

TOWN OF LYONS

Workshop AGENDA

Planning and Community Development Commission

Tuesday, March 16, 2021 – 7:00 PM

Join Zoom Meeting

[https://us02web.zoom.us/j/84952243277?
pwd=Y2NrOU5DN2hDeEV2TGZMdVdlazBQdz09](https://us02web.zoom.us/j/84952243277?pwd=Y2NrOU5DN2hDeEV2TGZMdVdlazBQdz09)

Meeting ID: 849 5224 3277

Passcode: 262716

One tap mobile

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1. Staff Updates

Documents:

[1_STAFF UPDATE.PDF](#)

1.I. Current Development Update

Documents:

[1-1_CD UPDATE_3-11-2021.PDF](#)

2. Guest Commissioner-Parks And Recreation Commission

3. Audience Input Session- Matt Rooney

Documents:

[2_AUDIENCE INPUT SESSION - MATT ROONEY.PDF](#)

4. Workshop

4.I. Joint PCDC/BOT Workshop Debrief

Documents:

[3_PCDC BOT JOINT MEETING DEBRIEF_COVER SHEET.PDF](#)

4.II. Future Agenda Items

Documents:

4_FUTURE AGENDA ITEMS.PDF

5. Commissioner Reports

6. Adjourn



STAFF UPDATE

PLANNING AND COMMUNITY DEVELOPMENT COMMISSION

TUESDAY, MARCH 16, 2021

Agenda item: Business Licenses/Change of Use

Discussion:

- Seeking input from BOT; may need to change fee schedule to include “change of use permit” or “business license permit” (name TBD) in the cost for a new business license or the change-of-use business license form.

Agenda item: Code Enforcement

Discussion:

Hempsual, 138 Main, Unit 5

- Need to update Tenant Improvement Permit
- No active business license for 2021

REEB Cycles

- Active building permit issued in October & expires in April
 - o No inspections have been requested to date
 - o Buildings to reach out with courtesy notification that permit will be expiring & to provide any inspections

Agenda item: Generator Development

Address: 4651 Ute Highway

Discussion:

Commissioner Farrell provided info on the upcoming comp plan update to Rene for their reference. Paul and Rene will be joining the PCDC for part of their joint workshop with the Board of Trustees 3/15.

Agenda item: Main Stage Brewery & Beer Garden

Address: 450/446 Main Street

Discussion:

- Phase 1 building permits issued.

Agenda item: Burlington Hotel

Address: 349 Main Street

Discussion:

Development information:

- Owner: Craig Ferguson
- Developer: Oracle Lynn
- Investors: Agnes & Edna Jones
- Hotel project being kept separate from Oracle’s Opera House project
- ~35 room hotel; will need plat amendment to move property line and development plan review

- Applicant submitted for permit to do exterior cosmetic improvements and construction fence.

Agenda item: A-Lodge

Address: 338/328 Main St

Discussion:

- Site Plan app submitted 2/11
- Application checked for completeness and found incomplete
 - o A-Lodge is working on revising their application. Some missing items have been received and they are revising their plan set to include utility information and will be resubmitting soon. The resubmission is anticipated to be approved as we have been working together to correct the outstanding items. The Town will begin the referral process once the application is complete and approved.

Agenda item: Summit Housing

Address: 0 Carter Drive

Discussion:

Development Plan Agreement approved at 1/19/2021 BOT meeting. Awaiting Post-Development Plan actions.

Rusty Snow is no longer with Summit; new contacts are Nathan Lopuch (VP of Summit Management Group) and Austin Richardson (Construction Manager with Summit Construction).

Agenda item: Spirit Hound Expansion

Address: 4196 Ute Highway

Discussion:

- Pre-application meeting held with Matt Rooney and his architect 3/16; will be a development plan review process due to scale. 2nd meeting planned with Matt and his civil engineer 3/26.

Agenda item: Farnette

Address: 4121 Ute Highway

Discussion:

- Applicant submitted plumbing plans needed by Building Department for permit; permit approved.

