



## TOWN OF LYONS

### Planning and Community Development Commission

## AGENDA

**Monday, January 24, 2022 – 7:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/89185981625?pwd=R3RFZjV2czRMb3NaWU9FSEq1OTRiQT09>

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- I. Roll Call- **Present:** Chair Hamrick, Commissioner Farrell, Commissioner Scott, Commissioner Dreistadt, Commissioner Petrey, Commissioner Evers, **Absent:** Commissioner Pogemiller, (7:01pm)
- II. Approval of November 22, 2021 Meeting Minutes  
**Motion:** to approve 11/22/2021 Meeting Minutes, **Action:** Approve, **Moved by** Commissioner Evers, **Seconded by** Commissioner Scott **Vote:** 6-0
- III. Audience Business- None at this time
- IV. Public Hearings
  1. PCDC Res. 2022-01: Zoning Text Amendment- Parks and Open Space Zoning District Solar Uses  
Planner Strom Presented the staff report. Asked for public comment and no comments.  
**Motion:** to approve PCDC Res. 2022-01: Zoning Text Amendment – Parks and Open Space Zoning District Solar Uses, **Action:** Approve, **Moved by** Commissioner Dreistadt, **Seconded by** Commissioner Scott **Vote:** 6-0
  2. PCDC Res. 2022-02: Lyons Hotel Development Plan Review  
Commissioner Dreistadt At the request of the PCDC/BOT interviews were conducted with local businesses about commercial design guidelines. The hotel was brought up during these interviews. I feel that he can still be objective with the comp plan and municipal code. Commissioner Pogemiller I have had unsolicited inputs from other parties and feels that this will not influence his decision. Commissioner Petrey I was in the same meetings and same situation as Commissioner Dreistadt doing interviews and feel that he can still be objective. Commissioner Farrell I am on five boards for the town and have heard many comments regarding the Lyons Hotel Development. I feel that I can be objective. Chair Hamrick I talked to a local business owner and got input on parking and I can remain impartial and unbiased Commissioner Scott I talked to administrator Simonsen about this development and processes. I feel like I can be objective. Planner Strom Presented the staff report. Commissioner Farrell the parking lot that is proposed is within 700 ft. Planner Strom it would need a text amendment by the board to be further than 700 ft. Commissioner Dreistadt At what strategies should we be looking at the 2010 Comp Plan has comments about parking. To what extent should be value those in your evaluation. Planner Strom this should be up to the commissioners since we are in the process of a new Comp Plan. Commissioner Dreistadt Developments must meet downtown parking requirements in 2010 comp plan and must meet future parking needs so the town should have a part. Commissioner Evers how do we apply section 16 article 8. It does say 1 space per guest bedroom and there are



