

**Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: VI.3  
Meeting Date: June 3, 2024**

**TO:** Mayor Rogin and Members of the Board of Trustees

**FROM:** Andrew Bowen, Senior Planner

**DATE:** 06/03/2024

**ITEM:** River Bend PUD

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☒ ORDINANCE  
☐ MOTION / RESOLUTION  
☐ INFORMATION

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- I. **REQUEST OR ISSUE:** Staff is requesting that the BOT consider a Rezoning Request (PUD-C) for 501 West Main Street and schedule a Public Hearing to solicit public input on the request.
- II. **PROJECT HISTORY:** The subject property is currently zoned PUD-C and the site is used as a wedding venue. In an effort to fully utilize the property, the Applicant is requesting to amend the current PUD agreement to alter the following:
- a. Allow for an extended camping timeframe.
  - b. Allow for the construction of a 6,000 sf venue structure instead of the previously approved 4,000 sf.
  - c. Allow for music to be amplified.
  - d. Allow for the addition of ten (10) additional tiny homes.

**Note:** This request must be approved as a General Rezone per the requirements of Sec. 16-15-20 (The Town does not have a PUD Amendment process).

The PCDC heard this case and conducted a public hearing on May 30<sup>th</sup>. At that meeting, each component of the request was studied in detail. A staff report was given, and the applicant also presented. During the Public Hearing, several members of the public testified for and against the request.

Upon closing the Public Hearing, the PCDC offered the following recommendation:

*The Town of Lyons Planning and Community Development Commission ("PCDC") recommended approval of the proposed rezoning to the Town of Lyons Board of Trustees (the "Board") with the following three (3) conditions:*

- 1. A formal evacuation plan shall be submitted, which explicitly describes how all tiny homes will be removed in the case of an emergency.*
- 2. Only ten (10) tent camping sites shall be permitted.*
- 2. The Applicant shall be held to and address all referrals from the Lyons Fire Protection District.*

**III. RELATIONSHIP WITH OTHER PLANS:** As noted above, this request seeks to amend four primary details of the existing PUD.

**IV. RECOMMENDED ACTION / NEXT STEPS:** Staff recommends that a Public Hearing be conducted to solicit public input on the request.

**V. FISCAL IMPACTS:** Please see the application materials and staff report.

**VI. LEGAL ISSUES:** N/A

**VII. CONFLICTS OR ENVIRONMENTAL ISSUES:** Please see the application materials and staff report.

**VIII. SUMMARY AND ALTERNATIVES:** The BOT could deny the rezoning request.