

Consistency of the Planet Bluegrass Farm Annexation with the Comp Plan 2010 Update

Planet Bluegrass Farm Annexation is supported by the 2010 Comp Plan Update for many reasons. Below are the Comp Plan **Guiding Principles** that support the Planet Bluegrass Farm Annexation, and the narrative explaining why.

Chart Our Future

- Balance the demands of trying to achieve environmental and economic sustainability with community character and historical preservation and the rights of property owners.

Any annexation of more than 25 acres into Lyons would normally equate to a high density residential development that could forever alter its small town, community character. With this annexation, the entire acreage will remain rural in character to preserve the views, history and traditional use of this property for its neighboring properties. Planet Bluegrass is a Lyons business that has operated successfully here since 1993.

Economic Sustainability

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

By annexing a Commercial Entertainment-1-zoned property, the Town will get the benefit of additional commercial property taxes without the negative impacts of an intensely-developed commercial or residential use.

CE-1 is a highly regulated zone district. The applicant must work closely with the Board of Trustees to define and approve all proposed uses and structures. Planet Bluegrass has become the number one venue for Front Range tourists to become acquainted with the town of Lyons, bringing in more than 3000 guests for each music festival to support the local economy, who then return to support other events and businesses in Lyons. Town leaders can ensure Bohn Park remains open to the public during the festivals, protected from potentially intensive use during festivals that would require additional maintenance and reparation, by relocating festival camping and parking from Bohn Park to the Planet Bluegrass Farm, across from Planet Bluegrass Ranch.

Quality of Life, Social Well-Being, Sustainability

- Support the public and private provision of cultural, educational, social and healthcare services.
- Sustain Lyons' key characteristics, as defined by residents' vision and desires:
 - Small-town atmosphere,
 - Support of the arts, education and historical preservation,
 - Cultural diversity,
 - Parks, trails and recreational opportunities and
 - Holistic approach to sustaining the natural beauty and resources of Lyons and the surrounding area.

The Planet Bluegrass Farm will do much to ensure the current quality of life for Lyons residents will be maintained. By preserving this property when it becomes part of the Town of Lyons, residents, visitors, and guests will continue to enjoy the rural quality of the Planet Bluegrass Farm. Even during festivals, the property will have a positive impact on residents, because public street parking will be greatly reduced. All Festivarians will be asked to park at the Farm and walk to the festivals. This will greatly reduce festival parking on public streets, and reduce the number of Festivarians passing through residential neighborhoods to get to the Planet Bluegrass Ranch.

Environmental Sustainability

- Facilitate residents' and businesses' efforts to provide a net environmental benefit from their activities and operations

Planet Bluegrass is a environmentally sustainable leader in Colorado. As a certified B corporation, Planet Bluegrass is part of a community of more than 1,600 companies across 120 industries with one unified goal: to positively impact social and environmental problems through business practices. In 2016, Planet Bluegrass became the first temporary event venue to successfully implement a program eliminating single use plates, cups and utensils in the State of Colorado. The Planet Bluegrass Farm is an operating organic farm and will continue to operate as such within town limits upon annexation. The North St. Vrain Creek runs through the Planet Bluegrass Farm, and will be protected and respected as one of the most important environmental features of the town of Lyons.