



Planning and Community Development Commission

Workshop Syllabus

Monday, March 27, 2023

2. AUDIENCE BUSINESS

3. GOALS FOR TODAY'S MEETING – Chair Dreistadt

4. WORKSHOP:

4-1. HOUSING AFFORDABILITY RECAP (see attachments)

- Brief discussion of housing affordability as an introduction to the headline of this evening's workshop, Short-Term Rentals by Mitch Hendrick of DOLA.
- Should there be changes to the current STR code?

4-2. SHORT-TERM RENTALS DISCUSSION WITH MITCH HENDRICK, A HOUSING PROGRAM SPECIALIST WITH THE COLORADO DEPARTMENT OF LOCAL AFFAIRS

- Mitch will help to illuminate the potential benefits and pitfalls of STRs from a lens of economic development potential as well as their role in exacerbating housing availability & affordability.
- His presentation will certainly allow for questions! So do ask while we have him here!

4-3. THE 3-MILE PLAN (see attachments)

- What is a 3-Mile Plan and why is it necessary?
- Our current 3-Mile Plan
 - Ties to the Comprehensive Plan
 - Map of three-mile radius

4-4. NAMING ALLEYS

- The What and The Why on a movement to name our alleys

Staff Planning Updates

- Planning Items (below; active items highlighted)

Planning Item: Annexation – Martin Parcel

Address: 109 CR 69



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Status / Update:

- Staff will draft annexation application, including annexation map and survey, and impact analysis to present annexation petition and resolution initiating annexation proceedings to the Board of Trustees.
- 11-14-22: Deemed by BoT to be of lesser import in ranking of Staff tasks; will await further direction.
- 2-2-23: Staff has begun moving on this process; Planner Painter will be the lead.
- 3-13-23: Planner Painter held a Pre-Application Conference with Town Staff (Simonsen, Cosgrove, Caplan, Bertges, Kimmett) on 3-9 to discuss process and allow for input. Likely to come before the PCDC on the 2nd Monday of April session.

- 3-27-23 – Code Compliance Officer Bertges has been working with Parks Director Cosgrove, Lyons FPD, Lefthand FPD, the EAB, and the Watershed Center on a fire mitigation plan for the parcel. Mitigation activities likely to take place this Spring at some point.

Additionally, Planner Kimmett has been working with Boulder County at the access issues with County Road 69, which is currently blocked by debris, vegetation, and trash. At issue is both Town vehicular access, emergency services access, and keeping parcel users from trespassing on the Darcey Property to the south of the Martin Parcel.

Planning Item: Moss Rock 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.
- LURA held a meeting on July 21st with a presentation by the developer on TIF (Tax Increment Financing).
- 3-13-23: No update.

Planning Item: Building Permit – Lyons Valley Park Housing (Summit)

Address: Carter Ct, Lively Ct, Carter Dr

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.



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- Blasting began week of 5/16 and ongoing.
- Water and Sewer Lines 75% complete. Blasting scheduled to be finished end of August. Stormwater infrastructure to begin mid August. Possibly start building foundations early September.
- 8-8-22: Official groundbreaking ceremony with Town Staff and Officials, Gov. Polis, and Rep. Neguse occurred on Friday, August 5th. A good time was had by all, and exciting things ahead for Summit!
- 12-12-22: Water, sewer and stormwater infrastructure complete. Electric and Communications 75% complete. Full road with curb, gutter & asphalt 75% complete. Remaining road has been graded and road base placed, curb and gutter scheduled for Dec 9th. Asphalt work dependent upon weather. 14 Building permits issued. 8 single family foundations and slabs poured. 2 multifamily foundations poured. 4 more single family foundations to begin week of Dec 12.
- 2-27-23: Summit anticipates 3 phases of move-in: August, September, October
- 3-13-23: Summit hosted two meetings regarding affordability and openings for Town Staff (who have a first dib on potential placement). Some unfortunate findings (60% AMI target), with Staff asking for further input from Summit.
- 3-27-23: No update.

Planning Item: Development Plan Review – Spirit Hound Distillery – Phase 2

Address: 4196 Ute Highway

Status / Update:

- 2-13-23: Phase 2 has is in Pre-Application stage; anticipated large building expansion
- 3-27-23: No update.

Planning Item: Development Plan Review – Generator Development (Lyons Ute Hwy, LLC)

Address: 4651-4652 Ute Highway

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.
- 8-8-22: Tres Birds Architects has contacted Planner Kimmett for a zoning explanation; Kimmett is working on a response.
- 8-22-22: Planner Kimmett discussed potential development scenarios with Erik Hall of Tres Birds; developer is concerned about current A-1 Zone District designation, as well as curious of



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MU overlay potentials. Envisioning a MU/outdoor recreation industrial-recreational-residential concept.