Agenda item: River Bend

Address: 501 W. Main

Discussion:

Outstanding Land Use Application - PUD from 2015

- Recent requests to revise PUD application due to COVID
 - o BOT requests prior PUD completed prior to revisions
 - Need updated drainage report
 - Updated plans

Agenda item: The Cirque, LLC (owner)

Address: 4170 Ute Hwy

Discussion:

- Development Plan Review completed in 2020 for Red Lyon (retail marijuana business)
- New company using the same plans at the same location
- Staff has been communicating with Karen Kennedy, their contractor, with Homeland, to discuss conditions of approval, securing an escrow account for public improvements, etc.

Agenda item: Solhawk

Address: 401 Main St.

Discussion:

- New business; change of use/occupancy no work permit

Agenda item: Solace

Address: 437 Main St.

Discussion:

- New business from Laura Levy to sell "comfort goods" – conceptual/no permit in yet

Agenda item: Infinite Interactions

Address: 160 E. Main St.

Discussion:

- Business moving from 1040 5th
- Concept is like a wellness complex with light production of cosmetics (no extraction), wellness restaurant, massage
- Production of cosmetics would require Conditional Use Permit in the C zoning district
 - o Pre-app meeting forthcoming

Agenda item: Moxie Bread

Address: 347 Main St.

Discussion:

- Business moving in potentially – conceptual/no permit in yet
-

Infrastructure:	Item	Details
	GRANT (DOLA) – Broadway Improvements	Trustee Rogin serving as BOT lead Town to be awarded TIP grant from DRCOG through Boulder County Projects: <ul style="list-style-type: none"> - 2023 deadline to complete grant - Need to determine funding match source of match (to be discussed at 3/15 BOT meeting) <ul style="list-style-type: none"> o Potential to use street repair funds o Potential CARES Act funding to reduce match <ul style="list-style-type: none"> ▪ Match reduced to \$303k - Multi-modal improvements Hwy 7 to St Vrain Corridor trail <ul style="list-style-type: none"> o Improve Broadway 3rd to 5th o New trail o Parallel parking stalls o Delivery lane
	GRANT (DOLA) – St. Vrain Corridor Trail	Improve trail to Black Bear Hole Grant for new trail from McConnell to US 36: <ul style="list-style-type: none"> - Sept 2023 deadline - Erika completed application for grant - Board has given permission to accept grant - Need to resolve existing leases with Town within corridor Match reduced to \$152k
	Longmont Pump Station (346 Evans)	Town of Lyons has IGA with City of Longmont, approved at 1/4/2021 BOT meeting, to allow City of Longmont to install at their own expense a pump station to transfer water from the South St. Vrain pipeline to the North St. Vrain pipeline to help ensure the resiliency of their raw water supply.
	Red Gulch	Bohn Park stormwater improvements
	Longs Peak Dr.	Infrastructure improvements – roadway, water, stormwater, curbs, gutters, etc.
	GRANT (GOCO) – Black Bear Hole	2 nd Avenue and parking improvements
	Longmont Water Vaults	Two water vaults being replaced at 5 th and Park Dr. and at 2 nd and Railroad
	GRANT (SRTS) – 4 th Ave.	Safe Routes to Schools 4 th Ave. sidewalk/pedestrian improvements

OTHER ITEMS:

