



TOWN OF LYONS

Planning and Community Development Commission

AGENDA

Thursday, January 27, 2022 – 6:30 PM

Join Zoom Meeting

https://us02web.zoom.us/j/82213479046?pwd=RGxwNmMzbGdLQzNTUTZiN252ZmlNdz09

Meeting ID: 822 1347 9046

Passcode: 305793

One tap mobile

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+12532158782,,82213479046# US (Tacoma)

I. Roll Call- Present: Chair Hamrick, Commissioner Farrell, Commissioner Scott, Commissioner Dreistadt, Commissioner Petrey, Commissioner Pogemiller, Absent: Commissioner Evers, (6:31pm)

II. Audience Business- No Public Comment

III. Public Hearings

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

Commissioner Scott would like to disclose that the traffic impact study was done by my former employer. This will not affect my decision. Commissioner Dreistadt I had a meeting with the applicant CEO on the topic of the proposed commercial design guidelines and it was referenced this a process and I can be objective in my decision, Commissioner Petrey I was in the same meeting as Commissioner Dreistadt, and I can be unbiased. Chair Hamrick if you look at the aerial photographs I live in close proximity and can remain unbiased. Planner Strom Presented the staff report. Applicant presented. Commissioner Farrell - there are some yurts that are on the floodway will they be temporary or permanent? Zach Tucker, Planet Bluegrass General Manager they would be permanent part of them will be used as dressing rooms for musicians and part of them being glamping. Commissioner Farrell they will be used in conjunction with any events? Zach Tucker yes Commissioner Farrell is there an ADU being built Zach Tucker yes Chair Hamrick on the mid tiers you are asking for attendance to increase from 1000 to 3000. Can you give me an estimate of what that looks like? Zach Tucker major event is Rocky Grass and Folks Festival is 4500 so 3000 is a comfortable one-night number for a mid-tier event. Attorney Dittman you don't plan on this for an STR, so you plan on a deed restriction? Zach Tucker I am unsure, but we can do whatever is needed. Rosi Dennett we will not be using as a STR.

Public Comment: No Comments

Close public hearing 7:27pm

Motion: PCDC Res. 2022-03: Planet Bluegrass Ranch Conditional Use Review of Site Plan and Associated Keynotes with conditions recommended by staff Moved by: Commissioner Farrell

Seconded by: Commissioner Scott

Commissioner Dreistadt I wanted mention I did an independent review of the comp plan for each location, and I did find substantial support from an economics perspective.

Vote passes unanimously 6-0

2. PCDC Res. 2022-04: Planet Bluegrass Farm Conditional Use Review of Site Plan and Associated Keynotes



49 Planner Strom Presented the staff report. Applicant presented.
50 Commissioner Scott after talking to neighbors you removed a bath house? Zach Tucker we are
51 removing the bath house to the south. Commissioner Dreistadt Can I get more details on the
52 fencing? Zach Tucker no fencing over the river. It will be a wire mesh fence and does exist on
53 the property on Apple Valley and a good deterrent to humans. Also called a livestock fence.
54 Commissioner Farrell I am wondering if there are easements with the County or Longmont water
55 line where the fence will go over it. Zach Tucker the fence on the map is a general drawing. Yes,
56 there are easements in that area. Rosi Dennett we will work with the town to get an
57 encroachment permit we don't want it to impede traffic or allow parking; prefer walk in, we need
58 to work with staff on this. Commissioner Farrell will there be port o lets on the south side? Zach
59 Tucker yes Rosi Dennett the port o lets would be main event camping only Commissioner Farrell
60 will the ADU be a STR Zach Tucker no just a housing option for staff or owner. Commissioner
61 Scott you have major and minor how many? Zach Tucker Major 12 days in a year and we are
62 requesting 10 mid-tier events. Commissioner Scott does that meet under CDOT? Zach Tucker
63 yes Chair Hamrick Where are the wetlands or is it the whole area wetlands? Zach Tucker
64 Wetlands are a section along the road about halfway down and specified by the County on the
65 southernmost part of the property. Chair Hamrick are you using the wetlands for camping Zach
66 Tucker not we are planning on temporary fencing this Chari Hamrick is this 2 acres Zach Tucker
67 it is the festival style of camping everyone crams together. This was found by square footage
68 comparisons. Chair Hamrick are you removing trees? Zach Tucker no we are not planning on
69 grading and campers are used to camping around the area. Commissioner Scott was this a 2013
70 buyout? Zach Tucker after the flood the owners elected to sell it to us Commissioner Scott the
71 buyout properties are they deed restricted. Do they require the same permits that FEMA
72 requires? Planner Strom the deed restriction is put on it when the town bought the buyout
73 properties Rosi Dennett the town doesn't own this property Attorney Dittman you removed
74 certain things in the documents. How do you propose to do this? Zach Tucker we propose to do
75 this before it is presented to the BOT. Attorney Dittman Would you be opposed to a condition?
76 Zach Tucker no

