

**TOWN OF LYONS**  
**PLANNING AND COMMUNITY DEVELOPMENT COMMISSION (PCDC) MEETING**  
**LYONS TOWN HALL, 432 5<sup>TH</sup> AVENUE, LYONS, COLORADO**

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**Monday, November 24, 2025**

**6:00 PM PCDC MEETING**  
**DRAFT AGENDA**

- I. Roll Call – **Present:** Chair Schwartz, Comm Scott, Comm Wingard, Comm Dreistadt, Comm Evers, Comm Jacobs
  - II. Approval of the Agenda – **Motion:** move to approve **Moved by:** Comm Driestadt **Seconded by:** Comm Jacobs **Motion passes unanimously**
  - III. Audience Business – no speakers
  - IV. Ordinances and Public Hearings
1. Resolution 2025-21 - A Resolution of the Town of Lyons Planning and Community Development Commission Recommending the Rezoning of 4651 & 4652 Ute Hwy from Commercial Eastern Corridor (CEC) to PUD – Planner Ritchie presented facts on parcels, north and south side of Hwy 36 current zoning is CEC and AG; former Longmont Water Treatment Plant; surrounded by recently annexed TEBO properties. Tonight is to consider rezoning to PUD and establish allowed uses. Reviewed uses by right / special use review. Applicant requesting to change these special review uses to use by right. Special review adds an additional layer of review for a parcel. Setbacks, heights and parking discussed. Asking for additional height for a hospitality structure. Small portion of site abuts R3. Temporary Uses (new regulatory framework for Lyons) up to 180 days with one 180 day extension. Parking, not intended to require paving, could be crusher fines; ingress / egress need to be paved. Discussed criteria for PUD approval; consistency with Comp Plan, does allow for some variation. 2016 LPPA also considered. Staff not taking a strong position at this point; seeking a recommendation from you to present to the BOT. Paul Tamburello, applicant, gave company background. Has to make financial sense, but want to balance with community. Adaptive reuse and infill projects that prioritize the character / culture of the community. Longmont water treatment plant was on both side of the road; objectives are to address blight and organic growth. This zoning will create as much agility as possible for the project. Purchased in 2020, north side building demo 'ed and did asbestos remediation. Only 4-4.5 acres of usable space. Considerable portion in floodplain and waste ejection pit. Happy to give a tour of the remediation of the river, completed 8 months ago. Vision is to create a memorable gateway to Lyons via Hwy 66. Want to celebrate and reuse a piece of history, 2<sup>nd</sup> oldest water treatment plant in the state. South side could be something spectacular. North side butts up against the town's public works buildings. is currently zoned AG, no water / sewer infrastructure in place. OK development buildings referenced; big dreams for the south side. High end glamping / van life space; large water tanks can be transformed into something great. Music, conferences, weddings, can seat about 400 people. Other tank high end spa; community impact includes increase jobs,

