



Staff Update

Planning and Community Development Commission

Monday, May 9, 2022

Agenda Item: Annexation - 109 County Road 69 (Martin Parcel)

Address: 109 County Road 69

Status/Update: Staff is drafting annexation application, including annexation map and survey, and impact analysis to present annexation petition and resolution initiating annexation proceedings to the Board of Trustees. *No update.*

Agenda Item: 423 Reese Street – Subdivision & Variance Request

Address: 423 Reese Street

Status/Update: Land use application submitted on 3/9/22. Subdivision of property with two existing residential structures (1903 & 1940) currently under condominium ownership that would also require a variance. Land use application finalized 4/7/22 and referrals to be circulated 4/8/22. **Variance Hearing scheduled for 5/10/22 at 7:00pm**

Agenda item: Site Plan Review - Main Stage Brewing New Building

Address: 450/446 Main Street

Status/Update:

1st Phase – Brewery & Beer Garden - Complete

2nd Phase – Rear Brewery Building

Planning: Pre-App Conference completed; BOT (8/2/21) voted to waive Development Plan Review for this proposal, making it a Site Plan Review, as allowed through LMC 16-17-20(a); Site Plan Review application submitted (7/28/21), revisions & resubmission requested (8/3/21). Submission of partial items (10/27/21). *No update.*

Agenda item: Development Plan Review – Lyons Hotel

Address: 343, 347, 349, & 355 Main Street

Status/Update: PCDC approval 1/24/22. BOT approval 2/7/22. Development Plan Agreement approved by BOT 4/4/22. **Development Plan executed.**

Agenda item: Code Enforcement Issue - Bonita Yoder

Address: 401 2nd Ave

Status/Update: No decision on Show Cause Hearing because permit cannot be issued to repair. Floodplain Development Permit (FDP) issued by Town to repair exterior siding only. Mortgage holder (bank) scheduling inspection of home to determine repairs required. *No update.*

Agenda item: Building Permitting Issue - REEB Cycles

Address: 339 Broadway

Status/Update: LFPD letter sent 1/6/22 requesting update, progress shown on building improvements and LFPD coordinating inspections. *No update.*

Agenda item: Building Permitting - Lyons Valley Park Housing (Summit)

Address: Carter Ct, Lively Ct, Carter Drive

Status/Update: Performance Bond provided 1/31/22 and Right-Of-Way Permit issued by Town 2/10/22. Contractor has mobilized and performing pre-blasting surveys. Blasting permit anticipated to be finalized next week and blasting beginning week of 3/21/22. Excavation ongoing. **Blasting permit application submitted and approval anticipated 5/6/22.**

Agenda item: Building Permitting - Lyons Farmette

Address: 4121 Ute Hwy

Status/Update: Construction and inspections ongoing. **Certificate of Occupancy issued.**

Agenda item: Building Permitting - A-Lodge Beer Garden Expansion

Address: 328/338 W. Main St.

Status/Update: Construction and inspections ongoing for Phase 2 Beer Garden Expansion. *No update.*

Agenda item: Site/Development Plan Review - Spirit Hound Distillery Expansion

Address: 4196 Ute Hwy.

Status/Update: Pre-App Conference held 3/16/21. Awaiting Development Plan application. Resolution of water use & water dedication required prior to Development Review Process. Spirit Hound's request on 3/21/22 for the BOT to waive water share dedication was denied. On 4/4/22 the BOT passed resolution requiring Spirit Hound to provide the 1.4 shares of Lake McIntosh water stock to accommodate their increased water usage within 60 days of 3/21/22. **Spirit Hound granted 60 day extension by BOT on 5/2/22 to allow time to find water shares.**

Agenda item: PUD Plan Approval - River Bend

Address: 501 W. Main St.

Status/Update: River Bend has hired a civil engineer to confirm the conditions of approval, specifically the Final PUD Plan meets all technical concerns by staff regarding the drainage report. Site Plan completed. Floodplain Development Permit Application submitted and being reviewed by Town. **Pre-application meeting held for Rezoning Application (required to amend PUD-C Zoning & Use). Final PUD Plan to be provided to file with County and drainage improvements to be constructed prior to submission of Rezoning Application.**

Agenda item: Building Permitting – Igadl Dispensary

Address: 4170 Ute Hwy.

Status/Update: Construction and inspections ongoing. *No update.*

Agenda item: Site/Development Plan Review - Generator Development (Lyons Ute Hwy, LLC)

Address: 4651-52 Ute Hwy

Status/Update: 1st Reading of Ordinance to remove PUD Zoning Application deadline requirement from Contract to Buy & Sell Real Estate. 2nd Reading completed 1/18 and Ordinance passed. *No update.*

Agenda item: Commercial Subdivision/Condominiumization - Lyons Mane, LLC

Address: 402 Main St

Status/Update: Pre-app conference for commercial subdivision/condominiumization held 9/9/21. Partial application submitted 2/18/22, awaiting payment & confirmation of final plan. *No update.*

Agenda item: Building Permitting – Restaurant

Address: 432 Main St.

Status/Update: Gas line repair approved for restaurant, but need additional improvements for BLI. Code analysis of space provided by owner, additional information requested by Town. Permit issued for emergency repair of heater only.