46 other uses in this proposal like a restaurant and employees so we will need more than 79 spaces. It  
47 does say off street parking can be used for employees. Planner Strom our code doesn't state this  
48 clearly Commissioner Pogemiller is the maximum number in that lot 49? Planner Strom our code  
49 doesn't direct mixed use commercial directly. They are stating that they would use a valet service and  
50 stack them very closely. Commissioner Evers the 24 off street spaces, does the town lot have 49 and  
51 they are only asking for 24 of them? Planner Strom they are stating that it can park 24 and 49 is  
52 through a valet service is what they are stating Commissioner Evers the two loading spots in front  
53 does, that take away from the demand in the valet service? Is there is an email from Chris Jain? Are  
54 his recommendations included in your report? Planner Strom, yes, this is included, he is satisfied that  
55 it will be provided in the permit application and wanted to make sure the Broadway project is a part of  
56 this. Commissioner Evers there is a concern from CDPHE as far as demand and is this no longer a  
57 concern. Planner Storm they are saying all of the current loads can be met now with initial  
58 assumptions, but they haven't decided on the sizes of their fixtures, and this will impact the water use  
59 and will need to be provided in the permit application. Commissioner Petrey Using the 25 parking  
60 spaces in the US 36 Multi Model Project that project is in a planning mode. Why can the applicant use  
61 these when the plan does not have a completion date yet. Planner Strom the funding is in place and  
62 the design contract is in place. They are anticipating construction in about a year from now. It is a bit  
63 early, and the funding is in place, and it is moving forward. Commissioner Petrey what happens if this  
64 project gets cancelled and the parking spots are not available. Planner Strom this could be a condition  
65 on the approval. CDOT had approved the space in front of that and maybe we could condition that in  
66 the development agreement. Commissioner Petrey it seems that the parking need for a hotel is longer  
67 term parking. It seems to me that they will consume parking over night or for the day and take away  
68 parking for other businesses. Is there a flaw in the LMC that the parking for a hotel can be met for on  
69 street parking? Planner Strom, valid point; maybe the applicant can speak to this more for long term  
70 vehicles. Commissioner Petrey, the design of the hotel does not have to meet design guidelines for  
71 the commercial downtown. Planner Strom there are not design guidelines for commercial. We are  
72 working on this but there are no design guidelines. Commissioner Petrey we can look to the Comp  
73 Plan there is comments and defines community character. They should have a brick sandstone look.  
74 Ensure new development is compatible and does not overtake the character. I would like the applicant  
75 to comment on this. Commissioner Dreistadt I feel the same as commissioner Petrey and land use  
76 speaks to bicycle accommodation and I see no reference to this. The proposed alley will that be public  
77 or private? Will that be for patrons and employees? Will there be indication of this? If you put together  
78 the pedestrian safety references will there, be a visual crossing for vehicle crossing? Commissioner  
79 Farrell on the UEB request the stormwater report needs to be updated? Commissioner Farrell  
80 consider different taps for different business. Utilities Director Caplan, the UEB is responding this way  
81 because they don't know all the uses for the other businesses. There could be a restaurant and  
82 laundry and we need that to be clear for water demand. We may require them to get a larger tap  
83 because of higher water needs. Chair Hamrick, adequate water pressure for fire and wastewater  
84 downstream lines. Is that too late in the process to wait for building permit? Director Caplan we have  
85 discussed this and more and the initial submissions look good, and these details need to be looked  
86 into. Applicant presented their report. Commissioner Pogemiller there is mention of a valet lot. Where  
87 is this location and frequency of the use? Rosi Denet, Planner for Lyons Hotel-That is valet during the  
88 high peak times. It will include both parking lots and can add 5 more spaces at the hotel and we will  
89 have 30 more spaces added with the valet parking. We can add 25 at the south the parking lot east  
90 of the post office if the Board of Trustees is interested in entering into an agreement with us on the use  
91 of this lot. We can also use the north parking with valet, and they can add lots of cars. We would use  
92 this in the high season. Commissioner Scott When you take 100% occupancy are you thinking



93 weekends or weekdays? If the business is more on the weekends, then this might help us understand  
94 the parking. I know it was mentioned 70% year-round. In the summer the elementary school is not  
95 open and that can be used. Rosi Dennet In order to have valet service it needs to be peak season  
96 May- October. There may not be as much need during the week, but we want it to be available. Adam  
97 Cassidy, Hotel Consultant It will be 2 years of development and 2 years of building the business and it  
98 will be much higher in the peak season with right now being low season. Commissioner Scott I think  
99 100% is more on weekends only and then shared parking would be available. Commissioner  
100 Pogemiller In the comp plan from 2010 it talks about fitting in with the neighborhood and I don't see  
101 how a three-story hotel fits in with the surrounding neighborhood. How will this work going forward?  
102 How will this impact downtown with one and 2 story buildings? Rosi Dennet for years the town has  
103 been looking at improving downtown and having a three-story downtown would be something that may  
104 start a stronger downtown and are sustainable rather than going out. This has been my understanding  
105 of the comp plan is to revitalize the downtown and I understand that this is the bigger one and it will  
106 stand out. We also have been trying to meet the design standards. Dave Lee, Architect for Lyons  
107 Hotel- we read the comp plan to be the dense area in town and learning denser downtown is  
108 reasonable. We are trying to create a variant and rhythm to break apart the height. Main Street is  
109 made up of varying architect. If you did a streetscape there is not consistent standard for downtown.  
110 The future of your downtown will have more three story and more density. Commissioner Evers I  
111 would like someone to describe what some of the uses might be for the retail spaces? Adam Cassidy,  
112 Hotel Consultant we are in early stages of design. For the time being the rooftop is intended to be a  
113 bar lounge with a food offering approximately 1500 square feet. The main floor would service a  
114 breakfast offering of a café grab and go store front. The other space would be a restaurant that would  
115 service the meeting rooms and the outdoor patio and courtyard.

