



# Staff Update

## Planning and Community Development Commission

Monday, March 14, 2022

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**Agenda Item:** Annexation - 109 County Road 69 (Martin Parcel)  
**Address:** 109 County Road 69  
**Status/Update:** Staff is drafting annexation application, including annexation map and survey, and impact analysis to present annexation petition and resolution initiating annexation proceedings to the Board of Trustees.

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**Agenda Item:** 423 Reese Street – Subdivision & Variance Request  
**Address:** 423 Reese Street  
**Status/Update:** Land use application submitted on 3/9/22. Subdivision of property with two existing residential structures (1903 & 1940) currently under condominium ownership that would also require a variance.

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**Agenda Item:** Conditional Use Review - Planet Bluegrass  
**Address:** 500 W. Main Street  
**Status/Update:** PCDC public hearing and Conditional Use Review approval recommendation 1/27/22. BOT Conditional Use Review held 2/23/22 and continued until 2/15/23.

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**Agenda item:** Site Plan Review - Main Stage Brewing New Building  
**Address:** 450/446 Main Street  
**Status/Update:**  
*1<sup>st</sup> Phase – Brewery & Beer Garden - Complete*  
*2<sup>nd</sup> Phase – Rear Brewery Building*  
  
Planning: Pre-App Conference completed; BOT (8/2/21) 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 (7/28/21), revisions & resubmission requested (8/3/21). Submission of partial items (10/27/21). No update.

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**Agenda item:** Development Plan Review – Lyons Hotel  
**Address:** 343, 347, 349, & 355 Main Street  
**Status/Update:** PCDC approval 1/24/22. BOT approval 2/7/22. BOT executive held 2/22/22 and direction provided to developer to draft proposed Development Plan Agreement. Anticipated review of Development Plan Agreement at 3/21/22 BOT Meeting.

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**Agenda item:** Code Enforcement Issue - Bonita Yoder  
**Address:** 401 2<sup>nd</sup> Ave  
**Status/Update:** No decision on Show Cause Hearing because permit cannot be issued to repair. Floodplain Development Permit (FDP) issued by Town to repair exterior siding only. Mortgage holder (bank) scheduling inspection of home to determine repairs required.

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**Agenda item:** Building Permitting Issue - REEB Cycles  
**Address:** 339 Broadway  
**Status/Update:** LFPD letter sent 1/6/22 requesting update, progress shown on building improvements and LFPD coordinating inspections. No update.

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**Agenda item:** Building Permitting - Lyons Valley Park Housing (Summit)

**Address:** Carter Ct, Lively Ct, Carter Drive

**Status/Update:** Performance Bond provided 1/31/22 and Right-Of-Way Permit issued by Town 2/10/22. Contractor has mobilized and performing pre-blasting surveys. Blasting permit anticipated to be finalized next week and blasting beginning week of 3/21/22.

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**Agenda item:** Building Permitting - Lyons Farmette

**Address:** 4121 Ute Hwy

**Status/Update:** Construction and inspections ongoing. *No update.*

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**Agenda item:** Building Permitting - A-Lodge Beer Garden Expansion

**Address:** 328/338 W. Main St.

**Status/Update:** Construction and inspections ongoing for Phase 2 Beer Garden Expansion. *No update.*

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**Agenda item:** Site/Development Plan Review - Spirit Hound Distillery Expansion

**Address:** 4196 Ute Hwy.

**Status/Update:** Pre-App Conference held 3/16/21. Awaiting Development Plan application. Resolution of water use & water dedication required prior to Development Review Process, Spirit Hound addressing the BOT 3/21/22.

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**Agenda item:** PUD Plan Approval - River Bend

**Address:** 501 W. Main St.

**Status/Update:** River Bend has hired a civil engineer to confirm the conditions of approval, specifically the Final PUD Plan meets all technical concerns by staff regarding the drainage report. Site Plan submission 10/21/21. Comments from Town Engineer provided on preliminary drainage report 11/15/21. *No Update.*

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**Agenda item:** Building Permitting – Igadl Dispensary

**Address:** 4170 Ute Hwy.

**Status/Update:** Construction and inspections ongoing. *No update.*

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**Agenda item:** Site/Development Plan Review - Generator Development (Lyons Ute Hwy, LLC)

**Address:** 4651-52 Ute Hwy

**Status/Update:** 1<sup>st</sup> Reading of Ordinance to remove PUD Zoning Application deadline requirement from Contract to Buy & Sell Real Estate. 2<sup>nd</sup> Reading completed 1/18 and Ordinance passed. *No update.*

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**Agenda item:** Commercial Subdivision/Condominiumization - Lyons Mane, LLC

**Address:** 402 Main St

**Status/Update:** Pre-app conference for commercial subdivision/condominiumization held 9/9/21. Partial application submitted 2/18/22, awaiting payment & confirmation of final plan.