- 9-26-22: Think Generator contacted Planner Kimmett to inquire whether Spirit Hounds could place 2-4 storage containers at 4652 Ute Highway for an estimated 12-18 months. Currently nothing in the Town code speaks to shipping / storage / CONEX containers for temporary or permanent use.
- 10-24-22: Appears that storage container idea is not moving forward. However, Administrator Simonsen and Planner Kimmett held a conceptual idea meeting for the redevelopment of the parcels with Generator Development's Paul Tamburello, Rene Doubleday, and their architect, Mike Moore on October 13th. Concept is for a mixed use scenario similar to 8-22-22 update above.
 - They would like to change the Public Works Building access, and share stormwater management
 - They have a vision of possibly creating an underpass on Highway 66
 - They want the St. Vrain River to be a prominent feature and draw for the whole development
 - Current zoning is A-1; they would like rezoned to CEC or a future "PUD-CEC" that would allow more flexibility, especially in setbacks
- 11-14-22: meeting with Generator / Tres Birds Team Friday 11-11 in the afternoon
- 11-28-22: Generator & Tres Birds presented their vision to Administrator Simonsen, Director rector Caplan, Director Cosgrove, and Planner Kimmett on the 11th; a new access for the Public Works Facility would be necessary; CDOT's current Highway 66 PEL doesn't have an access vision that aligns with the Generator concept presently; Generator is setting up a meeting with CDOT & Town Staff to discuss possibilities.
- 1-23-23: Generator has been occupied with the implications of the fire at another of their properties, 400-402 Main Street. However, they are continuing to move forward and Town Staff will meet with Generator on Thursday January 26th for further discussion of both 4651-4652 Ute Highway and 400-402 Main Street.
- 2-13-23: Generator met with Admin. Simonsen and Planner Kimmett; discussion is for a likely PUD-MU, which will provide quite a bit in the way of flexibility
- 3-27-23: No update.

Planning Item: Annexation – Tebo Properties

Address: 4545-4559 Ute Highway



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Status / Update:

- Pre-app for annexation held 7/26/21. Pre-app for annexation held again 3/31/22.
- 2-13-23: Planner Kimmett and Dir. Caplan met with developers to discuss path forward; likely a Ziggis drive thru and a Circle K gas station
- 3-13-23: No update.

Planning Item: Mayama Movement Studio

Address: 425 High St

Status / Update:

- On-site development idea conference, July 22nd
 - Review questionnaire submitted, July 25th
 - 8-8-22: Planner Kimmett has determined a Minor Development Review process is appropriate for the proposed facility expansion under Ordinance 1113. Development proposal also affected by Ordinance 1112 design review stipulations. Response returned to Mayama ownership week of August 1st; currently awaiting their formal application.
 - 9-12-22: Town received renderings of design. Planner Kimmett has re-informed applicant of the development review process. Applicant is interested in perhaps Town-assistance in funding, e.g. the revolving loan.
 - 9-26-22: Planner Kimmett has been communicating with Applicant about items needed for Minor Development Review land use permitting; additionally, application fee and escrow fee have been deposited.
 - 10-24-22: Planner Kimmett has reviewed Minor Development Review application documents, and held a meeting asking for revisions with applicants and their developer on October 19th. Mayama is anxious to move forward this year and will be returning revised application soon.
 - 11-28-22: Revisions approved by Planner Kimmett; awaiting a few minor details prior to referring Minor Development Review application for signature of Town Administrator Simonsen.
 - 12-12-22: Planner Kimmett has reviewed application, deemed it complete, and is awaiting final review and approval by Administrator Simonsen.
 - 1-23-23: Application approved by Administrator Simonsen; now under Building Department review for Building Permit.
 - 3-27-23: Building Department is again actively reviewing after some necessary updates to construction drawings by the builder.
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Planning Item: Potential Annexation

Address: 1117 5th Ave

Status / Update:

- 8-22-22: Director Caplan and Planner Kimmett performed a site visit with applicant on 8-19-22.
 - ~60 acres of former Boone Quarry in northwestern area of metro Lyons, currently with a single family house.
 - Surrounded on three sides by Town of Lyons corporate boundary
 - Potential for both estate-type and dense housing components
 - Potential for new parkland
 - Potential for new water tank – water system redundancy and pressurization improvements
 - Potential for fire safety improvements
 - Potential for trail access / recreation improvements
- 1-23-23: owner contacted Planner Kimmett in December, curious as to the status of a potential annexation.
- 2-13-23: property for sale
- 3-27-23: Realtor contacted Planner Kimmett to ask if there would be a need for a second access to the property should it be subdivided. Yes, and likely on Steamboat Valley Road, which does bring in additional annexation considerations.

