



STAFF UPDATE

PLANNING AND COMMUNITY DEVELOPMENT COMMISSION

MONDAY, SEPTEMBER 27, 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 completed; BOT (8/2/2021) voted to waive Development Plan Review for this proposal, making it a Site Plan Review, as allowed through LMC 16-17-20(a); Site Plan Review application submitted.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: Hatrock Excavating

Address: 431 4th Ave

Discussion:

Planning: During the 9/20/2021 BOT meeting, the BOT ratified their decision to rezone this property to GI from C with conditions of approval related to screening and access.

Buildings/Code Enforcement: No update

Business Licensing: No update

Agenda item: Moss Rock Development

Address: 349/343 Main St

Discussion:

Planning: Development Plan Review (“Major Development Review” in the proposed language) anticipated early Nov.

Buildings/Code Enforcement: Moss Rock has closed on the property containing Rosie’s – Some abatement needed, then they hope to remove the buildings in October. The Building Department has 3 more demo permits ready for issuing pending payment.

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: Code enforcement has sent a letter to the owner related to the abatement.

Business Licensing: N/A

Agenda item: REEB Cycles

Address: 339 Broadway

Discussion:

Planning: N/A

Buildings/Code Enforcement: Permit extended

Business Licensing: Need CO prior to issuing license

Agenda item: Lyons Valley Park Housing (Summit)

Address: Carter Ct, Lively Ct, Carter Drive

Planning: None

Buildings/Code Enforcement: Multifamily comments given, awaiting revisions return; Single-family review has begun.

Business Licensing: N/A

Agenda item: Lyons Farmette

Address: 4121 Ute Hwy

Discussion:

Planning: N/A

Buildings/Code Enforcement: Called for rough inspections – needs some corrections per Building

Business Licensing: N/A

Agenda item: A-Lodge

Address: 328/338 W. Main St.

Discussion:

Planning: Scheduling pre-app for rezoning

Buildings/Code Enforcement: Troy sent comments for Phase 2 plan review.

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; River Bend has hired an engineer to finish the drainage report for the PUD

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: The Cirque (Igadl)

Address: 4170 Ute Hwy.

Discussion:

Planning: During their 9/20/2021 meeting, the BOT approved the Amendment to the Utility Easement Agreement.

Buildings/Code Enforcement: Permit approved

Business Licensing: N/A

Agenda item: Generator Development

Address: 4651-52 Ute Hwy

Discussion:

Planning: Generator presented on an EDA infrastructure request to the BOT at their 8/16/2021 workshop.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: Lyons Mane, LLC

Address: 402 Main St

Discussion:

Planning: Owner Andy Sepac held pre-app conference for subdivision/condominiumization with Staff 9/9.

Buildings/Code Enforcement: Several Business License Inspections in progress.

Business Licensing: No update

Agenda item: 432 Main St.

Address: 432 Main St.

Discussion:

Planning: None

Buildings/Code Enforcement: Gas line repair approved for restaurant, but need additional improvements for BLI.

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

Agenda Item: Annexation (Bella la Crema)

Address: 19617 N St Vrain Dr

Discussion:

Planning: Pre-app for annexation 9/14.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda Item: Annexation (Tebo Properties)

Address: 4545 and 4559 Ute Hwy

Discussion:

Planning: Pre-app for annexation held 7/26; awaiting submission.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Infrastructure:	Item	Details
	GRANT (DOLA) – Broadway Improvements	<p>Trustee Rogin serving as BOT lead</p> <p>Town to be awarded TIP grant from DRCOG through Boulder County Projects:</p> <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
	GRANT (DOLA) – St. Vrain Corridor Trail	<p>Improve trail to Black Bear Hole</p> <p>Kickoff meeting was June 1</p> <p>Working on identifying matching source</p> <p>Grant for new trail from McConnell to US 36:</p> <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
	Longmont Pump Station (346 Evans)	<p>Match reduced to \$152k</p> <p>Exploring alignment options for trail</p> <p>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.</p> <p>Will likely begin in November. Longmont prepping RFP for October.</p>
	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: