

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Comment: Moss Rock development
Date: Friday, January 21, 2022 1:11:33 PM
Attachments: [image001.png](#)

FYI

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
303-823-6622, ext. 12
dvasquez@townoflyons.com

From: sarah moyle <sarah.s.moyle@gmail.com>
Sent: Friday, January 21, 2022 12:22 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Comment: Moss Rock development

Please kindly consider this email a contribution to the public comment for the Monday, February 7, 2022 at 7:00 pm, public hearing before the Board of Trustees concerning a development review plan for a 79 room hotel on the property at 343, 347 and 349 Main Street.

Thank you for the opportunity to provide comment on the new hotel. The Town of Lyons has until recent years heavily depended on revenue from new homes to fund its budget. With only a handful of open lots left, this revenue source is depleted. If the town and its residents want to continue to enjoy parks, concerts, utilities and things that make Lyons the town it is, the Town must have a new reliable revenue source. While the Town has long sought tourism as a means to do this, the failure of the Town infrastructure to support this concept has made this an impossibility until now.

The new hotel will ensure that Lyons will capture a predictable income through tourism. These gains will not only be felt in the Town budget but directly by residents through providing consistent income for the restaurants and entertainment that we all enjoy. Without the hotel, Lyons is at high risk of becoming a commuter ghost town; Apple and others are scheduled hire thousands of employees in the next few years in Boulder county. For Lyons that means increased house prices but no more revenue for the town. If Lyons cannot maintain a budget, cannot keep restaurants, cannot financially support the music community, Lyons will end up looking like a small version of Berthoud. The Town MUST be able to fund itself.

I recognize that the hotel may feel to some like it is depleting the charm of Lyons and this is certainly understandable. The problem is that developments are coming whether people like it or not. Our choice is whether we want to leverage building to fund the town and all the other stuff we really

enjoy about Lyons or if we want to passively let development drive an urban sprawl with no downtown and let the Town die as it has no municipal income. I vote for supporting Town revenue. I vote against an urban sprawl commuter town. I vote for downtown development.

- S. Moyle
Kelling Dr, Lyons