



STAFF UPDATE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION MONDAY, JULY 12, 2021

Agenda item: Main Stage Brewing

Address: 450/446 Main Street

Discussion:

1st Phase – Brewery & Beer Garden

Planning: N/A

Buildings/Code Enforcement: Needs Business License Inspection and general Building inspection for outdoor area

Business Licensing: None

2nd Phase – Rear Brewery Building

Planning: Pre-App Conference complete; no application received as of 6/22/2021

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: Hatrock Excavating

Address: 431 4th Ave

Discussion:

Planning: Applicant will be working with consultant Danielle Lynn to complete rezoning application materials; pre-application meeting with Philip Strom held 6/25.

Buildings/Code Enforcement: No update

Business Licensing: No update

Agenda item: Prickly Pear Tavern

Address: 160 E Main St.

Discussion:

Planning: N/A

Buildings/Code Enforcement: Permit issued for tenant improvements; Some inspections complete.

Business Licensing: Liquor Licensing Authority approved new Tavern License at 6/7/2021 meeting.

Agenda item: Moxie Bread
Address: 355 Main Street

Discussion:

Planning: N/A

Buildings/Code Enforcement: Troy and Aaron will be doing inspections; fire has done an initial inspection, but needs a follow-up.

Business Licensing: Business License application submitted

Agenda item: Solace
Address: 437 Main St

Discussion:

Planning: N/A

Buildings/Code Enforcement: Tenant improvement permit issued

Business Licensing: Need CO prior to issuing license

Agenda item: Moss Rock Development
Address: 349/343 Main St

Discussion:

Planning: No update

Buildings/Code Enforcement: Demo permit submitted; State commercial demo permit and asbestos permit required

Business Licensing: Need C/O prior to issuing license

Agenda item: Residential – Bonita Yoder
Address: 401 2nd Ave

Discussion:

Planning: No update

Buildings/Code Enforcement: BOT granting 30 days to take action to mitigate building hazards.

Business Licensing: N/A

Agenda item: REEB Cycles
Address: 339 Broadway

Discussion:

Planning: N/A

Buildings/Code Enforcement: Needs permit extension

Business Licensing: Need CO prior to issuing license

Agenda item: Lyons Valley Park Housing (Summit)
Address: Carter Ct, Lively Ct, Carter Drive

Summit requested the BOT waive various fees, e.g. tap fees and plan review fees, due to high construction costs; they reported a \$1.5 million deficiency. A Board response has not yet been given (as of 6/22).

Planning: Need to confirm conditional approval requirements of Development Agreement are completed

Buildings/Code Enforcement: Waiting on plan review until escrow and fees paid.

Business Licensing: N/A

Agenda item: Lyons Farmette

Address: 4121 Ute Hwy

Discussion:

Planning: N/A

Buildings/Code Enforcement: Electrical underground and plumbing underground inspections done 6/30.

Business Licensing: N/A

Agenda item: A-Lodge

Address: 328/338 W. Main St.

Discussion:

Planning: Installation of Town bike racks requested, or he will install – need CDOT permission either way; Yani submitted CDOT Special Use Permit at end of May (review pending).

Buildings/Code Enforcement: Permit application in for smaller beer garden concept for sooner opening; Building awaiting re-submittal in response to comments.

Business Licensing: N/A

Agenda item: Spirit Hound Distillery

Address: 4196 Ute Hwy.

Discussion:

Planning: Waiting for Development Plan application

Buildings/Code Enforcement: Temporary Certificate of Occupancy extension issued

Business Licensing: N/A

Agenda item: River Bend

Address: 501 W. Main St.

Discussion:

Planning: Philip working with River Bend consultant to complete PUD

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: The Cirque (lgadl)

Address: 4170 Ute Hwy.

Discussion:

Planning: Update from contractor on CDOT permits

Buildings/Code Enforcement: Stormwater revisions submitted.

Business Licensing: N/A

Agenda item: Mixed-Use Development – Condo Expansion

Address: 400/402 Main St

Discussion:

Planning: No update

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: 210 Ewald - ADU

Address: 210 Ewald Ave.

Discussion:

Planning: Yani held pre-app meeting applicant to discuss conditional use process for detached ADUs 6/24

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: 348 Evans - ADU

Address: 348 Evans St.

Discussion:

Planning: Yani held pre-app meeting with applicant to discuss conditional use process for detached ADUs 6/29

Buildings/Code Enforcement: N/A

Business Licensing: N/A

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 - 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
		Improve trail to Black Bear Hole Kickoff meeting was June 1
	GRANT (DOLA) – St. Vrain Corridor Trail	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. On hold at least until September because cannot get materials
	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:

- **Condos** – At the 7/6/2021 BOT meeting, the BOT passed Ord. 1102 on first reading, which means it will go to a public meeting and second reading.
- **Ford Foods** – At the 7/6/2021 BOT meeting, the BOT denied Res. 2021-63, a resolution for a lease of 350 Broadway (Visitor’s Center), in a 5-2 vote.
- **ADUs** – There are 9 detached ADUs in town that were approved by the BOT through resolution (detached ADUs go through the conditional use process, which includes a PCDC public hearing and recommendation and a BOT public hearing and decision). 1 of those approved ADUs is a Tiny Home; there is a cap of 10 on these Tiny Home ADUs according to the municipal code – It should be noted, however, that Tiny Homes are defined in the code as having a permanent chassis on wheels, among other defining features, so very small stick-built dwelling units do not count against this 10-unit limit.
- **Meeting in Person**
- **DOLA Grant Update**