



STAFF UPDATE

PLANNING AND COMMUNITY DEVELOPMENT COMMISSION

MONDAY, APRIL 12, 2021

Agenda item: Business Licenses/Change of Use

Discussion:

- Seeking input from BOT; may need to change fee schedule to include “change of use permit” or “business license permit” (name TBD) in the cost for a new business license or the change-of-use business license form.

Agenda item: Code Enforcement

Discussion:

REEB Cycles

- Active building permit issued in October & expires in April
 - o No inspections have been requested to date
 - o Buildings to reach out with courtesy notification that permit will be expiring & to provide any inspections

Agenda item: Generator Development

Address: 4651 Ute Highway

Discussion:

Commissioner Farrell provided info on the upcoming comp plan update to Rene for their reference. Paul and Rene will be joining the PCDC for part of their joint workshop with the Board of Trustees 3/15.

Agenda item: Main Stage Brewery & Beer Garden

Address: 450/446 Main Street

Discussion:

- Phase 1 building permits issued.

Agenda item: Burlington Hotel

Address: 349 Main Street

Discussion:

Development information:

- Owner: Craig Ferguson
 - Developer: Oracle Lynn
 - Investors: Agnes & Edna Jones
 - Hotel project being kept separate from Oracle’s Opera House project
 - ~35 room hotel; will need plat amendment to move property line and development plan review
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- Applicant submitted for permit to do exterior cosmetic improvements and construction fence.

Agenda item: A-Lodge

Address: 338/328 Main St

Discussion:

- Site Plan Review
 - o Update:
 - 3/14 - Site Plan resubmitted
 - 3/16 - Certified Completeness Check
 - 3/18 – Referrals sent to agencies
 - o LFPD & Buildings has concerns with proposed change in use from residential to hotel
 - Significant requirement regarding separation and/or sprinklers

Agenda item: Summit Housing

Address: 0 Carter Drive

Discussion:

- Development Plan Agreement approved at 1/19/2021 BOT meeting. Awaiting Post-Development Plan actions.
- Rusty Snow is no longer with Summit; new contacts are Nathan Lopuch (VP of Summit Management Group) and Austin Richardson (Construction Manager with Summit Construction).
- Digital plans submitted for building permit at end of March.

Agenda item: Spirit Hound Expansion

Address: 4196 Ute Highway

Discussion:

- Pre-application meeting held with Matt Rooney and his architect 3/16; will be a development plan review process due to scale. 2nd meeting planned with Matt and his civil engineer 3/26.

Agenda item: Farmette

Address: 4121 Ute Highway

Discussion:

- Permit issued 3/16

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

Agenda item: The Cirque, LLC (owner)

Address: 4170 Ute Hwy

Discussion:

- Development Plan Review completed in 2020 for Red Lyon (retail marijuana business)
- New company using the same plans at the same location
- Staff has been communicating with Karen Kennedy, their contractor, with Homeland, to discuss conditions of approval, securing an escrow account for public improvements, etc.
- Floodplain Development Permit processing, then Karen and her client will apply for building permits.

Agenda item: Solhawk

Address: 401 Main St.

Discussion:

- C/O and Business License Issued

Agenda item: Solace

Address: 437 Main St.

Discussion:

- New business from Laura Levy to sell “comfort goods” – no permit in yet

Agenda item: Infinite Interactions

Address: 160 E. Main St.

Discussion:

- Business moving from 1040 5th
- Concept is like a wellness complex with light production of cosmetics (no extraction), wellness restaurant, massage
- Production of cosmetics would require Conditional Use Permit in the C zoning district

Agenda item: Moxie Bread

Address: 347 Main St.

Discussion:

- Business moving in potentially – conceptual/no permit in yet

Agenda item: St. Vrain Market

Address: 455 Main St.

Discussion:

- Plans for addition to south for bakery/kitchen expansion. Pre-app meeting held 3/31.

Agenda item: 429 Main St.

Address: 429 Main St.

Discussion:

- Property owner considering adding 2nd flood residential units. Pre-app meeting held 4/2.

Infrastructure:	Item	Details
	GRANT (DOLA) – Broadway Improvements	Trustee Rogin serving as BOT lead Town to be awarded TIP grant from DRCOG through Boulder County Projects: <ul style="list-style-type: none"> - 2023 deadline to complete grant - Need to determine funding match source of match (to be discussed at 3/15 BOT meeting) <ul style="list-style-type: none"> o Potential to use street repair funds o Potential CARES Act funding to reduce match <ul style="list-style-type: none"> ▪ Match reduced to \$303k - Multi-modal improvements Hwy 7 to St Vrain Corridor trail <ul style="list-style-type: none"> o Improve Broadway 3rd to 5th o New trail o Parallel parking stalls o Delivery lane
	GRANT (DOLA) – St. Vrain Corridor Trail	Improve trail to Black Bear Hole Grant for new trail from McConnell to US 36: <ul style="list-style-type: none"> - Sept 2023 deadline - Erika completed application for grant - Board has given permission to accept grant - Need to resolve existing leases with Town within corridor Match reduced to \$152k
	Longmont Pump Station (346 Evans)	Town of Lyons has IGA with City of Longmont, approved at 1/4/2021 BOT meeting, to allow City of Longmont to install at their own expense a pump station to transfer water from the South St. Vrain pipeline to the North St. Vrain pipeline to help ensure the resiliency of their raw water supply.
	Red Gulch	Bohn Park stormwater improvements
	Longs Peak Dr.	Infrastructure improvements – roadway, water, stormwater, curbs, gutters, etc.
	GRANT (GOCO) – Black Bear Hole	2 nd Avenue and parking improvements
	Longmont Water Vaults	Two water vaults being replaced at 5 th and Park Dr. and at 2 nd and Railroad
	GRANT (SRTS) – 4 th Ave.	Safe Routes to Schools 4 th Ave. sidewalk/pedestrian improvements

OTHER ITEMS:

- **DOLA EIAF Grant** – Award/No award letters go out early May; if awarded, grant acceptance through BOT, grant agreement paperwork with DOLA, and Professional Services Agreement with Clarion in mid-late May/early June