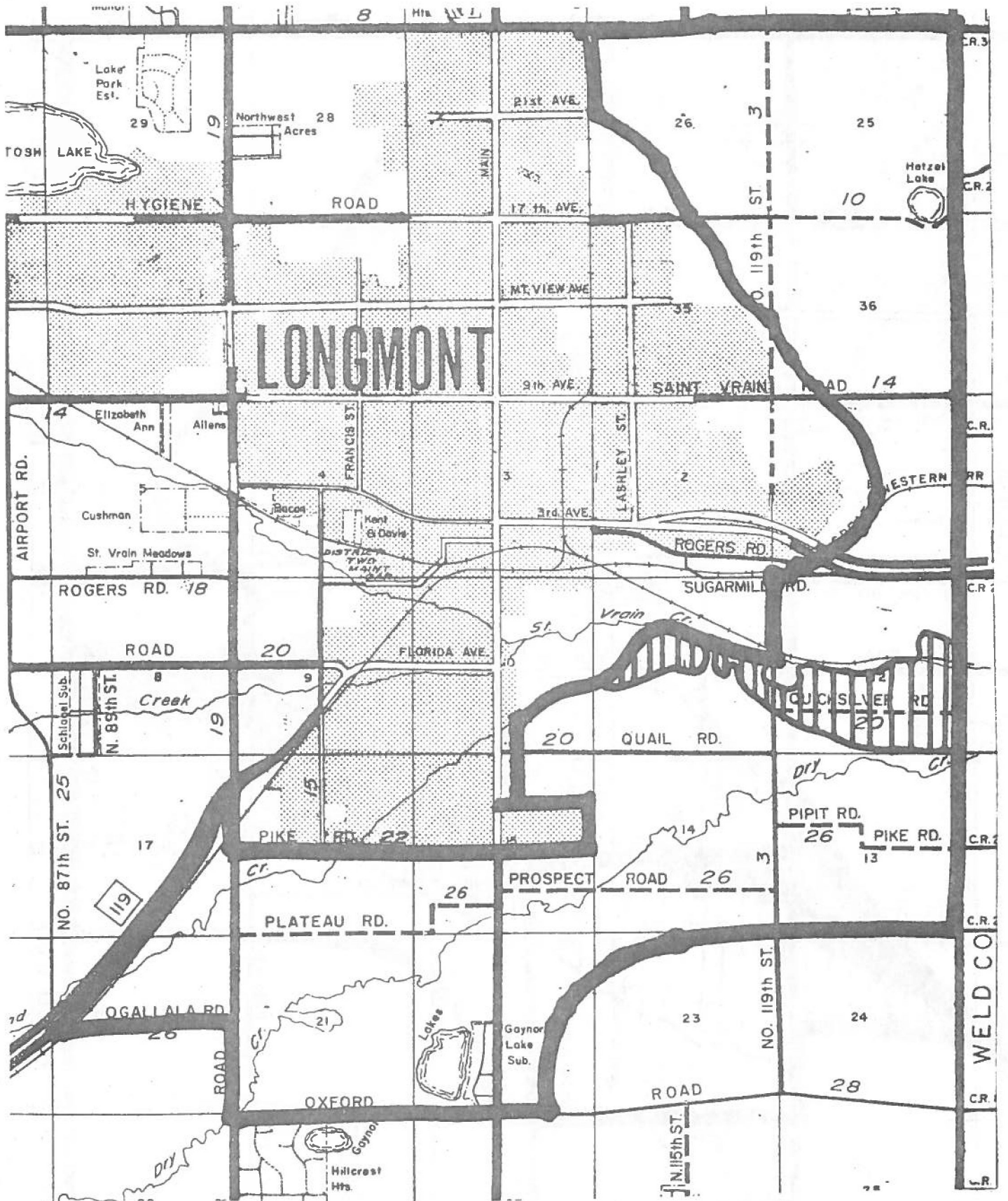
4-7



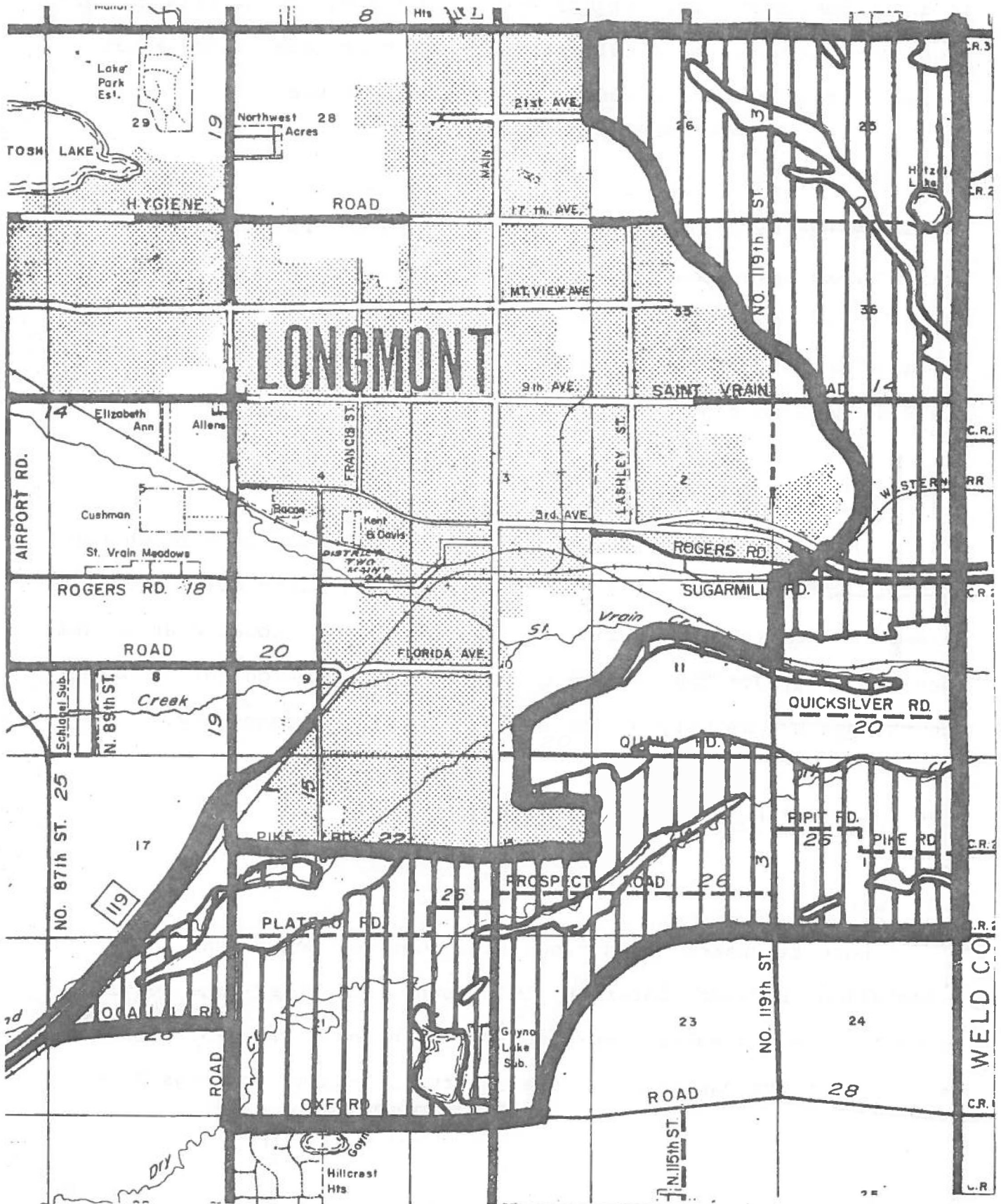
MAJOR PROBLEMS

AGGREGATE RESOURCE AREAS

FIGURE 4-2



 AGGREGATE RESOURCE AREAS
4-8



 70-100 RATING

The importance of the area's lands for agricultural pursuits is again demonstrated in Figure 4-4. Areas depicted on this map are those of statewide and local agricultural importance. Such areas warrant preservation for continued agricultural use.

4.23 Floodplains

Of the three creeks in the Analysis Area, Lefthand and St. Vrain Creeks have been mapped for the 100-year floodplain. Mapping of Dry Creek is not planned at this time. It is probable that the Lefthand and St. Vrain floodplains will be re-evaluated in light of the Big Thompson flood of July 1976.

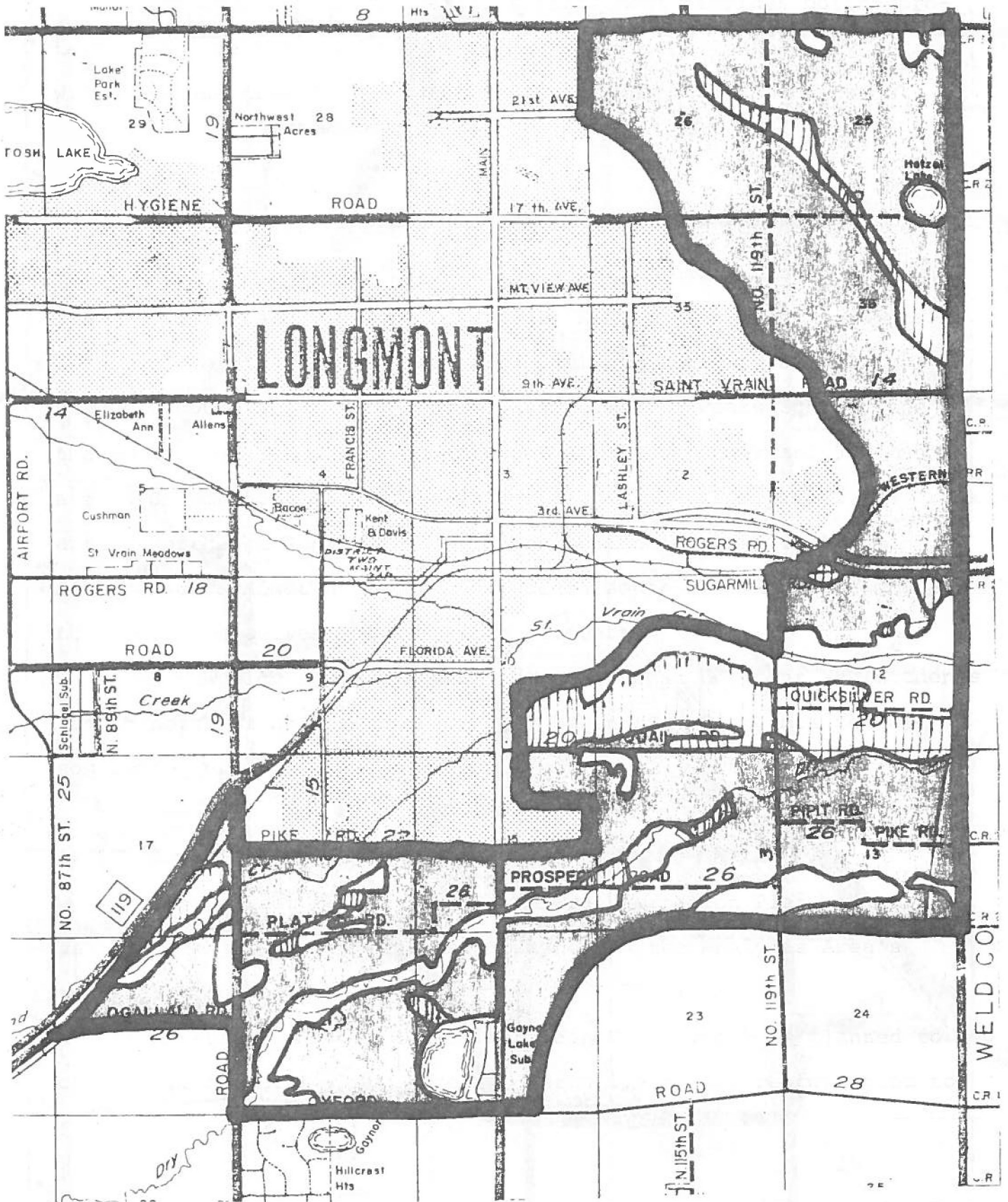
4.24 Environmental Resources

The Cherokee Trail - Overland Stage Route passes through the Analysis Area one mile west of the County Line, along North 119th Street. There is also a critical wildlife habitat located at Hetzel Lake named the Jim Hamm Nature Center. This nature center is owned and managed by the City of Longmont as a wildlife sanctuary.

4.3 COMMUNITY FACILITIES & UTILITIES

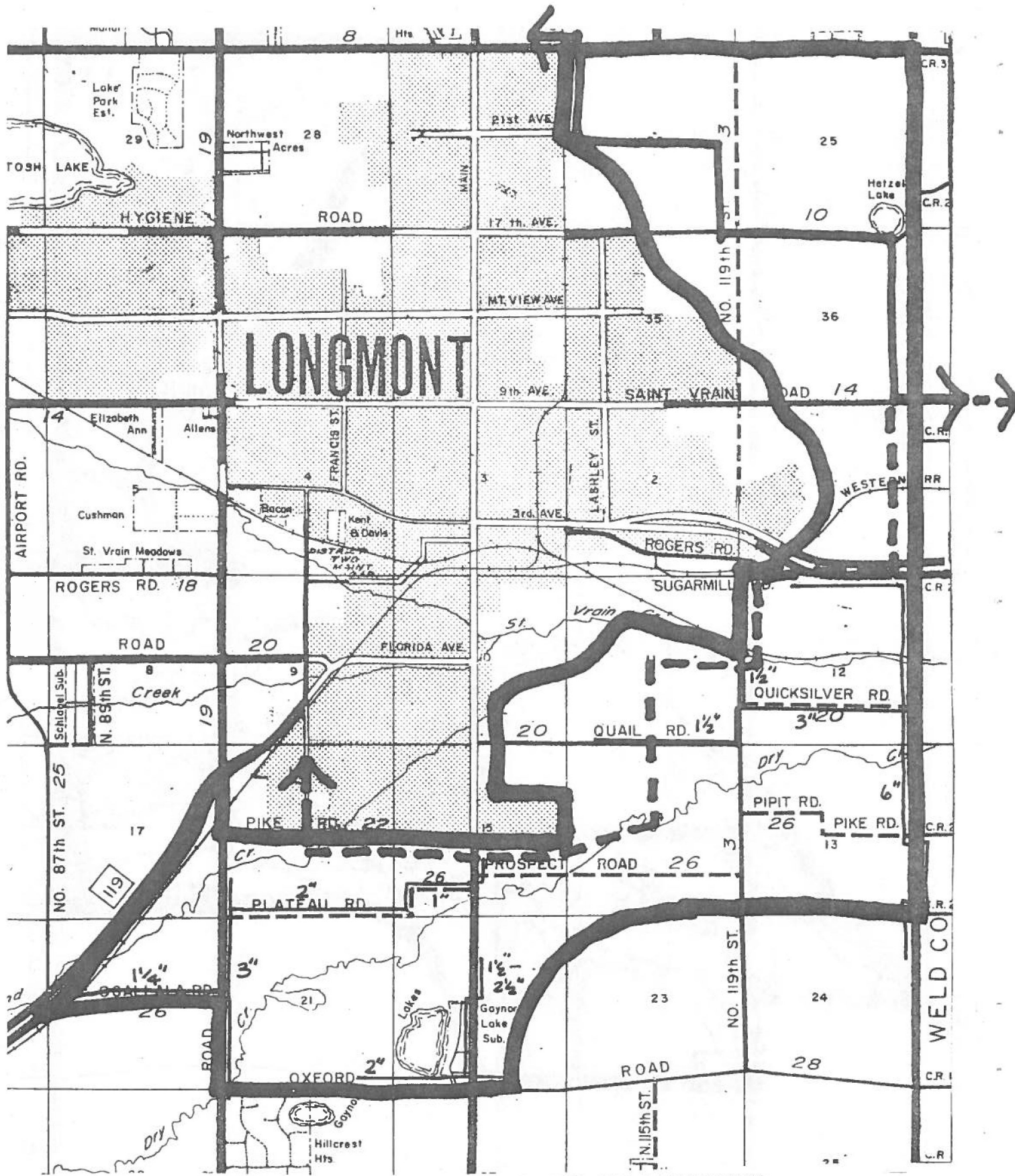
4.31 Water

Domestic water comes from three sources; Longs Peak Water Association, Lefthand Water Supply Company and wells. The service areas for the two water companies are shown in Figure 4-5. Lefthand has no plans for expansion of their service area while Longs Peak



 LAND OF STATEWIDE IMPORTANCE 4-11

 LAND OF LOCAL IMPORTANCE



LEGEND

DISTRIBUTION LINE AND SIZE

LONGS PEAK BOUNDARY
LEFTHAND BOUNDARY

plans on adding approximately 1/2 square mile in Section 36, T3N R69W to their service area.

The Gaynor Lake Water and Sanitation District, as mentioned previously, was formed to provide service to the Gaynor Lake subdivision but has never been activated. The subdivision is served by Lefthand Water.

4.32 Sanitation

Sewage disposal for the Analysis Area is accomplished by utilizing individual septic systems. No major problems have been noted to date.

4.33 Fire

The Longmont Fire Protection District provides service to the entire Analysis Area. Of the four District stations (see Terry Lake, Niwot and Brownsville Analysis Areas for detailed information) all respond within the area. The Mead Station serves north of Pike Road, Niwot west of U.S. 287 and Brownsville east of U.S. 287 and south of Pike Road. The County Line Station is located in the Analysis Area and responds to all fires in the district. Response times average 5 to 6 minutes throughout the district and may be somewhat less in this Analysis Area due to the proximity of the County Line Station.

4.34 Police

The Boulder County Sheriff's Department provides police protection to the Analysis Area. Crimes are primarily property crimes with response time for emergency calls averaging 4 to 6 minutes.

4.35 Schools

The St. Vrain - Dry Creek Analysis Area is served by three elementary schools, two junior and two senior high schools within the St. Vrain Valley School District. Elementary school students living north of 9th Avenue attend Spangler Elementary School, students south of St. Vrain Creek attend Indian Peaks School, and the remaining students living between St. Vrain Creek and 9th Avenue attend Columbine Elementary. Junior high students north of the Creek attend Northeast Junior High with the remainder going to Longmont Junior High. Niwot High serves students south of 9th Avenue while Longmont High serves the remaining students.

A new high school is being built in east Longmont and students living north of St. Vrain Creek will begin attending this school sometime during the 1977-78 school year.

4.36 Transportation

The Boulder County Long Range Transportation Plan notes a number of major changes that are planned for the Analysis Area's transportation network.

An easterly extension of Mountain View Avenue is planned to connect it to North 119th Street. North 119th will be connected to

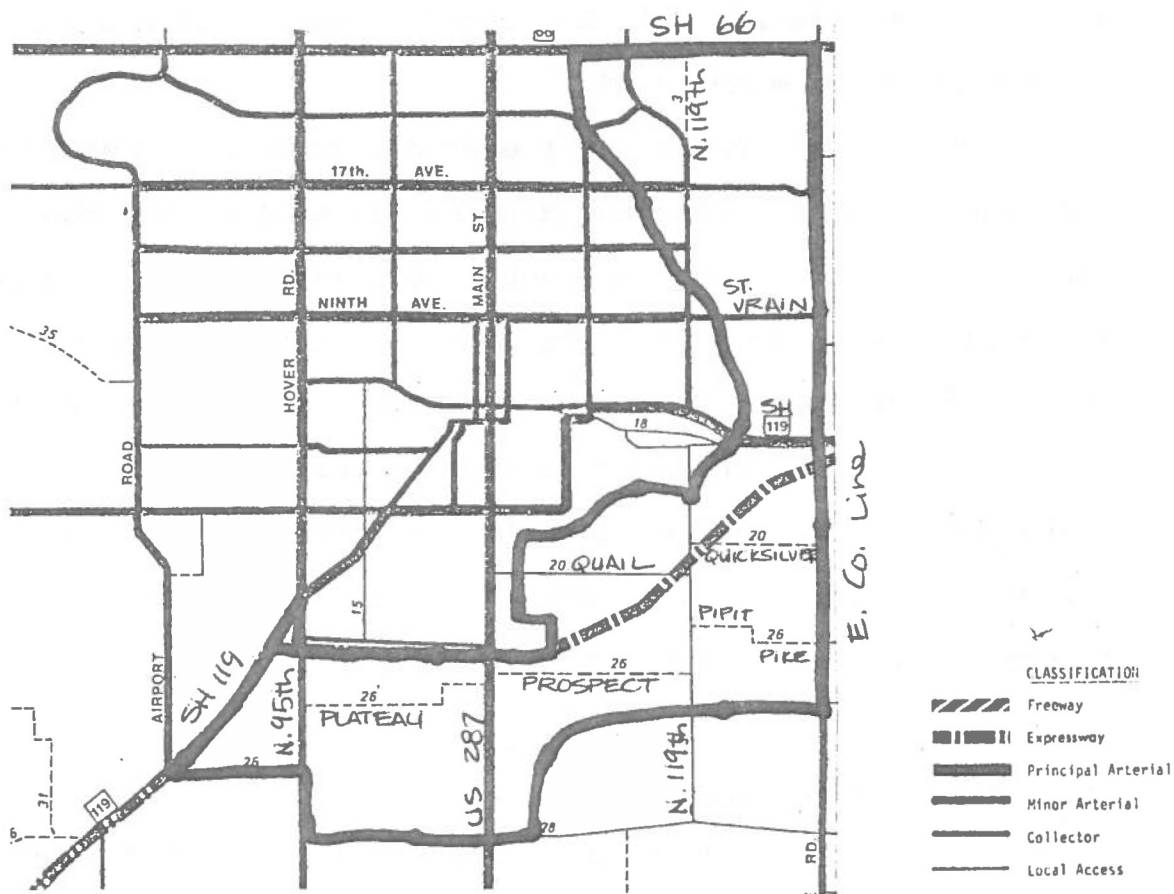
North 115th Street at SH 66 (Figure 4-6) and Lashley Street, located within Longmont's PUA will be joined to North 119th a half mile south of the intersection with SH 66.

The primary change to the area's road system would be the construction of a link connecting SH 119 west of Longmont to SH 119 east of Longmont. This link would be a limited access bypass and would also serve as a southern growth barrier for Longmont. Using current projected traffic volumes though, this link does not appear to be justified in the near future. A less costly link to the north and outside of the Analysis Area that would carry a higher volume of traffic has also been planned. This northern link is favored by the City of Longmont.

4.4 ZONINGS/REZONINGS

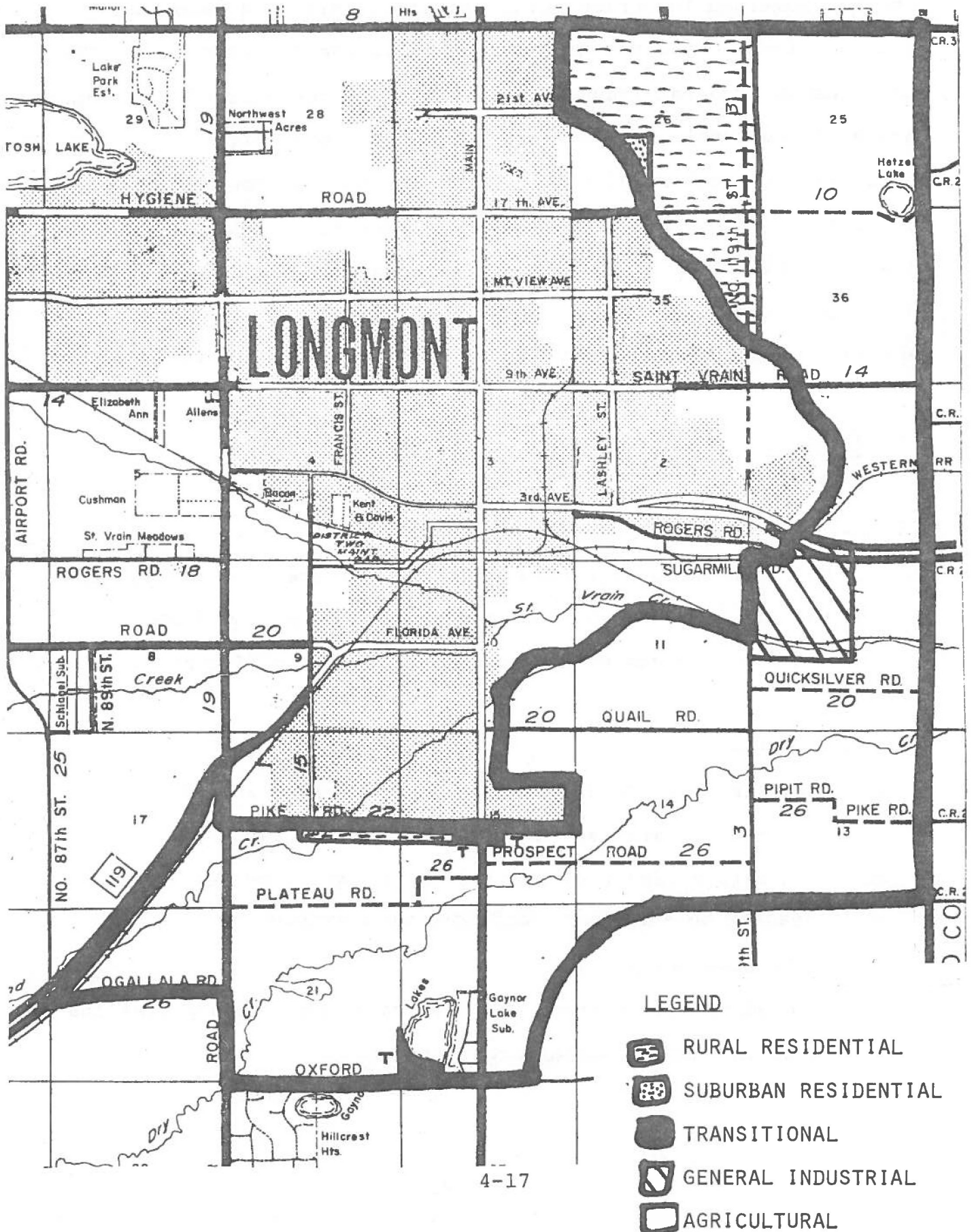
In 1944, the St. Vrain - Dry Creek Analysis Area was primarily zoned agricultural (A2) and unclassified (U) with Section 12, T2N R69W north of St. Vrain Creek zoned industrial (M1). With the 1954 County-wide rezoning the U and A2 zoned lands were rezoned to residential. The M1 lands were rezoned to industrial (I) in the northwest quarter of Section 12 and to residential in the northeast quarter. This meant that the previous industrial acreage was decreased by one-half.

Prior to the 1965 County-wide rezoning, a request was made to rezone 20 acres of land at Gaynor Lake from R to ED (economic development) or T (transitional). The request was made so that a semi-private boat marina and club facilities could be built since Gaynor Lake was open for recreational development. A portion of the lake



EXISTING ROAD VOLUMES & RATED CAPACITIES

Road #	Road Name	Existing Volume	Rated Capacity
3	N.119th St.		
	SH 66 - St.Vrain	200	3,000
	Sugarmill - Oxford	420	5,000
10	17th Ave.	530	3,080
14	St.Vrain Rd.	1,100	9,410
19	N.95th St.	1,390	5,650
20	Quail Rd.	880	5,000
20	Quicksilver Rd.	150	3,000
26	Plateau/Prospect Rd.	870	3,000
26	Pipit/Pike Rd.	240	3,000
901	E. Co. Line Rd.	1,090	9,580
US 287	N.107th St.	10,070	12,000
SH 119	Diagonal Hwy.		
	Ogallala - Hover	11,600	24,000
	Sugarmill - E.Co.Line	7,400	24,000



was rezoned T as was land south of the lake for this purpose. The land has remained in agricultural use since this 1964 rezoning.