property taxes, lodging tax. If we can get this project moving would be catalytic for the corridor, the corridor needs something to get it moving. Special review process would only be eliminated for certain uses; we totally understand the town's need to control growth and review these plans. Temporary uses are brand new for us; Portal (spa co out of Boulder) there now; set up for photos then hosted an event and they just have so much interest, hosted more events, with some discomfort. Open to what ever processes we need to do. Comm Evers, process question; never seen a PUD that doesn't propose a particular development, is it normal that doesn't propose anything specific. Planner Ritchie, yes, can be used in vastly different ways. Create custom zoned districts that could create it's own design guidelines. We do have a major development process for extra layer of review. Well within range of how PUD's can be used in CO. Comm Evers, PUD usually one owner developer? Staff: you can do it both ways, need all property owner's consent. Comm Evers, why do a PUD for one property as opposed to all eastern corridor? Should this be an overlay district? Staff: this is why staff wants to dialogue with PCDC; a lot of precedent for thought of how town wants to develop. This would expand uses for this site. They don't own the other properties. Discussion on town's position, lack of historical knowledge around creation of this zone district, didn't see anything that conflicts with what they would like to do. Other tools we can lean on now. Applicant has talked to CDOT to reevaluate speed factor. Comm Dreistadt, here when town purchased pre-flood; CEC zone was developed with thinking heavily in direction of hotels, makers space, mixed use residential / commercial properties that were well received. Fairly significant changes of properties and economic landscape is different. Makes sense to change how we look at it; what's the desired timetable? Setting it up for progress to continue slowly or move it ahead quickly? Paul T., we have done traffic studies, worked with CDOT to slow pattern down; shown property to many people, hoteliers, affordable housing developers, all concerned there is nothing there, don't want to be the first. CDOT - we took new design back to them and are very excited, feel like if more development happens it is heading in the right direction. Timeline, in a perfect world, we would be under construction. Would like to move it along as quickly as we can but cannot give you a timeline. Big setback when 402 Main burnt down. Big red flag trying to get sewer line under the highway, still looking at other solutions. Rene - will be organic development, what can be there for a three-year period would be different than a ten-year period. The ask is to let's get cool stuff there now and it may not be there that long. Paul: discussed an overlay, staff encouraged us to do it as a PUD. Chair Schwartz, is there an alternative to a PUD? Staff: rezone to CEC and use development plan / special review processes in place today. Comm Dreistadt, timeline perspective, is this an example of what could be; make property useful soon, one reason for temporary use; initiate attention to property. A lot to absorb all at once; if chunked would give us more time to absorb and have a mechanism to use the property soon. Planner Ritchie - a little opportunistic, no temp uses in code. Chair Schwartz, at first blush special uses are incongruent with potential project. Paul T., if anything that happens there must go through a major development review, we are just trying to eliminate redundant regulatory processes. Comm Evers, why a 4,000-sq-foot restaurant by special review. Staff: a drive through is the trigger. Comm Evers, if you sell the property and the PUD exists, worried about doing right by the town if you decide to sell. Perhaps a PUD amendment to include renderings. I like your vision just wonder if more information needed to future proof the site. Staff: we can't do reverter clauses in zoning. Set up a series of principal uses w/secondary uses. Comm Wingard see giant RV storage and car wash and that's not Lyons. Staff: this is where the criteria comes in for review by BOT. You could steer the impacts of the use but not deny. Comm Dreistadt, even if a very nice RV campground / car wash would not be

worse than what is there now. The notion of no setbacks and very tall buildings needs pause. Need to be more deliberate but timing comes into play. Comm Evers, zero lot or only north lot. Comm Dreistadt not opposed to adjusting setbacks; perhaps more specific as setback if building on adjacent lot. Planner Ritchie, if PCDC isn't comfortable with application as written but comfortable giving direction to amend that is good direction. Paul T., concern is 25 feet from pavement, then 25 feet from there now your 50 feet back. Great to do zero setback on highway side to bring activation to that area. Comm Dreistadt design guidelines developed before comp plan. Don't seem to be a barrier. Have seemingly adhered to them in a positive way. Comm Evers, I thought they were a little looser in the eastern corridor. Comm Dreistadt, concept in eastern corridor was a more spread out campus. Temporary uses seems easiest; will be administrative review by town administrator (TA). Comm Evers, parking, any issue from staff, with existing / new structures? Staff: consider that it is a self-contained site, no opportunity for overflow parking. Allowing market to dictate plan. Staff's not concerned; language in PUD at time of major development plan will discuss large event parking plan. Comm Dreistadt, parking perspective; specific types of development major thing is town needs? Don't want to dictate surfaces and not preclude hard / nonporous surfaces. Entry needs to be welcoming and consistent with character of town. Design guidelines not rigid. Staff: design guidelines would not apply to temporary use. Intended to be flexible. Comm Wingard, temporary uses only need to be signed off by TA? No public notice? Staff: drafted now with no public review; we could deny due to concerns though. Comm Dreistadt, appeal process if TA denies, is there one if she approves? Staff: no, not built in. Comm Dreistadt do not want a situation where there are many angry neighbors. Should be some way to enable temporary uses to be nice and beneficial to the town. Some way for the town to say they are working diligently to keep it attractive, and beneficial to the town. Staff: can look at that for the entire town; but this would be embedded in the PUD. Paul T., my concern is there are too many hurdles; only Circle K, Starbucks, Papa Johns can afford to do any projects. Trying to strike a balance and get flexibility. We can't hold these properties forever while the market comes to Lyons, we have to create the market. Comm Dreistadt would like to see process improvements to help expedite projects. Also can't have a free for all. **PH opened at 7:23 pm no speakers PH closed at 7:23 pm. Motion:** move to direct staff to work with applicant and move to a date certain of December 22nd **Moved by:** Chair Schwartz **Seconded by:** Comm Evers Comm Dreistadt would like a workshop. Staff stated an active application is unable to workshop. Comm Evers happy with some specific temporary uses. Not like to see site as only automobile / boat storage, campground or carwash. can you have a hotel and carwash as accessory use? Staff: ok to allow secondary uses if primary use is there but don't have to be connected. Comm Evers, is there a way to safeguard that this won't be one big campground? Comm Jacobs but RV storage is better than what is there now. Will it always be blighted. Discussion on special use review as guardrails; time constraints. Comm Evers would like something less vague. Chair Schwartz very talented applicant here, everybody in this town wants activity in the eastern corridor. Not a ton of concern on design guidelines, more uses. Uses concerning are RV storage; but special review can address. In town's best interest for things to get done. Temp use provisions enable that and allow us to continue to work on. Is there a opportunity for a very simplified special review? Staff: you can put that in the PUD. Major development plans and special use reviews are typically paired, and a process is in place. Comm Evers separate temp uses and use by right. Discussion on natural medicine uses. Comm Wingard permitting issues with water? Rene D., light industrial piece came up as there is nothing like that in town; we can build it, but we don't run those businesses. Using LI in creative ways. Paul T., maybe we withdraw our

