

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: Comments on Proposed Moss Rock Group Hotel in Downtown Lyons  
**Date:** Monday, January 24, 2022 9:43:05 AM  
**Attachments:** [image001.png](#)

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FYI

*Take care,*

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
Town Clerk  
303-823-6622, ext. 12  
[dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com)

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**From:** Eric Greene <[erigre@gmail.com](mailto:erigre@gmail.com)>  
**Sent:** Sunday, January 23, 2022 3:49 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>  
**Cc:** Eric Greene <[erigre@gmail.com](mailto:erigre@gmail.com)>  
**Subject:** Comments on Proposed Moss Rock Group Hotel in Downtown Lyons

Hello Dolores,

Will you enter this email into the Public Record and pass it on to members of the PCDC and BOT please? Thank you!

Eric

My name is Eric Greene. I live in unincorporated Boulder County approximately one mile outside Lyons town limit in the South Saint Vrain Valley. My wife and I moved to Lyons last year, 2021, after watching Boulder turn into a place I do not recognize anymore. I moved to Boulder in 1989 to enjoy the outdoors, climbing being the primary motivation. After 30+ years I am done with the changes that have ruined what Boulder was about for me.

I understand that change and growth are part of life and especially on the Front Range of Colorado. The problem seems to be a lack of planning. One needs only look to the east to see the sea of boxes with no town center, a suburban wasteland, as well as the spread both laterally and vertically in Boulder proper and most towns surrounding Denver. At some point the reality of the lack of water to support all this growth is going to become real. And that's just one point against the planned Moss Rock Group hotel in downtown Lyons.

I've been scrambling to find as much information about the proposed hotel as possible as I have just become aware that this (79 rooms, three story structure, nearly 25% of Lyons downtown!) could even be considered a reality. I've been able to gather some information from various sources, public

and private, and I will list below what I believe are critical issues that need a clear solution before this can go forward.

### **1. Water**

I assume the new owners acquired rights to existing taps of the demolished buildings, but I'm pretty sure those would be nowhere near the requirements for 79 rooms and every other aspect of running a hotel. Where will that water come from? And who pays for it?

### **2. Sewage**

I know the current Treatment Plant was rebuilt post 2013 flood, but I also know that there are legal issues that are not resolved with that plant. It seems that it's already struggling to service the needs of Lyons as it stands right now. How is that plant going to take on 79 rooms, plus all the proposed amenities from the proposed hotel?

### **3. Parking**

The proposed hotel has no parking on site.... This is a plan?

### **4. Traffic**

Every local must navigate many thousands of vehicles passing through Lyons year round and 6-7 months of the year it's pretty much congestion with people accessing Estes Park and South Saint Vrain Canyon. This is only going to increase as more people come to enjoy our great mountains. 80-150 additional vehicles vying for local parking, whether the hotel provides car service or patrons are searching is additional congestion and frustration to local businesses and residents.

### **5. Fire Department**

From what I can gather from local input, the Lyons Fire District is not qualified at the moment to fight a three story structure fire. I do not have the details of what is required to comply, but who is responsible to pay for training and equipment? As we saw last month just a ways to the south in Superior and the 2020 Calwood Fire, fire is a real threat.

### **6. L.U.R.A. and Tax Revenues**

I believe the proposed hotel would be in a Lyons Urban Renewal Authority area. I have started to read what is available from the Town Council, but it's quite a lot of information and this will take some time to grasp the intricacies. It seems that the proposed hotel could actually get tax breaks and compensation? I will continue my research, but this surely needs to be clearly spelled out for the citizens of Lyons.

This proposed hotel is a major change to downtown Lyons. The information of what exactly would be the outcome should the proposal go forward should be much more readily available to the citizens of Lyons and the surrounding unincorporated areas that consider Lyons as "town".

I could go on about the Moss Rock Group's owners, neither of them local, wanting to change the face of our town at the site and the surrounding areas with an influx of people and traffic, so they can benefit financially. It's blatantly short sighted and obviously I do not agree with this proposal.

Best,  
Eric Greene  
23 January 2022