In 1965, major rezonings occurred in the Analysis Area. The I zone became general industrial (GI) and a large part of the R zone became agricultural. The remainder of the R zone (Figure 4-7) remained residential through rural residential (RR) and suburban residential (SR) zoning. A small portion of the R zone, 330 ft. X 660 ft. blocks on either side of US 287 south of Pike Road, was zoned transitional to complement zoning north of Pike Road. The T zoning at Gaynor Lake was altered so that only the land and not the lake was zoned.

4.5 ISSUES & RECOMMENDATIONS

4.51 Land Use

- A. Maintain the agricultural character of the area and modify the lot size (LU/35A) and permitted uses in the A zone.
- B. Confine subdivision development to existing platted lots.

4.52 Environmental

- A. Establish the Aggregate Resource Area classification as a land use category.
- B. Plan future land uses contiguous to Aggregate Resource Areas to be such that conflicts with extraction activities are minimized.
- C. Re-examine the Lefthand and St. Vrain Creek floodplains and re-define the floodplain zone if needed.

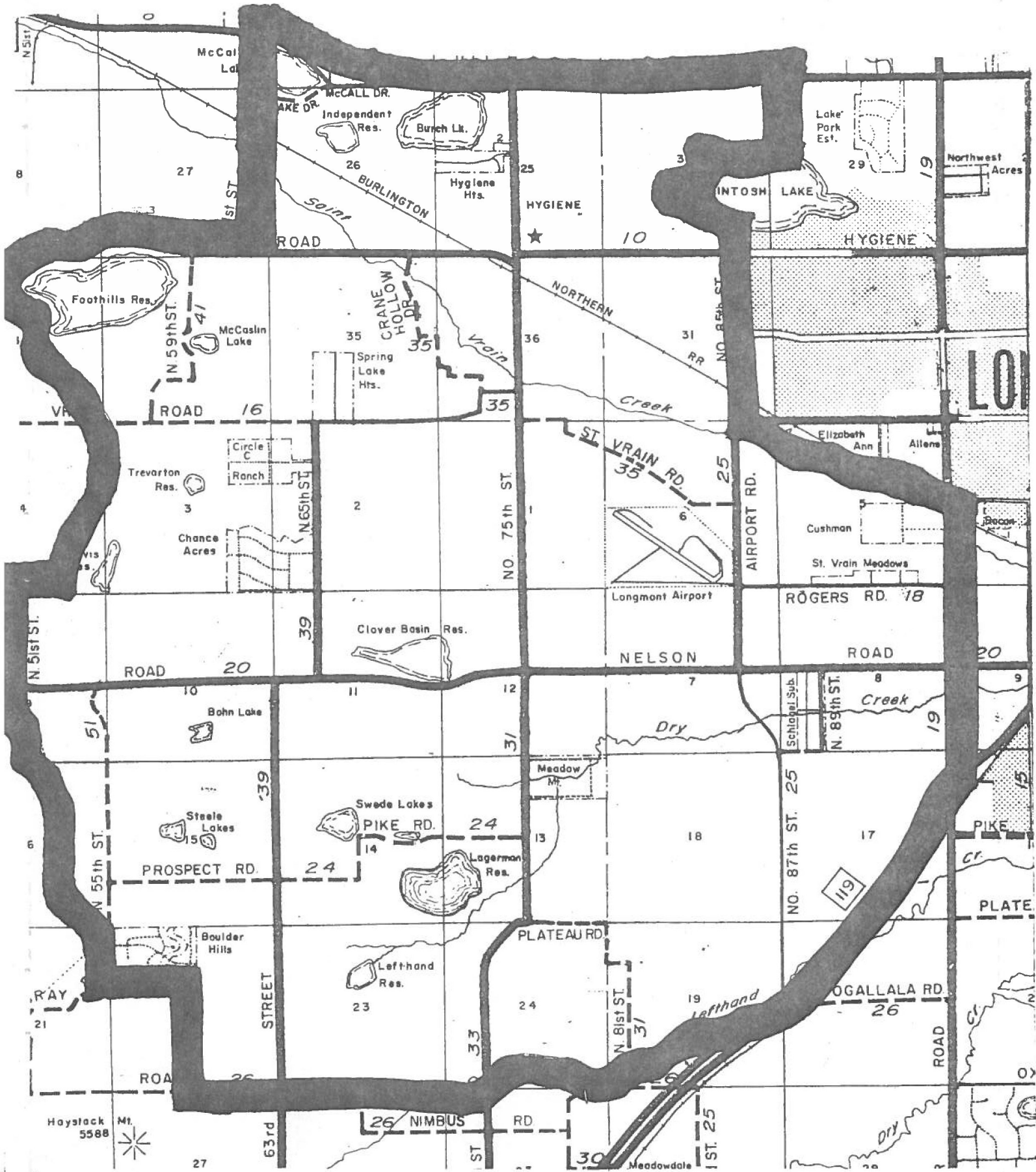
4.53 Community Facilities/Utilities

- A. Encourage the establishment of a Longmont substation for the County Sheriff's Department.
- B. Discourage the activation of the Gaynor Lake Water and Sanitation District unless service is confined to the Gaynor Lake subdivision.

4.54 Zoning

- A. Modify the transitional zoning to reflect a land use change to agricultural.
- B. Modify the RR and SR zoning to also reflect a land use change to agricultural.

ST. VRAIN VALLEY ANALYSIS AREA



5.1 INTRODUCTION

The St. Vrain Valley Analysis Area covers over 24 square miles west of the Longmont Prime Urbanized Area. The area is bounded on the south by the Lefthand-Niwot-Boulder Creek Subregion, the west by the Table Mountain and Lyons Analysis Areas, and on the north by SH 66. There are numerous lakes and reservoirs throughout the Analysis Area with St. Vrain Creek being the major water course.

EXISTING LAND USE CHARACTERISTICS

With 81% of the total land area in the St. Vrain Valley Analysis Area in agriculture (Table 5-1). the character of the area is agricultural. Residential uses account for 8% of the remaining 19% and this use is fairly evenly split between subdivided lots and metes and bounds parcels. The St. Vrain Creek, Dry Creek and the 15 lakes and reservoirs in the Analysis Area make up the next highest land use category (open space uses). The remaining lands are taken up by the Longmont Airport, sand and gravel operations along St. Vrain Creek and various business and commercial ventures located around Hygiene.

North and east of Hygiene are found substantial amounts of rural residential (RR) and estate residential (ER) zoning currently undeveloped. A small amount of RR zoning is also found at and near St. Vrain Meadows Subdivision. St. Vrain Meadows and Hygiene Heights

TABLE 5-1

EXISTING LAND USE CHARACTERISTICS - JULY 1977

	<u>UNITS</u>	<u>ACRES</u>	<u>%TOTAL</u>
A. Residential			
1. Metes & Bounds Developed	197	665.44	4.24
2. Metes & Bounds Vacant	--	62.69	.40
3. Subdivided Developed	113	213.21	1.36
4. Subdivided Vacant	152	329.02	2.10
5. Other	25	12.50	.08
Res. Sub-Total		<u>1,282.86</u>	<u>8.18</u>
B. Commercial & Business		5.57	.04
C. Industrial		203.96	1.30
D. Transportation (Airport)		260.00	1.66
E. Public & Quasi-Public		11.87	.08
F. Open Space Uses		1,158.23	7.38
G. Agriculture			
1. Special Crops		19.49	.12
2. Irrigated Crops		8,651.90	55.18
3. Intensive Livestock/ Poultry Uses		292.34	1.86
4. Irrigated Pasture		2,604.62	16.61
5. Non-Irrigated Pasture		1,184.68	7.56
6. Rangeland		4.18	.03
Ag. Sub-Total		<u>12,757.21</u>	<u>81.36</u>
 TOTAL		<u>15,679.70</u>	<u>100%</u>

<u>ZONING</u>	<u>ACRES</u>	<u>%TOTAL</u>
RR	630.00	4.02
ER	505.00	3.22
B	35.00	.22
C	33.00	.21
A	14,476.70	22.33
TOTAL	<u>15,679.70</u>	<u>100%</u>

subdivisions are the only subdivisions of the nine within the Analysis Area that are located on RR zoning. If the currently vacant RR and ER zoning is built out at maximum allowable densities, 1,860 new dwelling units could exist within the St. Vrain Valley Analysis Area. This is in addition to the 152 vacant subdivided lots and the vacant metes and bounds parcels. Build-out of the RR and ER zones would change the overall density of the area to 1 unit per 6.5 acres from the current figure of 1 unit per 68 acres. This change in overall density would have a major impact on the Analysis Area's agricultural character.

It should be noted that the majority of commercial and business zoning at the community of Hygiene is either not being utilized or is used for residential purposes. The business zoning at North 75th Street and SH 66 also remains vacant.

5.11 Subdivisions

Table 5-2 details the subdivisions found within the St. Vrain Valley Analysis Area. No major problems have been encountered in any of these subdivisions with the exception of Hygiene Heights. When the 2nd filing of Hygiene Heights, a replat of the original Lot 1, was under consideration, property owners in Hygiene Heights requested denial due to existing poor water pressure. The 2nd filing was approved subject to the condition that the subdivider would not sell any lots or request building permits for the filing until an adequate water supply was available to all the lots in Hygiene Heights. The original and 2nd filings are both currently served by City of Longmont water.

TABLE 5-2

SUBDIVISIONS IN THE ST. VRAIN VALLEY ANALYSIS AREA - JULY 1977

<u>SUBDIVISION</u>	<u>ZONING</u>	<u>DATE</u>	<u>ACRES</u>	<u>LOTS</u>	<u>AVG. LOT SIZE</u>	<u>NO. PERMITS</u>	<u>POP.</u>	<u>NO. VACANT</u>	<u>POP.</u>	<u>UNITS/ ACRES</u>	<u>WATER</u>	<u>SAN.</u>
Boulder Hills	A	1964	70	50	1.40	0	0	50	150	.71	--	--
Chance Acres	A	1963	100	61	1.64	10	30	51	153	.61	Lefthand	septics
Circle"C"Ranch	A	1965	65	13	5.00	6	18	7	21	.20	Lefthand	septics
Cushman	A	--	60	11 ^{1/}	5.46	6	18	5	15	.18	Longmont	septics
Hygiene Hts.	RR	1965	32.83	28	1.17	20	60	8	24	.85	Longmont	septics
2nd(replat)	RR	1972	4.4	6	.73	4	12	2	6	1.36	Longmont	septics
Meadow Mtn.	A	1967	80	14	5.71	0	0	14	42	.17	--	--
Sprg.Lake Hts.	A	1967	50	10	5.00	9	27	1	3	.20	Lefthand	septics
Replat A	RR	1968	10	8	1.25	8	24	0	0	.80	Lefthand	septics
St. Vrain Mdws.	RR	1966	24	15	1.60	9	27	6	18	.62	Lefthand	septics
Schlagel ^{2/}	A	1964	46	48	.96	41	123	8	24	1.04	Lefthand	septics
TOTAL			542.23	264		113	339	152	456			

^{1/} Permits issued by Section-Township-Range. Assessor records show 11 parcels varying in size for the 6 original subdivided lots. Thus 11 lots will be used for purposes of this Table.

^{2/} Two permits have been issued for Lot 1, Blk. 2.

A few points concerning the remaining subdivisions should be noted to aid future land use decisions. Circle "C" Ranch was approved as a 1 lot (65 acre) subdivision with a covenant that tracts within the subdivision of less than 5 acres would not be sold without resubdividing. Spring Lake Heights and Meadow Mountain subdivisions were originally planned as the first phases of larger developments. These larger developments have not materialized, in fact all the lots in Meadow Mountain remain vacant.

5.12 Metes & Bounds Parcels

The St. Vrain Valley Analysis Area has been the site for 13 exemption requests since the enactment of Senate Bill 35. Table 5-3 details these exemptions which resulted in the creation of 9 new building sites.

TABLE 5-3

ST. VRAIN VALLEY ANALYSIS AREA - EXEMPTIONS

<u>Docket #</u>	<u>Date</u>	<u>Zone</u>	<u>Original Acreage</u>	<u>Requested Acreage</u>	<u>BOCC Action</u>
12	1-73	A	50	7 or 17 lots	Closed
24	5-73	A	1+9	5+5	Approved
37	10-72	A	10	5+5	Approved
40	11-73	RR	6.6	3.2+3.4	Approved
69	7-73	A	30	10+20	Approved
81	4-73	RR	59.37	1.6+1.7+56	Approved
90	7-73	A	10	5+5	Denied
98	7-73	A	50	10+20+20	Closed
101	8-73	A	31+34	20+45	Approved
122	2-74	A	127	7+120	Approved
127	12-73	A	16.2	8+8.2	Approved
137	1-74	A&ER	125	3+122	Approved
139	8-74	ER	30	10+20	Approved

5.13 Use By Special Review

Communication facilities, and group care homes are uses permitted by special review in the A zone and fire stations in the C zone. Approval for these uses has been requested in the St. Vrain Valley Analysis Area. In 1967, the Planning Commission approved a request, with conditions, for an antenna tower to serve a ham radio station to be located at a home in the Schlagel subdivision. As of February 1968, the tower was not built and a new request for a different type of tower filed in 1969. The Planning Commission requested another public hearing prior to making a decision. The group care home was also a request for a home in Schlagel subdivision. The licensed home would serve four girls aged 15 to 17 and would exist for no longer than three years. The request was approved despite a petition from 70 subdivision residents requesting denial.

The Hygiene Fire District was granted approval to add space to the fire station to house a fourth fire truck. A variance was granted by the County Board of Adjustment as this addition did not meet the required set-backs.

(1) Longmont Airport

The Longmont Airport, owned and operated by the City of Longmont, applied for a use by special review permit in 1976. Such a permit is required for expansion or an increase in use of a non-conforming use. The Longmont Airport is a non-conforming use since it was built prior to the adoption of County zoning. The request concerned extending the runway 1,000 feet and adding facilities for 120 additional airplanes. This would bring the airport to its ultimate size with

spaces for 250 planes and 5,200 foot runway. The Federal Aviation Administration (FAA) requested that the runway be extended 2,000 feet, but the City proposed the extension as a safety factor only and did not want to extend the runway so that it could accommodate aircraft larger than twin engine planes.

The Planning Commission, in May, tabled the request due to the possibility of surrounding property owners being subjected to excessive noise. The Staff then did a decibel check and discovered there are no maximum noise levels that have been established by statute to regulate airplane noise and its resultant impact on land. Staff thus recommended that the permit be approved without the adoption of maximum noise levels. In addition, it was recommended that the City of Longmont actively purchase land or easements surrounding the airport for noise buffering purposes. The County Comprehensive Plan could also be utilized to ensure that future uses surrounding the airport be compatible with the airport.

In June 1976, the request was approved with the understanding that the City of Longmont would attempt to keep noise below 85 decibels, the FAA generally accepted noise level for a general aviation airport, until a noise study had been completed. This study is now in progress as in June 1977 the EPA had chosen the Longmont Airport as the site for a prototype airport noise study.

(2) Sand & Gravel Operations

Currently three sand and gravel operations are located in the St. Vrain Valley Analysis Area. All three; Braley, Marlatt/Golden Gravel, and Golden Gravel's Elliott mining operation have been

approved by the Board of County Commissioners subject to various conditions.

In February 1975, the County filed suit against Braley and obtained a permanent injunction to restrain him from conducting a business in the A zone. The gravel operation in question had been in existence since 1963 with a crusher and screening plant added in 1974. Special use review for sand and gravel operations has been required since 1971, thus Braley was in non-compliance. The County proposed to work out a reclamation program rather than take Braley to court. A judicially approved special use permit would be the result, for 54 acres currently being mined of the total 91 owned by Braley. This permit was approved in September 1975 with two conditions: 1) that approval of the Colorado Land Reclamation Board be obtained prior to renewed mining, and 2) that an EPA water discharge permit be obtained to cover water leaving the site. A mining and reclamation permit for 75 acres was applied for in January 1977.

The approved reclamation plan, for which a \$13,650 bond was posted, calls for the first pond to become a 20 foot deep lake for cold water fishing with the second pond planned to be a par 3, lighted golf course. A picnic area and the planting of 80 to 100 trees are also part of the plan. If by chance the golf course is not developed, changes in the plans will be presented to the Planning Commission before they are finalized. If no changes are made, a plan for the course will be submitted and a permit requested prior to construction.

The Marlatt/Golden Gravel special use permit was approved by the County Commissioners in December 1974, with six conditions. These conditions dealt primarily with fugitive dust, well monitoring and the posting of two bonds. The first was a \$25,000 non-performance bond to protect water rights and ditches of surrounding property owners. The second for \$11,250 covered the reclamation plan which would take place over a 4-year period, progressive with the extraction plan. This reclamation plan includes 5 ponds, 4 - 14 feet deep covering a total of 40 acres, tree planting and establishing nesting areas for birds. Ultimately, the reclaimed area will be used as a limited access recreation area for fishing, hunting and other similar areas.

The Elliott mining operation which is adjacent to a previously mined and reclaimed area received County Commissioner approval of a special use permit, June 27, 1977. A number of conditions were established with observation wells, water quality, noise, dust, mosquito control and the dedication of a trail access being among them. The trail access has posed some difficulties and the County Commissioners will be asked, by the applicant, in August 1977, to approve a trail agreement that is a modification of the one spelled out in the conditions. When the reclamation of the mined area is complete, the City of Longmont will use the area for storm water retention. One hundred cottonless cottonwoods and Russian olive trees as well as grasses will be planted as part of the reclamation plan. A \$25,875 bond will be posted before mining commences to insure the completion of the reclamation.

5.2 ENVIRONMENTAL CHARACTERISTICS

5.21 Geology

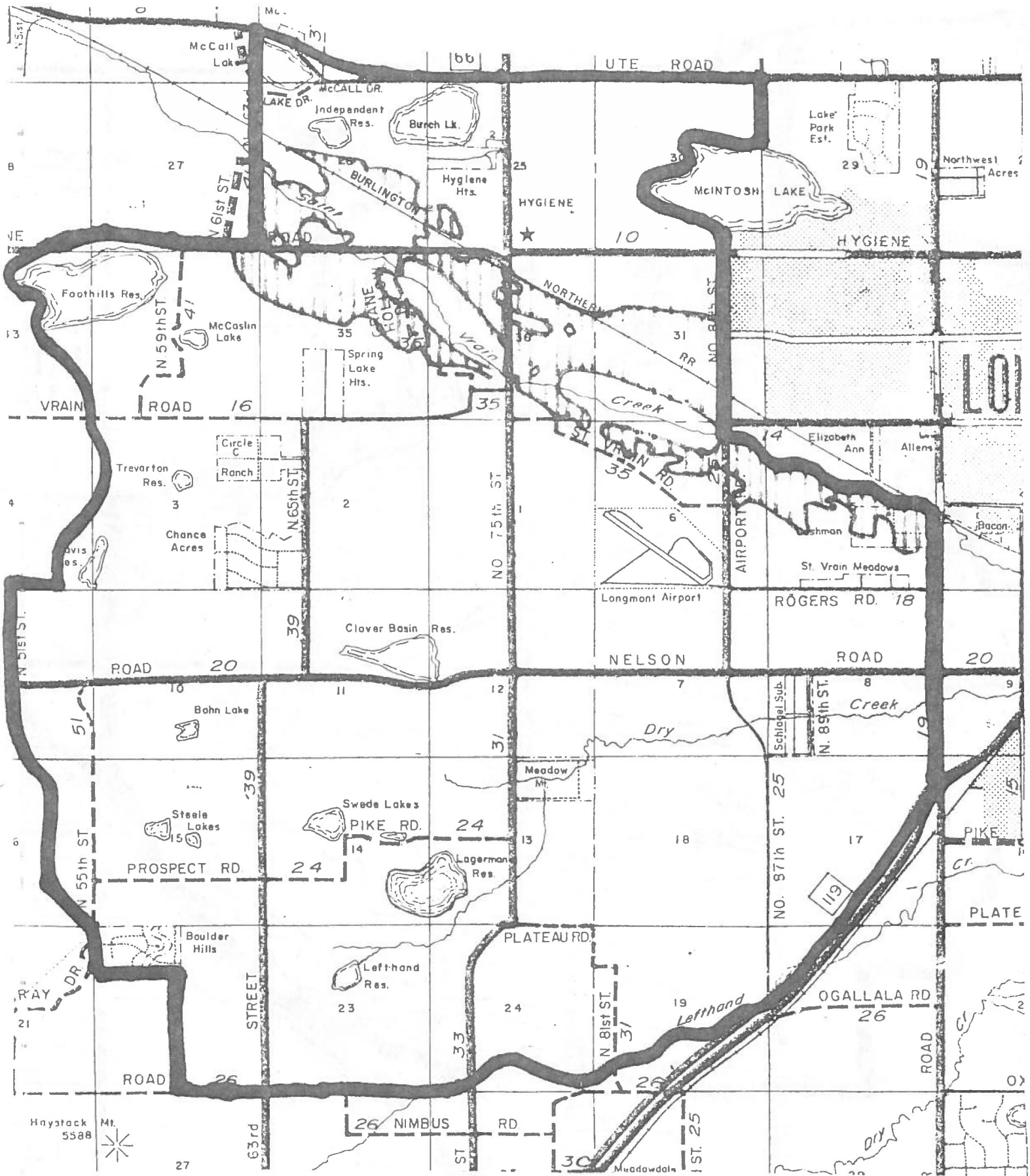
The St. Vrain Valley Analysis Area contains over 1,200 acres that have been designated as Aggregate Resource Areas (Figure 5-1). The F1 gravel deposits found in the St. Vrain Valley account for 34% of the commercial minerals technically available for extraction under the County's Master Plan for Extraction. As 35% of the available deposits are within Community Service Areas, the deposits along St. Vrain Creek account for 52% of technically available deposits outside of these service areas. Aggregate Resource Areas as a future land use category should be designated to preserve such deposits.

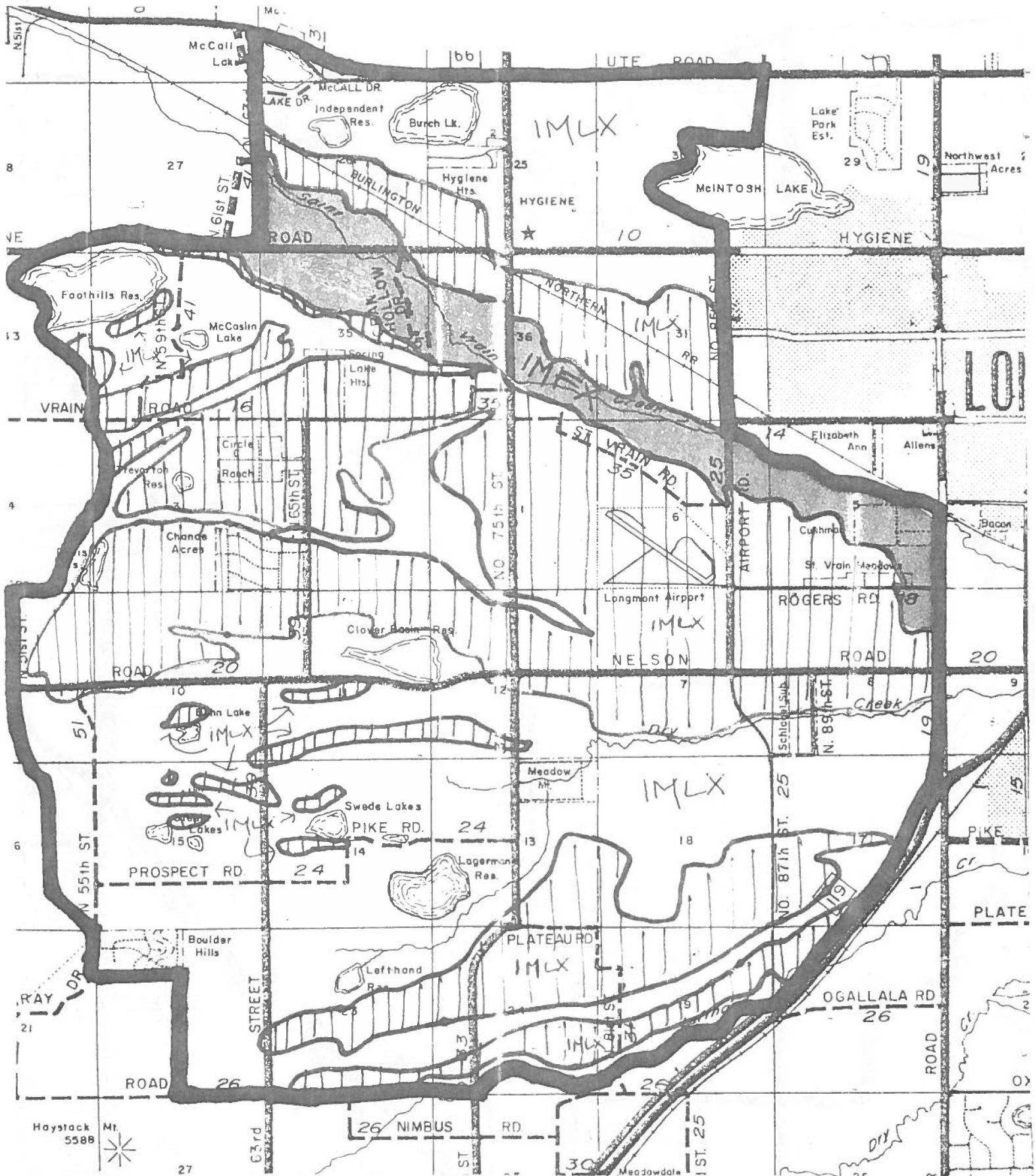
Policy statements contained in the Master Plan for Extraction stress that the encroachment of land uses contiguous or adjacent to a NRCA be limited to minimize potential conflicts with extraction activities. Agricultural land uses, as opposed to residential or commercial uses, are considered to be perhaps the most compatible use with extraction activities. Residential uses would be highly incompatible as noise and traffic from gravel mining operations have long been major resident complaints.

In addition to the previously mentioned sand and gravel deposits, other geologic concerns exist in the Analysis Area. Figure 5-2 indicates those areas where expansive soils and landslides (geotechnical code, LMLX) and expansive soils and landslides (coded LMFY) pose constraints to development. Soil and geology reports may be required by the County Geologist prior to site development.

AGGREGATE RESOURCE AREAS

FIGURE 5-1





LEGEND

MINOR TO NO PROBLEMS

MINOR-MODERATE PROBLEMS
MAJOR PROBLEMS

5.22 Agriculture

This predominately agricultural analysis area contains 12 lakes and storage reservoirs and is traversed by 11 ditches, including the Boulder Creek Supply and Longmont Supply Canals. The irrigation water supplied to the St. Vrain Analysis Area is used for the growing of corn, barley, alfalfa, sugar beets, and for pasture irrigation, these irrigated uses account for 88% of the area's agricultural uses and 72% of the total land uses.

