



# Staff Update

## Planning and Community Development Commission

Monday, May 23, 2022

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**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.*

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**Agenda Item:** Subdivision & Variance Request – 423 Reese

**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 held 5/10/22 and continued to 5/19/22 to address setback variances required.**

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

**Address:** 450/446 Main Street

**Status/Update:**

*1<sup>st</sup> Phase – Brewery & Beer Garden - Complete*

*2<sup>nd</sup> 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.*

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**Agenda item:** Building Permitting – 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. *No update.*

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**Agenda item:** Code Enforcement Issue - Bonita Yoder

**Address:** 401 2<sup>nd</sup> 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.*

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**Agenda item:** Building Permitting - 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.*

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**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 approved 5/6/22. Blasting began week of 5/16 and ongoing.

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**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.*

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**Agenda item:** Development Plan Review - Spirit Hound Distillery Improvements

**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. *No update.*

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**Agenda item:** PUD Plan Approval & Rezoning - 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. *No update.*

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**Agenda item:** Building Permitting – Igadl Dispensary

**Address:** 4170 Ute Hwy.

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

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

**Address:** 4651-52 Ute Hwy

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

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**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.*

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**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.*

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**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.*

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**Agenda Item:** Annexation - Bella la Crema

**Address:** 19617 N St Vrain Dr

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

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**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.*

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**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.*

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**Agenda Item:** Building Permitting – 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.*

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**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.*

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**Related Infrastructure Projects:****Details**

US36 Multimodal Improvements	TIP grant from DRCOG through CDOT for Broadway improvements and parking spaces from 3 <sup>rd</sup> to 5 <sup>th</sup> . Concept Design presented to Public and Board of Trustees. Design work ongoing, anticipated construction bidding Fall 2022.
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. Design work/ROW work ongoing.
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 <sup>nd</sup> Avenue and parking improvements, construction work ongoing. <i>No update.</i>
4 <sup>th</sup> Ave. Ped Bridge & Safe Routes to School	Safe Routes to Schools 4 <sup>th</sup> Ave. sidewalk/pedestrian improvements. Construction ongoing. Unanticipated bridge foundation design changes have delayed bridge completion to August 2022.

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**OTHER ITEMS: None**

# DEVELOPMENT PIPELINE

Town of Lyons  
Updated: May 19, 2022

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

\*\*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