

TOWN OF LYONS BOARD OF TRUSTEES MEETING  
VIRTUAL MEETING  
LYONS TOWN HALL, 432 5<sup>TH</sup> AVENUE, LYONS, COLORADO

**ZOOM LINK:**

Join Zoom Meeting

[https://us02web.zoom.us/j/89833364132?  
pwd=LzRmUmppTmk1NWgzdmYrWXYrdERTQT09](https://us02web.zoom.us/j/89833364132?pwd=LzRmUmppTmk1NWgzdmYrWXYrdERTQT09)

Meeting ID: 898 3336 4132

Passcode: 263466

Dial by your location

+1 301 715 8592

Meeting ID: 898 3336 4132

DRAFT AGENDA  
**WEDNESDAY, FEBRUARY 23, 2022**

7:00 PM BOARD OF TRUSTEES SPECIAL MEETING

- I. Roll Call And Pledge Of Allegiance
- II. Reflective Moment Of Silence
- III. Approval Of The Agenda
- IV. General Business

Documents:

[COVER\\_SHT\\_PB\\_ALLAGREEMENTS\\_FARM-RANCH.PDF](#)  
[COVERSHEET\\_ATTACH1\\_REFFERRALCOMMENTS\\_CONSOLIDATED.PDF](#)  
[COVERSHEET\\_ATTACH2\\_PB\\_WATERUSE.PDF](#)

- IV.1. Resolution 2022-19 - A Resolution Of The Town Of Lyons, Colorado Approving Or Denying An Application Submitted By Planet Bluegrass, LLC For A Conditional Use Amending An Existing Conceptual Plan And Related Keynotes (19680 N. St. Vrain Drive – Planet Bluegrass Farm)

Documents:

[RESOLUTION 2022-19 APPROVAL OF CONDITIONAL USE - PB FARM \(DITTMAN DRAFT 2-1-2022\).PDF](#)  
[RESOLUTION 2022-19 DENIAL OF CONDITIONAL USE - PB FARM \(DITTMAN DRAFT 2-1-2022\).PDF](#)  
[PCDC 2022-4 RECOMMENDING APPROVAL OF PLANET BLUEGRASS FOR A CONDITIONAL USE AMENDING AND EXISTING CONCEPT PLAN AND RELATED KEYNOTES-FARM.PDF](#)  
[PCDC MINUTES SPECIAL MEETING 01.27.2022 DRAFT.PDF](#)

- IV.1.a. Conditional Use Redlines - Farm

Documents:

PLANET BLUEGRASS KEY NOTE PLANS-36X24 (FARM) - FINAL.PDF  
FARM KEYNOTES - REDLINED V2.PDF

IV.1.b. Public Comments

Documents:

PUBLIC COMMENTS-PLANET BLUEGRASS CAWTHORN.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS DENTON.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS HART.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS HIRT.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS KROLL.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS PARKS 2.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS PARKS.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS ROSE.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS SULLIVAN.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS WEATHERWAX.PDF  
\_PUBLIC COMMENTS- PLANET BLUEGRASS LEWIS.PDF  
PUBLIC COMMENTS- PLANET BLUEGRASS PLAVIDAL.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS ALL COMMENTS.PDF

IV.2. Resolution 2022-20 - A Resolution Of The Town Of Lyons, Colorado Approving Or Denying An Application Submitted By Planet Bluegrass, LLC For A Conditional Use Amending An Existing Site Plan And Related Keynotes (500 W. Main Street - Planet Bluegrass Ranch)

Documents:

RESOLUTION 2022-20 DENYING CONDITIONAL USE - PB RANCH (DITTMAN DRAFT 2-1-2022).PDF  
RESOLUTION 2022-20 APPROVING CONDITIONAL USE - PB RANCH (DITTMAN DRAFT 2-1-2022).PDF  
PCDC 2022-3 RECOMMENDING APPROVAL OF PLANET BLUEGRASS FOR A CONDITIONAL USE AMENDING AND EXISTING SITE PLAN AND RELATED KEYNOTES- RANCH.PDF  
PCDC MINUTES SPECIAL MEETING 01.27.2022 DRAFT.PDF

IV.2.a. Conditional Use Redlines - Ranch

Documents:

PLANET BLUEGRASS KEY NOTE PLANS-36X24 (RANCH) FINAL.PDF  
PLANET BLUEGRASS KEYNOTES (RANCH)- REDLINED V2.PDF

IV.2.b. Public Comments

Documents:

PUBLIC COMMENTS-PLANET BLUEGRASS KROLL.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS PARKS 2.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS PARKS.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS ROSE.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS SULLIVAN.PDF  
PUBLIC COMMENTS-PLANET BLUEGRASS WEATHERWAX.PDF  
\_PUBLIC COMMENTS- PLANET BLUEGRASS LEWIS.PDF  
PUBLIC COMMENTS- PLANET BLUEGRASS PLAVIDAL.PDF

[PUBLIC COMMENTS-PLANET BLUEGRASS ALL COMMENTS.PDF](#)  
[PUBLIC COMMENTS-PLANET BLUEGRASS CAWTHORN.PDF](#)  
[PUBLIC COMMENTS-PLANET BLUEGRASS DENTON.PDF](#)  
[PUBLIC COMMENTS-PLANET BLUEGRASS HART.PDF](#)  
[PUBLIC COMMENTS-PLANET BLUEGRASS HIRT.PDF](#)

IV.3. Resolution 2022-21 A Resolution Of The Town Of Lyons, Colorado Approving The Fourth Amendment To The Amendable Letter Of Understanding (PBG Farm Property)

Documents:

[RESOLUTION 2022-21 RESO FOURTH AMENDMENT TO PBG FARM AMENDABLE LETTER \(DITTMAN DRAFT 2-2-2022\).PDF](#)

IV.3.a. Fourth Amendment - Amendable Letter REDLINE FARM

Documents:

[FOURTH AMENDEMENT TO AMENDABLE LETTER \(PBG FARM\) 2022 \(DITTMAN DRAFT 2-2-2022\).PDF](#)  
[FARM AMENDABLE LETTER - REDLINED V2.PDF](#)

IV.4. Resolution 2022-22 A Resolution Of The Town Of Lyons, Colorado Approving The Second Amendment To The Amendable Letter Of Understanding (PBG Ranch Property)

Documents:

[RESOLUTION 2022-22 RESO SECOND AMENDMENT TO PBG RANCH AMENDABLE LETTER \(DITTMAN DRAFT 2-2-2022\).PDF](#)

IV.4.a. Second Amendment - Amendable Letter REDLINE RANCH

Documents:

[SECOND AMENDEMENT TO AMENDABLE LETTER \(PBG RANCH\) 2022 \(DITTMAN DRAFT 2-2-2022\).PDF](#)  
[PLANET BLUEGRASS AMMENDABLE LETTER \(RANCH\) - REDLINED V2.PDF](#)

V. Ordinances And Public Hearings

V.1. Public Hearing - 2nd Reading - ORDINANCE NO. 1118 AN ORDINANCE OF THE TOWN OF LYONS, COLORADO AMENDING AN ANNEXATION AGREEMENT WITH PLANET BLUEGRASS FARM, LLC FOR THE PLANET BLUEGRASS FARM PROPERTY

Documents:

[ORDINANCE 1118 PB FARM ANNEXATION AGREEMENT AMENDMENT.PDF](#)  
[ATTACH1\\_ORDINANCE 2022-1118 PB FARM ANNEXATION AGREEMENT AMENDMENT.PDF](#)  
[ATTACH2\\_FARM ANNEXATION AGREEMENT - NO EXHIBITS - REDLINED V2 \(DITTMAN EDITS 1-28-2022\).PDF](#)  
[ATTACH3\\_FARM ANNEXATION AGREEMENT - NO EXHIBITS - CLEAN \(DITTMAN EDITS 1-28-2022\).PDF](#)  
[ATTACH10\\_PCDC 2022-4.PDF](#)  
[ATTACH11\\_PCDC 2022-3.PDF](#)

PLANET BLUEGRASS KEY NOTE PLANS-36X24 (FARM) - FINAL.PDF  
PLANET BLUEGRASS KEY NOTE PLANS-36X24 (RANCH) FINAL.PDF  
FARM KEYNOTES - REDLINED V2.PDF  
PLANET BLUEGRASS KEYNOTES (RANCH)- REDLINED V2.PDF  
FARM AMENDABLE LETTER - REDLINED V2.PDF  
PLANET BLUEGRASS AMMENDABLE LETTER (RANCH) - REDLINED  
V2.PDF  
EASEMENT\_03571839.PDF  
LMC\_CH17\_ARTICLE14.PDF

VI. Discussion For Future Agenda Items

VII. Summary Of Action Items

VIII. Adjournment

“The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or special assistance should contact the Town at [hr@townoflyons.com](mailto:hr@townoflyons.com) as soon as possible, but no later than 72 hours before the scheduled event.”