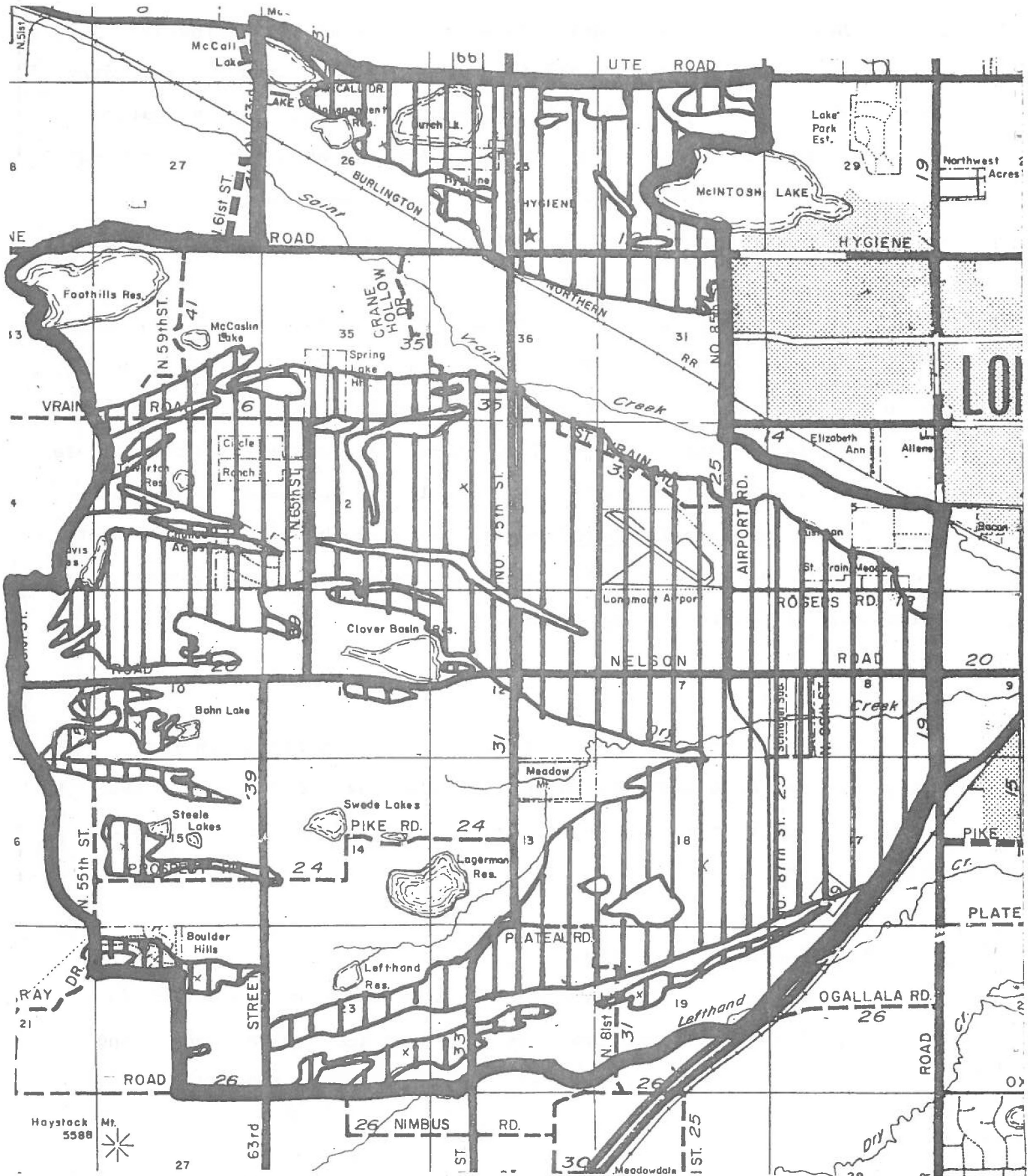
Approximately two-thirds of the Analysis Area (Figure 5-3) contains soils with a Modified Storie Productivity Index rating of 70 to 100. These soils are ones where the pursuit of agriculture is considered as a reasonable use of the land. Figure 5-4 indicates those agricultural lands of both statewide and local importance as delineated in the Environmental Resources element. Such agricultural lands account for over 75% of the St. Vrain Analysis Area, the majority being lands of statewide importance.

5.23 Floodplains

St. Vrain and Lefthand Creeks, the only two creeks in the Analysis Area, have been mapped for the 100-year floodplain. These floodplain limits may be re-evaluated in light of the July 1976 Big Thompson flood.

5.24 Environmental Resources

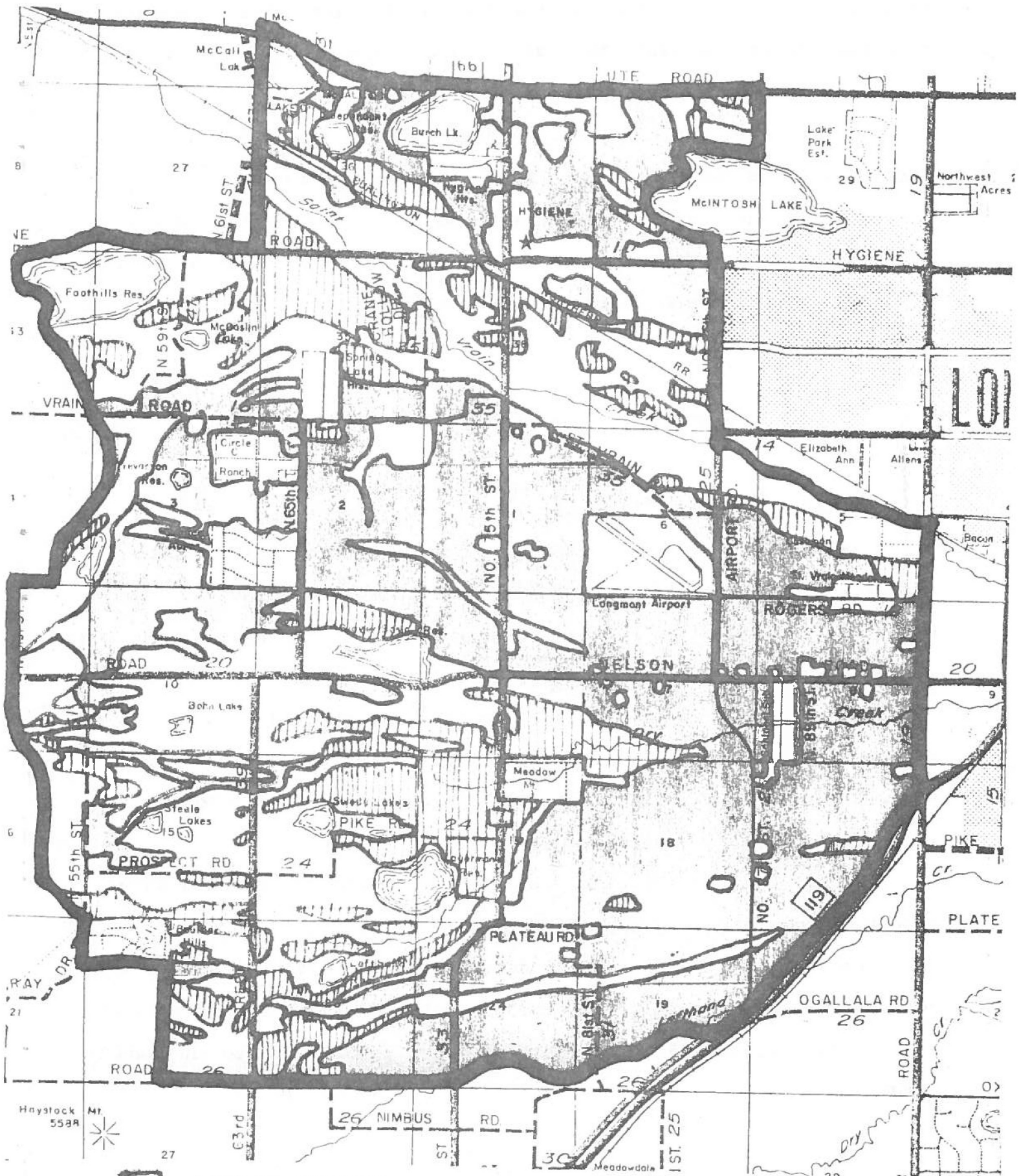
The St. Vrain Valley Analysis Area contains four critical wildlife habitats, Clover Basin Reservoir, McCall Lake and two sections along





70-100 RATING

SIGNIFICANT AGRICULTURAL LAND

FIGURE 5-4



 LAND OF STATEWIDE IMPORTANCE
5-15

 LAND OF LOCAL IMPORTANCE

St. Vrain Creek. A portion of the Hygiene Hagback natural landmark, as described in the Table Mountain Analysis Area, is located in the western part of the Analysis Area.

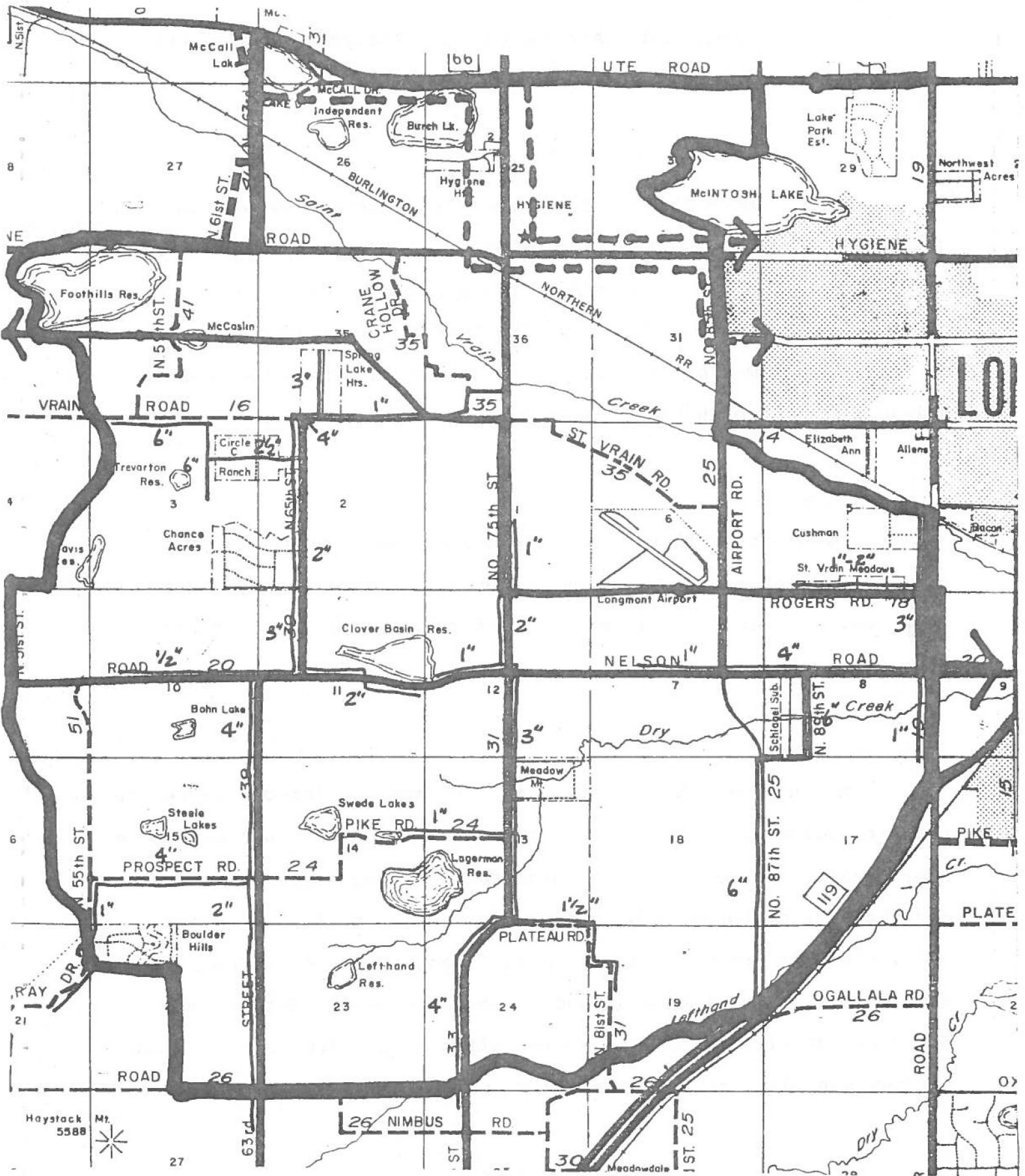
Five State Historic Society designated historic sites are located in this Analysis Area. Ryssby Church and cemetery is located by Swede Lake on 63rd Street and the Church of the Brethern and Hygiene Cemetery are found at Hygiene. Ft. Pella and the Pella School site are located near the intersection of North 75th Street and St. Vrain Road.

5.3 COMMUNITY FACILITIES & UTILITIES

5.31 Water

Water service is provided by Lefthand Water Supply Company, the City of Longmont and through the use of individual wells. Longmont serves Cushman and Hygiene Heights subdivisions and single residences that are located along their SH 66, North 75th Street and Hygiene Road transmission lines. The City has adopted a policy of not issuing any more new taps outside of their Prime Urbanized Area, thus no new houses along SH 66, North 75th Street, and Hygiene Road will be served by City of Longmont water.

Figure 5-5 details the distribution system of Lefthand Water Supply Company and the Company's northern service area boundary. Residences within this service area that are presently not receiving service can obtain service by providing their own distribution lines off existing lines and contributing 1 water right/share to the Supply Company.



— LEFTHAND SUPPLY CO. BOUNDARY
- - - DISTRIBUTION LINES & STREETS

- - - CITY OF

5.32 Sanitation

All dwellings and businesses in the Analysis Area utilize septic systems for sewage disposal.

5.33 Fire

The Longmont Rural and Hygiene Fire Departments provide fire protection to the St. Vrain Valley Analysis Area. Hygiene's response time averages 7 to 8 minutes from their Hygiene Road Station with Longmont's Niwot VFD and County Line Road Stations averaging 5 to 6 minutes. A formal mutual aid policy is not in effect between the two districts though they assist each other as the need arises.

5.34 Police

Police protection, with an average emergency call response time of 4 to 6 minutes, is provided by the Boulder County Sheriff's Department. Property crimes account for the majority of the calls received by the Department.

5.35 Schools

Indian Peaks, Niwot and Hygiene Elementary Schools serve the needs of elementary age school children in the Analysis Area. From these schools, students go to Longs Peak and Longmont Junior High and then attend Longmont High School. During the 1977-78 school year, when the new high school in east Longmont is completed, high school students will then attend Niwot and Longmont High Schools. There are no plans by the St. Vrain Valley School District to build any new schools within the Analysis Area.

5.36 Transportation

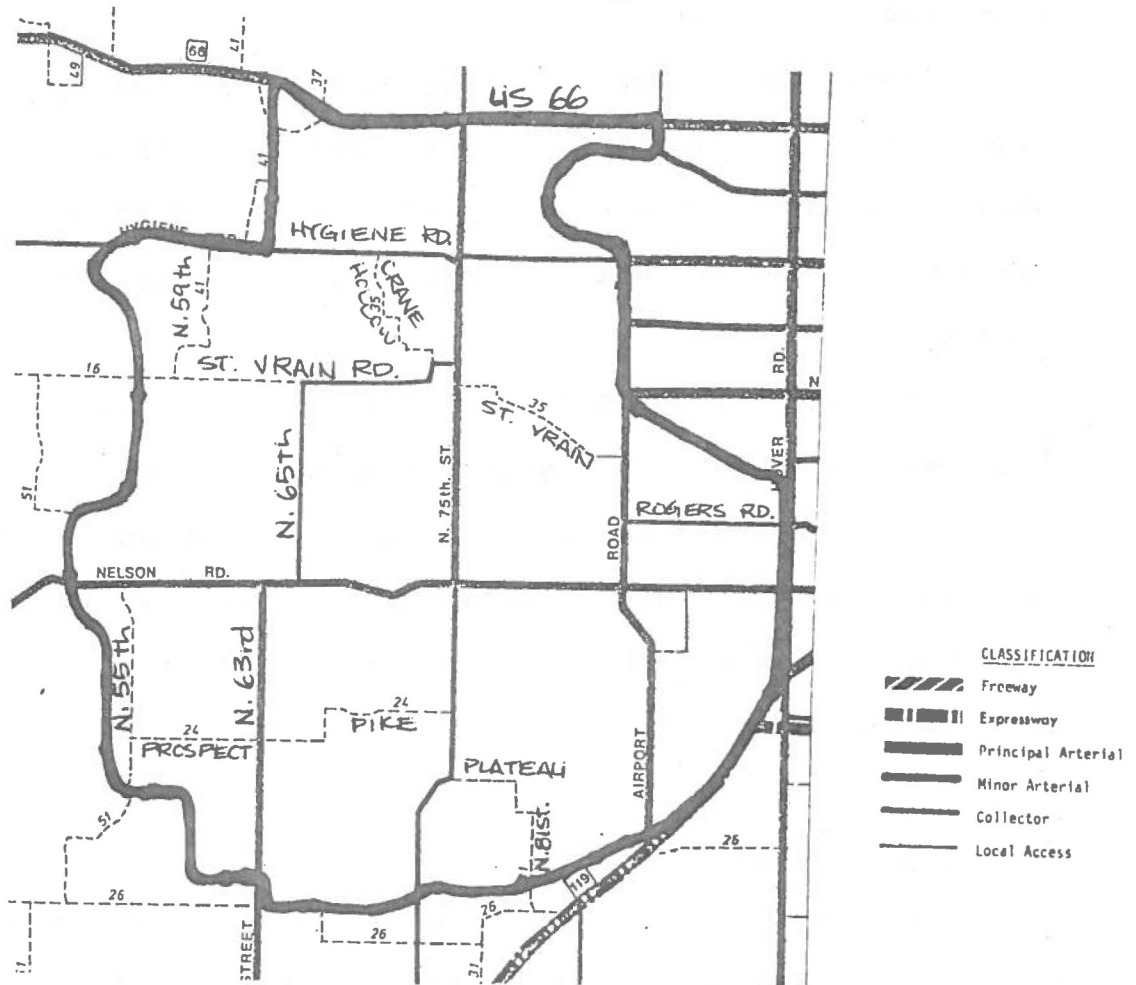
Roads throughout the Analysis Area are mainly principal and minor arterials (Figure 5-6). No major capacity improvements are planned for SH 66 through the year 2000 or any of the roads during the planning period, with the exception of Hover Road (North 95th Street).

The City of Longmont has recently completed an environmental assessment to determine whether Hover Road or Airport Road would be the main north-south route to the west of Longmont. Hover Road has been chosen as the location for this facility which will necessitate four-laning and the construction of left-turn facilities between SH 66 and SH 119.

5.4 ZONINGS/REZONINGS

The St. Vrain Valley Analysis Area has undergone two County-wide rezonings since 1944 and each time the projected future land uses in the area have significantly changed. Figures 5-7 through 5-9 on the following pages illustrate these changes in zoning. In 1944, Hygiene was seen as a small commercial and residential settlement with additional residential development to take place along SH 66 between McCall and Burch Lakes. During 1954, Hygiene remained a business center while the intersection of SH 66 and North 75th Street was also planned for business uses.

The 1965 rezoning reaffirmed the commercial and business uses envisioned for Hygiene. In addition, two large blocks of residential (RR and ER) zoning were designated north of Hygiene. Since the establishment of this residential zoning, only one subdivision has been platted utilizing this zoning. Due to this historic lack of






EXISTING ROAD VOLUMES & RATED CAPACITIES



Road #	Road Name	Existing Volume	Rated Capacity
10	Hygiene Rd.		
	US 36 - N.75th	390	6,400
	N.75th - Airport Rd.	1,600	7,270
16	St.Vrain Rd.		
	US 36 - N.65th	100	3,000
	N.65th - N.75th	460	5,000
18	Rogers Rd.	250	5,000
20	Nelson Rd.		
	US 36 - N.63rd	930	8,730
	N.63rd - Hover	2,570	9,740
24	Prospect/Pike Rd.	60	3,000
25	Airport Rd.	800	9,580
31	N.75th St.	1,600	8,310
31	Plateau Rd./N.81st St.	150	3,000
33	N.73rd St.	950	7,050
35	Crane Hollow/St.Vrain Rd.	250	3,000
39	N.65th St.	320	4,790
39	N.63rd St.	900	7,960
41	N.59th St.	100	3,000
51	N.49th/N.51st St.	90	3,000
51	N.55th St.	110	3,000
SH 66	Ute Rd.	3,750	10,000
SH 119	Diagonal Hwy.	11,600	24,000

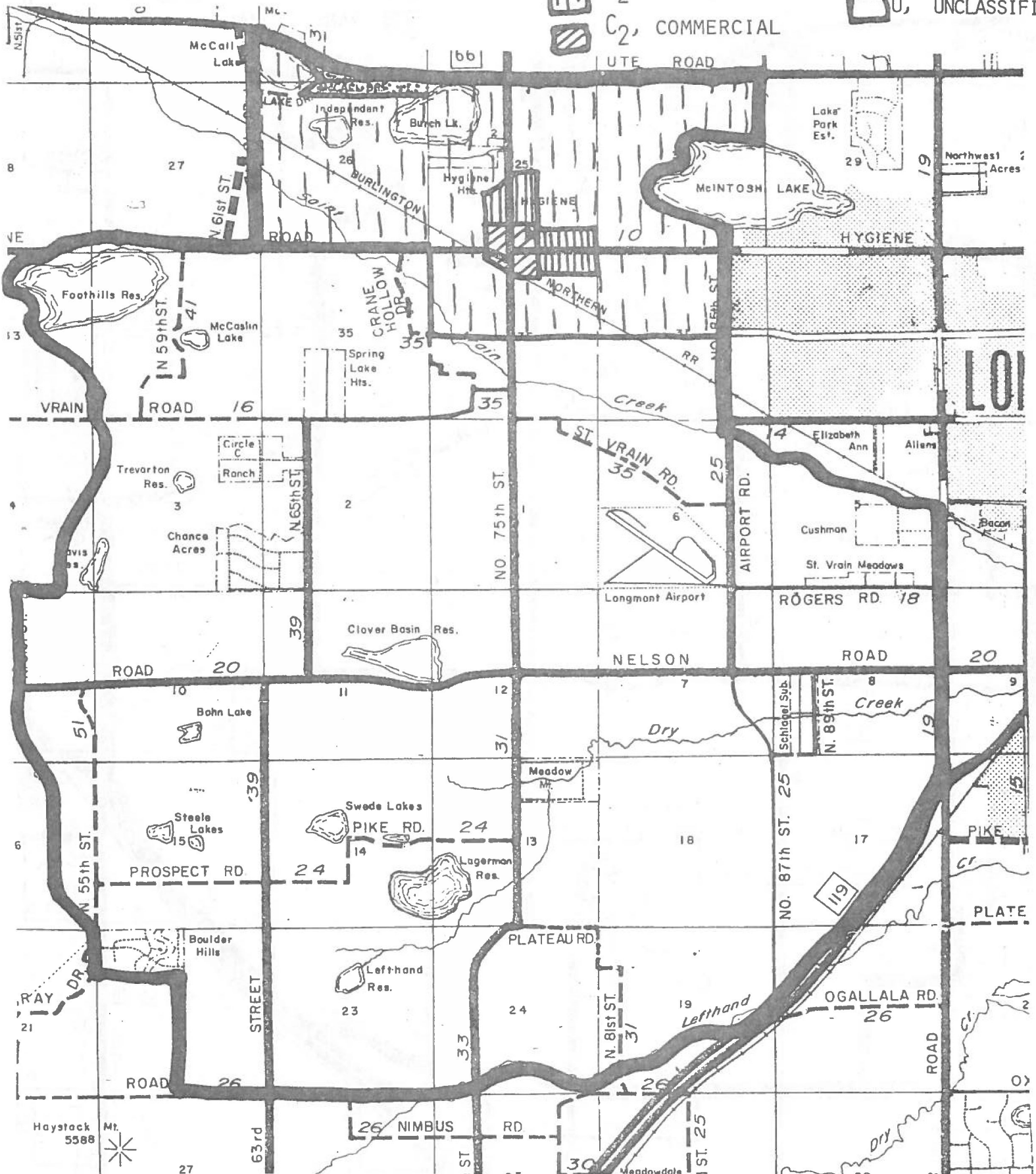
1944
ZONING

FIGURE 5-7

LEGEND

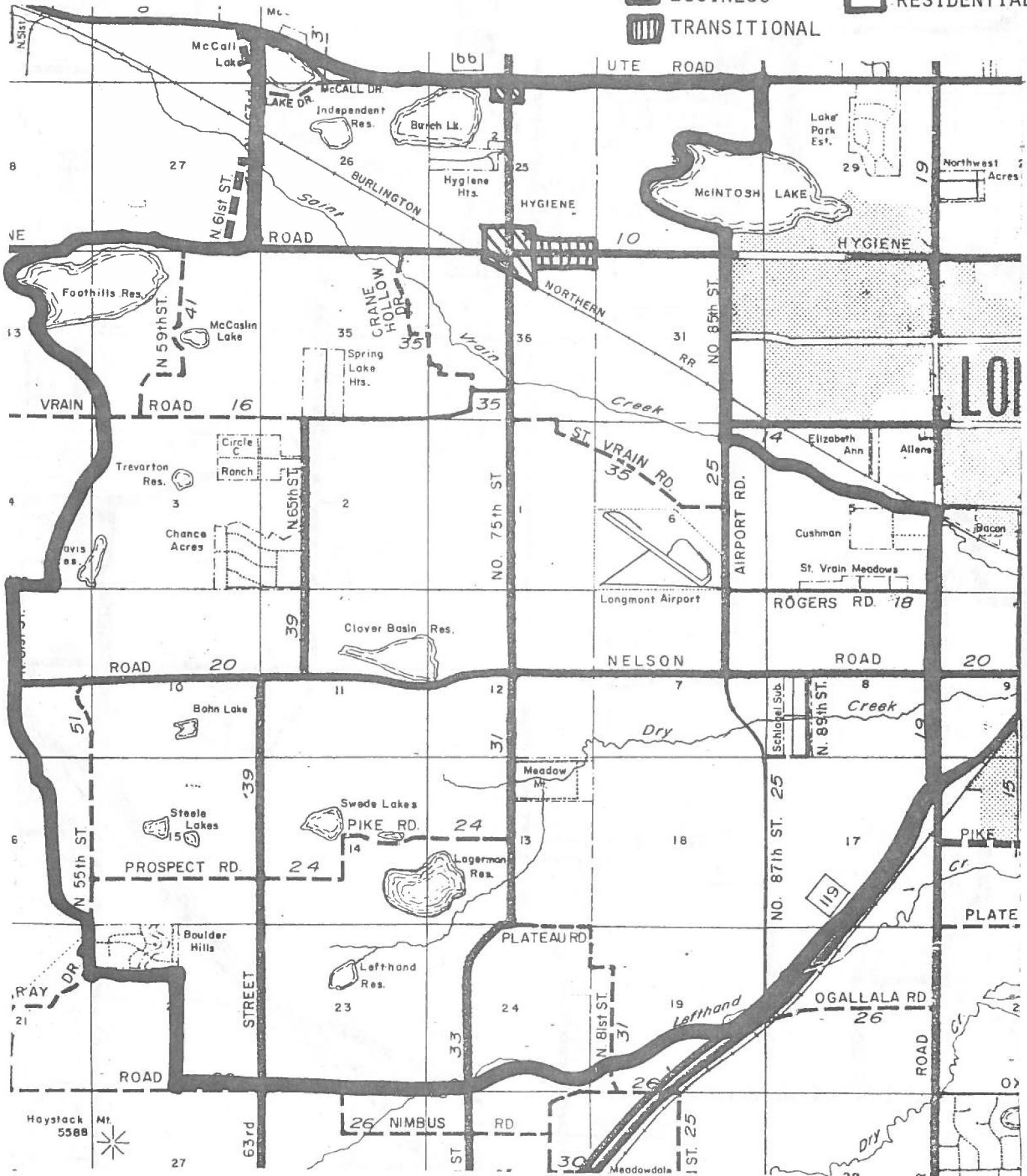
-  A₁, GARDEN HOME
-  A₂, AGRICULTURAL
-  C₂, COMMERCIAL