116 **Public Comments:**

117 **Chrystal Decoster**, 113 5<sup>th</sup> Ave.- See attached comments.

118 **Jessica Van Antwerp**, 223 Chackow Road Lyons, Co- This town needs something like this and I was  
119 excited to see. How many empty suites are there? These businesses downtown cannot survive for  
120 more than a couple of years. There was once two grocery stores and a doctor's office, and the traffic is  
121 not enough to sustain themselves. How else will this town attract the people to make a business a  
122 successful endeavor rather than a pipe dream that dies a slow agonizing death. In addition to create  
123 new opportunities for new endeavors a hotel will create jobs. What if locals could work locally instead  
124 of commuting to Boulder or Longmont. What about providing housing for local's friends and family that  
125 come to visit and the guests from the music festivals and wedding venues that this town hosts. Not  
126 everyone has guest rooms in their homes and can accommodate travels. A hotel would allow friends  
127 and families to stay in this town to enjoy its charm and support its businesses and not spend all of their  
128 money on accommodations and shopping in Boulder or Longmont. These developers have a vision for  
129 Lyons they are locals too and want the best for this community. They want to contribute to this town  
130 because they see its charm and they want passersby to become stoppers in to explore the town  
131 through a multi-day stay rather than a one-hour layover on their way to Estes. They have done a  
132 wonderful job researching the town's vision for its future and designing it to fit within that vision even  
133 stewarding it forward. They have already began listening to the community and address the concerns.  
134 This is the ultimate lesson in nature things are constantly changing here is a huge opportunity in this to  
135 work with the developers and find creative solutions to the problems that have been presented. Feel  
136 empowered to your voice that is what this meeting is about coming together as a community and  
137 making this the best possible addition. Preserving what makes this place so special.  
138



139 **Eric Kean**, 741 Baker Longmont, CO and owner of Mainstage Brewing on Main Street in Lyons. I am  
140 in favor of this hotel moving forward and being built once the process is complete. There are some  
141 issues that they have addressed well. The hotel with have a direct economic impact, their sales tax  
142 impacts and the jobs that they will create is phenomenal. We struggle to hire local because there are  
143 not enough base jobs for people to work so they end up moving to Longmont and Boulder so that they  
144 can work two jobs if necessary. So, building a solid base of entry level jobs would be fantastic and  
145 would benefit a lot of the businesses around town. The indirect impact to local business has not been  
146 addressed much. We give away so much revenue when every single wedding guest in town and a  
147 festivarian wants a place to stay they go to Longmont and Boulder. We really need to look at ways to  
148 keep this hotel here in Lyons. Any sacrifices that need to be made should be. A hotel is something that  
149 this town is really needing. Wee Casa and A Lodge do the best they can to provide the capacity in the  
150 winter but in the summer, they are booked nonstop. We give away so much money. I feel strongly  
151 about this and I spent 2018-2020 on the board of directors for visit Longmont and we work specifically  
152 with hotels every day to address their concerns boost their lodging and see what we could do to fill the  
153 gaps and the role that they play in the economy here is incredible and helped Longmont grow to what  
154 it is now and I think we can do the same in Lyons while maintaining our incredible character. Parking is  
155 a big issue and will continue to be a big issue in the Town of Lyons and will be until the town  
156 addresses this issue. Most towns go out of their way to support businesses like this and provide  
157 parking and open service lots that are in lower demand in order to support business like this. In order  
158 to address parking in the town is on a systemic town wide basis. There are many creative ideas but  
159 restricting business development because of a systemic problem does not seem like the right  
160 approach for town government. In closing Moss Rock hit me up when we were open and they are  
161 active passionate full of Lyons type of people that you can ask for. They will be wonderful business  
162 owners in town and not being corporate will be wonderful to have in town. These opportunities don't  
163 come along every day. I recommend that PCDC approve this tonight so that they can get to the next  
164 step in their process.  
165

