

**Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: XI 1.  
Meeting Date: 07/18/2022**

**TO:** Mayor Rogin and Members of Board of Trustees  
**FROM:** Aaron Caplan, Planning, Building & Utilities Director  
**DATE:** July 13, 2022  
**ITEM:** Spirit Hound Distillers Development Plan Requests  
a. Minor Development Review Rather than Major Development Review  
b. Off Street Parking – Paved Parking Requirement Waived

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ORDINANCE  
 MOTION / RESOLUTION  
 INFORMATION

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- I. REQUEST OR ISSUE:** Spirit Hound Distillers is Requesting to be allowed to follow the Minor Development Review Process and to be allowed to provide a gravel parking lot rather than a paved parking lot.
- II. RECOMMENDED ACTION / NEXT STEP:** Staff is comfortable with the Minor Development Review Process if the Board of Trustees approves this. Staff does have concerns about not having a paved parking lot in this location.
- III. FISCAL IMPACTS:** None
- IV. BACKGROUND INFORMATION:** The current development plan submission falls into the Major Development review process only because it adds 10 or more parking spaces. The parking spaces will be in a currently empty lot that is already utilized for parking. Is the modification of this empty lot into an official parking lot enough of a change that the Board of Trustees would like the PCDC and yourselves to review the plan? A Minor Development Review has the same submission requirements as a Major Development. The difference is that it is reviewed administratively by staff. Included in the packet is Ordinance 1113 which modified the development review process into major and minor developments.

The parking lot will be located adjacent to a paved parking lot that was just installed on the neighboring property. Staff understands the stormwater drainage concerns. The neighboring property installed a detention pond to accommodate their stormwater runoff. Ordinance 1122 concerning off-street parking regulations is also included in the packet. In addition to requiring pavement, the ordinance discusses integrated parking lot with surroundings and shared off-street parking.

- V. **LEGAL ISSUES:** Possible concerns where one property was required to install a paved parking lot and a neighboring property is not.
- VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** Possible stormwater concerns from a paved parking lot.
- VII. **SUMMARY AND ALTERNATIVES:**
  - a. Allow for a Minor Development Review  
Require a Major Development Review  
Request more information to determine the review process
  - b. Allow for a gravel parking lot  
Require a paved parking lot  
Request more information to determine the parking lot material