



# Staff Update

## Planning and Community Development Commission

### Monday, June 27, 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 approved by BOT on 6/20/22 under Resolution 2022-62. **Variance Hearing held 5/10/22 and continued to 5/19/22 to address setback variances required.** Approval has created two parcels: 423 Reese Street and *currently* 423 ½ Reese Street; the latter only has access from an unnamed alley between Reese Street and Seward Street. As such, for emergency service provision and general best practices, the alley should be named, but should not be named either “Reese Alley” nor “Seward Alley” – a unique name should be selected. Staff will provide a list of potential names to PCDC in forthcoming weeks. Additionally, Staff is working on drainage easement language as a provision of the approval of the Subdivision; this easement will grant perpetual access for maintenance to the Town, though the two parcel owners of the Subdivision will be obliged to provide general upkeep for proper water flow and drainage construction stability.

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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. *No update.*

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**