166 **Danielle Lynn** 423 Reese Street Lyons, Co- I want touch on the one space per room is being met. I  
167 wanted to ask about the other public spaces if they have been considered parking spaces. Also, I  
168 wanted to touch on architectural character and provide suggestions for consideration. Lyons character  
169 is eclectic. We don't have brick around so maybe can look at varied siding like stucco and the bonuses  
170 are it is cheaper than brick. I think the hotel could benefit from a more eclectic vibe. Maybe break apart  
171 the buildings instead of one big one. Boulder requires that 3 stories be set back from the street to help  
172 with pedestrians. I understand Lyons doesn't have this requirement, but maybe that is something we  
173 could look at be stepping it back by five feet with balconies. Perhaps that would help it blend in more.  
174

175 **Edward Kean**, 228 Welch Drive lived here for about 28 years, and I am really encouraged by this and  
176 excited for Lyons to have a nice hotel and it sounds like there will be a lot of assistance as far as  
177 parking. I want to address to encourage PCDC and the BOT and the staff to deal with our grand  
178 children's children of what this hotel means and by what, I mean by this is climate change. This is  
179 probably in later steps with design. Our comp plan which also refers to Lyons Sustainability Action  
180 Plan from 2019 and I am asking if we can drill into what sustainability means where I would like to see  
181 it go is where how much fossil fuels sent in the air and make sure our grand kids will have a habitual  
182 planet to live on.  
183

184 **Chloe Kitzinger** Prospect Lyons, Co- I wanted to know about handicap accessibility, and I am  
185 wondering about the fire truck and if they can reach 3 stories. How does that affect parking? Will there  
186 be handicap parking?  
187



188 **Gil Sparks** 2169 Apple Valley Road, I am a retired attorney and have experience working on things  
189 like this and have worked on community economic development. I am a member of the LCF, on the  
190 Library District Board, a member of the Parks and Recreation Commission and the LAHC. I have  
191 routinely been sitting in on the EVC and the BOT Meetings. I have a feeling of the direction that the  
192 community wants to go. I have also had the opportunity meet Edna and Anyes and I have volunteered  
193 to assist them in anyway that I can help them. I was able to help them at the community meeting when  
194 they presented their plans. Recently I gave a presentation to the Lyons Chamber of Commerce Board.  
195 I have had the opportunity to work on this proposal and believe that this is in the best interest of the  
196 community. This brings a lot of economic benefits to the community, and I know Edna and Anyes have  
197 considered community input throughout the process you have heard from Philip that this is code  
198 compliant. The initial concepts will be refined they are moving forward with a rustic luxury concept in  
199 keeping with the character of the community. They work worked with local Colorado hotel consults and  
200 have invest personal resources in this. I urge you to approve their application and move it forward to  
201 the BOT.

202 **Betsy Burton**, 1308 Apple Valley Road Lyons, CO- We have been in this town for 24 years and done  
203 many businesses in Lyons including the Stone Cup, the Farmette the other being Riverbend we have  
204 done a lot and seen a lot. Over the last year and half, we have been fortunate to get to know Anyes  
205 and Edna. They are amazing people to be able to put the resources in our town and that they want to.  
206 It is amazing that people would come into a town and dive in headfirst financially and I know that a lot  
207 of people don't know them very well, but we do and have faith in what they are doing. We know the  
208 town needs a hotel. We have been through the studies for many years. I am excited that it would be  
209 good place for out-of-town visitors. We have a wedding venue, and it would be good for our business  
210 and for a lot of people in town. We know that there are many hoops that need to be jumped through  
211 design being one of them. There are a lot of things, and this has our full endorsement.