77 **Public Comments:**

78 **Parker Johnson** 382 Apple Valley Road Lyons, CO- the good-looking fence design idea was
79 stolen from me so of course I like it. Pulling the bath houses and the yurt is huge and I think this
80 in the spirit of compromise. Are you willing do a deed restriction? Can we just put this to rest
81 now? You keep coming before the boards. This does make sense. Planet Bluegrass is a great
82 thing for our town and all of us on Apple Valley love it and want to support it. In the spirit of good
83 faith can you say that you are done for a while? This would make the neighbors feel better. We
84 want Planet Bluegrass to succeed. Can we please make sure the port o lets get cleaned
85 frequently? I am sure the answer is yes.

86 **Gil Sparks** 2169 Apple Valley Road Lyons Co- I talked with Zach this afternoon and I feel this in
87 the best long-term commitment to the community. They have been a good neighbors and this is
88 a benefit for the community.

89 **Public hearing Closed 7:53pm**

90 Zach Tucker we can get the port o lets cleaned if they will be left there for any reason. Rosi
91 Dennett we can do a condition to remove the items Commissioner Dreistadt what we will be
92 doing is present a motion and then we may present additional conditions and those conditions
93 would be yurts bath house and cleaning of port o lets.

94 **Motion:** to approve with PCDC Res. 2022-04: Planet Bluegrass Farm Conditional Use Review of
95 Site Plan and Associated Keynotes with approved conditions by staff **Moved by** Commissioner
96 Scott **Seconded by** Commissioner Farrell
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Motion: Withdraw Yurts and bath house from south of the river **Moved by** Commissioner Dreistadt **Seconded by** Commissioner Farrell **Vote 6-0 passes unanimously**

Motion: Clean the port o lets in between festivals as practical **Moved by** Commissioner Dreistadt **Seconded by** Commissioner Pogemiller

Motion on the Motion: Port o lets are screened to the views of Apple Valley to the best of their ability **Moved by** Commissioner Farrell **Seconded by** Commissioner Petrey
Commissioner Pogemiller I thought that they would be more central but maybe I understood this wrong. Chair Hamrick Applicant can you respond? Zach Tucker We will have porta potties everywhere that there is camping so it does include the north side of the river and the south side of river in the south grazing area Commissioner Pogemiller was there plan to screen these? Zach Tucker no plans to screens the porta potties.

Vote on Screening motion Vote 6-0 passes unanimously

Vote on the withdraw of yurts and bath hose motion as amended Vote 6-0 passes unanimously

Commissioner Farrell I have some staff directions on numbers 5, 17, 18 there is redundancy and should look at the language to clean up. It is related to the year-round rental of the Yurts and is no longer necessary Attorney Dittman we will work with the applicant Commissioner Farrell the permanent bridge and the scope of the item is much larger than everything else. A permanent bridge seems out of scope, and I would propose and have to removed and have this be done individually later.

Motion: to remove permanent bridge for the application **Moved by:** Commissioner Farrell **motion does not pass for lack of a second.**

Vote on Motions as a as amended passed unanimously 6-0

Motion: Close the public hearing **Moved by** Commissioner Dreistadt **Seconded by** Commissioner Pogemiller **Vote** Passes 6-0

Chair Hamrick Does February 15th work for the next meeting? Commissioner Farrell Let's talk about the WUI code on Feb 28th and talk about Comp Plan, a public comp meeting in March Commissioner Dreistadt Can we talk about feedback for commercial design guidelines? Chair Hamrick Next meeting February 15th

IV. Adjourn: Motion: to adjourn meeting **Moved by** Commissioner Farrell **Seconded by:** Commissioner Pogemiller **Vote:** 6-0 Meeting adjourned at 8:16pm.

Respectfully Submitted by:

Marissa Davis, Deputy Town Clerk

David Hamrick, Chair