



PLANET BLUEGRASS

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Town of Lyons Board of Trustees,

The attached document outlines the intended water use at the Planet Bluegrass Farm property in the event that all changes in our proposed Conditional Use Review are approved and implemented.

New improvements that could impact water use on the Farm property are the addition of the Accessory Dwelling Unit (ADU) and the Bathhouse. Current water use on the property is only from the existing farmhouse.

The existing farmhouse used approximately 34,000 gallons of water in the year 2021. In this model, we assume the ADU could use that much water in a year as well, although that large of an amount is unlikely in practice. For the bathhouse, we look to what the Planet Bluegrass Ranch property used in 2021. The Ranch bathhouse used 59,000 gallons of water in July of 2021, which would include Rockygrass, the Rockygrass Academy, and a few Weddings. Since the Farm can only be used in conjunction with Major and Mid Tier Events (if approved), Farm Bathhouse water use would likely be less than this. However, to forecast a worst case scenario, we can estimate 60,000 gallons of water per month.

If the farmhouse and ADU each use 34,000 gallons of water per year, and the bathhouse uses 60,000 gallons of water per month in July, August, and September in conjunction with events, the total water use for the year is 248,000 gallons, well within the 273,000 gallons allowed on our existing tap.

In summary, the additional items proposed in our Conditional Use Review will not cause water use in excess of the allowable amount for the tap size on the property. Additionally, in the event that future use increase is approved for the Farm, Article 14 Sec. 17-14-10 (g) of the Lyons municipal code specifies that water shares must be transferred to the town if the maximum number of gallons for the tap size is exceeded, providing protection for the Town of Lyons moving into the future.

Thank you for your consideration.

Zach Tucker
Director of Operations, Planet Bluegrass