212 **Mike Whipp** 1308 Apple Valley Road Lyons, CO- Been in town for 24 years. We have been involved  
213 in many businesses and we own Riverbend. When it was the primary source of low-income housing  
214 when it was a mobile home park. We were forced to change use. We now own two wedding venues.  
215 Last year we hosted 120 weddings this year we are going to host 170 because we have opened up  
216 weekdays. Our guests would like to have a place to stay in town. I also sit on the board for Planet  
217 Bluegrass, to say that I am not biased would be a lie. We need to build our economy for a sustainable  
218 town. This would help that. We are bringing people to town and our guests would like to spend their  
219 money here. I am so happy that the comp plan is being brought up we were active in the 2010 Comp  
220 Plan. It was very much in the spirit of the comp plan, and this is what we envisioned in the Comp Plan.  
221 We are looking forward to this.

222 **Mike Yeager**, 1285 170<sup>th</sup> West Place Broomfield, CO - Upholstery shop owner across the street. I  
223 support this project. The parking does impact me, and I am not going to bring it up here. I think that it  
224 is in the spirit of growth in town. Hopefully it happens before the 3–4-year timeframe. It is a small town  
225 and doesn't have to be the smallest town. I wanted to state my support. Everything looks fantastic.  
226 They have taken everyone's concerns in account.

227 **Andy Clark**, 140 Walnut Louisville, CO.- I am not worthy of what should or should not happen in  
228 Lyons. I have been coming to Lyons for many years. At my short time at Moxie (355 Main St) town hall  
229 has been very kind and supporting us. It is tough in Lyons in the winter. I would love to leniency in  
230 supporting signage for small business. There is this dense of fish that swim up to Estes Park and you  
231 have to get your pole in and catch. In the Summer nobody can stop for long enough to veer off unless  
232 they had plans to go there. In the winter the few folks that whiz past say I wonder what that is. We are



233 begging with the town to allow us to put signs on the street to lure people. This has happened in the  
234 Louisville location and has been helpful. It seems that there is a lot of division about what the future  
235 vision.

236 **Jasmine Lok** 13780 North St. Vrain Drive Lyons, CO - I am co-owner of Mayama Movement studio in  
237 town and have lived in this community for 22 years. I support growth and the efforts of Anyes and  
238 Edna. I know that there are obstacles and desires in our community to keep it wonderful. I know that  
239 we want to keep the fabric of Lyons and there is room and I think it is essential. I work downtown every  
240 day and I see how empty businesses are everyday even on the weekends. We need people to stop  
241 and partake and then we need them to go home. With this hotel it will happen. They are going to come  
242 and stop and talk about Lyons and then they will go home. As a business owner we risk everything  
243 and to have someone local these are people that are living here. It feels draining that this is happening  
244 in our community. I want to encourage the commissioners to support this. We need to hear the need of  
245 the community it is tough to have a business in town. They are working hard. Every word that is cast in  
246 social media hurts and it is a lot of risk. I am hopeful.

247 **Parker Johnson**, 382 Apple Valley Lyons, CO - I want to reiterate what Eric Kean said. The town of  
248 Lyons needs to solve its own parking problems. Boulder is a perfect example of that had to do to  
249 accommodate the parking. We could float a municipal bond on the contingency of the motel and take a  
250 portion of the revenues and go buy Steve McCains lot and build a parking structure. He can hold us  
251 hostage and charge too much money. That can be worked out through eminent domain, three  
252 attorneys and appraisals. The PCDC needs to take it upon themselves, this is the opportunity to get  
253 very proactive on solving the parking issue and this is not the private sectors problem to solve this.