Current Development Tracking

Address	Development	Project Type	Decision-Maker	First Contact (if known)	Pre-App Conference Date(s)	App Submitted	Completeness Check	Review/Referrals Due	Revised App Submitted	PCDC Public Hearing	BOT Public Hearing	Final Action	Final Action Date
4121 Ute Highway	Farmette Pole Barn	PDP/Minor Building Permit(s)	Administrative						1/29/2021				
450 and 446 Main St.	MainStage Brewery & Beer Garden	Minor Building Permit(s)	Administrative	10/20/2020	12/18/2020?; 1/5/2021				2/25/2021				
338 and 328 Main St.	A-Lodge Hotel	Site Plan Review	Administrative	UNK	UNK; 1/6/2021				2/11/2021 2/24/2021 (incomplete)				
4196 Ute Highway	Spirit Hound Distillery Expansion	Development Plan Review	BOT	UNK	3/16/2021; 3/26/2021								
0 Carter Drive - Summit	Summit Housing	PDP/Minor Building Permit(s)	Administrative	UNK									
4651 Ute Highway	Generator Development	PUD; Development Plan Review	PCDC and BOT; BOT	UNK	UNK; 1/21/2020								
349 Main Street	Burlington Hotel	Development Plan Review	BOT	UNK	1/27/2021								
4170 Ute Highway	Igadi/Cirque LLC	PDP/Minor Building Permit(s)	Administrative		2/16/2021								
401 Main Street	Solhawk	Change of Use/No Work Permit	Administrative						3/4/2021				
160 E. Main St.	Infinite Interactions	Conditional Use Permit	BOT		3/5/2021								
501 W. Main Street	River Bend	PUD	PCDC and BOT	UNK									
4065 Ute Highway	U-Pump-It	Lot Consolidation; Conditional Use Process; Development Plan Review	Admin; BOT; BOT		10/22/2020								

*PDP = Post-Development Plan

COMPLETED PROJECTS

Address	Development	Project Type	Decision-Maker	App Submitted	Final Action	Action Date
0 Carter Drive - Summit	Summit Housing	Development Plan Review	BOT	UNK	Conditionally Approved	12/3/2020
4121 Ute Highway	Farmette	Development Plan Review	BOT	9/9/2020	Conditionally Approved	12/7/2020
4071 Ute Highway	Denver Rec	Minor Building Permit(s)	Administrative	10/28/2020; 1/11/2021	Finaled	1/11/2021
4196 Ute Highway	Spirit Hound Distillery Temporary Roxbox Expansion	Minor Building Permit(s); C/O	Administrative	12/1/2020	Approved	2/24/2021
4170 Ute Highway	Retail Marijuana Development	Development Plan Review	PCDC/BOT	UNK	Conditionally Approved	8/12/2019



STAFF REPORT
PLANNING AND COMMUNITY
DEVELOPMENT COMMISSION
MARCH 16, 2021

ITEM NAME

Audience Input Session – Matt Rooney

STAFF

Reyana Jones, Historic Preservationist/Planner

INFORMATION

Matt Rooney has requested to inform the PCDC about a future project he is planning to expand Spirit Hound Distillery.

COMMISSION ACTION

Because this is a project that the PCDC will be reviewing in the future as part of the Development Plan Review process, commissioners should only listen to his presentation and should NOT provide feedback to Mr. Rooney.



STAFF REPORT

PLANNING AND COMMUNITY DEVELOPMENT COMMISSION

MARCH 16, 2021

ITEM NAME

BOT/PCDC Joint Meeting (3/15) Debrief Discussion

STAFF

Reyana Jones, Historic Preservationist/Planner

INFORMATION

The PCDC and Board of Trustees held a joint meeting/workshop on March 15, 2020. A summary could not be provided for this packet because of the timing of the joint workshop and the regular PCDC meeting, but notes can be made available if requested by Staff.

3/15 Joint PCDC/BOT Workshop Agenda Outline:

- I. Generator Development
 - a. Presentation by Developer
 - b. Discussion
2. Development Plan Review Evaluation
 - a. Summary of Farmette Development Plan Review Process
 - b. Recommendations from PCDC and Discussion
3. Priorities Review

COMMISSION ACTION

This is a workshop/discussion item for the PCDC. Commissioners should direct Staff of any follow-up reports or actions they would like performed as an outcome of their discussion.



STAFF REPORT
PLANNING AND COMMUNITY
DEVELOPMENT COMMISSION
MARCH 16, 2021

ITEM NAME

Future Agenda Items

STAFF

Reyana Jones, Historic Preservationist/Planner

COMMISSION ACTION

Commissioners should brainstorm ideas of topics they may want to discuss in the future and put as items on future agendas. This could include topics like existing IGAs, tax-increment financing, or other planning or development matters.