Planning Item: STR – Dwelling Unit

Address: 314 Main Street

Status / Update:

- 2-27-23: Planners Painter and Kimmett are working through a potential STR on the rear of the property (High Street). A unique-to-Lyons thusfar STR application. Concern about what delineates an STR from a hotel, what is a “dwelling unit” and its applicability in the C-Commercial Zone District, how much parking will be required, yada yada yada.
- 3-13-23: Planner Kimmett dove further in code research, working with Town Attorney Dittman. Outcome: Owner will be able to construct a separate STR with High Street access (rear of lot) AND will be required to build 3 offstreet parking spaces per the LMC. **TOWN ATTY DITTMAN AND PLANNER KIMMETT RECOMMEND LIMITING STRs TO NO MORE THAN 2 PER PARCEL.**

Projects:

- US36 Multimodal Improvements (aka “The Broadway Project”)



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TIP grant from DRCOG through CDOT for Broadway improvements adding parking 3rd to 5th and multi-modal trail from 2nd to 5th Ave. 90% submitted to CDOT for review, anticipated construction bidding Fall 2022. Working on completing 100% design and putting out to bid for construction in 2022.

1-23-23: Anticipating mobilization March 2023.

2-27-23: At their 2-21 session, the BoT spend considerable time hearing public testimony from Evans Street/Park Street/3rd Avenue-area residents concerning traffic on their streets and the redesign of Railroad Avenue as a part of the Broadway Project. Residents do not like the currently-adopted Railroad Avenue plan. Prior to the meeting, in his angst over the design of Railroad Avenue, Planner Kimmett prepared a new design approach, which has been met with welcome by residents, Board of Trustees members, and Town Staff. This plan must still make it through the CDOT censors, but Project Manager Sanders feels it can be viable.

3-13-23: The Town received only one bid for the project, so it must now go back out to bid, causing obvious project start delays.

3-27-23: no update.

- **St. Vrain Corridor Trail** Grant for new trail from McConnell to US 36:

CDOT funded project that encompasses just under a 1-mile trail from McConnell to Hwy36.

11-14-22: The Town is currently exploring alignment options for approximately 300 LF of the trail near Spirit Hounds, the Circle K, and Clark's Hardware. A couple of business owners are not in support of the trail aligning behind their businesses on Town property they are leasing. The Town is looking at several options to adjust the alignment to find the least impact to those businesses. Once this is determined then the Town can decide to move forward with design.

If this cannot be resolved this project may need to be tabled and the funding will need to be returned.

The design consultant has completed some survey and environmental work; they are requesting additional funds to survey and map some wetlands. Until the Town makes a determination on alignment, they will not be granting additional funding for environmental work. Essentially the design has been on hold for most of the year while this alignment issue is being resolved.

2-27-23: potential for gap funding the \$250,000 spread to complete the trail via Boulder County! More to come.

3-27-23: no update.

- **IHOP (Innovative Affordable Housing Opportunities) Grant**

2-27-23: Grant for consultant-led study of \$50,000 from DOLA. Planner Kimmett has prepared an RFP document to be sent the week of the 27th out for potential bidders. Winning bid will create a housing strategies plan to assist the Town in understanding what the needs are and how best to approach solving our affordable housing crisis.



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3-13-23: Planner Kimmett finalized the RFP and posted it for consultant bidding on Rocky Mountain E-Bids on 3-7

3-27-23: Planner Kimmett has received a few inquiries from potential bidders regarding the RFP...so there is interest!

- **LEAF lease of Brown Building on Town Hall property**

2-27-23: LEAF, Town Staff, and the Board of Trustees have been working toward finalizing a lease arrangement for the building so that LEAF can proceed with the hefty land use permitting process ahead for their proposed new home.

3-13-23: LEAF presented at the 3-6 BoT meeting in the Workshop session, demonstrating their willingness – but also limited financial ability – to assist the Town in finding new homes for Parks Dept. equipment (mowers, golf carts, etc.). Planner Kimmett presented the anticipated planning & permitting path forward: a Conditional Use review process (Staff-PCDC-BoT); a Major Development Review process (Staff-PCDC-BoT) that *could* be deemed Minor Development Review by the BoT; and a Parcel Subdivision.

3-27-23: No update.

- **Inter-Governmental Agreement on land use with Boulder County**

3-27-23: Mayor Rogin, Administrator Simonsen, and Planner Kimmett will be meeting with the Boulder County Commissioners on May 1st to discuss the path forward for revising and hammering out a new IGA between the County and the Town. The current one expires in the Fall of 2023, and we have limited time to negotiate a new one. Items of note on the IGA:

- Will last for 10 years likely
- Will stipulate which lands BoCo and the Town feel should be restricted from development (e.g. culturally-sensitive sites, County Open Space); which have the potential for limited development; which have the potential for annexation, etc.
- At some point in the coming months, likely following the May 1st meeting, Planner Kimmett will host a workshop with the PCDC on the IGA