No update.

Agenda item: Conditional Use Review - ADU

Address: 348 Evans St.

Status/Update: Pre-app conference held 6/29/21 for conditional use process for detached ADUs 6/29. Awaiting submission. *No update.*

Agenda Item: Annexation - Bella la Crema

Address: 19617 N St Vrain Dr

Status/Update: Pre-app for annexation held 9/14/21. *No update.*

Agenda Item: Annexation – Tebo Properties

Address: 4545/4559 Ute Hwy

Status/Update: Pre-app for annexation held 7/26/21. Pre-app for annexation held again 3/31/22. *No update.*

Agenda Item Annexation - Rheingold Properties

Address: 4435/4497 Ute Highway & 4617 Highland Dr

Status/Update: Pre-app for annexation held 10/5/21. Inquiry email sent on 4/5/22 regarding re-start with annexation. *No update.*

Agenda Item: Site Plan Review – St. Vrain Market Addition

Address: 455 Main Street

Status/Update: Final Administrative approval of Site Plan issued 2/18/22. Building permit application submitted. Due to increased anticipated costs of project, owner re-evaluating project and potential phasing. *No update.*

Agenda Item: Building Permitting – Marigold Lyons Restaurant

Address: 405 Main Street

Status/Update: Submitting Building Permit Application; No planning processes required. Liquor License approved by Town Liquor Licensing Authority. *No Update.*

**Related
Infrastructure
Projects:**

Details

US36 Multimodal Improvements	TIP grant from DRCOG through CDOT for Broadway improvements and parking spaces from 3 rd to 5 th . Concept Design presented to Public and Board of Trustees.
St. Vrain Corridor Trail	Grant for new trail from McConnell to US 36: Negotiating contract with Designer and Right-of-Way Consultant, concern with Budget shortfall. Working with CDOT on the potential to move forward with only ROW acquisition/agreements and enviro clearance. Contract award approved at 5/2/22 BOT to designer/ROW consultant to begin ROW work and environmental.
Longmont Pump Station (346 Evans)	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. Longmont using the parking lot on RR for installation of pump station.
Black Bear Hole Improvements	2 nd Avenue and parking improvements, construction work ongoing. <i>No update.</i>
4 th Ave. Ped Bridge & Safe Routes to School	Safe Routes to Schools 4 th Ave. sidewalk/pedestrian improvements. Construction ongoing. Unanticipated bridge foundation design changes have delayed bridge completion to August 2022.

OTHER ITEMS: None

DEVELOPMENT PIPELINE

Town of Lyons
Updated: May 5, 2022

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2021	2022				2023	
				Q4	Q1	Q2	Q3	Q4	Q1	Q2
109 County Road 69 (Martin Parcel) Annexation	Annexation of Town Owned Property	109 County Road 69				[Bar]				
423 Reese St - Subdivision	Subdivision & Variance Request	423 Reese Street	3/9/2022		[Bar]					
MainStage Brewery & Beer Garden	Site Plan Review	446 Main Street	7/28/2021	[Bar]						
Lyons Mane LLC Commercial Condominiumization	Major Subdivision (Condominiumization)	402 Main St.			[Bar]					
348 Evans ADU	Conditional Use Process	348 Evans St.				[Bar]				
River Bend	PUD Finalization	501 W. Main Street		[Bar]						
Spirit Hound Distillery Expansion	Site or Development Plan Review	4196 Ute Highway				[Bar]				
Generator Development	Zoning Amendment & Development Review	4651 & 4652 Ute Highway					[Bar]			
429 Main St.	Preliminary - Development Plan Review	429 Main St.						[Bar]		
Hawkins Annexation	Annexation	113 Stone Canyon Road						[Bar]		
Bella la Crema Annexation	Annexation	19617 N St Vrain Dr						[Bar]		
Tebo Property Annexation	Annexation	4545/4559 Ute Hwy					[Bar]			
Rheingold Property Annexation	Annexation	4435/4497 Ute Hwy and 4617 Highland Dr					[Bar]			
River Bend	Rezoning	501 W. Main Street					[Bar]			
Moss Rock Development	Development Plan Review & Lot Consolidation	349 Main Street	11/15/2021		[Bar]					
Planet Bluegrass	Conditional Use Review	500 W. Main Street	11/12/2021		[Bar]					
St. Vrain Market Addition	Site Plan Review	455 Main Street	1/11/2022		[Bar]					
Farmette	Improvements	4121 Ute Highway	9/9/2020	[Bar]						
Summit Housing	Housing Development	0 Carter Drive			[Bar]					
Igadi/Cirque LLC	Retail Marijuana Development	4170 Ute Hwy.		[Bar]						
A-Lodge Hotel	Redevelopment & Expansion	338/328 Main Street	2/11/2021	[Bar]						
210 Ewald ADU	Conditional Use Process	210 Ewald Ave.	7/23/2021		[Bar]					

**Developments above the red line have commenced; below the red line are "conceptual" with no official development process started

- New or Change in project duration
- Anticipated duration of Planning Process, start based actual or anticipated Land Use Application
- Anticipated duration of Building Permitting and Construction; Post Planning Approval