-  R₁, RESIDENTIAL
-  U, UNCLASSIFIED







LEGEND

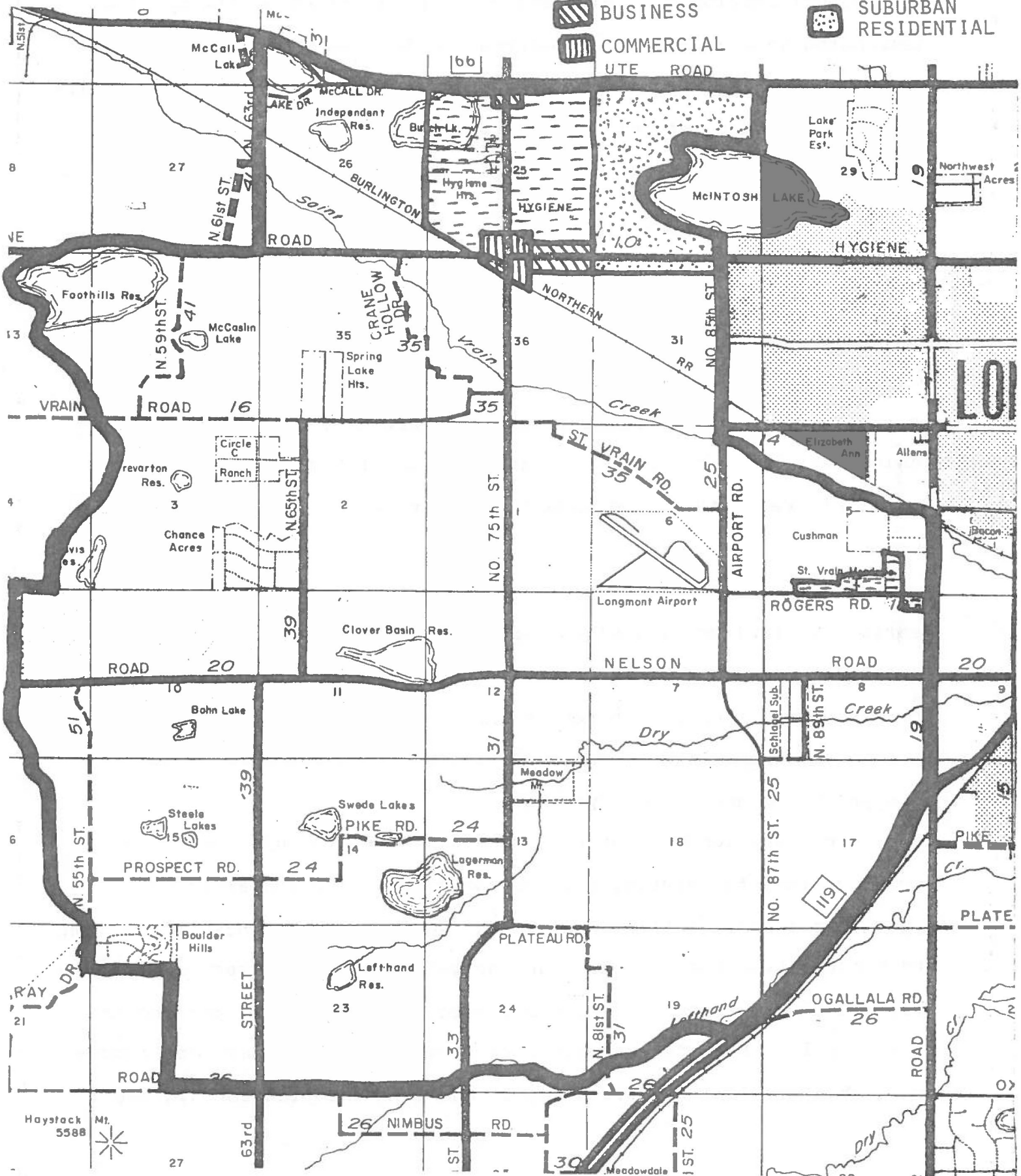
-  BUSINESS
-  TRANSITIONAL
-  RESIDENTIAL



LEGEND

-  AGRICULTURAL
-  BUSINESS
-  COMMERCIAL

-  RURAL RESIDENTIAL
-  SUBURBAN RESIDENTIAL



private utilization of zoning and the zonings close proximity to a designated Natural Resource Conservation Area on St. Vrain Creek, it is recommended that the area be redesignated as agricultural. This would enhance the agricultural character of the Analysis Area and the analysis areas to the north and west.

It should be noted at this point that the business zoning at SH 66 also remains vacant. One parcel is in agricultural use, the other is for sale. The majority of zoning at Hygiene is also vacant in the sense that while the lands are being utilized, uses are not of a business or commercial nature. The business zone is occupied by two cemeteries, agricultural uses and around 15 single family residences. The character for this stretch of Hygiene Road is definitely residential and should be reflected as such in the Comprehensive Plan.

The commercial zoning at Hygiene also contains a mix of residential, agricultural, business and commercial uses. Fifteen residences are located in this area along with a cafe, tire store, gas stations, food store, auto repair shops, the post office, and the Hygiene Fire Department. Zoning to allow the continuance of such enterprises is needed for Hygiene.

In other words, future land use for the Hygiene area should conform to existing land use patterns. The character of Hygiene as a small unified residential settlement warrants recognition and preservation through the planning period. Utility services, specifically sewer and water, are limited in Hygiene and the growth potential for this area is thus very limited. Staff therefore recommends that, following citizen input, the land use plan for Hygiene

reflect the existing character of the settlement through recognizing the current pattern of land uses.

There have been three rezoning requests, all of which have been granted, within the Analysis Area since 1965. The first request was to rezone 24 acres from A to RR so that the St. Vrain Meadows subdivision could be platted. The rezoning and subdivision plat were approved by the Planning Commission within two months of each other in 1966. The second request (Docket #404) for the rezoning of three acres from A to RR near the St. Vrain Meadows Subdivision. The owners of a 5 acre tract desired to rezone 3 of their acres and sell the 3 acres as two 1-1/2 acre lots. The rationale for this rezoning was based on the existence of contiguous smaller tracts. The rezoning was granted for the entire 5 acres so that the applicant's house would not be on a non-conforming lot.

The final rezoning, granted in 1968 changed 10 acres (Lots 1 and 2) in the Spring Lake Heights subdivision from A to RR zoning. This rezoning was requested as it was felt the existing 5 acre lots were too large for desirable residential use and that business and industrial uses in Longmont and at IBM were creating a need for more residential use in the area. The rezoning was granted as the 1/4 mile of frontage Lots 1 and 2 provided along St. Vrain Road made rural residential zoning a feasible use of the land.

5.5 ISSUES & RECOMMENDATIONS

5.51 Land Use

- A. Maintain the existing agricultural character of the area and modify the lot size (1U/35A) and permitted uses in the A zone.
- B. Maintain the agricultural integrity of the area's ditches and storage reservoirs. Discourage the conversion of agricultural water to urban uses.
- C. Confine subdivision development to existing platted lots.
- D. Encourage the establishment of maximum noise levels at the Longmont Airport to regulate airplane noise.
- E. Work with the City of Longmont to reserve land for the buffering of airport noise.
- F. Discourage through land use policies and regulations increased residential use near the Longmont Airport.
- G. Continue the monitoring of existing sand and gravel operations with special attention paid to the success of proposed reclamation projects.

5.52 Environmental

- A. Establish the Aggregate Resource Area classification as a land use category.
- B. Plan future land uses contiguous to Aggregate Resource Areas to be such that conflicts with extraction activities are minimized.
- C. Re-examine the St. Vrain Creek floodplain and re-define the floodplain zone if needed.

5.53 Community Facilities/Utilities

- A. Encourage the establishment of a Longmont substation for the County Sheriff's Department.

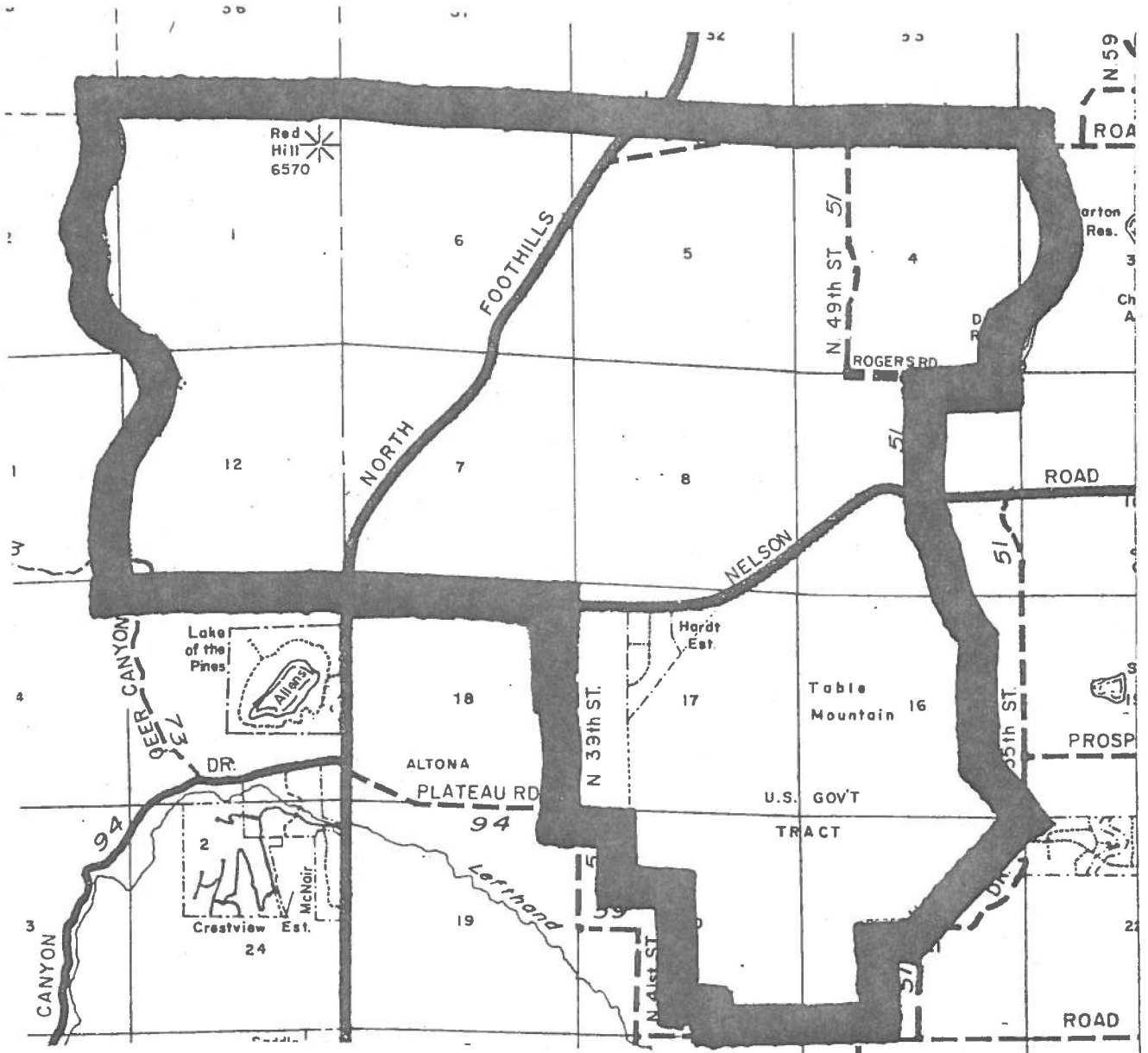
5.54 Zoning

- A. Modify the business zoning at SH 66 and N. 75th Street to reflect land use changes to residential and agricultural.
- B. Modify the RR and ER zoning to reflect land use changes to agricultural and to minimize potential conflicts with the Aggregate Resource Areas.

5.55 Hygiene Area

- A. Modify the business zoning to reflect existing land use patterns of residential and agricultural.
- B. Consider modifying the commercial zone to reflect commercial, residential and agricultural land uses.

TABLE MOUNTAIN ANALYSIS AREA



6.1 INTRODUCTION

The Table Mountain Analysis Area covers lands bordered on the west by the hogbacks, the south by the Lefthand Analysis Area and north by the Lyons Analysis Area. The eastern boundary is formed by the east flank of Table Mountain, North 51st Street and the Boulder Creek Supply Canal. Two topographic features predominate the area, the hogback, with 6,570 ft. Red Hill, and Table Mountain. Nelson Road and Foothills Highway, both key transportation routes bisect this Analysis Area.

EXISTING LAND USE CHARACTERISTICS

Agricultural uses account for the majority of land use, 69%, in the Analysis Area. (Table 6-1) With the addition of the U.S. Government's Table Mountain Facility and the Altona Grange, 96% of the land uses are accounted for. The remaining uses include one small agricultural zone subdivision, a number of metes and bounds parcels and the aforementioned Boulder Creek Supply Canal. A dirt bike track north of Nelson Road and an archery range located off Rogers Road are also found in the Analysis Area but were not in existence when the original land use inventory was completed.

TABLE 6-1

EXISTING LAND USE CHARACTERISTICS - JULY 1977

	<u>UNITS</u>	<u>ACRES</u>	<u>%TOTAL</u>
A. Residential			
1. Metes & Bounds	36	94.88	1.52
2. Subdivided Developed	6	33.35	.53
3. Subdivided Vacant	3	16.65	.27
4. Other	3	1.50	.02
Res. Sub-Total		<u>146.38</u>	<u>2.34</u>
B. Public/Quasi-Public		1,705.43	27.24
C. Open Space Uses (ditches & canals)		85.27	1.36
D. Agriculture			
1. Irrigated Crops		382.73	6.11
2. Non-Irrigated Crops		16.62	.27
3. Irrigated Pasture		1,269.32	20.27
4. Non-Irrigated Pasture		1,223.08	19.53
5. Rangeland		1,432.41	22.88
Ag. Sub-Total		<u>4,324.16</u>	<u>69.06</u>
 TOTAL		 <u>6,261.24</u>	 <u>100%</u>

<u>ZONING</u>	<u>ACRES</u>	<u>%TOTAL</u>
A	6,261.24	100%

TABLE 6-2

SUBDIVISIONS IN THE TABLE MOUNTAIN ANALYSIS AREA - JULY 1977

<u>SUBDIVISION</u>	<u>ZONING</u>	<u>DATE</u>	<u>ACRES</u>	<u>LOTS</u>	<u>AVG. LOT SIZE</u>	<u>NO. PERMITS</u>	<u>POP.</u>	<u>NO. VACANT</u>	<u>POP.</u>	<u>UNITS/ ACRES</u>	<u>WATER</u>	<u>SAN.</u>
Hardt Estates	A	1966	50	9	5.55	6	18	3	9	.18	Lefthand	septics

6.11 Subdivisions

There is one subdivision, Hardt Estates, in the Table Mountain Analysis Area. It was platted under the 1965 "A" zoning district and is detailed in Table 6-2.

6.12 Metes & Bounds Parcels

Only one exemption to Senate Bill 35 has occurred in the Analysis Area. This was approved August 1974 and created one 143 acre and one 7 acre tract from 150 acres in Section 6, T2N R70W.

In 1973 an attempt was made by a landowner located on Nelson Road to adapt two garages and a chicken coop into residences to join two existing residences on an old homestead. The purpose was to cluster five single-family dwellings in conjunction with educational and possibly business uses on 118 acres and form the "Nelson Road Community". Health Department approval was granted for a sewage disposal system for these dwellings but the request was denied, since the proposal was not allowable under A zoning.

6.13 Table Mountain Facility

The Federal government through the National Bureau of Standards operates a telecommunications facility on Table Mountain. This facility influences the Analysis Area in that any person within a 1-1/2 mile radius of the site must receive Federal approval prior to operating high frequency radio equipment. The facility makes radio reception measurements and thus needs this protection, provided by the Telecommunications Protection Act of 1967, from radio inter-

ference. Any expansion of the Table Mountain facility programs may widen this protective ring, however, such expansion is not anticipated within the planning period according to National Bureau of Standards officials.

6.2 ENVIRONMENTAL CHARACTERISTICS

6.21 Geology

The Analysis Area is fairly unique topographically speaking with the hogbacks to the west, Table Mountain on the south and numerous ridges and valley inbetween. The entire area (Figure 6-1) is subject to landsliding and expansive soils. West of the Foothills Highway problems become more severe; site specific consideration and analysis is necessary regarding foundations, grading plans, septic drain fields and overall slope stability.

In the western portion of the area, just east of County Road 73-J, lies a deposit of quarry aggregate. This particular deposit is classified as a commercial mineral deposit under the County's Master Plan for mineral extraction and is therefore subject to the provisions thereof.

6.22 Agriculture

With the exception of the Table Mountain Facility, this Analysis Area is 95% agriculturally oriented. The 39 dwellings located on this agricultural land give an overall density of 1 unit per 113 acre. Agricultural uses in the Analysis Area are predominantly

dryland (Figure 6-2.) Only two irrigation ditches are found in the area, Lake and Toll Gate and both end here. The Boulder Creek Supply Canal does not provide irrigation water as it carries City of Boulder water from St. Vrain Creek to Boulder Reservoir.

Figure 6-3 indicates those parts of the Analysis Area where lands of Statewide and local agricultural importance are found. These lands are few in the area due primarily to the Class VI and VII soils. These soils are common due to the broken topography of the area and the occurrence of cobbles at or near the surface. These soils are used for pasture and native range, their limitations for urban uses being rated, predominantly, severe.

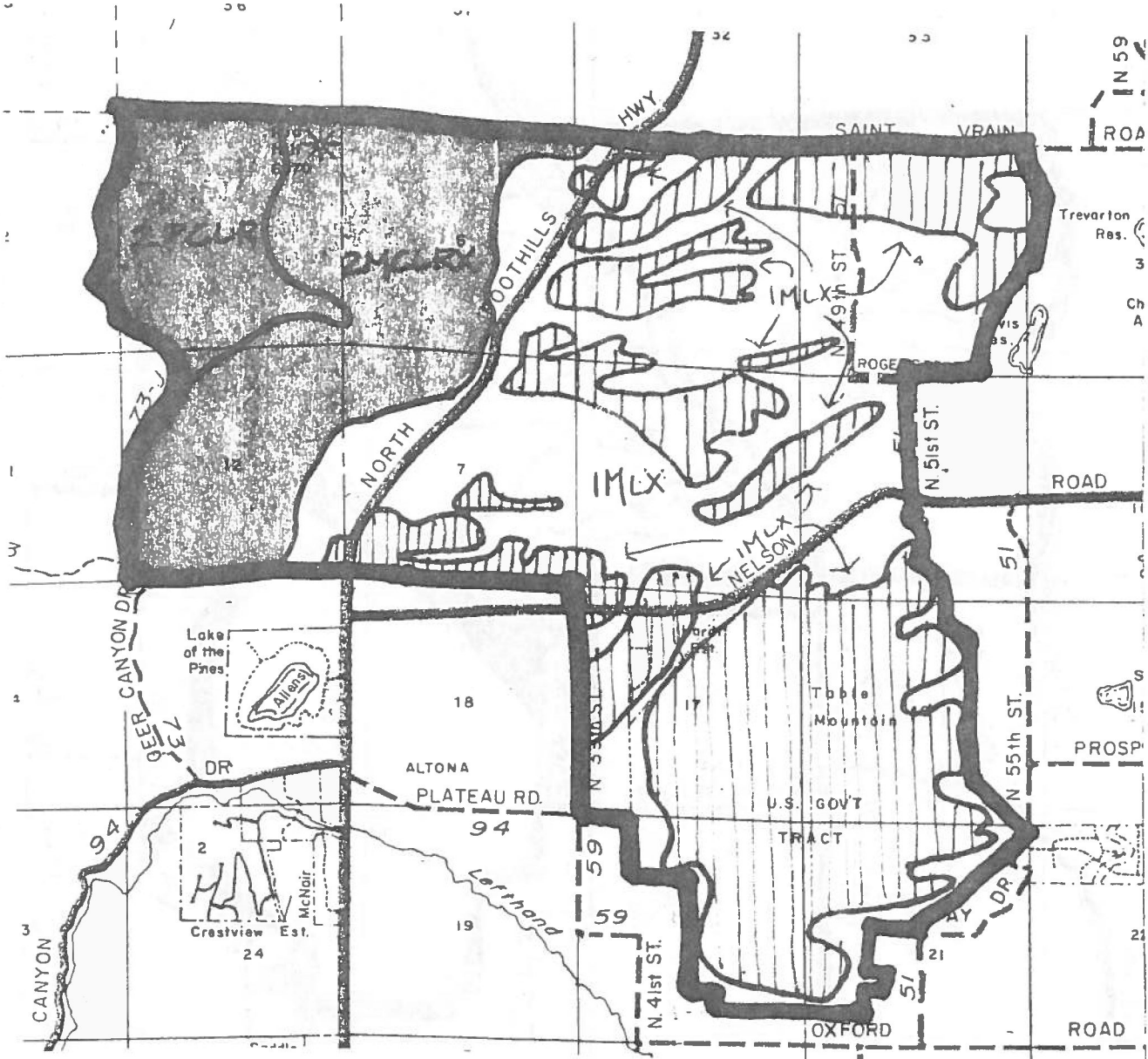
6.23 Environmental Resources

There are two identified natural landmarks in the Analysis Area, Table Mountain and Hygiene Hogback. Hygiene Hogback is of special note as it was the subject of a University of Colorado natural area study. The hogback is a prominent outcrop of Hygiene sandstone that warrants preservation in its natural state.




6.3 COMMUNITY FACILITIES/UTILITIES

6.31 Water

Figure 6-4 shows the western boundary of the Lefthand Water Supply Company and the location of their transmission lines within the Analysis Area. Service is provided to Hardt Estates, with the

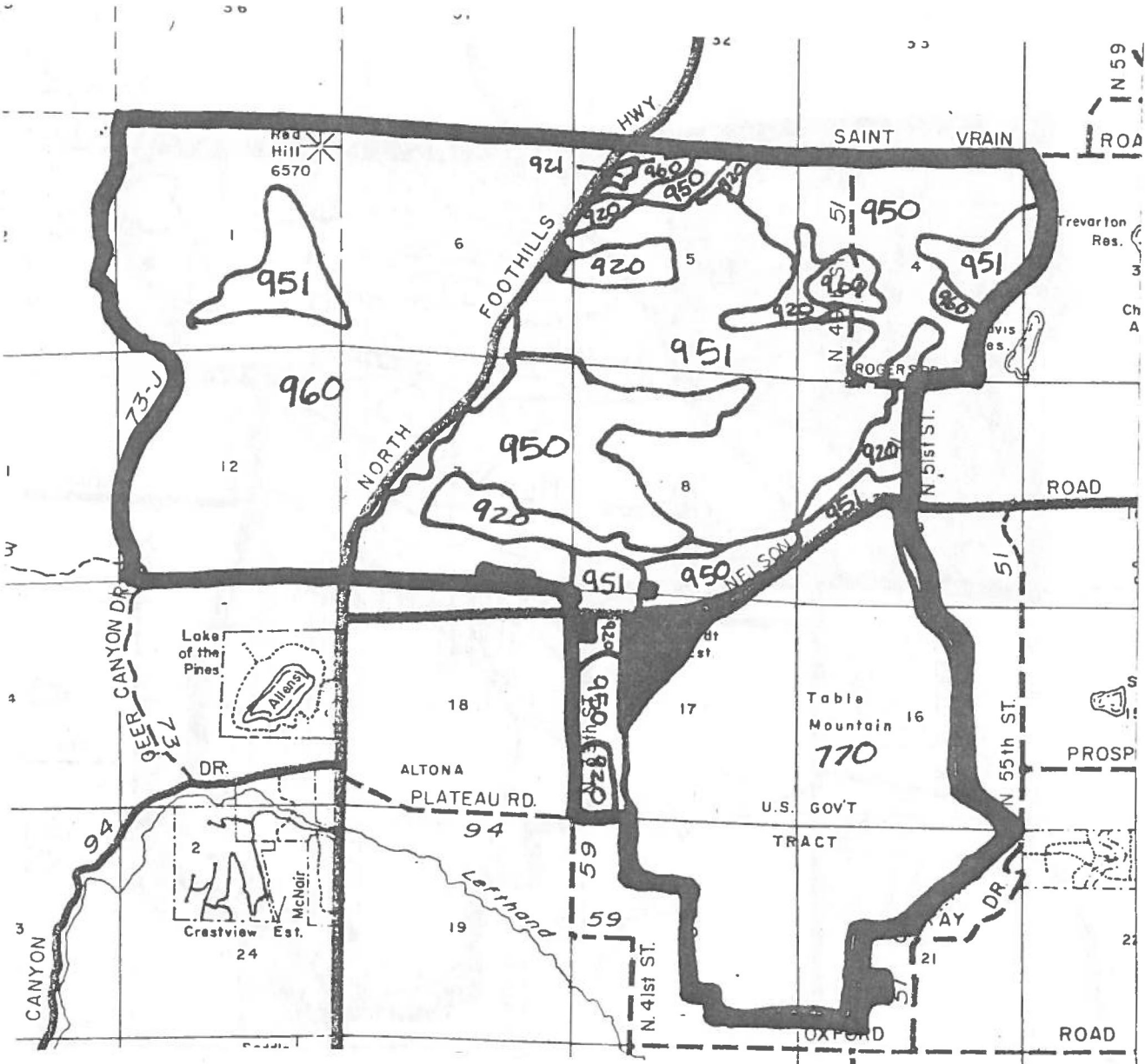


LEGEND

-  MINOR TO NO PROBLEMS
-  MINOR - MODERATE PROBLEMS
-  MAJOR PROBLEMS

EXISTING LAND USE

FIGURE 6-2

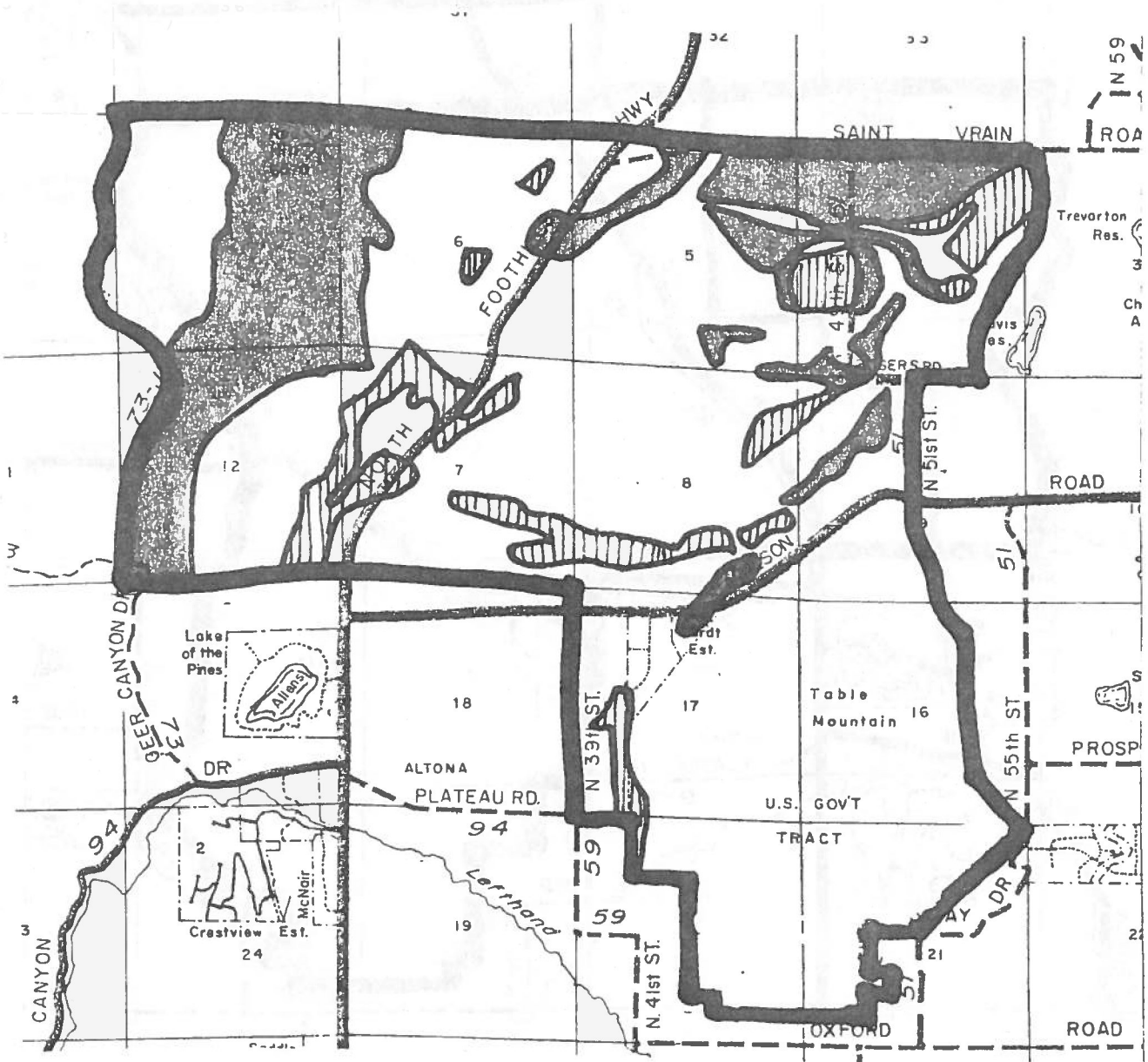


LEGEND



- NON-AGRICULTURAL USE
- 770 - PUBLIC/QUASI-PUBLIC
- 920 - IRRIGATED CROPS
- 921 - NON-IRRIGATED CROPS
- 950 - IRRIGATED PASTURE
- 951 - NON-IRRIGATED PASTURE
- 960 - RANGELAND

