

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Comments for PCDC Public Hearing January 24, 2022
Date: Monday, January 24, 2022 9:43:36 AM
Attachments: [image001.png](#)

FYI

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
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From: Rick DiSalvo <rjdisalvo@msn.com>
Sent: Sunday, January 23, 2022 4:04 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Cc: bbdisalvo@msn.com
Subject: Comments for PCDC Public Hearing January 24, 2022

Hello Clerk Vasquez, this email contains our comments to the PCDC for Moss Rock Development Hotel Proposal and the Planet Bluegrass Conditional Use Application.

Our names are Richard DiSalvo and Bonnie DiSalvo, we live at 419 Park St, Lyons CO 80540. This is in the area known as the Confluence. Thanks for the opportunity to submit written comments.

Hotel Proposal - We are in favor of building a hotel at the location specified in the proposal, as we believe more hotel/motel rooms are sorely needed in Lyons to make Lyons a stay-over destination and not just a pass-through or temporary stop. If more folks can find accommodations, it stands to reason many our downtown businesses will benefit and the community will benefit from the increased lodging tax revenue. We are not sure what the "right size" for the hotel should be, but appreciate the PCDC members' hard work in this regard. Personally, except as outlined below regarding parking, the proposed design and size do not cause us any concerns.

We recently visited our daughter over the holidays and while walking the beach on Hilton Head Island, SC met a woman who lives there. When she learned we live in Lyons she told us she recently attended a family wedding at Planet Bluegrass (small world, huh?). She said she enjoyed it very much with one drawback - she could not find any place to stay nearby and had to book a room in Longmont.

We have heard some Lyons residents are concerned about water and sewer impacts from the proposed hotel, but we think the PCDC should take into consideration that about 80 full-time residences were lost in the flood, reducing water and sewer use proportionately and we have a new sewage treatment plant. The hotel will likely not be fully booked every day, so even at 79 rooms water and sewer should not be a major impact when compared to before the flood residential water/sewer use.

However, we do have a concern about parking that we hope the PCDC can resolve or at least recommend for further study before making a recommendation to the Board on the hotel proposal. If there is a dearth of dedicated parking for the hotel, people staying or visiting the hotel will be forced to drive around looking for nearby parking. In the summertime, Parks and festival goers tend to travel through the Confluence neighborhood, driving up and down our streets looking for parking. We don't have an issue with people parking along our street (though we know some of our neighbors dislike it), but the traffic increase from folks driving around in vehicles of all sizes and noise levels hunting for parking is often annoying. Also, we never quite know if and when parked vehicles will be removed. Last summer there was a construction company pickup truck parked in front of our house for several days, and we eventually called the company who owned the vehicle because it was blocking the walk way to our house and we wondered if they could move it. Turns out it was stolen in Golden the week before, so the owner had no idea where it was, and we had no idea a car thief selected our house to drop the stolen goods. So, the more vehicles parked randomly along our streets for indeterminate periods, the more questionable the safety of our neighborhood becomes.

We thought at one time, before the Parks reopened, that the Town was going to commission a Town parking study, but we haven't heard if that's on the radar yet. But the hotel proposal makes such a study imperative, we think. If users of the hotel end up driving around and parking in the Confluence (a convenient place once the 4th Ave. pedestrian bridge is completed) it would be a burden not anticipated in a residential neighborhood.

This issue is not insoluble, given for example the parking available by the Sewage Treatment Plant and at the Parks most of the year. A hotel could arrange for customers to park at places like these and send a golf cart to collect folks and bring them to the hotel. This would reduce the need for people to drive around looking for parking, would be eco-friendly if electric golf carts are used, and would perhaps provide job opportunities for folks who wanted to be drivers for the hotel. Other businesses downtown could also take advantage of this service.

Planet Bluegrass Conditional Use - We agree with the proposed conditional use as it will tend to provide some additional more certain parking options for festival goers and perhaps leave more certain parking for other visitors and residents in Town during these events. But we hope the PCDC will consider our parking related comments on the Hotel Proposal in making a recommendation to the Board. That is, we think a parking study needs to be conducted for the

Town. The study scope should encompass the various parking needs at various times during the year. The cumulative impact of these needs should also be considered.