application. We are zoned AG and taxed commercial and can't do AG. Will have to be interim uses on site; boutique hotel owner loves the site it's just not there yet; if we could get it there we would, you might not love interim uses. We could be months / years into these special reviews. Comm Dreistadt, that is in no way my intent, just some small step to protect the town. Staff: maybe lengthen time for temp uses and narrow uses? Comm Scott property next door has RV's on it; maybe allow for 4-5 years? Paul T., that would alleviate concern for use in perpetuity. Grassroots effort on design guidelines and seem agreeable. Development standards – setbacks and height, to give TA ability is allowable but not what we want. Staff: would assume no new buildings would be constructed during temporary use. More of a pop up. Paul T., parking, thinking was for RV area, shower that would take xx sq feet. **Motion passes unanimously**

2. Resolutions 2025-22 - A Resolutions of the Planning and Community Development Commission of the Town of Lyons, Colorado Recommending that the Town of Lyons Board of Trustees Adopt an Ordinance Amending Chapter 16, Article 11 of the Lyons Municipal Code Concerning Wireless Communications Facilities – Planner Ritchie provided background; intended to comply with HB25-1056; complies with state and federal laws. Is more prohibitive. Board discussion on compliance and safety. Enables town and fire to look at safety. The Town already requires building permits for these. **PH opened at 7:56 no speakers. PH closed at 7:56 pm Motion:** move to approve **Moved by:** Comm Dreistadt **Seconded by:** Comm Jacobs **Motion passes unanimously**

V. Consent Agenda

1. November 27, 2025, PCDC Minutes **Motion:** move to approve **Moved by:** Chair Schwartz **Seconded by:** Comm Jacobs **Motion passes unanimously with Comm Dreistadt abstaining.**

VI. General Business

- VII. Staff Report – Staff stated Mr. Tamburello submitted building permit for 402 Main: CDOT still working in town. Natural Medicine law / ordinance coming; will discuss where allowed etc, can be a workshop. Can do December 8<sup>th</sup> or the 22<sup>nd</sup>? Board consensus is 12/8. Noise ordinance, update from consultant last meeting; brief ordinance before board 12/1. Also reviewing construction hours, keeping 7-7 on weekdays, 9-5 weekends/holidays. Comm Evers, can PUD's address noise? Planner Ritchie stated state law prohibits us to regulate.

- VIII. Adjournment – **Motion:** move to adjourn **Moved by:** Chair Schwartz **Seconded by:** Comm Jacobs meeting adjourned at 8:18pm.

Respectfully submitted by:

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Dolores M. Vasquez, CMC – Town Clerk

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Chair Amy Schwartz