

TOWN OF LYONS
PLANNING AND COMMUNITY DEVELOPMENT COMMISSION (PCDC) MEETING
LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

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Monday, December 22, 2025

6:00 PM PCDC MEETING
DRAFT MINUTES

- I. Roll Call – **Present:** Chair Schwartz, Commissioner Evers, Commissioner Jacobs, Commissioner Dreistadt, **Absent:** Commissioner Wingard, Commissioner Scott.
- II. Approval of the Agenda: **Motion:** Swear In Molly Schmidt, **Moved by:** Commissioner Evers, **Seconded by:** Commissioner Jacobs. **Motion passes unanimously.**
- III. Swear in Molly Schmidt – Did not join the meeting
- IV. Audience Business - None
- V. 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 – Continued from 11/24/25 – Planner Ritchie stated that the PUD would establish zoning for the two subject properties and that future development would require Major Development Plan approval. She noted there were no changes to development standards since the prior meeting. She reported that the applicant requested removal of temporary uses from the PUD, and that existing Commercial Eastern Corridor permitted and special review uses would remain unchanged. Planner Ritchie goes over the PUD Use table. Discussion regarding whether the proposed uses distinguish between primary and accessory uses. It was noted that the application does not provide this clarification and that this could be addressed through further discussion or through recommended conditions if desired by the Commission. The applicants Paul and Rene Doubleday stated the revisions are intended to clarify allowable uses, reduce barriers, and ensure the zoning clearly reflects permitted activities for long-term development of the site. Commissioner Evers and Planner Ritchie agreed the PUD is largely unchanged from the prior version, mainly clarifying and slightly narrowing allowed uses, but still allowing a very broad range. Ritchie added that staff views the proposal more like a modest modification of the existing CEC zone district—reflecting market-driven adjustments—rather than a PUD that guarantees the specific development vision presented. Rene and Paul explained the PUD changes were made intentionally to allow vision-related uses on the south side that are not permitted by right. They added that the broader list reflects real market interest and was meant to clarify appropriate uses for the north and south areas. **Public hearing**

opens and closes at 6:28 pm with no speakers. Planner Ritchie goes over the criteria requiring consistency with Comp Plan. She also explains the vision is creative and could benefit Lyons, but staff questions whether all requested uses are necessary. While there were concerns about removing special review, newer design and development standards provide safeguards, leaving the final judgment on appropriate uses to PCDC. Commissioner Evers and Planner Ritchie expressed concern about broad uses, especially for the north site. The applicant said the PUD aims to simplify, clarify, and move development forward, relying on town safeguards. Commissioner Evers suggested a compromise of making major agreed-upon uses primary and others accessory to balance developer flexibility and town control. Planner Ritchie clarified that primary uses can stand alone, while accessory uses must support a primary use, and noted that special review uses provide extra safeguards. Commissioner Dreistadt noted the original CEC zoning focused on attracting desirable uses rather than limiting them. He said adding uses isn't inconsistent with that approach, especially given new oversight tools, and emphasized balancing support for the applicant's investment with fairness to surrounding properties. Discussion regarding whether special review criteria are still necessary given current regulations. Planner Ritchie explained that existing major development plan criteria and design standards now address compatibility, traffic, infrastructure, environmental impacts, lighting, screening, building placement, landscaping, and operational impacts. She stated that staff believes the code now provides sufficient tools to review, condition, and require changes to projects, making special review requirements for certain uses less critical than when the CEC district was originally adopted. The applicant, Rene Doubleday, stated that a PUD was not the original concept, but it was later suggested to them, and they are now proceeding with that approach. Discussion regarding questions about the campground. It was explained that, following the river restoration, a large portion of the property lies within the floodway where camping is allowed. The discussion focused on camping uses and whether to remove the public or private campground designation. **Motion: To Approve, Moved by: Commissioner Jacobs, Seconded by: Chair Schwartz. Motion passed unanimously.**

VI. General Business - None

VII. Staff Report – Planner Ritchie provided an update that the Town is transitioning building permit services to SAFEbuilt, which also provides their "Community Core" software as part of budget reduction efforts. Staff is currently reviewing the building permit for 402 Main Street.

VIII. Adjournment - **Motion: To Adjourn, Moved by: Chair Schwartz, Seconded by: Commissioner Jacobs. Motion passed unanimously and meeting adjourned at 7:12 pm.**

Respectfully Submitted By:

Maria Marquez Rubio, Deputy Town Clerk

Amy Schwartz, PCDC Chair