SIGNIFICANT AGRICULTURAL LAND

FIGURE 6-3



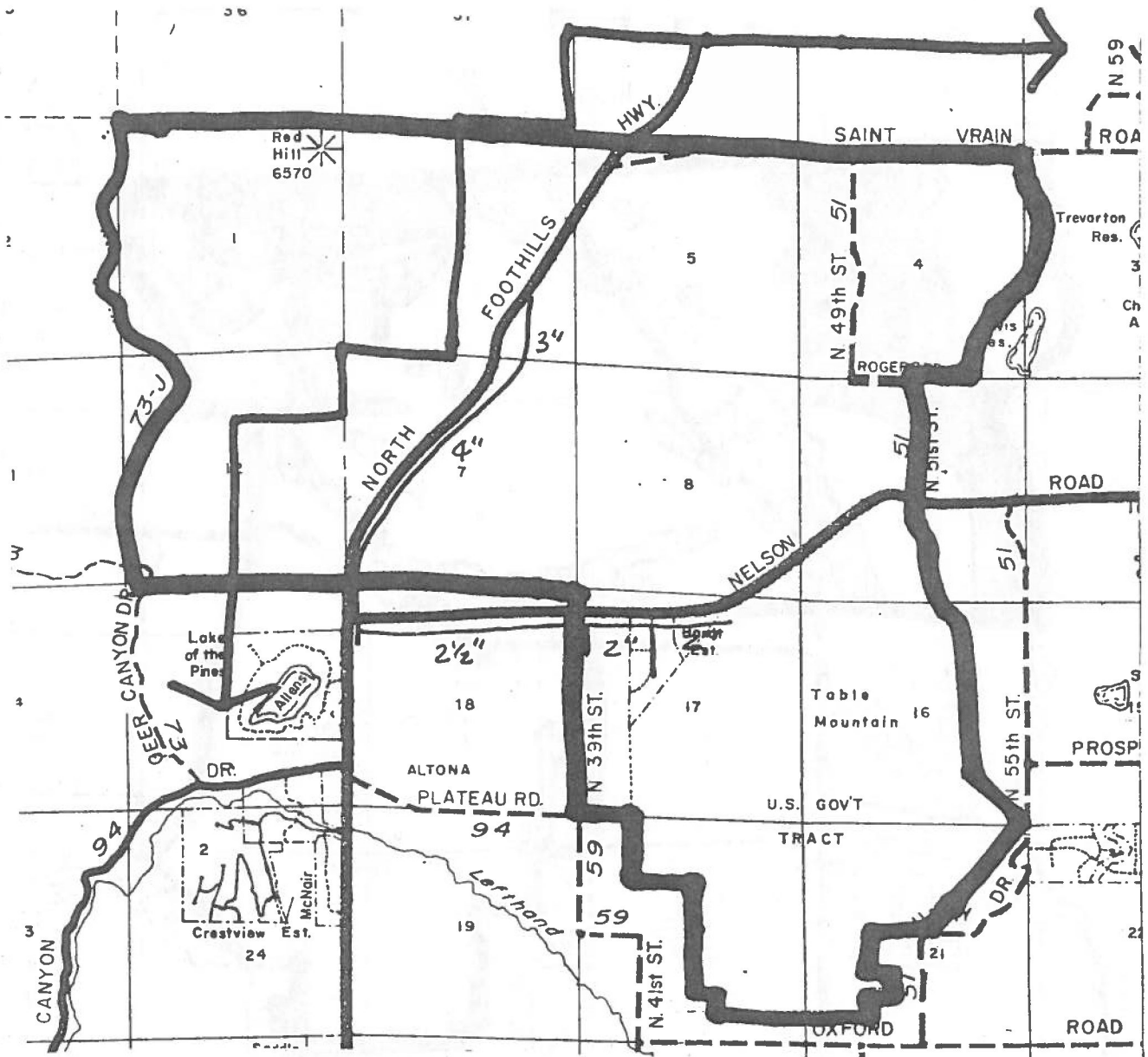
LEGEND

-  LAND OF STATEWIDE IMPORTANCE
-  LAND OF LOCAL IMPORTANCE

LEFTHAND WATER SUPPLY CO.

FIGURE 6-4

BOUNDARY & DISTRIBUTION SYSTEM



line along Nelson Road from Foothills Highway ending there. The majority of dwellings rely on individual wells but those within Left-hand's service area can receive service if they provide their own distribution lines off existing lines and contribute 1 water right/share upon "joining" the Supply Company.

6.32 Sanitation

Sewage disposal for the entire Analysis Area is by means of septic tanks.

6.33 Fire

Fire protection for the Analysis Area is provided by four fire districts. Boulder Rural (28th and Iris) and Jamestown Fire Departments (Lefthand and Geer Canyon, Jamestown) have a mutual aid policy in effect with response times for this area averaging 5 to 15 minutes. The Hygiene Fire Department averages 7 to 8 minutes in response time, this area being the extreme southwest end of their district.* The small remainder of the Analysis Area is served by the Longmont Rural Fire Protection District out of their Niwot VFD station and the station on County Line Road.

6.34 Police

Police protection is provided by the Boulder County Sheriff's Department with the situation being similar to that detailed in the

* See Terry Lake Analysis Area for further description of the Hygiene and Longmont Fire Districts.

Terry Lake Analysis Area report. Average response time for emergency calls is around 4 to 6 minutes.

6.35 Schools

All students living within the Table Mountain Analysis Area attend St. Vrain Valley School District Schools. Elementary school children living south of Nelson Road attend Niwot Elementary School while those north of the road attend Hygiene Elementary. From these two schools, all Analysis Area students then attend Longmont Junior High and Niwot High Schools. Given past trends, the agricultural character of the area and the existence of the Table Mountain Facility, there does not exist a need for an elementary school in this area.

6.36 Transportation

The two major roads, Foothills Highway and Nelson Road are planned as principal arterials to carry traffic between the population and employment centers of Longmont, Boulder, Lyons and the IBM area. All remaining roads are for local access. Capacity improvements for Foothills Highway will not be necessary in this planning period if the annual volume increase is around 3%. This percent increase is chiefly dependent on the amount of traffic using the road to Rocky Mountain National Park.

TABLE 6-3

EXISTING ROAD VOLUMES AND RATED CAPACITIES

<u>ROAD (ENDPOINTS)</u>	<u>EXISTING VOLUME</u>	<u>RATED CAPACITY</u>
U.S. 36 (Nelson - St. Vrain Roads)	3,300	10,000
Nelson Rd. (U.S. 36 - N. 63rd)	930	8,730
St. Vrain Rd. (U.S. 36 - N. 65th)	100	3,000
N. 39th (Plateau - Nelson Rds.)	100	3,000
N. 49th/Rogers Rd./N. 51st (Nelson - St. Vrain Roads)	90	3,000

6.4 ZONINGS

Zoning history in the Table Mountain Analysis Area is relatively brief as can be seen from Table 6-4.

TABLE 6-4

ZONING - TABLE MOUNTAIN ANALYSIS AREA

<u>ZONE DISTRICT</u>	<u>YEAR</u>
Unclassified	1944
Residential	1954, no rezonings
Agriculture	1965, no rezonings

As has been previously stated, there has been one 9 lot "agricultural" subdivision in the area since the beginning of County zoning districts. Future subdividing should be discouraged to maintain the area's agricultural character and further insulate the Table Mountain Facility from radio interference.

6.5 ISSUES & RECOMMENDATIONS

6.51 Land Use

- A. Maintain the agricultural character of the area and modify the lot size (1U/35A) and permitted uses in the A zone.
- B. Discourage the conversion of agricultural water to urban uses.
- C. Future subdivision development will be discouraged to maintain the area's agricultural character.
- D. Closely monitor the Table Mountain Facility with regard to the impact of the Telecommunications Protection Act of 1967.

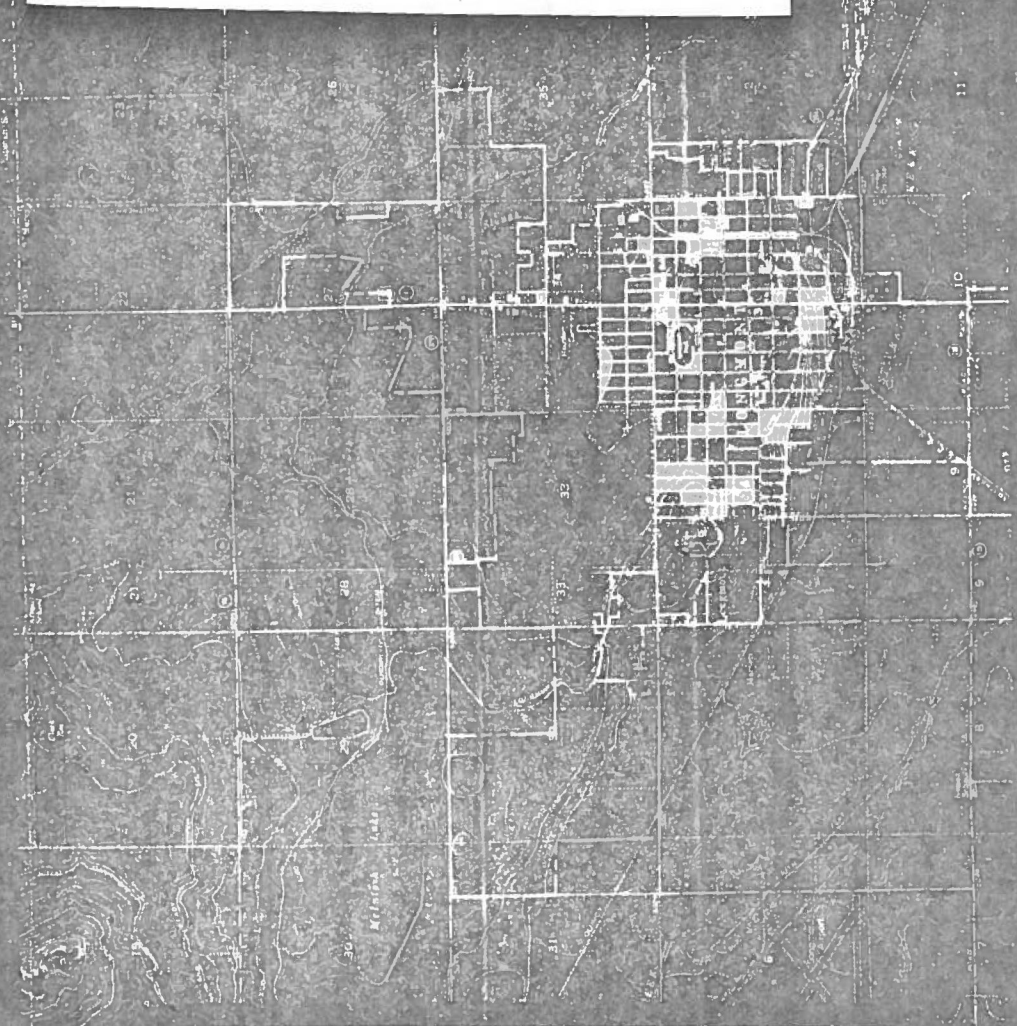
6.52 Environmental

- A. Establish a geotechnical review procedure for areas designated 2MCLR, 2PCLR and 2MFX.
- B. Establish the Aggregate Resource Area classification as the land use category for the deposit of quarry aggregate.
- C. Encourage open space preservation of the Hygiene Hogback Natural Area.

6.53 Zoning

- A. Maintain the A zone district to reflect land uses in the Analysis Area.

* * * * *
*
THE ST. VRAIN VALLEY COMPREHENSIVE
*PLAN WAS APPROVED BY THE BOULDER *
*COUNTY PLANNING COMMISSION ON *
*FEBRUARY 26, 1975 AND THE BOARD *
*OF COUNTY COMMISSIONERS ON *
*APRIL 24, 1975. *
*
* * * * *



**CITY OF
LONGMONT**

ST. VRAIN VALLEY PLAN

ST. VRAIN VALLEY COMPREHENSIVE PLAN

Long Range Planning Commission

Recommended Plan for Adoption, November 14, 1974

Edmond C. Dworak, Chairman
Thomas P. Brock
Leonard T. Burns
George Harrison
Harry J. Holmes

Thomas R. McCoy
Ruth A. Rodriguez
James F. Wilbur
Earl G. Winter

Planning and Zoning Commission

Adopted Plan November 20, 1974

James F. Wilbur, Chairman
James P. Gillen
Thomas R. McCoy
Sandra L. Parker

Alvin G. Perenyi
George H. Prebish
Benjamin Rodriguez
Earl G. Winter

Mayor of Longmont

Honorable Austin P. Stonebraker

Longmont City Council

Approved Plan November 26, 1974

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Eugene E. Shime1
Angus E. Slee
Lucy S. Thompson

Planning Department

Kenneth C. Dell, Director
William G. Trimm, Supervisor
Long Range Planning
Pamela Atwood, Secretary

Brent Bean
Stephen R. Hanson
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Theodore M. Wells

INTRODUCTION

The City of Longmont has established a tradition of municipal planning. This tradition is exemplified by the many studies and plans completed for the City by various consultants and appointed citizen committees over the past years. These studies are intended to help guide decisions involving municipal services, facilities and extensions. The findings and recommendations of these studies are consistent in some aspects and vary in others. They illustrate a consistent desire of the citizens for a strong community identity, an independently viable community within a region of diverse interests, and a desire for a high level of municipal services. Those variations in the recommendations of the studies show the changing attitudes of the citizens regarding effective solutions to municipal problems.

In response to a recommendation of a citizens committee, the City Council established a permanent Long Range Planning Commission. The Commission was established with the specific charge of developing a Long Range Comprehensive Plan and to continue as an advisory commission on long range planning matters. The intent is to assure that the Plan would be used as a guide in decisions involving the physical development of Longmont. Also, the Commission can make necessary adjustments to the Plan periodically to reflect changing attitudes and values of the Community.

The St. Vrain Valley Comprehensive Plan has been made with the general purpose of guiding and accomplishing a coordinated and harmonious development of the City of Longmont and its environs, which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development as set forth in the laws of the State of Colorado.

The St. Vrain Valley Comprehensive Plan is intended to be a working document to be used in guiding day to day decisions involving the physical development of the Community. In order for the Plan to function as such, it must have broad community understanding and support. This Plan publication summarizes the work of the Long Range Planning Commission, lists the adopted Goals, Land Use Plan and Policies, and illustrates how these elements work together to guide decision making. The intent of this publication is to generate an understanding of the process followed and the studies analyzed by the Commission in leading to their recommendation on each of the Plan elements. This publication contains only essential statistical data. For more in depth detail of the Commission studies and findings, the reader is referred to the St. Vrain Valley Comprehensive Plan - Background Report.

PLANNING PROCESS

The permanent Long Range Planning Commission was appointed in January, 1973. When the Commission began meeting it became obvious that they needed to establish a program. The task was to formulate a Long Range Comprehensive Plan and a strategy had to be developed. The program arrived at is called the Long Range Planning Process. The process is depicted on page 3 of this Report. This process is defined as an ongoing process of evaluating community goals, conducting urban land studies, and drawing upon those goals and studies to fashion a balanced and practical set of proposals for the future use of land. The Commission followed this process in formulating their Long Range Plan recommendations.

The City Council established the Long Range Planning Commission as a permanent Commission charged with developing a Long Range Comprehensive Plan and advising the Planning and Zoning Commission on Long Range Planning considerations. As such, the Commission can conduct the continuing nature of the process which is necessary to keep the Plan up to date with changing Community attitudes. This is accomplished by monitoring land use development and the effect of the implementation policies in leading toward achievement of the Goals. The Goals must reflect current Community desires which necessitate periodic inquiries of the citizens.

GOALS

Prior to beginning the various planning studies and analyses which will lead to final recommendations, it is necessary to determine what the planning effort is intended to achieve. Planning is for needs generated by people; but what do the people see as their needs. The Long Range Planning Commission represented many citizens in various walks of life. However, they felt it necessary to obtain a broader spectrum of citizen input. The Commission wanted to identify as accurately as possible what the citizens desires are for the Community with respect to growth, land use, public and quasi-public facilities, and what their opinions are regarding various municipal services.

In seeking direction to define these needs, the Commission first reviewed the Report of the 1972 Citizens Advisory Committee on Long Range Planning. That Advisory Committee had been appointed to make recommendations to City Council in regard to alternative approaches to resolving community growth issues. The Committee held meetings in neighboring communities as well as in Longmont understanding that the destiny of the entire St. Vrain Valley and Longmont are woven together. Their efforts included a newspaper poll and involved position papers from the Chamber of Commerce, League of Women Voters and students in the St. Vrain Valley School District. The first recommendation of the Committee to be implemented by City Council was the establishment of the permanent Long Range Planning Commission. The Committee Report represents the foundation of the Long Range Planning effort in Longmont.

LONG RANGE PLANNING PROCESS

CONTINUOUS UPDATE

The Urban Studies are updated on a regular basis, and every 3 years the Goals, Proposals and Policies are re-evaluated as to their effectiveness.

IMPLEMENTATION

- .Implementing devices are developed
- .Capital Improvement
- .Zoning Ordinance
- .Legislative Orders

FINAL SUBMITTAL AND ADOPTION

After possible revisions, the plan is presented for public hearing. Upon acceptable reaction the plan is adopted by City-County decision-making bodies.

LAND USE PLAN REVISIONS

If public and private recommendations are made they are introduced to the Long Range Planning Commission for consideration and possible approval.

PUBLIC AND PRIVATE EVALUATION

After the proposal and policies have been developed they are introduced to the public and private sectors for evaluation and suggestions.

THE LAND USE PLAN

(Proposal)

A decision-making tool in the form of a Land Use map, which includes a synthesis of the goals and projected cultural aspects. It forms the basis for zoning and guides:

- .Private and public decisions concerning Residential, Commercial and Industrial Land Use Locations
- .Future school site locations
- .Street planning
- .Recreational facilities

(Policies)

A decision-making tool in the form of Land Use Policies, formulated to give direction and guidance in implementing the plan. General policies include:

- .Residential
- .Commercial
- .Industrial
- .Flood Plain
- .Growth Guidance
- .Utility Service Area
- .Open Space
- .Urban Development

DESIGNATION OF PLANNING AREA

Define the area that is considered influential to the City based upon:

- Political boundaries
- Man-made and natural features
- Availability of sewer and water facilities
- Transportation patterns
- Natural amenities as a livability feature
- The functional relationship to Longmont

CITIZEN INVOLVEMENT

Investigation of Community Attitudes, Interests, Values through community-wide distributed questionnaire.

GOALS

Formulation of Goal Statements based upon response received from citizenry, 1972 Long Range Planning Advisory Commission Goals, Adopted County and Regional Goals

URBAN STUDIES

Necessary in the determination of past and present characteristics of the Planning area.

- Cultural Inventory
- 1) Land Use Element
- 2) Community Facility and Utility Element
- 3) Transportation Inventory
- Environmental Inventory
- 1) Physiographic Element

CONFLICT IDENTIFICATION

Identification of existing conflicts and differences surfaced in the Cultural and Environmental Inventories.

PROJECTION OF CULTURAL ASPECTS

- Population and Economic Element
- 1) Land Use Projection
- 2) Community Facilities/Utilities Projection
- 3) Transportation Projection

In order to achieve an understanding of the various citizen values and desires in the Region, the Commission next reviewed the goals adopted by Boulder County and those adopted by the Denver Regional Council of Governments.

Finally, the Commission developed a questionnaire on specific issues of growth management, land use development, new approaches to zoning and questions regarding present levels of municipal services. This questionnaire was sent in utility bills to all single family units and apartments in the City as well as the many City utility customers in the County within the Planning Area.

With this background information the Long Range Commission formulated Goals for the Community in the following areas:

- Urban Design
- Environmental Management
- Planned Growth
- Economic Development
- Transportation
- Residential Development
- Commercial Development
- Industrial Development

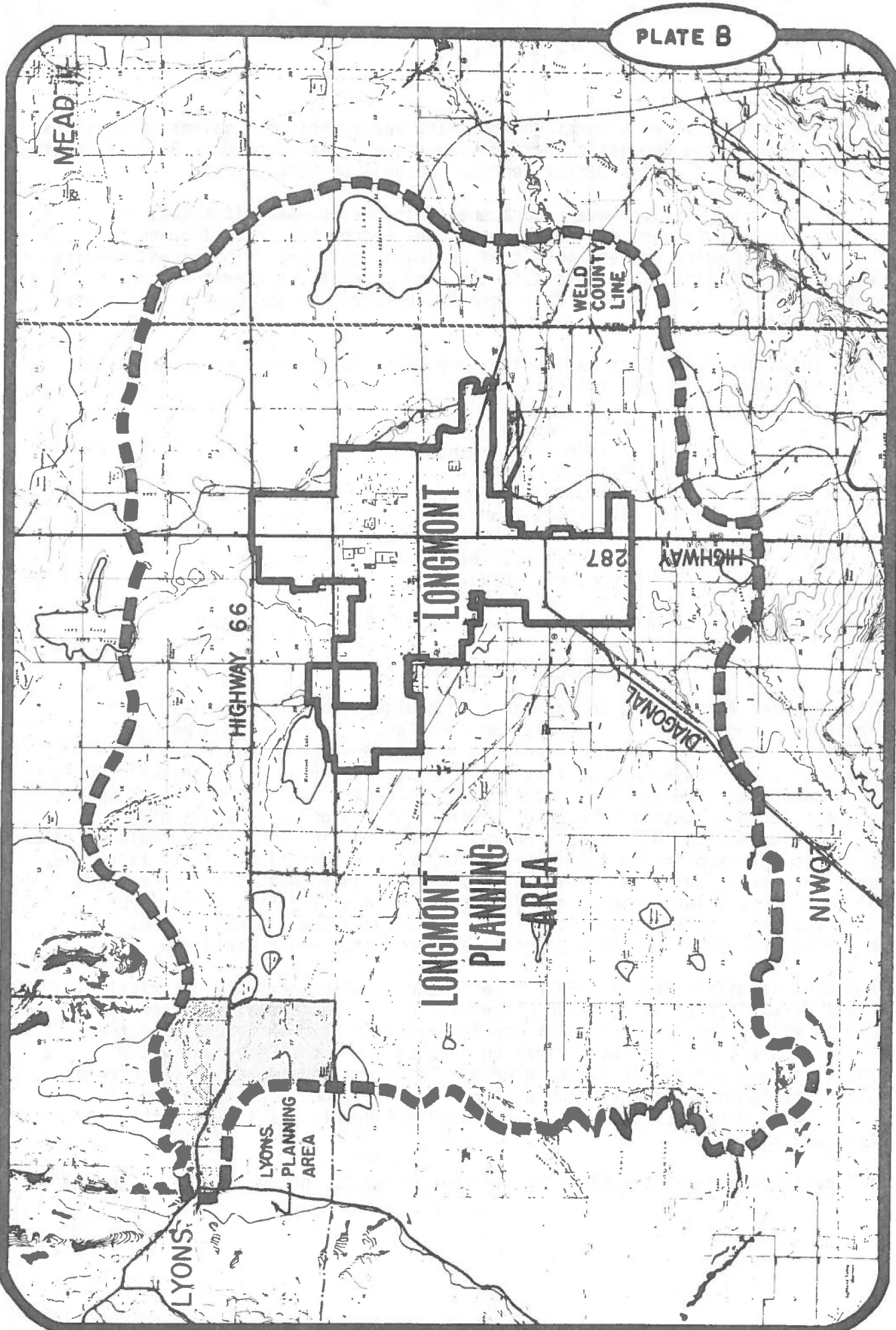
The Goal statements are listed on pages 18 and 19 of this Report.