254 **Neil Sullivan** 7 Eagle Nest Lyons, CO - As a business operator in town this project would be a windfall  
255 for all businesses on Main Street. They are locals running independent businesses like the rest of us.  
256 This brings huge character advantage and strength to our town that we need to continue to build on  
257 and support each other. As a prior Planning Commissioner in this town that served for six years, it is  
258 often easy to put ourselves in the position of policing; feeling like we must fend off worst case  
259 scenarios. The town has the opportunity - going forward to facilitate progress and this is the pathway  
260 forward making sure that this gets done right. There is a friend of mine that is having business  
261 decisions in Louisville with the Planning Commission and the town board the Town was offering them  
262 10 years with no sales tax. Just to come into town and build a business. There is separate town in  
263 Superior trying to lure away Lyons businesses to provide them real estate and water incentives. All of  
264 us business owners are not greedy, and everybody benefits from good growth. The fact that Moss  
265 Rock has been following the law and the comprehensive plan and taking into heart everyone as far as  
266 needs. I am 100 % for this. I encourage the planning commission to get behind this and continue to  
267 make this town as good as it can be.

268 **Diane Dandeneau**, 197 2<sup>nd</sup> Ave. Lyons, Co- I am very supportive of this project. I have a Lyons base  
269 national solar footprint company and work out of my house. I look forward to bringing in colleagues to  
270 town and bring more business to Lyons. I am excited to be able to do that. There is so many  
271 perspectives and benefits that this hotel and broad scope. I think this will be a strong anchor. I am very  
272 excited about that. They have been very proactive to peoples concerns.

273 **LaVern Johnson**, 238 High Street Lyons, CO- I have been here all of my life the town does need  
274 help. We just went to the board to support Lyons Good Old Days and they didn't have enough money  
275 to do that. Then they would come to Lyons and buy here. It would be a great thing. It is hard to  
276 visualize. Moss Rock found a good place we should all support them.



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**Public Comments closed (10:04pm)**

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**Break taken (10:04PM-10:10pm)**

279

Lyons Communications Internet services when out of service for maintenance at 10:00pm

280

Commissioner Dreistadt having difficulty joining due to loss of internet service.

281

David Lee, Architect I was remiss in not addressing the green building design, accessibility for disable

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and sustainable efforts. Members of the Ecology board brought up a lot of creative ideas. Our firm is

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LEAD certified we know about these issues and as a Colorado native. We are aware of these

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standards it is just early to talk about. Hopefully we will get to the next phase of design, and I would

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love to meet with the ecology board and get some of their ideas. At this point we are not planning on

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becoming a LEAD certified building. I have done a platinum LEAD certified hotels. While we are

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committed to these practices LEAD is not something that we what to commit to at this time. The

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practices are things we employ anyway. whether you get LEAD certified or not. This project will be

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fully accessible. It is an interesting site, there is about 4 ½ foot of fall. The sidewalk slopes. We have

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created and outdoor seating area on the corner and to keep that accessible we have push that into the

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ground. You can access it from on grade on the 4<sup>th</sup> Ave. side there will also be steps from the public

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sidewalk to get there. Accessibility will be provided. There will be elevators and a lower walkout

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basement. We do have bike parking identified in our plans. We have met with the fire chief on what we

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can provide for safety. The courtyard is there to get to the different sides of the building which is one of

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the reasons why we did the courtyard so that they could access all sides of the building. There is also

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building codes that we have to meet for fire safety.

297

Commissioner Scott where would employees park for an 8-hour shift? Rosi Dennett, the staff would

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need to park the farthest away in the southern parking lot assuming we can work out and agreement

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with the town. Adam Cassidy, we do anticipate somewhere in the 100-employee range across the day

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with 25 employees in the building at one time. We will be looking for public transportation, encourage

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carpooling and hope that local residents would apply. Commissioner Evers, the code says that we

302

need 4 handicap parking spaces, why are there only 3 in the proposal? David Lee, we have 3 plus a

303

van accessible which would make four. John James, Architect for Lyons Hotel We show 3 and I

304

thought that is what the code says.

