



Outlook

Monday's Meeting

From LINDA TEMPLETON <lrtempleton@prodigy.net>

Date Sat 10/19/2024 1:24 PM

To Dolores Vasquez <DVasquez@townoflyons.com>

Cc Greg Lowell <lowellgregory@gmail.com>

Dear Dolores,

I am including an email recently sent to the Town Board of Trustees, it is my understanding that in our absence at the meeting, that you will be available to read this email aloud in order to include it the minutes of the meeting.

We greatly appreciate your help in this.

With Regards,

Linda and Dick Templeton

From: LINDA TEMPLETON <lrtempleton@prodigy.net>

Sent: Sunday, October 13, 2024 4:44 PM

To: Board of Trustees <TOL_BOT@townoflyons.com>; Hollie Rogin <hrogin@townoflyons.com>; Andrew Bowen <abowen@townoflyons.com>

Subject: Proposed Build On McConnell Dr 'Triangle lot'

We are sharing our concerns regarding the proposed use of the 'triangle' lot on McConnell Drive. We hope you take these concerns seriously and to heart. We lived through the year of the Carter development, and this, though a smaller project would potentially have a much greater negative impact due to the heavy traffic area, and sensitive environment. We realize this is in the proposal stage and needs to overcome the set back and zoning issues, however, we thought it wise to speak up now.

- Environment : Impact on the overall environment due to proximity to ponds and St Vrain River, concerns are the existing natural wildlife and avian areas, and the potential drainage issues during and after construction.

-Parking: assuming two cars per household and the current absence of parking in this high traffic area, the concern would be that this would require heavy pavement in this natural area, and the visual result would be a paved over parking lot.

-Traffic: McConnell Drive is heavily 'overtrafficed' currently, with little adherence to speed limits, cross walks and no parking zones. Living in LVP we have vast personal experience with these and other issues that are not enforced by our current authorities. If this area is already 'bursting at the seams' why add more pressure.

-Pressure: Can Lyons absorb this additional pressure to town utilities without sacrificing current residents?

-Construction: This seems a logistical nightmare. The build on Carter created massive amounts of heavy equipment traffic for months, that project had the space to park and stage the equipment.

McConnell Dr has NO Parking in this area, how would construction equipment, supplies, dumpsters, etc be handled without a huge impact on the local residents.

-Current Use: This area designated by signage as "Lyons Valley River Park", is heavily used by locals as well as *many* others from the county.

There are multiple dog walkers, bicyclists, hikers, etc that frequent these paths and ponds daily. This is a solid 'drawing card' to bring others into Lyons and share an appreciation of nature. Why would our town sacrifice or compromise any part of this?

-Aesthetics: The proposed 3 story buildings with heavily paved parking would greatly detract from the natural area and the LVP homes as this is the entrance to the development.

-Priorities: It seems that the Town of Lyons should be focused (time, attention and finances) on addressing current growth pains and issues rather than create more. We have seen little to no enforcement of any rules or laws in this town - including speeding, illegal parking, kids jumping off the McConnell Dr bridge daily, cars not yielding to pedestrians or bicycles, rafters ignoring high water restrictions, active fishing in the ponds, dogs off leashes regularly, and golf carts speeding down any and all trails regardless of restrictions. As well, the poor planning and completion of sidewalks is disappointing. Add to these issues our downtown is an eyesore and semi-dead, it should be a lively calling card for Lyons as well as a strong contributor to our tax base....what a lost opportunity.

In the management plan you speak to protecting the environment as well as the existing residents. This proposed project does neither, and may leave the town open to legal repercussions due to possible noise, property damage, utility interruption, environmental damage and drop of property value, with a resulting drop in property taxes.

In closing let us say that we are very sensitive to the need for everyone to have access to housing and services, however this should be balanced with the effect on the community as a whole. The quandary is whether this can really work toward solving one problem, while tipping the balance to creating a larger problem for more of your citizens.

Sincerely,

Dick and Linda Templeton

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