PLANNING AREA

The Planning Area refers to that area in Boulder and Weld Counties which the Commission studied in formulating the Plan. The Planning Area was the total study area in which land use inventories and analyses, physiographic studies and utility-facility service area and expansion studies were conducted. The Commission decided to study the area in which land use changes, transportation changes or water right changes may have a direct or indirect effect on the City of Longmont. The Planning Area was formulated after review of transportation facilities, water rights, existing utility locations, and land use in the region. It is important to note that as a city expands it must convert land from county jurisdiction to city jurisdiction. For this reason it is necessary for a city to analyze county lands in their planning process. This is recognized and permitted under State law.

Longmont is within the St. Vrain - Left Hand Water Conservancy District. The District was formed to conserve water within the area and also to keep water rights within the District. Although the District is much larger than the Planning Area, most of the irrigation ditches which the City owns water rights in are within the Planning Area. The major consideration for drawing the north boundary of the Planning Area was to include those portions of the Rough and Ready, Longmont Supply and Highland Ditches in which the City owns water rights.

The east boundary of the Planning Area was drawn to include Calkins Lake



(Union Reservoir) in Weld County. This feature was included because it is a good point for water rights transfer, can be used for water storage, may possibly be used in meeting new Environmental Protection Agency water treatment standards and has an opportunity for recreation uses.

The southeast boundary of the Planning Area follows around the base of Standley Hill and then corresponds to the Niwot Sanitation District line as the south boundary. The west boundary runs along the base of Table Mountain and then extends northwest to include the Longmont Water Treatment Plants and uses which are connected to the Longmont Water System.

Having established the study area, the Commission attempted to work closely with both Weld and Boulder County's to ensure that the recommendations for land use, transportation, public facilities and utilities were in the best interests of these counties as well as the City of Longmont. The Lyons Planning Commission has delineated their communities area of influence and this area is shown in the northwest portion of the Planning Area. Within this influence area, the goals and policies of the Town of Lyons and Boulder County should act as a guide to land use, transportation, public facilities and utilities planning decisions. Close cooperation between the City and Counties is an important aspect within the Planning Area.

URBAN LAND STUDIES

This part of the Planning Process describes the current conditions of land use, the level of urban services and facilities, and the environmental conditions in the Planning Area. A clear understanding of these aspects, their opportunities and constraints is necessary prior to beginning projection of City growth areas. This information is presented in several basic elements.

Land Use Element

The Land Use Inventory and Analysis is intended to identify and analyze land use patterns and trends and to compare these with adopted goals, evaluating the effectiveness of existing City policies toward accomplishing the goals. These studies involved documenting the distribution of all land use categories including vacant lands. The City and Planning Area were divided into 16 analysis areas for detailed analyses of land use distribution and how the uses were functioning. Following these analyses recommendations were made for adjustments in the land use patterns and changes in city policies to affect land use trends. Two important concepts evolved out of these studies: the neighborhood concept and commercial service concept. These concepts are discussed in more detail later in this report.

Physiographic Element

The Physiographic Studies included the City and the entire Planning Area. The intent of the studies is to identify potential environmental problems related to urbanization. The ecological systems studied are: flood plains, aquifers, topography and geological hazards, soils, winds and vegetation. Also those features in the Planning Area that have distinct characteristics or values were identified and mapped as image concerns. Like the physiographic studies, the purpose of delineating image concerns is to identify areas that deserve public attention so that they may be effectively planned for. The

intent of the physiographic studies is not necessarily to prohibit development in areas of environmental conflict, but instead to identify the potential problems related to urbanization so that they may be given professional on site evaluation and proper solutions formulated and implemented when development occurs.

Community Facilities/Utilities Element

The Community Facilities and Utilities Inventory and Analysis is the final element of the Urban Land Studies. This element concentrated on studying the existing public facilities and utilities to determine their capacities, what percent of their capacities are presently being utilized, logical service areas for each facility and utility, and what opportunities there are for expansion. The facilities and services studied are water treatment, sewage treatment, electric service, parks, fire protection, police protection, library facilities and schools.

Using accepted standards for service levels and operational methods the Commission determined service areas for these utilities, facilities and services. This information could then be used to determine which direction the City could expand and most efficiently utilize present facilities and utilities and where logical expansions of these systems could occur.

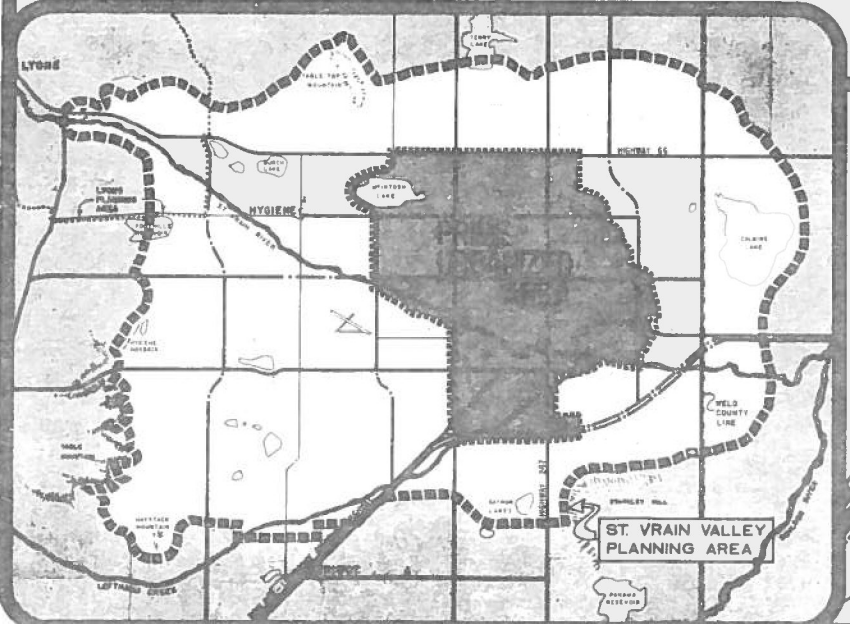
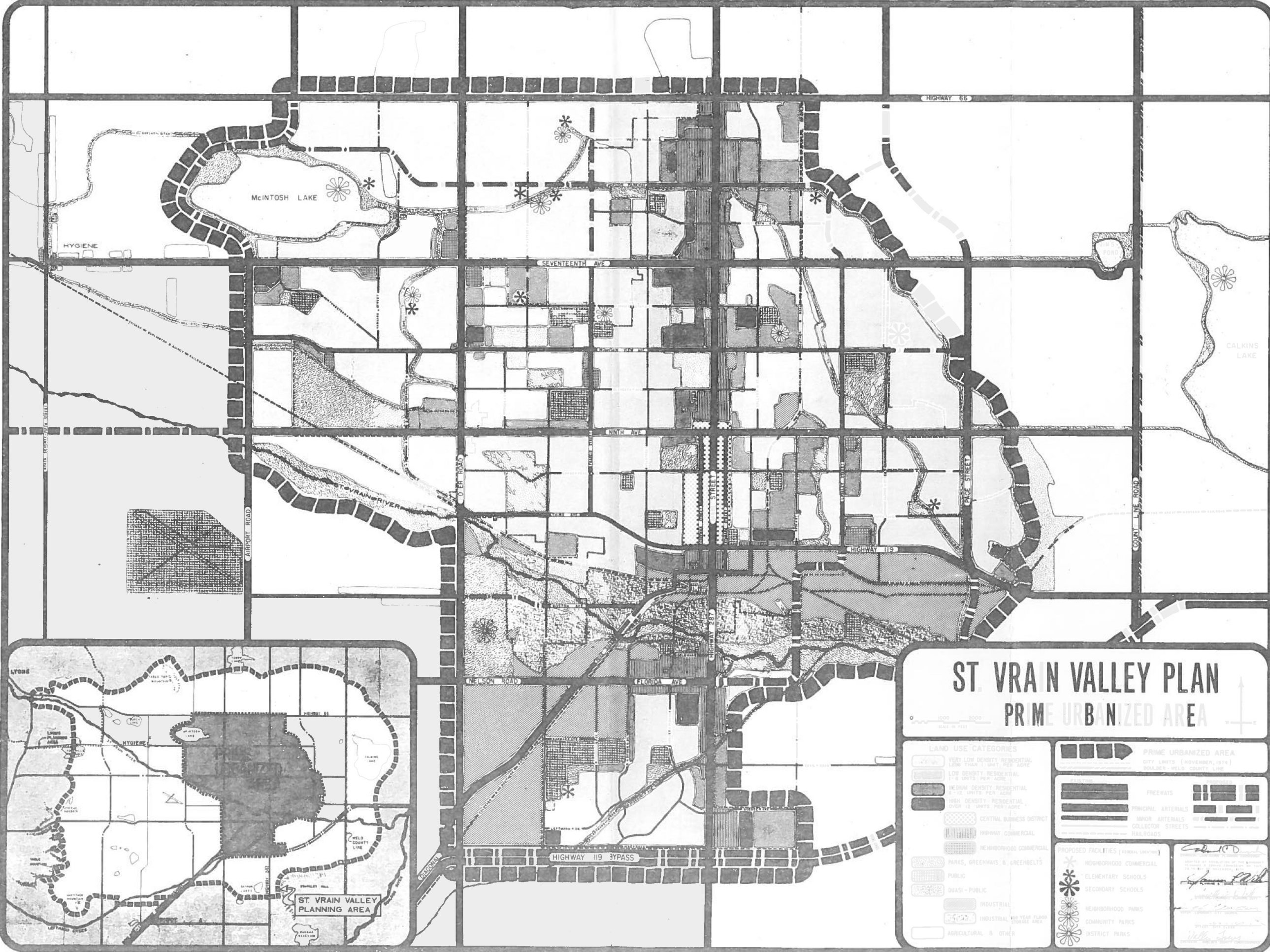
PROJECTION OF CULTURAL ASPECTS

This part of the Planning Process includes the economic and demographic forecasts. This element also included determination of the amount of additional land area required to accommodate the various land uses necessary to serve the projected population. Due to the significance of this information, expert economists and demographers were employed to project the statistical data with the aid of computers.

The economic analysis and forecast provides an understanding of present economic conditions and what adjustments will probably occur in the future based on regional and national trends. This report includes present employment levels and forecasts in nine general industrial classifications, and present and projected retail sales activity (in dollars) in 11 general retail classifications.

The demographic analysis and forecast is intended to give an understanding of present and future population characteristics. This report contains population and labor force projections to the year 2,000, population increase by migration and natural increase, occupational employment distribution and family income distribution to the year 1980.

The land area projections are based on the projected population needs for residential, commercial, industrial, public and quasi-public land uses. The ratios of land use categories per capita were studied over the preceding 12 year period in order to establish prevailing trends. Later the land use projections were made based on established per capita ratios of land uses to land areas.



ST. VRAIN VALLEY PLAN PRIME URBANIZED AREA

SCALE: 1" = 1000' (1:25,000)
MADE IN 1973

LAND USE CATEGORIES		STREET TYPES	
[Pattern]	VERY LOW DENSITY RESIDENTIAL (LESS THAN 1 UNIT PER ACRE)	[Pattern]	PRIME URBANIZED AREA
[Pattern]	LOW DENSITY RESIDENTIAL (1-2 UNITS PER ACRE)	[Pattern]	CITY LIMITS (NOVEMBER, 1974)
[Pattern]	MEDIUM DENSITY RESIDENTIAL (3-8 UNITS PER ACRE)	[Pattern]	FREEWAYS
[Pattern]	HIGH DENSITY RESIDENTIAL (OVER 10 UNITS PER ACRE)	[Pattern]	PRINCIPAL ARTERIALS
[Pattern]	CENTRAL BUSINESS DISTRICT	[Pattern]	MINOR ARTERIALS
[Pattern]	NEIGHBORHOOD COMMERCIAL	[Pattern]	COLLECTOR STREETS
[Pattern]	PARKS, GREENWAYS & GREENBELTS	[Pattern]	RAILROADS
[Pattern]	PUBLIC	PROPOSED FACILITIES (FORMAL LAYOUT)	
[Pattern]	QUASI-PUBLIC	[Symbol]	NEIGHBORHOOD COMMERCIAL
[Pattern]	INDUSTRIAL	[Symbol]	ELEMENTARY SCHOOLS
[Pattern]	INDUSTRIAL 50 YEAR FLARE (URBAN AREA)	[Symbol]	SECONDARY SCHOOLS
[Pattern]	AGRICULTURAL & OTHER	[Symbol]	NEIGHBORHOOD PARKS
		[Symbol]	COMMUNITY PARKS
		[Symbol]	DISTRICT PARKS

APPROVED BY:

[Signature]

DATE: 11/15/73

PROJECTED POPULATION* AND LAND USE DEMAND

1974 - 1990

LONGMONT, COLORADO

POPULATION	1974	1975	1976	1977	1978	1979	1980	1985	1990
(Yearly) Increase	2797	3105	1983	2110	2246	2395	2552	9410	11,490
Totals	32,863	35,968	37,951	40,061	42,307	44,702	47,254	56,664	68,154

LAND USE DEMAND (In Acres)	1974	1975	1976	1977	1978	1979	1980	1985	1990	Total Land Demand
Residential	95	165	106	112	120	127	136	502	604	1967
Commercial	11	18	12	12	13	14	16	55	68	219
Industrial	15	16	11	12	12	13	14	50	62	205
Parks	11	19	12	13	14	14	16	58	70	227
Streets and Other Public	87	150	96	102	108	117	123	454	556	1793
Yearly Demand	219	368	237	251	267	285	305	1119	1360	4411

Existing Developed Area Jan. 1, 1974	3701
---	------

Projected Total Developed Acres	3920	4288	4525	4776	5043	5328	5633	6752	8112
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* Source: The Institute of Regional Research and Planning, Ft. Collins, Colo.

LAND USE PLAN

The next phase of the process is the formulation of the Land Use Plan.

Developed areas of the City were extended to logical boundaries which act to define neighborhoods. These neighborhoods which were beginning to urbanize were analyzed by applying (A) the service areas of existing facilities services and utilities determined in the Community Facility/Utility element, (B) physiographic limitations as established in the Physiographic element, and (C) land use trends and ratios as determined in the Land Use element. These studies are termed Neighborhood Holding Capacities and established a basis for land use projections.

After analyzing the neighborhoods which were beginning to urbanize additional neighborhoods totally outside of the City were described. When all of the neighborhoods were mapped it became apparent that the land area involved was much greater than the needs of the City for expansion over the next 40 years. It is not realistic to project community expansion over such a long period of time. There are too many unforeseeable factors involved such as changes in laws controlling land use, advancing technology in providing community facilities and services, and change in the public attitude toward community development.

It was necessary then to establish a method of evaluating all neighborhoods in regard to their ability to absorb urban development over a shorter period of time. The method arrived at was to evaluate each neighborhood in regard to the City's ability to provide necessary public facilities, utilities and services. Existing developments in each neighborhood were reviewed to determine if utilities and streets met City standards in regard to improvement requirements and service levels. This is important, if a neighborhood is to become part of the City all public improvements would have to meet City standards and would require conversion to City ownership and maintenance which may require improvements to utility and street systems which were built in the County. Soils in each neighborhood were analyzed as to their suitability for urban development and finally the neighborhood boundaries were reviewed to determine if they clearly defined the neighborhoods and could act as logical urban boundaries.

The results of this method of analysis was the determination of an area which is prime for urbanization. This area is titled the Prime Urbanized Area. Later in this report the Prime Urbanized Area and the underlying concept are discussed in more detail.

Having described the area which is prime for urbanization, the Long Range Commission then formulated locational criteria for each land use category. The neighborhood unit was a basic consideration in formulating the locational criteria. The criteria provides standards for projecting land uses based on service and facility requirements. Using the criteria, urban land uses were projected for the Prime Urbanized Area and agricultural use for the Planning Area outside of the Prime Urbanized Area.

The goal statements, to a large degree, relate directly to land use application and services to land uses. The Land Use Plan reflects these concerns. The major land use points contained in the goal statements and reflected in the Land Use Plan are: a balance between municipal services and land use demands, preservation of desirable environmental aspects, a safe and efficient system of transportation modes, neighborhood development, commercial shopping areas to meet the variety of consumer needs and industrial uses in well defined areas.

POLICIES

This phase of the Process is establishing policies to guide in implementation of the land uses. The Commission felt it necessary to establish definite methods of action on specific issues to guide and determine decisions which will affect the Goals of the Community in the implementation stage. The Commission selected each policy from among alternatives available under present conditions. Policies were adopted for guiding decisions on the following issues:

- Residential Development
- Commercial Development
- Industrial Development
- Open Space
- Utility Service Area
- Flood Plain
- Growth Guidance
- Urban Development

These Policies are implementation devices and tell the decision makers what considerations should be given and what conditions placed on development of the land uses shown on the Land Use Plan in order to lead toward attainment of the Community Goals.

The policy statements begin on page 20. The Policies are set forth in upper case type. Each Policy is followed by selected excerpts from related Goals, background papers, and minutes of Commission meetings. The intent of this format is to show the relationship of the Policies to the Goals and give a clear understanding of the intent of the Policies.

CONCEPTS OF THE PLAN

NEIGHBORHOODS

As the Commission analyzed existing City conditions (in regard to population, land use, utilities and facilities) and possible extensions of the City it became clear to them that the myriad of information was most easily comprehended at the neighborhood scale. The analyses of each individual neighborhood illustrated the land use relationships, population levels, facility and utility needs separate from the broader considerations of City wide services and facilities. During the Goal formulation there was a consensus among members of the Long Range Planning Commission and citizens that cohesive neighborhood areas provided the best residential environment and was a proper direction to follow in providing educational and convenience services. As the Commission reviewed each neighborhood it became apparent that most areas of the City

contained the basic framework for neighborhood development. The conclusion was that the neighborhood would be the basic planning unit. From that level it was then a logical progression to the analyses of services and facilities having service areas at the broader total City scale.

PRIME URBANIZED AREA

This Area, as its title implies, is the most logical area for extension of urban development. This area was established through a process of evaluating existing public utilities and facilities including water, sewer, electric, schools, parks, traffic circulation, physiographic limitations and because the neighborhood concept is important to the plan, logical neighborhood boundaries were also studied. Proper service areas for the existing utilities and facilities were analyzed as well as logical and efficient extensions and additions to them.

These analyses were based on a three level rating. The top level is beneficial. In order to achieve this rating the facility or utility services had to be operating in the neighborhood or the neighborhood had to be within the service radius of an existing facility. Improvement of the neighborhood would have to result in improvement to the major circulation system and there are no existing substandard development or private utilities within the neighborhood. Soils had to be suitable for urbanization and the neighborhood boundaries easily defined. The second level rating is titled "In Phase". This rating indicates that detailed plans for utility extensions are complete, that needed facilities are planned for but not funded, that there are few conflicts with private utility companies and little if any substandard development. The lowest rating is titled "Conflict or no Commitment". Under this rating there are no detailed plans for utility extensions to a neighborhood, no plans for providing public facilities, there are substantial services from private utility companies to existing developments and public services and facilities in the neighborhood are below City standards. In addition, there are poor soils and the neighborhood boundaries are not clearly defined. Plate 'D' illustrates the findings.


The result of these studies is a definition of the area around the City which is prime for urbanization. Public facility and utility planning has been completed for this area and development of the neighborhoods contained in the Prime Urbanized Area provides for Community expansion in a compact manner facilitating provision of police and fire protection services, transportation facilities and education facilities. The remaining portion of the study area is planned for agricultural uses.


City annexations may only include land within the Prime Urbanized Area. The Prime Urbanized Area can be adjusted by amending the Plan which would require approval by the City Council and submittal for approval by the County Commissioners of Boulder and Weld Counties. An adjustment to the Prime Urbanized Area must encompass an entire neighborhood area as the neighborhood is the elemental planning unit. Approval of such an amendment would be based upon completion of detailed planning studies for all facilities and detailed installation plans for all utilities in the neighborhood, and an approved method of conversion of existing utilities and streets in the neighborhood to City standards. In addition, the City Council must find that expansion of the Prime Urbanized Area will benefit the community in regard to urban services and facilities, and not create congestion or overload existing facilities and utilities.


NEIGHBORHOOD DEVELOPMENT MATRIX

1974

PRIME URBANIZED AREA

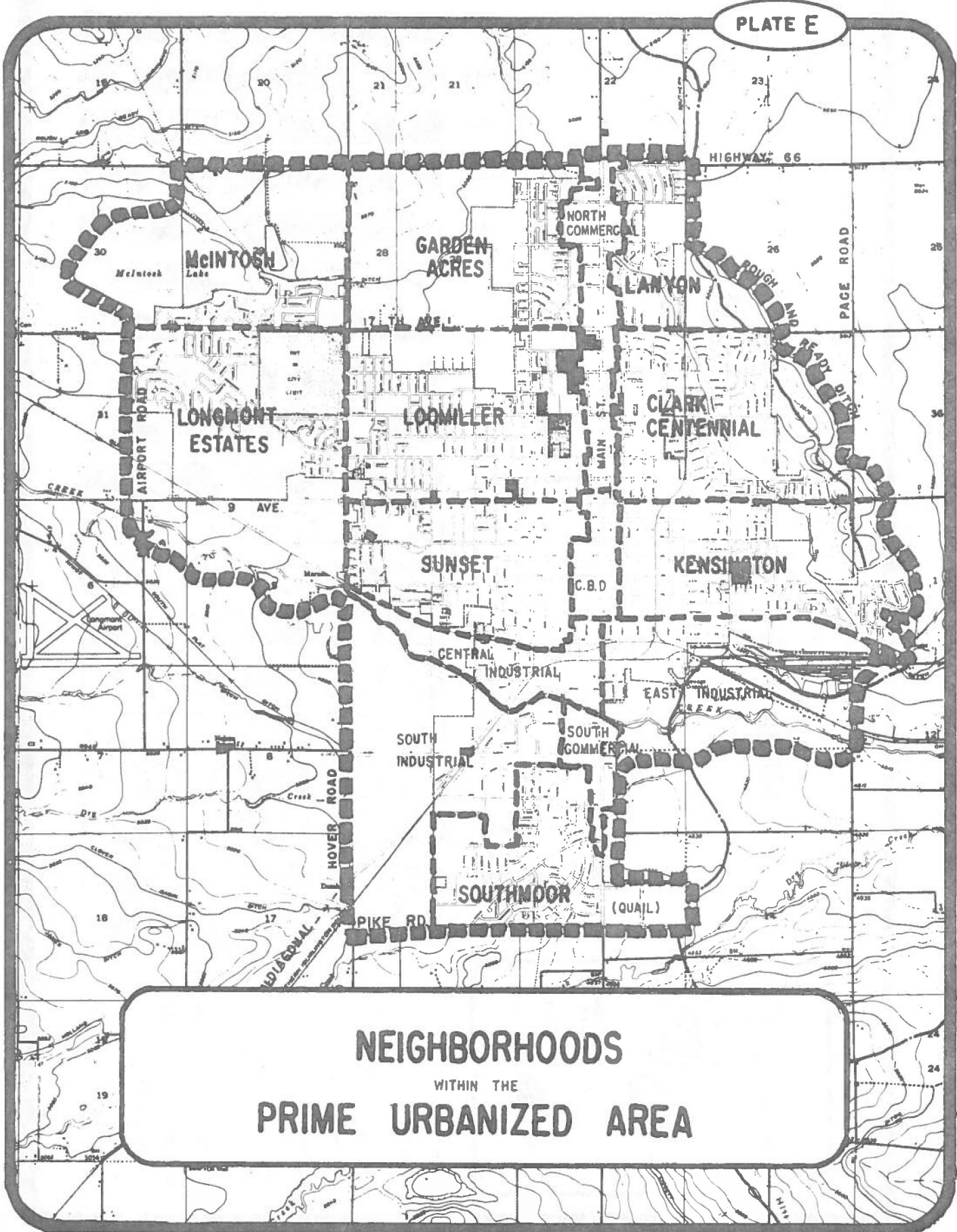
Beneficial  Existing or Partially Improved

In Phase  Planned or Funded but not Constructed or Timing in Phase with Development Program

Adverse  Conflict or No Commitment

	McIntosh	Longmont Estates	Garden Acres	Loomiller	Sunset	Southmoor	Lanyon	Clark Centennial	Kennington	Lanyon Extension	Quaati	Pike	Lerthand	Dry Creek	West St. Vrain	Mill Ditch	Oligarchy	Anhawa	Willits Heights	
Water Service																				
Sewer Service																				
Electrical Service																				
Fire Protection																				
Schools																				
Parks																				
Community Circulation System																				
Conflictual Utility Entities																				
Conversion to Urban Standards																				
Soil Suitability																				
Logical Growth Boundary																				

PLATE D



NEIGHBORHOODS
WITHIN THE
PRIME URBANIZED AREA

COMMERCIAL SERVICES

This concept involves locational criteria for the various commercial facilities serving the community. Proper locational criteria must include the functional needs of the commercial facility and meet the service requirements of the consumer.

Functional needs of a commercial facility may be characterized in one aspect by a need to be close to ancillary commercial facilities which provide related services or products. Service requirements of consumers include such consideration as the frequency of trips made to a specific type of commercial facility and convenient access to a commercial facility. These are a few examples of the types of functional and service requirements studied by the Commission. The result of these studies is the classification of commercial land use into three categories depending upon their function.

The Central Business District provides for the general commercial, finance, public administration and professional needs of the entire City and surrounding area. This District corresponds to the historical Longmont business center extending one and one-half blocks on the east side, and two and one-half blocks on the west side of Main Street from Third Avenue to Ninth Avenue.

The Highway oriented Commercial District provides products and services to automobiles and the motoring public. In order to function properly these uses need to be located on major transportation routes passing through the community. Locations for this District are specified on the Land Use Plan where the uses can function properly without detriment to the transportation system. The intent is to avoid indiscriminate commercial strip development along the City's thoroughfares.

The Neighborhood Commercial District is the third category of commercial land use. This District is intended to provide for the day to day, convenience type goods and services for residents of the surrounding neighborhoods. These facilities are relatively small commercial areas situated in convenient locations within neighborhoods.

ST. VRAIN VALLEY PLAN AMENDMENT CRITERIA

The Land Use Plan is used as a "general" document to provide direction and guidance for land use decisions in the public and private sectors of the community. The Plan reflects land uses that have been planned in a rational and purposeful manner to serve the anticipated growth of Longmont.

Since the Plan is viewed in a context of comprehensive and general, it should be capable of weathering changes in values, attitudes and interests, brought through market and economic shifts. The Plan must be flexible and perhaps the most overt example of its flexibility is the amendment provision that provides for reasonable amendments to the Plan.

Amendments to the adopted Goals or Policies may be initiated by individuals acting on behalf of private interests. The Goals reflect community attitudes and desires and will be evaluated by the Long Range Planning Commission and the Planning and Zoning Commission on that basis. Amendments to the Policies will be evaluated by the Commissions based on their effectiveness toward implementing the Land Use Plan and attaining the Goals. The procedure for review of such amendment requests is the same as that set forth below for amendments to the Land Use Plan.

The Land Use Plan consists of various land use categories which have been systematically arranged to meet the projected demands for residential, industrial, commercial, transportation, educational and recreational needs. The planned land uses are direct results of the Commission's adherence to two basic comprehensive planning concepts; the neighborhood concept and the commercial district concept. The nature of these two concepts, as well as the elements contained in them have been previously discussed. Most important however, is the fact that the elements of these concepts represent the basic principles followed by the Long Range Commission in formulating the land use patterns.