305

**Commissioner Dreistadt has rejoined the meeting at 10:24pm**

306

Rosi Dennet I was able to look at the code it says that the 4 handicap spaces in a lot of 176 spaces,

307

but I don't think this is a requirement we will work with staff on this. Planner Strom our code does

308

require IBC so it is required for ADA requirements

309

**Public Hearing is now Closed 10:29pm**

310

**Motion:** to approve with conditions **Moved by:** Commissioner Petrey **Seconded by:** Commissioner

311

Farrell

312

Commissioner Farrell We don't live in a static world, or a static community and Lyons must grow and

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change. We cannot tell a business how to run we can advise as a PCDC. We hope this can still

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happen between Moss Rock and Lyons and it is a reminder that it is our responsibility to create

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infrastructure, handle the waste, create sustainable, create traffic design etc. and we should be held to

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that accountably. We have traffic studies, parking studies with good plans and it tis the towns

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responsibility to implement these planes. It is not a perfect system, and it will change, and it will grow.

318

This takes development and fees to provide these services. We must follow our 2010 Comp Plan as it

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is required by LMC. The Comp plan is the guiding principle. It is important to point out that the

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comprehensive plan is a well-balanced plan for our communities' goals. We need to invest in the

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community for our concerned citizens. Moss Rock please take these in to consideration. The LMC

322

talks about efficient off site traffic circulation and not have hazards conditions to traffic and pedestrian.

323

I am concerned by the letter written by Chris Jain. I appreciate that it was included. The agreement to



324 share the use of the town parking lot. I recommend that we recommend other town lots beyond 700 ft  
325 and that the wastewater treatment plant is very underutilized. Maybe provide a shuttle service. UEB  
326 the 8 requests are necessary for addressing for the application. I like the ecology board's  
327 recommendations and would like to suggest that Moss Rock consider solar panels, two electric vehicle  
328 charging stations, composting and recycling, partner with the botanical gardens to seek input on native  
329 plants and limit outdoor lighting to meet dark skies. Even though there isn't a Wildland Urban Interface  
330 adopted for the town yet. Fire is the biggest threat to the town. I would encourage Moss Rock to  
331 consider fire mitigation and safety protocols into their design standards as well as create an  
332 evacuation plan. Please take these as suggestions.

333 **Motion:** Add as a condition of approval the town to provide a written assessment if comp plan 1.1.3  
334 on page 7 and sustainable design development principles on page 82 and if not met then application  
335 to comply with the comprehensive plan **Moved by:** Commissioner Petrey **Seconded by**  
336 Commissioner Pogemiller Commissioner Petrey there are two parts of the comp plan that may not be  
337 met. Read sections of the 2010 comp plan. Commissioner Evers I think that the actionable result  
338 would be Philp to reiterate this to the BOT and I don't think this is a necessary motion. Commissioner  
339 Petrey some hotels have retail, and some don't this is more than a hotel. It is improper to evaluate the  
340 property just because it has hotel in the name. Commissioner Pogemiller the code is vague, and I  
341 would appreciate town staff to reevaluate this. Commissioner Petrey I don't think that the code is  
342 vague. This code has multiple things that apply. I don't think you can argue that this is vague. Chair  
343 Hamrick, there is lots of potential opportunities to look at needs. Could we make a recommendation of  
344 a more will thought out plan? I think that this a big issue that needs to be addressed. I am not sure if  
345 this should be a condition or if we can hash this out. Commissioner Evers I think we what staff to  
346 determine is how do apply the parking code it is the overruling use? It is not common to pick and  
347 choose parking unless the code tells you to. Now is the BOT even going to look at the code as much  
348 as we are. We are not talking about the fact that the parking is a problem with this. I think that staff  
349 should make a more precise recommendation Commissioner Petrey, that same section 16-8-30  
350 section b When you say all permitted uses that is referring to the table above what has one use. It is  
351 clear in the code that it talks about multiple uses. I don't know that the town took into consideration  
352 that it has 100 employees. Commissioner Evers I would agree. That is the language that needs to be  
353 interpreted and staff needs to look at. Commissioner Petrey I think this committee needs to make sure  
354 we have done a thorough job about looking at the comp plan and the LMC. We need to make sure that  
355 we are doing right by all of the residents of the town. Chair Hamrick I think that parking is complicated  
356 and would be difficult to caption in a motion should we instruct staff to come up with a more  
357 comprehensive parking plan with Moss Rock. Does it make sense to instruct staff to go back and  
358 work with Moss Rock? Attorney Dittman We need to vote on the motion on the table or direct staff.  
359 Commissioner Farrell I would like this to be direction of staff. Commissioner Petrey, Planner Strom I can  
360 definitely take a deeper dive to coordinate with Moss Rock. This is not my position to find their  
361 solution. I can look at the code and reevaluate. **Commissioner Petrey I withdraw my motion**  
362 **Commissioner Pogemiller I consent to the withdraw** Commissioner Evers our job is to refer to the  
363 code. The only things I see is to address parking which has been done. Everything else is a use by  
364 right. There are guidelines that they pushed close too. I don't see any reason not to approve this.  
365 **Commissioner Dreistadt** There is a comment in the comp plan that indicates to me that the town  
366 does have a role to accommodate future business parking needs. And it is appropriate for the town to  
367 get involved. Actively work with town to identify ongoing improvements with the town to serve parking  
368 needs and the overall needs of parking.

