



PLANET BLUEGRASS

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Town of Lyons – Permission to Dedicate Lake McIntosh Water Shares Application

Project Description

The water shares in question will be used to cover the base water dedication requirements for the annexation of the Planet Bluegrass Farm Property which offers parking and camping in conjunction with concerts and events at the Planet Bluegrass Ranch. Additionally, they will be used to cover water dedication requirements for the addition of a $\frac{3}{4}$ " tap to the Farm Property for service of a bathhouse structure for campers.

Current Zoning

The project area is in the Commercial Entertainment (CE-1) zoning district.

Planned Use

The property is used for residential and livestock grazing for the majority of the year. In conjunction with events at the Planet Bluegrass Ranch Property, the Farm is used for parking and camping.

Number & Size of Taps

The property has one $\frac{3}{4}$ " tap from the previous owner. When a future bathhouse is built, an additional $\frac{3}{4}$ " tap or an increase in size to a 1" tap may be requested.

Projected Annual Usage

The existing $\frac{3}{4}$ " tap services a single residential home and is projected to use roughly 30,000 gallons per year. The additional tap would service the bathhouse, but due to event restrictions, it can only be used 15 days per year. The bathhouse on the Ranch property uses 60,000 gallons

per month, on average, in peak season. Therefore, a worst case estimate would project that the Farm bathhouse would use 180,000 gallons per year.

Development Support of the Comprehensive Plan

The use of McIntosh water shares allows us to dedicate the water necessary to complete our annexation requirements and development goals for the Farm Property. A few examples from our Conditional Use Review Application of how our use of the property and future development plans coincide with the comprehensive plan are listed below.

Land Use and Growth Goal: Ensure that the built environment contributes to Lyons' identity and is consistent with the 2010 Lyons Planning Area Map and the Sustainable Design and Development Principles. The proposed structures will be compatible with the existing stone and timber structures at Planet Bluegrass in accordance with the surrounding environment.

Economic Development Goal 1: Create an environment in which local businesses can prosper. The proposed improvements enable Planet Bluegrass Festivals to thrive while providing the Town with additional revenue through lodging taxes, etc. and providing the general public an opportunity to enjoy all that Lyons has to offer.

Economic Development Objective 1.2: Improve Lyons' fiscal, regulatory and physical environment. Economic Development Strategy 1.2.4: Explore ways to communicate that Lyons is a business-friendly community. Supporting needed improvements to a commercial business in Town well known locally, state-wide and nationally is a positive message to others considering business opportunities in Lyons.

Economic Development Objective 1.3: Promote business retention and the creation of new businesses in Lyons. Continuing to support needed improvements to the operation of Planet Bluegrass at this location ensures the longevity of a substantially beneficial business in Lyons.

Economic Development Goal 2: Leverage the Town's History, natural setting, unique retailers and relationship with the music and arts community to attract tourists. Planet Bluegrass festivals actively celebrate the natural setting surrounding the site from the dramatic rock cliffs to the winding St.Vrain River.

Culture History and Education Goal: Support the advancement of education and culture in the community. Objective 1.5: Provide community events and activities that build on and strengthen Lyons' culture. Strategy 1.5.1: Continue to work with the arts and music community to encourage artists of all ages in the community to submit appropriate art projects that may be incorporated into public spaces. Planet Bluegrass fosters musical opportunities to all ages with its public workshops during annual music festivals.

Environment Goal: Protect and promote Lyons' unique natural environment and resources and lead the community towards environmental sustainability. Environment Objective 1.6: Reduce the amount of Lyons solid waste that is sent to landfills. Planet Bluegrass actively promotes recycling and composting waste at all events with numerous well-marked trash receptacles in key locations throughout the site.

Transportation Goal: Develop an integrated mobility system that is safe and easily accessible to all travelers. Transportation Objective 1.2: Increase mobility choices in Lyons to reduce environmental impacts and average vehicle miles travelled and to enhance the area's quality of life. Transportation Strategy 1.2.5: Investigate ways to manage traffic during events to prevent accidents and major delays. By providing most of the camping associated with the Planet Bluegrass festivals onsite, traffic generation to and from the venue is greatly reduced. Sufficient parking is already provided onsite with CDOT-approved traffic management plans in place during the Major Events.

Reason this Development is Eligible

We believe this development is eligible for Lake McIntosh shares because it is both commercial development and an economic development opportunity land use approval. The use of McIntosh water shares allow us to complete our annexation requirements for the Farm property as well as add additional uses to our property. The approval of camping on the South Grazing Area for the Farm provides an opportunity for us to bring 600 attendees into Lyons to camp instead of staying in surrounding towns. Additionally, the increased number of events that are approved, as well as the structures we are planning to build allow us to expand our business operations in Lyons and remain more adaptable to future challenges.

Commercial Development Requirements –

Description of Goods –

The proposed development allows us to offer new services in the form of additional camping on our property for events. Additionally, we are able to increase the services we already offer with approval to host more events of various sizes.

Economic Development Requirements -

Proposed Development Enables Greater Production, Employment, or Distribution of Goods –

The approval of our conditional use review application allows us hold more events in a more efficient and effective manner. By increasing our use of the Farm property and building this bathhouse, we are able to better serve the needs of our patrons while also hosting more of them on our property, reducing impacts around town. Finally, by hosting more events, we are able to offer more employment opportunities in town.

Tax Revenues –

Tax revenues related to our events are highly variable, depending on size and duration of the event. However, the addition of campers that this development allows for has the potential to generate up to \$2,400 of additional lodging tax. Furthermore, more events will increase the amount of sales tax paid to the town, depending on the size and scope of each event.

Thank you for your consideration.

Zach Tucker
Director of Operations
Planet Bluegrass