

Community Development Staff Update

Town of Lyons

Monday, January 25, 2021

7:00pm

PCDC Meeting

Agenda item: Business Licenses/Change in Use

Discussion:

Lyons Dairy Bar, 138 Main Street, Units 1-4

- Need 2021 Business License for existing business in order to apply for BoCo grants
 - o Need grease trap report for Utility Dept
 - o Need confirmation expansion for retail (candy sales) not baking
 - Demolition Permit pulled to date
 - Need Tenant Improvement Permit
 - o Will require site plan from design professional
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Agenda item: Code Enforcement Concerns

Discussion:

Hempsual, 138 Main, Unit 5

- Need to update Tenant Improvement Permit
 - No active business license for 2021
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Agenda item: Tamburello Development

Address: 4651 Ute Highway

Discussion:

Tamburello needs survey of adjacent structures for elevation certification regarding stream restoration Specifically need Dirkes & Braly properties. Update on development scheduled 1/21.

Agenda item: Denver Rec Improvements

Address: 4071 Ute Highway

Discussion:

Water issues

- Existing compound water tap
 - o Payment of 3 water base fees moving forward to accommodate:
 - Residence
 - Book Gallery
 - Denver Rec
- Lease to be updated to remove water source by hose

Sewer issues

- Backflow preventer installed 1/13
 - o Need device certification by plumber to be submitted to Town
- Property to be included on Town Backflow Prevention List to submit annual test

BOT conditionally approved State Marijuana license upon completion of Tenant Improvements

CD Administrative concerns with 3 addresses associated with single lot

Agenda item: Main Street Brewery & Beer Garden

Address: 450/446 Main Street

Discussion:

Development Plan - Phase I – Tenant Improvements to 450 Main & outdoor beer garden on 446 Main

- Contiguous use will allow alcohol service at 446 Main

- CDOT may have stormwater drainage concerns with improvements at 446 Main
 - o May need drainage report
 - o Need to contact Tim Bilobran (Region 4 Permits Manager)/Ally Mattson
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Agenda item: Burlington Hotel & Opera House

Address: 349 Main Street

Discussion:

Development information:

- Owner: Craig Ferguson
- Developer: Oracle Lynn
- Investors: Agnes & Edna Jones

Development update being scheduled for this week per 1/13 Oracle email.

Agenda item: Broadway Transportation Infrastructure Improvements

Address: Broadway

Discussion:

Trustee Rogan serving as BOT lead

Public meetings to be held per BOT direction, facilitated by Main Street Program tech assistance:

- 1/20 – Business Owners
- 1/27 – General Public

Town to be awarded TIP grant from DRCOG through Boulder County Projects:

- 2023 deadline to complete grant
 - Need to determine funding match source of \$400k
 - o Potential to use street repair funds
 - o Potential CARES Act funding to reduce match
 - Multi-modal improvements Hwy 7 to St Vrain Corridor trail
 - o Improve Broadway 3rd to 5th
 - o New trail
 - o Parallel parking stalls
 - o Delivery lane
 - o Improve trail to Black Bear Hole
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Agenda item: St. Vrain Corridor Trail

Address: St. Vrain Corridor

Discussion:

Grant for new trail from McConnell to US 36:

- Sept 2023 deadline
 - Erika completed application for grant
 - Board has given permission to accept grant
 - Need to resolve existing leases with Town within corridor
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Agenda item: A-Lodge

Address: 338/328 Main St

Discussion:

Land Use Application - Site Plan to be submitted

Parking

- Main Street off-street parking waiver would apply to beer garden, due to:
 - o Change in use
 - o Generation of sales tax
- Food Trucks – Lyons Fire has requires number of food trucks be reduced

Commercial Change In Use Application for Beer

- No Buildings review because no structures are included
- Lyons Fire to review occupancy and address egress requirements during referral period

Request to power food trucks with source from 328 Main

- Request can fall under COVID emergency
- Must have temporary electric board to meet code & approved by Town

Daytime ticketed music events

- Town to review Commercial Entertainment Overlay
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Agenda item: Planet Blue Grass Office Expansion

Address: 304 2nd Avenue

Discussion:

No update.

Agenda item: Summit Housing

Address: 0 Carter Drive

Discussion:

Development Plan Agreement for approval at 1/19 BOT

Agenda item: U Pump It Redevelopment

Address: 4065 Ute Highway

Discussion:

Developer to complete Land Use Application form in order to begin Town processes and collect fees:

- Application Fee
 - Escrow Fee
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Agenda item: Spirit Hounds Expansion

Address: 4196 Ute Highway

Discussion:

14 day TCO issued 1/8 & expires 1/22

180 day TCO

- Buildings good with 180 day TCO
 - Planning to confirm comments regarding ped/vehicle separation were addressed
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Agenda item: Farmette

Address: 4121 Ute Highway

Discussion:

Hydrant has been raised per Lyons Fire

Agenda item: 104 5th Industrial Building

Address: 104 5th

Discussion:

Hemp extraction facility w/ resident living upstairs

No record of permit

Agenda item: River Bend

Address: 501 W. Main

Discussion:

Outstanding Land Use Application - PUD from 2015

- Recent requests to revise PUD application due to COVID
 - o BOT requests prior PUD completed prior to revisions
 - Need updated drainage report
 - Updated plans