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**Agenda item:** Building Permitting – Restaurant

**Address:** 432 Main St.

**Status/Update:** Gas line repair approved for restaurant, but need additional improvements for BLI. Code analysis of

space provided by owner, additional information requested by Town. **Permit issued for emergency repair of heater only.**

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**Agenda item:** Conditional Use Review - ADU

**Address:** 348 Evans St.

**Status/Update:** Pre-app conference held 6/29/21 for conditional use process for detached ADUs 6/29. Awaiting submission. *No update.*

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**Agenda Item:** Annexation - Bella la Crema

**Address:** 19617 N St Vrain Dr

**Status/Update:** Pre-app for annexation held 9/14/21. *No update.*

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**Agenda Item:** Annexation - Tebo/Rheingold Properties

**Address:** 4435, 4497, 4545 Ute Hwy, and 4617 Highland Dr

**Status/Update:** Pre-app for annexation held 7/26/21 with Tebo Properties. Pre-app for annexation held 10/5/21 with Rheingold properties. Awaiting submission. *No update.*

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**Agenda Item:** Site Plan Review – St. Vrain Market Addition

**Address:** 455 Main Street

**Status/Update:** Site Plan Application received 1/11/22. Application Certified Complete 1/25/22. Referral Period end 2/9/22. **Final Administrative approval of Site Plan issued 2/18/22. Building permit application submitted.**

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**Agenda Item:** Building Permitting – Marigold Lyons Restaurant

**Address:** 405 Main Street

**Status/Update:** Submitting Building Permit Application; No planning processes required. *No update.*

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**Related  
Infrastructure  
Projects:**

**Details**

US36 Multimodal Improvements	TIP grant from DRCOG through CDOT for Broadway improvements and parking spaces from 3 <sup>rd</sup> to 5 <sup>th</sup> . Initial design concepts being developed. <b>Public meetings held 3/8 and 3/10 to review conceptual designs.</b>
St. Vrain Corridor Trail	Grant for new trail from McConnell to US 36: Negotiating contract with Designer and Right-of-Way Consultant, concern with Budget shortfall on a number of grant funded projects. <i>No update.</i>
Longmont Pump Station (346 Evans)	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. Longmont working on lining water line going through town, and they will be using the parking lot on RR for a staging area, so the parking lot will be closed for about 6 months.
Longs Peak Dr. Improvements	Infrastructure improvements – roadway, water, stormwater, curbs, gutters, etc. Anticipate completion in early April. <i>No update.</i>
Black Bear Hole Improvements	2 <sup>nd</sup> Avenue and parking improvements, construction contractor mobilizing. <i>No update.</i>
4 <sup>th</sup> Ave. Ped Bridge & Safe Routes to School	Safe Routes to Schools 4 <sup>th</sup> Ave. sidewalk/pedestrian improvements. Contractor mobilized 2/7/22. Anticipate completion in June 2022. <i>No update.</i>

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**OTHER ITEMS: None**

# DEVELOPMENT PIPELINE

Town of Lyons  
Updated: March 11, 2022

New/Change

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2021	2022				2023	
				Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>109 County Road 69 (Martin Parcel) Annexation</b>	Annexation of Town Owned Property	109 County Road 69								
Notes: Staff is drafting annexation application, including an annexation map and survey, and impact analysis to present annexation petition and resolution initiating annexation proceedings to the Board of Trustees.										
<b>423 Reese St - Subdivision</b>	Subdivision & Variance Request	423 Reese Street	3/9/2022							
Notes: Land Use Application submitted and fee & escrow payment complete on 3/9/22.										
<b>Planet Bluegrass</b>	Conditional Use Review	500 W. Main Street	11/12/2021							
Notes: BOT Conditional Use Review held 2/23/22 and continued until 2/15/23 BOT Special Meeting.										
<b>Moss Rock Development</b>	Development Plan Review & Lot Consolidation	349 Main Street	11/15/2021							
Notes: PCDC approval 1/24/22. BOT approval 2/7/22. BOT executive held 2/22/22 and direction provided to developer to draft proposed Development Plan Agreement. Anticipated review of Development Plan Agreement at 3/21/22 BOT Meeting.										
<b>MainStage Brewery &amp; Beer Garden</b>	Site Plan Review	446 Main Street	7/28/2021							
Notes: Site Plan Review App submitted 7/28; Revisions requested 8/3; Partial Resubmission 10/27/21										
<b>Lyons Mane LLC Commercial Condominiumization</b>	Major Subdivision (Condominiumization)	402 Main St.								
Notes: Partial application submitted 2/18/22, awaiting payment & confirmation of final plan.										
<b>348 Evans ADU</b>	Conditional Use Process	348 Evans St.								
Notes: Pre-app meeting held 6/29/21										
<b>River Bend</b>	PUD Finalization	501 W. Main Street								
Notes: Comments from Town Engineer provided on preliminary drainage report 11/15/21.										
<b>Spirit Hound Distillery Expansion</b>	Site or Development Plan Review	4196 Ute Highway								
Notes: Resolution of water use & water dedication required prior to Development Review Process, Spirit Hound addressing BOT 3/21/22.										
<b>429 Main St.</b>	Development Plan Review	429 Main St.								
<b>Generator Development</b>	Zoning Amendment & Development Review	4651 & 4652 Ute Highway								
<b>Hawkins Annexation</b>	Annexation	113 Stone Canyon Road								
<b>Bella la Crema Annexation</b>	Annexation	19617 N St Vrain Dr								
<b>Tebo/Rheingold Property Annexation</b>	Annexation	4435, 4497, 4545 Ute Hwy, and 4617 Highland Dr								
<b>St. Vrain Market Addition</b>	Site Plan Review	455 Main Street	1/11/2022							
<b>Farmette</b>	Improvements	4121 Ute Highway	9/9/2020							
<b>Summit Housing</b>	Housing Development	0 Carter Drive								
<b>Igadi/Cirque LLC</b>	Retail Marijuana Development	4170 Ute Hwy.								
<b>A-Lodge Hotel</b>	Redevelopment & Expansion	338/328 Main Street	2/11/2021							
<b>210 Ewald ADU</b>	Conditional Use Process	210 Ewald Ave.	7/23/2021							

\*\*Developments above the red line have commenced; below the red line are "conceptual" with no official development process started

- Anticipated duration of Planning Process, start based actual or anticipated Land Use Application
- Anticipated duration of Building Permitting and Construction; Post Planning Approval