The uses that appear on the Land Use Plan have been reviewed as to their effect when implemented. The responsibility is placed on the private sector of the Community to conform to the Land Use Plan. It is realistic to assume that individuals may, from time to time, have land use proposals that conflict with the Plan. If an individual is of an opinion that his land use request is within the context of the Goals and Policies although differing with the Land Use Plan, he may proceed to request an amendment to the Land Use Plan. The Long Range Commission has established a review criteria for considering such land use amendments. This criteria is based on the Goals, Policies and Concepts of the Plan.

The administrative staff and advisory boards shall evaluate each particular amendment request pursuant to the following overall general criteria.

LAND USE AMENDMENT CRITERIA

1. The amendment request must be in harmony with the Long Range Planning Goals.
2. The amendment request must be consistent with the Long Range Planning Policies.
3. The amendment request must meet the provisions of the "Land Use Projection: Rationale and Criteria".
4. The amendment request must not have detrimental impacts upon the planned holding capacities of the neighborhood (i.e., relationships and balances between neighborhood populations and facilities to serve those populations).
5. The amendment request must not have detrimental impacts upon existing or planned transportation arteries.

AMENDMENT PROCEDURE

1. At a meeting of the Long Range Planning Commission, the Staff shall present the requested amendment, the findings of the Staff as to adherence to the amendment criteria, and any other pertinent information.
2. Within 35 days the Commission shall either vote to recommend approval or denial of the request to amend the St. Vrain Valley Plan. Action taken shall be communicated to the Planning and Zoning Commission which may overrule the action of the Long Range Planning Commission by a majority vote.
3. A public hearing pursuant to Section 139-59-8 C.R.S., shall be held before the Planning and Zoning Commission to review the requested plan amendment and the recommendation of the Long Range Planning Commission. The Planning and Zoning Commission within 35 days, shall vote to adopt or deny the proposed amendment to the Plan.
4. If the Planning and Zoning Commission votes to amend the St. Vrain Valley Plan, it shall communicate its resolution to City Council for consideration of approval or disapproval of said resolution. If the Planning and Zoning Commission votes to deny an amendment, they shall communicate their reasons for their action to City Council.
5. If a requested plan amendment is denied by the Planning and Zoning Commission or City Council, no further amendments of substantially the same nature shall be considered on the same property for a period of one year from the date of denial.

**GOALS
POLICIES
LAND USE MAP**

ST. VRAIN VALLEY PLAN

GOALS

URBAN DESIGN

TO DEVELOP A COMPATIBLE AND FUNCTIONAL SYSTEM OF LAND USES. TO PROMOTE THE ORDERLY AND FUNCTIONAL GROWTH OF RESIDENTIAL NEIGHBORHOODS DESIGNED AROUND AND WORKING TOWARD THE OBJECTIVES OF SOCIAL AND INCOME BALANCE. TO PRESERVE AND/OR ENHANCE THE GEOGRAPHICAL AREAS OF COMMUNITY INTEREST.

ENVIRONMENTAL MANAGEMENT

TO ATTAIN THE WIDEST RANGE OF BENEFICIAL USES OF THE AREA WITHOUT DAMAGE TO THE ENVIRONMENT, RISK TO HEALTH OR SAFETY, OR OTHER UNDESIRABLE AND UNINTENDED CONSEQUENCES.

PLANNED GROWTH

TO PLAN, GUIDE AND ACCOMMODATE A DESIRED RATE OF GROWTH OF THE PLANNING AREA; TO ENSURE THAT A FUNCTIONAL BALANCE EXISTS BETWEEN MUNICIPAL SERVICES AND THE POTENTIAL CAPACITIES OF LAND USES; AND TO EVALUATE FUTURE DEVELOPMENTS IN TERMS OF THE IMPACT PLACED UPON THE ENVIRONMENT. AS THE CITY INCREASES IN SIZE, CHARACTER, AND COMPLEXITY, TO CONTINUE TO PROMOTE AN ENVIRONMENT WHICH PROVIDES SATISFACTION TO ALL GROUPS OF CITIZENS, WHILE OFFERING NEW POSSIBILITIES TO ENLARGE THEIR INTERESTS AND MEET THEIR NEEDS.

ECONOMIC DEVELOPMENT

TO PLAN AND GUIDE A HEALTHY, WELL-BALANCED AND BROAD BASED ECONOMIC ATMOSPHERE BY ENCOURAGING A SYSTEM OF STABLE LAND USES AND OFFERING ADEQUATE EMPLOYMENT OPPORTUNITIES TO THE CITIZENRY.

TRANSPORTATION

TO PROMOTE A SAFE AND EFFICIENT SYSTEM OF TRANSPORTATION MODES DESIGNED TO SERVE THE OVERALL NEEDS OF THE COMMUNITY.

RESIDENTIAL DEVELOPMENT

TO PROVIDE FOR A SUFFICIENT QUANTITY OF HOUSING TO THE EXTENT THAT AN EFFICIENT EQUILIBRIUM EXISTS BETWEEN THE NEED FOR, AND THE SUPPLY OF, HOUSING. TO ENCOURAGE RESIDENTIAL DEVELOPMENT PRACTICES WHICH OFFER INNOVATIVE DESIGNS, NEIGHBORHOOD IDENTIFICATION, A BALANCE OF QUALITY HOUSING TYPES, AND OVERALL INTERESTING PLACES IN WHICH TO LIVE.

COMMERCIAL DEVELOPMENT

TO PROMOTE VARIOUS TYPES OF SHOPPING DISTRICTS THAT SUFFICIENTLY SERVE THE NEEDS OF NEIGHBORHOODS FOR CONVENIENCE-TYPE GOODS AND SERVICES, THE NEEDS OF THE COMMUNITY FOR VEHICULAR ORIENTED GOODS AND SERVICES, AND THE NEEDS OF THE OVERALL TRADE AREA FOR GENERAL BUSINESS, GOVERNMENTAL, SERVICE, AND CULTURAL ACTIVITIES. TO EMPHASIZE THE CENTRAL BUSINESS DISTRICT AS THE DOMINANT COMMERCIAL FEATURE OF THE PLANNING AREA. TO ENSURE THAT COMMERCIAL DEVELOPMENTS ARE COMPATIBLE AND HARMONIOUS WITH SURROUNDING LAND USES.

INDUSTRIAL DEVELOPMENT

TO PLAN AND GUIDE DESIRABLE INDUSTRIAL DEVELOPMENT WITHIN THE CORPORATE LIMITS THAT IS CONSISTENT WITH THE OVERALL GROWTH POLICIES OF THE CITY. TO PROVIDE LAND IN WELL DEFINED INDUSTRIAL LOCATIONS AND TO ENSURE THAT IT IS HARMONIOUS AND COMPATIBLE WITH SURROUNDING LAND USES.

POLICIES

RESIDENTIAL DEVELOPMENT POLICY

TO ENCOURAGE THE USE OF BOTH THE PLANNED UNIT AND CONVENTIONAL TRACT RESIDENTIAL DEVELOPMENT PATTERNS, SINCE A COMBINATION OF BOTH APPROACHES WILL BETTER SERVE THE VARYING HOUSING NEEDS OF THE COMMUNITY. IN ADDITION, SOMEWHAT HIGHER DENSITIES OF DWELLING UNITS PER ACRE THAN WHAT PRESENTLY EXISTS ARE ENCOURAGED WITHIN NEW DEVELOPMENTS TO BETTER UTILIZE THE LIMITED RESOURCES ASSOCIATED WITH OUR URBAN LAND. TO RECOGNIZE THE PLANNED UNIT DEVELOPMENT AS AN INNOVATIVE APPROACH TO BETTER LAND UTILIZATION AND TO CONTINUE TO EXAMINE AND DEVELOP ITS CHARACTERISTICS TO THE EXTENT OF MAKING IT DESIRABLE TO THE HOUSING MARKET.

The Residential Development Policy is intended "to encourage residential development practices which offer innovative designs . . . and a balance of quality housing types" as stated in the Residential Development Goal.

The Commission felt that there was some developer resistance and market resistance to planned unit developments in Longmont. This is probably due to lack of experience and in some cases poor design, however, an important consideration is incentive to use P.U.D. and this must come from the City regulations. They encourage the City to examine methods of providing more incentive to use P.U.D.

In order to provide a balance of housing types both conventional subdivision development and planned unit development techniques must be used.

Overall density of dwelling units to total acres devoted to residential use in Longmont is 3.5 dwelling units per acre. The Commission felt that a somewhat higher overall density would provide a better revenue base, increase public facility support and reduce urban sprawl.

P.U.D. is encouraged in those areas where density transfer can be used to avoid problems related to the natural site conditions and where open space is desired.



NEIGHBORHOOD COMMERCIAL DISTRICT POLICY

TO ENCOURAGE A COMBINATION OF "FUNCTIONAL AND MULTI-FUNCTIONAL NEIGHBORHOOD COMMERCIAL DEVELOPMENTS" THAT WILL SERVE NEIGHBORHOOD RESIDENTS WITH GOODS AND SERVICES OF A CONVENIENCE NATURE.

THE "FUNCTIONAL NEIGHBORHOOD COMMERCIAL SHOPPING" FACILITY IS INTENDED TO SERVE ONLY THE RESIDENTS OF A SPECIFIC NEIGHBORHOOD IN WHICH THE SHOPPING FACILITY IS LOCATED.

THE "MULTI-FUNCTIONAL NEIGHBORHOOD SHOPPING" FACILITY IS INTENDED TO SERVE THE DAY-TO-DAY COMMERCIAL NEEDS OF SEVERAL NEIGHBORHOODS AND SHOULD BE PLANNED WHEN "FUNCTIONAL NEIGHBORHOOD SHOPPING" FACILITIES ARE ABSENT WITHIN SEVERAL CONTIGUOUS NEIGHBORHOODS.

The Neighborhood Commercial District Policy is intended "to promote various types of shopping districts that sufficiently serve the needs of neighborhoods for convenience type goods and services---and to ensure that commercial developments are compatible and harmonious with surrounding land uses" as stated in the Commercial Development Goal.

The functional neighborhood shopping area concept is concerned with locating convenience shopping centers within the neighborhood to be served. The types of uses in the center should be those businesses primarily serving the daily needs of the immediate neighborhood.

The neighborhood shopping center has a service radius of 3/8 to 3/4 mile. The intent is to provide convenient pedestrian access as well as vehicular access.

In certain areas of the Community neighborhood shopping centers may not be practical because appropriate locations are not available or commercial zoning is already committed. In these areas somewhat larger shopping centers serving more than one neighborhood are planned. These centers are termed multi-functional and would provide a broader range of services with larger facilities than the neighborhood center. Access would be primarily vehicular.



CENTRAL BUSINESS DISTRICT POLICY

TO ENCOURAGE A CONCENTRATED PATTERN OF DEVELOPMENT WITHIN THE CENTRAL BUSINESS DISTRICT, WHICH EMPHASIZES INTENSIVE RETAIL, PUBLIC ADMINISTRATIVE, FINANCIAL, AND GENERAL BUSINESS USES. THE EAST AND WEST CENTRAL BUSINESS DISTRICT BOUNDARIES SHOULD NOT BE EXPANDED INTO ADJACENT NEIGHBORHOODS IN ORDER TO ENCOURAGE DEVELOPMENT AND RE-DEVELOPMENT. CITY REGULATIONS AND CODES SHOULD BE CAREFULLY ANALYZED RELATING TO DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT, TO THE EXTENT THAT THE REGULATIONS DO NOT DISCOURAGE RE-DEVELOPMENT. TO ENSURE THAT THE CENTRAL BUSINESS DISTRICT REMAINS AS THE DOMINANT COMMERCIAL FEATURE, A SEPARATE ZONING CATEGORY SHOULD BE DEVELOPED TO SEGREGATE USES NOT FUNCTIONAL WITH THE CENTRAL BUSINESS DISTRICT.

The Central Business District Policy is intended "to emphasize the Central Business District as the dominant commercial feature of the planning area", as stated in the C.B.D. Goal.

There are approximately 66 acres of commercial zoned property, exclusive of street rights-of-ways, in the Central Business District. Only 25 acres are being used for commercial purposes; 24 acres are in some form of residential use and approximately 16 acres are in public, quasi-public or transportation uses.

There are approximately 800,000 square feet of floor area on the 25 acres being used for commercial purposes. That is less than one square foot of floor area per square foot of land area. The commercial zone permits 2 square feet of floor area per square foot of land area.

If the 24 acres in residential use were redeveloped to commercial uses at the intensity of present commercial uses it would add close to a million square feet of floor area to the C.B.D. The potential floor area in the C.B.D. through redevelopment is an additional 3 million square feet over what exists today.

Additional commercial zoning in this area would be detrimental to development of a more intensive Central Business District and would add to land speculation and blight in the adjacent residential areas.



HIGHWAY COMMERCIAL DISTRICT POLICY

TO PROVIDE FOR THE DEVELOPMENT OF HIGHWAY-ORIENTED COMMERCIAL USES WITHIN APPROPRIATE COMMERCIAL DISTRICTS AND TO DESIGNATE GEOGRAPHICAL AREAS WITHIN THESE DISTRICTS MOST COMPATIBLE TO THE NATURE OF SUCH USES.

The Highway Commercial District Policy is intended "to promote various types of shopping districts that sufficiently serve---the needs of the Community for vehicular oriented goods and services", as stated in the Commercial Development Goal.

Longmont has an abundance of commercial zoned land along the major highways (287 and 119). The commercial strip has become a catch-all for uses not necessarily related to highway oriented services.

Under present regulations there is not adequate distinction between highway oriented commercial uses and uses which serve different functions.

The locational criteria for various highway oriented uses should be compiled and used to establish appropriate locations for such uses.

INDUSTRIAL DEVELOPMENT POLICY

TO ENCOURAGE A CONTINUATION OF A COMBINED POLICY OF A CONCENTRATED INDUSTRIAL AREA SUPPLEMENTED WITH A LIMITED NUMBER OF DISPERSED SITES. SUCH A POLICY ENCOMPASSES A MORE CRITICAL REVIEW OF A PARTICULAR INDUSTRY'S NEEDS IN REGARD TO ITS LOCATIONAL CRITERIA. IN ADDITION, VALID CRITERIA MUST BE ESTABLISHED CONTROLLING ACTIVITY LEVELS PERMITTED AND TECHNIQUES USED TO MAKE DISPERSED INDUSTRIAL FACILITIES COMPATIBLE WITH SURROUNDING LAND USES.

The Industrial Development Policy is intended "to provide land in well defined industrial locations and to ensure that it is harmonious and compatible with surrounding land uses", as stated in the Industrial Development Goal.

Some industrial activity in Longmont has concentrated along St. Vrain Creek. The low areas along the Creek tend to collect air pollution and retain it for long periods because the prevailing winds are less effective in dispersing contaminants from these low areas. A partial solution to this problem is strict enforcement of existing air pollution laws. In addition, guiding new industrial development to higher areas away from the Creek will avoid compounding the problem of retained air pollution.

Present City policy seems to be a combination of both a major area of industrial activity with selective review of industrial locations outside of the concentrated area. This policy is evidenced by the presence of the ED Zone in the City Code. This industrial zone requires that development within it be compatible to any adjacent residential areas thereby implying dispersal.

Two examples of dispersed industrial (employment) activity in the City are the FAA Center on 17th Avenue east of Hover Road, and the Gould Plant north of 9th Avenue at Atwood Street.

In order to function without being detrimental to other land uses a policy permitting dispersed industrial sites will require criteria controlling air, visual, and noise pollution, bulk limitations, long term employment levels and other factors related to levels of activity.

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UTILITY SERVICE AREA POLICY

1. THE CITY OF LONGMONT SEWER SERVICE AREA SHOULD FOLLOW THE AREAS AS DESIGNATED IN THE DRCOG WATER QUALITY MANAGEMENT PROGRAM. THE CITY OF LONGMONT SHOULD CONTINUE ITS POLICY OF SERVING ONLY THOSE PROPERTIES WITHIN THE CITY OR CONTIGUOUS TO THE CITY LIMITS AND THEN ONLY ON THE CONDITION THAT THOSE PROPERTIES ANNEX TO THE CITY OF LONGMONT.

2. THE CITY OF LONGMONT ELECTRIC UTILITIES SHOULD CONTINUE TO OPERATE WITHIN THE SERVICE AREA ARRIVED AT THROUGH AGREEMENTS WITH OTHER ELECTRIC COMPANIES AND SUPPORTED BY THE PUBLIC UTILITIES COMMISSION. ADJUSTMENTS OF THE SERVICE AREA AGREEMENT MAY BE NECESSARY FROM TIME TO TIME AND THESE SHOULD BE REVIEWED BY THE LONG RANGE PLANNING COMMISSION AND CITY COUNCIL TO DETERMINE WHETHER THEY ARE IN THE OVERALL PUBLIC INTEREST OF THE CITY PRIOR TO ADJUSTING THE SERVICE AREA AGREEMENT.

3. THE CITY OF LONGMONT SHOULD CONTINUE NEGOTIATIONS WITH LEFT HAND WATER COMPANY AND LONGS PEAK WATER COMPANY IN REGARD TO RESPECTIVE AREAS OF SERVICE. THE CITY SHOULD AVOID EXTENDING WATER SERVICE TO COUNTY AREAS WHICH ARE NOT ELIGIBLE FOR ANNEXATION AND WHICH HAVE SUB-STANDARD IMPROVEMENTS EXISTING.

The Utility Service Area Policy is intended "to ensure that a functional balance exists between municipal services and the potential capacities of land uses", as stated in the Planned Growth Goal.

A service area is essentially a planning tool. It gives an opportunity to project community facility and utility needs. It shows the direction of future community expansion and is used as the basis for proper design of utilities and for locating public facilities.

Development should remain contiguous with existing urban areas to minimize disjointed and scattered public facility costs and development. Haphazard development in areas several miles from the fringe of existing urbanization although initially cheaper for the developer and buyers, ultimately must be provided with urban facilities and amenities that cost more to provide over a large area. That cost is ultimately absorbed by public funds.

Under the DRCOG Water Quality Treatment Program, Longmont's Sewage Treatment Plant will function as a regional plant until a new regional plant is needed and constructed further east on St. Vrain Creek or possibly on the Platte River. The service area for the Longmont Plant is described as approximately that area lying south and west of the Rough and Ready Ditch, and north and west of Left Hand Creek.

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FLOOD PLAIN POLICY

THE FLOODWAY AREA OF THE 100 YEAR FLOOD PLAIN SHALL BE CONSIDERED BY THE CITY FOR OPEN SPACE USES. THE FLOOD STORAGE AREA OF THE 100 YEAR FLOOD PLAIN SHALL BE DESIGNATED WHERE APPLICABLE, FOR VERY LOW DENSITY RESIDENTIAL USES. HOWEVER, THE INTENT IS TO PERMIT RESIDENTIAL USES TO TRANSFER DENSITY TO HIGHER GROUND OUTSIDE OF THE 100 YEAR FLOOD PLAIN, THUS PRESERVING THE 100 YEAR FLOOD PLAIN AREA FOR OPEN SPACE USES. THOSE AREAS WHICH ARE CONSIDERED TO BE IMPORTANT TO THE OPEN SPACE PROGRAM AND CANNOT BE OBTAINED BY DENSITY TRANSFERS SHOULD BE CONSIDERED FOR ACQUISITION BY THE CITY WITH FUNDS AVAILABLE THROUGH PUBLIC OR PRIVATE SOURCES. INDUSTRIAL USES AS PERMITTED BY THE FLOOD PLAIN REGULATIONS MAY BE LOCATED IN THE FLOOD STORAGE AREA IN ACCORDANCE WITH THE ADOPTED INDUSTRIAL DEVELOPMENT POLICY.

The Flood Plain Policy is intended, "to preserve and/or enhance geographical areas of community interest" and "to attain the widest range of beneficial uses of the area without damage to the environment, risk

to health or safety, or other undesired and unintended consequences", as stated in the Urban Design and Environmental Management Goals.

Both the City of Longmont and Boulder County have adopted regulations limiting land use and development within flood plains.

The 100 year flood plain has been subdivided into the "floodway area" and the "flood storage area". The floodway area corresponds somewhat to the stream channel and is the area of significant depths and velocities. The flood storage area is that area within the 100 year flood plain that serves as a temporary storage area for flood waters. The velocity and water depth is usually less than in the floodway area.

New structures should not be permitted within the floodway area of the 100 year flood plain. The flood storage area should be assigned industrial and recreational uses permitted by the Zoning Code, open space controlled by the City and very low density residential uses to be transferred to higher ground outside the flood plain. The appropriate areas for these uses should be designated on the land use map.

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URBAN DEVELOPMENT POLICY

TO ENCOURAGE NEIGHBORHOOD DEVELOPMENT USING THE NEIGHBORHOOD CRITERIA AS A GUIDE TO POPULATION LEVELS, LAND USE, DENSITIES AND PUBLIC FACILITIES REQUIREMENTS.

The Urban Development Policy is intended, "to promote the orderly and functional growth of residential neighborhoods designed around and working toward the objectives of social and income balance","to ensure that a functional balance exists between municipal services and the potential capacities of land uses, and as the City increases in size and complexity, to continue to promote an environment which provides satisfaction to all groups of citizens", as stated in the Urban Design and Planned Growth Goals.

Neighborhood planning units are an important part of community planning that has found almost universal acceptance as a service district for local facilities such as the elementary school, the park and playground and the neighborhood shopping center, all within convenient and safe walking distance of residential living areas.

In the Land Use Analysis it became apparent that most areas of the City contained the basic framework for neighborhood development and that the neighborhood concept was an appropriate basis for projecting future community expansion and determining the public facilities necessary to support that expansion.

Generally the neighborhood studies were concerned with balancing the number of people projected to live in a neighborhood with practical numbers of public facilities needed to serve the people within that neighborhood.

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GROWTH GUIDANCE POLICY

BY THE ADOPTION OF THE PRIME URBANIZED AREA AS PART OF THE CITY'S COMPREHENSIVE PLAN, THE CITY HAS ATTEMPTED TO DETERMINE WHERE AND HOW THE CITY SHOULD DEVELOP OVER THE NEXT 10-15 YEARS. LAND AREAS SITUATED WITHIN THE PRIME URBANIZED AREA HAVE BEEN DETERMINED TO BE THE MOST APPROPRIATE AND LOGICAL AREAS WHERE URBAN GROWTH SHOULD OCCUR. ADMINISTRATION BY THE CITY OF DEVELOPMENT WITHIN THE PRIME URBANIZED AREA SHOULD BE CONSISTENT WITH THE FOLLOWING:

1. BY THE ESTABLISHMENT OF THE PRIME URBANIZED AREA, THE CITY, FOR THE PRESENT, INTENDS TO CONSIDER ANNEXATIONS ONLY FOR THOSE AREAS ELIGIBLE FOR ANNEXATION WHICH LIE WITHIN THE PRIME URBANIZED AREA:
2. THE CITY WILL CONSIDER REQUESTS FOR CITY SEWER AND WATER UTILITIES ONLY FOR PROPERLY LOCATED WITHIN THE PRIME URBANIZED AREA:
3. BY THE ESTABLISHMENT OF THE PRIME URBANIZED AREA, THE CITY IS NOT AGREEING TO ANNEX LAND OR PROVIDE UTILITIES TO LAND LOCATED WITHIN THE PRIME URBANIZED AREA; REQUESTS FOR ANNEXATIONS AND UTILITY SERVICES WILL BE CONSIDERED CONSISTENT WITH THE POLICIES AND REGULATIONS APPLICABLE TO SUCH REQUESTS, INCLUDING THE CITY'S LAND USE PLAN:
4. THE CITY WILL GUIDE THE DEVELOPMENT OF EXISTING AND UNDEVELOPED AREAS IN THE PRIME URBANIZED AREA INTO FUNCTIONAL NEIGHBORHOODS CONSISTENT WITH THE CRITERIA ESTABLISHED IN THE LAND USE ELEMENT:
5. THE CITY WILL DEVELOP A LONG-RANGE CAPITAL IMPROVEMENTS PROGRAM AND A PROGRAM OF PUBLIC SERVICES IN ORDER TO PROVIDE THE NECESSARY FACILITIES AND SERVICES DEMANDED BY THE DEVELOPMENT OF THE PRIME URBANIZED AREA.

WHILE IT IS NOT ANTICIPATED THAT ADJUSTMENTS TO THE PRIME URBANIZED AREA SHOULD IMMEDIATELY OCCUR, IT IS BELIEVED THAT AS GROWTH TAKES PLACE AND EXPERIENCE IS OBTAINED UNDER THE COMPREHENSIVE PLAN, REQUESTS FOR EXPANSIONS OF THE PRIME URBANIZED AREA WILL BE FORTHCOMING. REQUESTS FOR EXPANSIONS OF THE PRIME URBANIZED AREA MAY BE INITIATED BY THE CITY OR BY PERSONS HAVING AN INTEREST WITHIN THE PROPOSED AREA. THE DETAILED STUDIES AND REPORTS NECESSARY IN ORDER TO ADJUST THE PRIME URBANIZED AREA SHALL NOT BE UNDERTAKEN BY THE STAFF WITHOUT SPECIFIC AUTHORIZATION BY THE CITY COUNCIL AFTER RECEIVING AND REVIEWING ADVISORY REPORTS ON THE PROPOSED ADJUSTMENT FROM THE LONG RANGE PLANNING COMMISSION, THE PLANNING AND ZONING COMMISSION, AND THE CITY ADMINISTRATION. THE CITY COUNCIL MAY AUTHORIZE THE ADMINISTRATION TO PREPARE A DETAILED STUDY CONCERNING WHETHER OR NOT TO ADJUST THE PRIME URBANIZED AREA IF IT IS OF THE VIEW THAT, BASED ON A PRELIMINARY REVIEW, THE PROPOSED AREA MEETS THE FOLLOWING CRITERIA:

1. THE AREA CAN BE SUSTAINED AS A FUNCTIONAL NEIGHBORHOOD(S);
2. THE AREA HAS A COMMUNITY OF INTEREST WITH THE LONGMONT COMMUNITY AND IS CAPABLE OF BEING INTEGRATED INTO THE CITY OF LONGMONT;
3. THAT THE PROPOSED AREA WILL BE URBANIZED IN THE NEAR FORE-SEABLE FUTURE;
4. THAT THE CITY'S UTILITIES AND PUBLIC FACILITIES HAVE THE CAPACITY TO SERVE THE SUBJECT PROPERTY; AND,
5. THAT THE CITY OF LONGMONT AND ITS CITIZENRY WILL BENEFIT FROM THE INCLUSION OF THE PROPOSED AREA INTO THE PRIME URBANIZED AREA.

The Growth Guidance Policy is intended, "to plan, guide and accommodate a desired rate of growth of the planning area, ... and to evaluate future developments in terms of the impact placed upon the environment" as stated in the Planned Growth Goal.