369 **Motion:** A condition be added to the approval stating that the applicant actively work with town to  
370 identify ongoing improvements to serve the overall parking needs with the hotel and the overall





371 businesses within the structure to approve PCDC Res. 2022-02: Lyons Hotel Development Plan  
372 Review as amended, **Action:** Approve, **Moved by** Commissioner Dreistadt, **Seconded by**  
373 Commissioner Farrell **Vote: passes 6-1 Commissioner Evers voted no**

374 Commissioner Dreistadt make sure that there are visual cues where there is pedestrian  
375 interface. With marking on sidewalks. Ask that they look at the opportunities in variation in the  
376 facade or variation in materials. These are suggestions not conditions. Planner Strom I want to  
377 confirm direction to staff Town staff to provide written assessment of Comprehensive Plan  
378 section 1.1.3 on page 7 and Sustainable Design and Development Principles on page 82 have  
379 been met. Town staff to reassess parking requirements in LMC 16-8-30 (a) and (b) given the  
380 proposed hotel is a mixed-use development including hotel, restaurant, bar and retail  
381 establishments.

382 **Motion:** to approve PCDC Res. 2022-02: Lyons Hotel Development Plan Review as amended,  
383 **Action:** Approve, **Moved by** Commissioner Petrey, **Seconded by** Commissioner Farrell **Vote:** 7-0

384 3. PCDC Res. 2022-03: Planet Bluegrass Ranch Conditional Use Review of Site Plan and Associated  
385 Keynotes

386 Chair Hamrick I recommend delaying this to another date. Attorney Dittman stated if the board wished  
387 we could continue this to a date certain and wanted to know if staff and the applicant had a chance to  
388 confer on this? Planner Strom I informed them that this could be a possibility and we did not talk  
389 about dates. Commissioner Dreistadt asked if there was any specific urgency to this. Planner Strom  
390 stated that there is a special meeting scheduled for this on February 9<sup>th</sup> however there is a special  
391 meeting to hear the first reading on the annexation agreement on January 27<sup>th</sup>. Attorney Dittman  
392 stated that the first reading would need to be rescheduled could be held the week of January 31<sup>st</sup>.  
393 This is a problem that there is a massive internet outage, and it is 11:30pm.

394 **Motion:** Commissioner Farrell I moved to hold a special meeting on Thursday  
395 the 27<sup>th</sup> 6:30pm **Action:** Approve, **Moved by** Commissioner Farrell, **Seconded**  
396 **by** Commissioner Dreistadt **Vote:** passes 6-1 Commissioner Evers voted no  
397

398 4. PCDC Res. 2022-04: Planet Bluegrass Farm Conditional Use Review of Site Plan and Associated  
399 Keynotes  
400

401 V. Adjourn

402 **Motion:** to adjourn meeting **Moved by** Commissioner Farrell **Seconded by**  
403 Commissioner Scott **Vote:** 7-0  
404

405 Respectfully Submitted by:  
406  
407

408 \_\_\_\_\_  
409 Marissa Davis, Deputy Town Clerk  
410

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David Hamrick, Chair