*The Municipal Annexation Act of 1965 expressed certain purposes of the Act which are consistent with what Longmont is attempting to do. Colorado Revised Statutes 139-21-2 (1976 Perm. Cum. Supp.) expresses the purpose of the Act, in part, as follows: "to encourage natural and well ordered development of municipalities of the State"; "to distribute fairly and equitably the costs of municipal services among those persons who benefit therefrom"; "to extend municipal government services and facilities to eligible areas which form a part of the whole community"; "to provide an orderly system for extending municipal regulations to newly annexed areas"; "to increase the likelihood of municipal services in urban areas being able to provide their citizens with the services they require". We believe the essential substance of the Longmont Plan is entirely consistent with the explicit purposes set forth above." **

It is important to recognize that Cities are authorized to plan for the physical development of the municipality for both areas within and without the City. C.R.S. 139-59-6.*

We have concluded that what Longmont is attempting to do is well within the authority vested in municipalities and that the degree of analysis that has been engaged by the City to this point can allow the City to exercise its power in a rational manner as opposed to an arbitrary or capricious manner.*

*Excerpts from legal review, Report on the Prime Urbanized Area Concept, R.B. Porter, Dietze and Davis, Attorneys at Law.

Public and quasi-public facilities are designed to serve specific functions. Experience of using these various types of facilities over the years has given us guidelines or tolerance levels within which these facilities function at optimum levels. In order to properly locate these facilities it is necessary to know where the users are or will be living. For this reason the land use plan projects areas in which the City may grow over the next 15 years. By doing this the City and School District can locate public and quasi-public facilities in a manner that will best serve the intended users.

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OPEN SPACE POLICY

OPEN SPACE FACILITIES

1. PARK DEVELOPMENT - TO ENCOURAGE DEVELOPMENT OF PARK LANDS WITHIN THE LONGMONT PLANNING AREA INTO THREE FUNCTIONAL TYPES - THE NEIGHBORHOOD, THE COMMUNITY, AND THE DISTRICT PARK.

A. THE NEIGHBORHOOD PARK - AT LEAST ONE NEIGHBORHOOD PARK SHOULD EXIST WITHIN EACH NEIGHBORHOOD TO ADEQUATELY SERVE THE ACTIVE AND PASSIVE RECREATIONAL NEEDS OF THE RESIDENTS LIVING WITHIN THE NEIGHBORHOOD. A STANDARD OF 2.5 ACRES PER EVERY 1000 PEOPLE SHOULD BE USED WHEN DESIGNATING APPROXIMATE PARK AREA WHEN POSSIBLE, THE PARK SHOULD BE LOCATED ADJACENT TO ELEMENTARY SCHOOLS AND COLLECTOR STREETS.

B. THE COMMUNITY PARK - COMMUNITY PARKS SHOULD BE DESIGNATED TO SERVE THE RESIDENTS OF SEVERAL NEIGHBORHOODS WITH FACILITIES SUCH AS A MAJOR RECREATION CENTER AS WELL AS THOSE FACILITIES THAT CANNOT BE FUNCTIONALLY PROVIDED WITHIN NEIGHBORHOOD PARKS. THE SIZE STANDARD OF 2.5 ACRES/1000 PEOPLE SHOULD BE USED AS AN AREA GUIDELINE AND THE PARK SITE SHOULD BE LOCATED ON OR NEAR MAJOR TRANSPORTATION ARTERIES.

C. THE DISTRICT PARK - DISTRICT PARKS ARE INTENDED TO SERVE RESIDENTS OF THE ENTIRE CITY AS WELL AS AREAS OUTSIDE THE CITY. THIS PARK TYPE IS CHARACTERIZED BY LARGE LAND AREAS OF MANICURED AND NATURAL FEATURES AND SHOULD SERVE CONSERVATION AND WILDLIFE INTEREST AS WELL AS RECREATIONAL NEEDS. LAND AREAS SHOULD BE ACQUIRED ACCORDING TO A RATIO OF 5 ACRES/1000 PEOPLE ANTICIPATED TO BE SERVED AND SHOULD EXIST ON OR NEAR MAJOR TRANSPORTATION ARTERIES.

II. GREENWAY DEVELOPMENT - GREENWAYS ARE INTENDED TO BE RELATIVELY NARROW CORRIDORS OF EITHER PUBLICLY OR PRIVATELY OWNED OPEN SPACE DESIGNATED FOR PASSIVE, SCENIC AND SELF-PROPELLED TRANSPORTATION MODES WHICH PROVIDE LINKAGE OR CONNECTIONS BETWEEN COMMUNITY ACTIVITY GENERATORS AND RESIDENTIAL LIVING UNITS. TWO TYPES OF GREENWAYS ARE CHARACTERIZED - A PRIMARY AND A SECONDARY TYPE. (THE SPECIFIC LOCATIONS, SIZES, AND OTHER CONDITIONS OF THESE GREENWAYS SHOULD BE DETERMINED THROUGH NEGOTIATIONS BETWEEN THE DEVELOPER AND THE PLANNING DEPARTMENT).

1. PRIMARY GREENWAYS WITHIN NEWLY DEVELOPED AREAS ARE INTENDED TO SERVE VARIOUS OPEN SPACE AND SELF-PROPELLED TRANSPORTATION FUNCTIONS. THEY SHOULD PROVIDE FOR BICYCLE AND PEDESTRIAN MOVEMENT AS WELL AS OPEN SPACE TO MEET POSITIVE HUMAN NEEDS. PRIMARY GREENWAYS SHOULD BE LOCATED IN SUCH A MANNER TO TAKE ADVANTAGE OF NATURAL FEATURES COMPATIBLE WITH BICYCLE AND PEDESTRIAN MOVEMENTS AND BE DESIGNED IN AN EFFICIENT AND INTERESTING MANNER TO SAFELY MOVE BICYCLE AND PEDESTRIAN TRAFFIC WITHIN AND BETWEEN NEIGHBORHOODS.
2. SECONDARY GREENWAYS ARE DESIGNATED AS OPTIONAL OPEN SPACE AND TRANSPORTATION ROUTES SITUATED WITHIN SUBDIVISIONS TO PROVIDE OPEN SPACE CONNECTIONS BETWEEN LIVING AREAS AND ACTIVITY GENERATORS AS WELL AS OTHER PRIMARY GREENWAYS. SECONDARY GREENWAYS SHOULD EXIST WHERE A NEED FOR SAFE AND EFFICIENT PEDESTRIAN MOVEMENT HAS BEEN DETERMINED.

III. GREENBELT DEVELOPMENT - WHERE IT IS DETERMINED THAT GREENBELTS ARE A NECESSARY AND PURPOSEFUL LAND USE, THE CITY SHOULD EXPLORE THE DESIGNATION AND ACQUISITION OF PROPERTY THROUGH VARIOUS MEANS IN ORDER TO FULFILL THE FUNCTIONS OF THE GREENBELT. IF METHODS SUCH AS FEE SIMPLE PURCHASE, LEASE-OPTION, ETC., ARE CONSIDERED AS IMPRACTICAL OR INFEASIBLE, DECISION MAKERS SHOULD BE DIRECTED TO THE PROSPECT OF DENSITY TRANSFERS TO ACHIEVE PERMITTED GREENBELTS. THIS PROSPECT INVOLVES TRANSFERRING THE ALLOTTED DENSITY PERMITTED BY THE UNDERLYING ZONING, FROM ONE AREA OF A PARCEL TO ANOTHER IN ORDER TO ACHIEVE A REDUCTION OF LOT SIZES AND THUS PERMIT THE CLUSTERING OF DWELLING UNITS FOR OTHER LAND USES IN EXCHANGE FOR PUBLIC OR PRIVATE OPEN SPACE.

OPEN LAND SHOULD BE PROVIDED WITHIN THE FLOODWAY AREA OF NEARBY RIVERS AND DESIGNATED AS A GREENBELT ONCE THE 100 YEAR FLOOD PLAIN HAS

BEEN DIVIDED INTO THE FLOOD STORAGE AND FLOODWAY AREAS. WITHIN THE FLOODWAY AREAS, THE DESIGNATED GREENBELT SHOULD YIELD RECREATIONAL USES SUCH AS LINEAL PARKS, BICYCLE AND PEDESTRIAN PATHS AS WELL AS OTHER RECREATIONAL USES.

The Open Space Policy is intended, "to preserve and/or enhance geographical areas of community interest" and "to attain the widest range of beneficial uses of the area without damage to the environment, risk to health or safety, or other undesirable and unintended consequences", as stated in the environmental management goal.

The City of Longmont has 15 parks ranging in size from 1/2 acre (Alta) to 52.6 acres (Clark Centennial). Eleven of these parks are improved for recreation use, the remaining four are scheduled for development by the end of 1977. The total area of the 15 parks is approximately 180 acres. Assuming present population at 32,500 the population to area ratio is 5.5 acres of parkland for every 1,000 people.

The standards contained in the policy recommended reducing the population to area ratio for high maintenance parks such as neighborhood and community parks. The recommended ratio is 5 acres for every 1,000 people for these types of parks. However, the ratio will actually be somewhat less than this because community size parks will also function as neighborhood parks in their specific neighborhood locations.

The recommendation for district parks and greenbelt can be accomplished by acquisition of, or purchase of recreation rights on McIntosh Lake and Calkins Lake, and acquisition of the area along St. Vrain Creek. These areas are not intended to be manicured type parks. Rather, they are intended for conservation areas, water related recreation activities, nature trails and other similar types of uses not requiring high levels of maintenance.

The greenways shown on the land use map follow the existing irrigation ditches. These ditches must be retained for irrigation purposes and eventually for carrying storm drainage, therefore the greenways are not forced but are natural to the area. In areas of residential concentration the ditches must be resloped and shaped in such a manner that they will not become maintenance problems and will be safe and aesthetically compatible with the residential areas. The greenways will permit access to adjacent residential uses, provide maintenance access to the ditches and provide for pedestrian and bicycle circulation.

SECTION 8 - ADDENDUM A - CITIZEN INPUT

LYONS ANALYSIS AREA

NEIGHBORHOOD MEETING

LOCATION: Lyons High School

DATE: May 23, 1977

ATTENDANCE: 26 people including Sandy Cooper of the Long Range Planning Commission

STAFF: Bill Trimm, Pete Fogg, Craig Morrison

Staff began the meeting with a brief discussion of the Comprehensive Plan process, the goal statements, the Lyons Comprehensive Plan, and the Staff analysis of the area. This analysis included discussion of the character of the area, the relation of the Longmont Comprehensive Plan to the area, geotechnical hazards and 1529 mineral deposits.

The meeting was then opened up for citizen questions. During the course of this discussion the issues of Senate Bill 35, floodplain zoning, the proposed Coffintop Dam, and the proposed agricultural density of 1 unit/35 acres were addressed by Staff. The concept of a zoning category specifically for the hogback(s), possibly called the "Foothills Zone", was also discussed. The transitional zoning located at N. Foothills Hwy. and U.S. 66 was a strong discussion point, as was the St. Vrain Creek floodplain.

People were quite concerned about the possibility of a major flood. One citizen asked if any road re-alignment (SH 66) was planned due to the fact that the 1969 flood took out the bridge and cut off the town. Staff responded that nothing was planned.

Staff asked for several concensus votes on key issues with the results as follows:

1. What should the zoning for this area be?
 - a. Agricultural..... 4
 - b. Forestry..... 0
 - c. Mixmajority
 - d. Other (suggestions)
 - 1) stone quarry
 - 2) can't define the area only one way (i.e. one zone)

2. Should Coffintop dam be built?

Yes.....majority

3. If Coffintop is built, what uses should be allowed?

a. Reservoir (only)..... 0

b. Recreation..... 4

c. Combination reservoir & recreation.....12
(with restrictions)

d. No uses..... 1

e. Other (suggestions)

1) flood control

TABLE MOUNTAIN
NEIGHBORHOOD MEETING

LOCATION: Altona Grange
DATE: August 26, 1977
ATTENDANCE: 10 people including Neil Coughlin of the
Long Range Planning Commission
STAFF: Ann FitzSimmons, Craig Morrison

After a brief discussion of the Comprehensive Plan process and the goal statements, the Staff analysis of the area was presented. This included discussion of the agricultural character of the area, services, Senate Bill 35, the Table Mtn. Facility and geotechnical hazards and constraints. The Proposed Land Use Map and the following Preliminary Policies were then presented:

PRELIMINARY POLICIES

TABLE MOUNTAIN ANALYSIS AREA

1. To recognize the land use character of the Table Mtn. Analysis Area as rural.
2. To accommodate future rural residential growth utilizing existing vacant platted lots.
3. To establish a geotechnical (overlay) zone, with pertinent geotechnical criteria, to be administered in cases of development application.
4. To encourage open space preservation of the Hygiene Hogback Natural Area.
5. To acknowledge the existing pattern of land uses as the land uses for the future.

The meeting was then opened up to citizen questions. One major concern centered around the County proposing to hold the land in this area for agriculture while all the valuable agricultural land around Longmont is being developed. The County was viewed as saving the wrong land for the future. The second major concern dealt with Senate Bill 35. The concensus among the audience was that people should be able to buy the size parcel they desire while now they are forced to

buy 35 acres unless they can find a smaller pre-S.B. 35 parcel. People can't afford 35 acres just to build a house, they could build a house on one acre for what the other 34 acres would cost. There needs to be some flexibility but with controls. Along these same lines, it was stated that because of S.B. 35, small farmers cannot realize a profit on their land thus this is being left for big developers to do. This citizen felt S.B. 35 was enacted to protect developers and realtors.

There was some concern that if the area was to become more residential, with houses on 1 - 5 acre tracts, that there would not be enough water if houses were on wells.

The final topic of discussion dealt with open space; specifically had the County ever considered buying a farmer's development rights? Neil Coughlin explained the open space program and asked for a vote on whether people would pay a 1/2¢ sales tax for County open space. No vote was taken as people wanted to know more about how the money would be spent, if the land would be taken off the tax rolls, what would happen to taxes if development rights were purchased and if it would be guaranteed that the money would only be spent for open space.

(NOTE: These meetings were tape recorded and the tapes are in the Planning Department)

DRY CREEK

NEIGHBORHOOD MEETING

LOCATION: Northeast Jr. High, Longmont

DATE: August 30, 1977

ATTENDANCE: 21 people including Leona Stoecker of the Long Range Planning Commission

STAFF: Bill Trimm, Ann FitzSimmons

The presentation given by Staff at this neighborhood meeting was utilized at the remaining St. Vrain Valley meetings. Issues presented at each meeting varied as did citizen concerns. The general presentation will be detailed here with the remaining reports focusing on area specific issues and citizen comments.

To begin with, an overview of the Comprehensive Plan process, County regulations and the goal statements was presented. This was followed by the Staff analysis of the area and Staff originated issues. Topics covered included the character of the area, prime cropland, geotechnical hazards and constraints, wildlife habitats, services including transportation, zoning, Senate Bill 35, the Longmont Comprehensive Plan, and the County open space program including the proposed sales tax. Specific issues at this meeting dealt with the 1529 Aggregate Resource Areas along St. Vrain Creek, the Gaynor Lake Water and Sanitation District, the vacant transitional zoning at Gaynor Lake and the proposed southern link for SH 119.

The discussion of Senate Bill 35 included information relative to the agricultural base policy, currently being formulated. The proposed density of 1 unit/35 acres with a transfer of density (i.e., flexible lot size at a 1 unit/35 acre density) concept was discussed. It was stated by Staff that density transfers would be encouraged so as not to create large numbers of 35 acre parcels not intended to be used for agricultural pursuits. The policy would be aimed at preserving agricultural uses by creating smaller residential parcels at a 1 unit/35 acre density.

The Longmont Plan was explained in some detail and included discussion of the Prime Urbanized Area (P.U.A.) and the concept of balancing community facilities and utilities with population inside the P.U.A. Policies relative to the City remaining within the P.U.A. until the area is 85% developed were presented as was the City policy of expanding the P.U.A. only at such time as the full range of urban services are available and the population desirous, for an entire neighborhood to be annexed.

Staff's presentation concluded with a discussion of the Preliminary Policies for the Lyons-St. Vrain Valley Subregion which, along with the Preliminary Goals, were handed out to the audience. The mechanism of a House Bill 1034 contract between the County and the City of Longmont (1.06) was explained in some detail. Along with the preliminary policies, the preliminary land use plan map was presented.

Citizen questions were not numerous with one gentleman dominating the conversation. He stated that the County has the authority to channel people into the cities and is this really a good idea? The real productive agricultural land is currently being built on and the Community Service Area concept will continue this trend. He felt that no credence was being given to the productivity of the land and that new houses should be built on the County's "worthless" agricultural lands and the valuable land left open. It was also stated by another citizen that when new parcels of less than 35 acres cannot be created, the buying public is automatically being limited.

(NOTE: These meetings were tape recorded and the tapes are in the Planning Department)

TERRY LAKE (EAST)
NEIGHBORHOOD MEETING

LOCATION: Northridge Elementary, Longmont
DATE: September 1, 1977
ATTENDANCE: 35 people including Leona Stoecker of the
Long Range Planning Commission
STAFF: Bill Trimm, Craig Morrison

Following the Staff presentation the meeting was opened up for citizen comments. These comments were addressed to no one specific issue and dealt with:

- 1) what the County would do with areas around lakes designated as wildlife habitats,
- 2) Has the County coordinated with other counties with regard to land use,
- 3) if there was a County policy to make cities rebuild their older sections that are decaying,
- 4) the County is trying to restrict the rural residential supply of houses and why can't this type of growth be part of the Comprehensive Plan for people who don't want to live in cities.

(NOTE: These meetings were tape recorded and the tapes are in the Planning Department)

TERRY LAKE (WEST)
NEIGHBORHOOD MEETING

LOCATION: Northridge Elementary, Longmont
DATE: September 6, 1977
ATTENDANCE: 31 people
STAFF: Bill Trimm, Ann FitzSimmons, Steve Hanson (Longmont
Planning Department)

The Staff presentation for this meeting remained the same as at previous meetings with the addition of a refined Comprehensive Plan Process Chart listed as follows:

Goals

Provide the direction for which to plan.

Inventory & Analysis

Examines how land is being used. Uncovers various issues.

Citizen Participation

Determination of additional issues. Expression of needs, desires and interests.

Policies & Land Use Map

Describes actions to obtain goals and resolves, addresses issues.

Regulations

Development of regulations to implement the policies.

Citizen comments were varied, beginning with the question of would the Comprehensive Plan be strong enough to prevent commercial strip development along SH 66. Staff discussed this point and asked if a highway commercial category devised only for truck farm sales would be acceptable for this area. The concensus was favorable with a seasonal use permit for harvest time sales suggested so long as such a permit would not be a foot in the door for other types of commercial sales.

There was a substantial amount of discussion regarding Senate Bill 35 and the proposed agricultural base policy. One citizen felt his ability to make decisions about his land was slipping away and that

the selling price was determining the land use (i.e., residential prices for what is agricultural land). The 1 unit/35 acre density transfer concept was challenged because it still does not allow an owner of less than 35 acres to split the land between the landowners children. It was pointed out that if such a practice is kept up for three generations that the children would starve to death. One citizen asked if the County took the agricultural value of a piece of land into account when deciding where new residences could be built. This was countered by the statement that people don't want to build on "worthless" agricultural land but on the good land that is nice and has water.

Other topics of discussion included:

- 1) poor sheriff protection,
- 2) the possibility of citizens contracting (H.B. 1034) with the County to keep them out of Longmont's Prime Urbanized Area,
- 3) the County's open space plans for the area,
- 4) why Boulder County is in DRCOG and not in another COG,
- 5) why government is discriminating against farmers by letting taxation and farm prices drive farmers out of business.

(NOTE: These meetings were tape recorded and the tapes are in the Planning Department)

ST. VRAIN VALLEY

NEIGHBORHOOD MEETING

LOCATION: Hygiene Elementary, Hygiene

DATE: September 7, 1977

ATTENDANCE: 58 people including Leona Stoecker and Bob Troeltzsch of the Long Range Planning Commission

STAFF: Bill Trimm, Ann FitzSimmons, Tom Gray, Barbara Bryan, Steve Hanson (Longmont Planning Department)

The Staff presentation for this meeting remained the same as at previous meetings. Area specific issues included a discussion of the 1529 gravel deposits along St. Vrain Creek and the Longmont Airport. Federal Aviation Administration guidelines that prohibit structures in the clear zone, a 450' x 1000' area off the ends of each runway, and discourage structural uses in the critical zone, a 2000' x 5000' area off the ends of each runway, were discussed. Staff was unsure as to how the County would have to deal with these guidelines in land use regulations.

As at previous meetings, there was considerable discussion of Senate Bill 35 and the proposed agricultural base policy. The problem of buying land a long time ago with the intention of giving part to (the owners) children and now being unable to do this was raised. Along the same lines, it was stated that the farmer faces two major problems: 1) the Federal government's regulation of farm prices and 2) only being able to sell 35 acre parcels. The question of whether it was possible to transfer the 1 unit/35 acre density for one parcel to a parcel owned by someone else was raised. Finally, if Senate Bill 35 was changed to 1 unit/5 acres a citizen wondered what would happen to the Comprehensive Plan and the agricultural density of 1 unit/35 acres.

Taxes were another major discussion point. It was felt that farmers are being taxed off their land. Land is being taxed based on what's happening around a certain parcel. Smaller parcels are seen as worth more because they are viewed as residential land when they may be very productive agriculturally. It was stated that the real solution to the problem of taxation can only come from the State legislature. A way of addressing taxation in this manner, by putting an absolute ceiling on the amount of taxes that could be placed on a productive piece of agricultural land, regardless of location, was suggested.

There was a concensus that Longmont should not grow beyond their Prime Urbanized Area (P.U.A.). There also was concern that if in 3 - 5 years Longmont could provide water and sewer service outside the P.U.A. that they would expand outside the existing P.U.A.

Transportation was also a concern, specifically the encouragement of alternative forms of transportation. It was suggested that as new right-of-way is acquired for roads that right-of-way for bicycle lanes is also acquired. In the same vein, acquisition of park land now, even if the park will not be developed/needed for 25 years, was encouraged. One citizen also wondered where all the water would come from if gravel operations were required to leave 1 - 2 acre feet of water on their reclaimed land.

The final point of discussion dealt with the Comprehensive Plan hearings, the final proposed policies and publicity. People were quite concerned about not being able to get down to Boulder at harvest time or because of other work commitments to pick-up copies of the policies or attend an open house or public hearing. It was agreed that putting the policies and other Comprehensive Plan information in the newspaper was the best idea as people buy the paper anyway. In addition, leaving copies of the policies/plan at Post Offices and having people send in a self-addressed stamped 8-1/2 x 11 manilla envelope to receive back copies of the policies were suggested as publicity techniques.

(NOTE: These meetings were tape recorded and the tapes are in the Planning Department)

HYGIENE

NEIGHBORHOOD MEETING

LOCATION: Hygiene Elementary, Hygiene

DATE: September 12, 1977

ATTENDANCE: 42 people including Leona Stoecker of the Long Range Planning Commission

STAFF: Bill Trimm, Ann FitzSimmons, Mike Serlet (County Engineering Department)

The Staff presentation for this meeting remained the same as at previous meetings. Area specific issues included a discussion of the 1529 gravel deposits along St. Vrain Creek, existing land use and zoning at Hygiene and how this relates to future land use and finally how the Longmont Comprehensive Plan affects the Hygiene Community.

The first major point of citizen discussion concerned the possibility of Longmont continuing their Prime Urbanized Area (P.U.A.) to the west to include the Hygiene area. One citizen agreed with this concept as the people in Hygiene already support Longmont when they shop there and pay sales tax. Staff then posed the question: Do the people, at this meeting, in Hygiene feel strongly that Longmont should go no further west than Airport Road? An overwhelming majority agreed with this statement. The H.B. 1034 contract proposal was then discussed with one citizen suggesting that a 5-year contract was too short and that a contract for 30 - 50 years would be more appropriate. The question of forceable annexation was also raised. The possibility of Longmont expanding their P.U.A. into Hygiene was also raised at various other times throughout the meeting specifically in relation to the existence of large water mains in the Hygiene area and this situation being an indication of where Longmont would have to expand. One citizen thought that the people in Hygiene were all for Longmont expanding, provided they only did so within their currently established P.U.A.

Zoning in the Hygiene area was also discussed. The fact that business zoning currently exists within a residential area (along Hygiene Road) was a concern as was the procedure to implement Staff proposed rezonings for the area.

The final major citizen issue dealt with gravel mining operations and received considerable discussion. The main points raised were as follows:

- 1) If there is a State law requiring land reclamation after gravel mining is completed.

- 2) Who would own such land after reclamation.
- 3) If a building permit would be issued for a parcel within an Aggregate Resource Area.
- 4) Would a property owner in an Aggregate Resource Area have to let gravel operators take the gravel out of his property.
- 5) With the houses in Hygiene being so close to the road (N. 75th), gravel trucks are destroying the peace of mind of residents.
- 6) The character of the community has to be realized with regard to gravel mining. There are no sidewalks and many children walk to school along the road and elderly people walk along the road making a dangerous situation.
- 7) It was said when the gravel permits were approved that only a few trucks would be going through Hygiene.
- 8) The road can't take the abuse from gravel trucks, it's impossible to hold a car straight on the roads anymore.
- 9) There does not appear to be any coordination between the Planning Department who provides gravel permits and the road district out here. The road district closed a bridge (to gravel trucks) south of Hygiene due to a load limit which has forced all the trucks to come north through Hygiene.

One final concern was that the Sheriff's Department does not seem to know where Hygiene is when they are contacted about the road (N. 75th) being dangerous.

(NOTE: These meetings were tape recorded and the tapes are in the Planning Department)

SECTION 9 - SOURCES

A. Introduction/Existing Land Use Characteristics

1. Field observations.
2. Land use inventory maps, Boulder County Land Use Department.
3. Zoning maps, 1944, 1954 and 1965, Boulder County Land Use Department.
4. Subdivision, building permit, exemption, Use by Special Review and section files, Boulder County Land Use Department.

B. Environmental Characteristics

1. Environmental Geology Element, Boulder County Land Use Department.
2. Environmental Resources Element, Boulder County Land Use Department.
3. Ditch map of Boulder County, Boulder County Public Works Department.

C. Community Facilities/Utilities

1. Water.
 - a. phone conversation with City of Longmont Public Works Department (Lyons)
 - b. phone conversation with Little Thompson Valley Water District, 7/13/77 (Terry Lake)
 - c. Volume II, Primary Study Area Appendix, Metropolitan Water Requirements & Resources, 1975-2000, prepared by Denver Water Department
2. Fire.
 - a. fire district map of Boulder County, Boulder County, Boulder County Land Use Department
 - b. Docket AP-76-(5)-10, Lyons Fire Protection Dist., Boulder County Land Use Department (Lyons)

- c. phone conversation with Mr. Don Marvin,
Chief, Longmont Volunteer Fire Dept., 7/5/77
 - d. phone conversation with Mr. Mel Burd, Chief,
Hygiene Volunteer Fire Dept., 7/5/77
3. Police.
- a. phone conversation with Captain Phil Battney,
Patrol Division, Boulder County Sheriff's
Dept., 7/6/77
4. Schools.
- a. St. Vrain Valley School District boundary
maps for 1977-78
5. Transportation.
- a. Alex Arinello, Transportation Planner, Boulder
County Public Works Department
- D. Lyons Comprehensive Plan (Lyons)
- 1. 1976 Comprehensive Plan, Lyons, Colorado, prepared by
Bureau of Community Services and the College of Environ-
mental Design, University of Colorado.

