

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: Citizen input for Monday 24th's Public hearing on 4th/Main Hotel development  
**Date:** Monday, January 24, 2022 9:44:54 AM  
**Attachments:** [image002.png](#)

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FYI

*Take care,*

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
Town Clerk  
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**From:** [john@klrealty.net](mailto:john@klrealty.net) <[john@klrealty.net](mailto:john@klrealty.net)>  
**Sent:** Sunday, January 23, 2022 5:32 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>  
**Subject:** Citizen input for Monday 24th's Public hearing on 4th/Main Hotel development

Dolores

It has come to our attention that a meeting is to be held to take public comment on the proposed hotel on the corner of 4<sup>th</sup> and Main. We are business owners operating in the town of Lyons and as such have not been adequately informed of the process or the situation, we feel. Nevertheless, please record our comments of below in the public record.

1. Our Opinion

Overall, we vote against a proposal of this size. While we would welcome a smaller, exclusive boutique hotel that blended into Lyons' style, we stand adamantly opposed to an 80-bed hotel that will replicate north Boulder town planning. The sketch of the proposed development in the Redstone Review was abominable and reflected nothing of Lyons' downtown ambience. If it is not financially viable as a smaller, more attractive unit, then the developers should look further afield where there is space. Currently Lyons is considered to be a quaint, small town and residents moved here for that very reason. Let's keep it that way. As business owners we actively support the local small enterprises through our patronage, and our efforts are reciprocated. A large hotel operation will dilute our personal interaction, interfere with our mobility and smother our individual personalities. The hotel itself is likely to be busy in summer and a white elephant in the off-season so one could expect a skeleton staff during winter and no contribution to the town's energy in the dark months.

2. Traffic.

The most apparent flaw to the uninitiated would be the traffic load. Our sole resource so far is the article in the Redstone Review, so we may be misinformed. However, Lyons traffic is already uncomfortable and we are in our second year of diminished traffic on account of Covid. In summer when the hotel would be at its busiest the streets are choked with bikers, cars and tourists anyway. Therefore, we feel the building should accommodate in its own space one parking space per guest

room and an allocation for staff, at a minimum.

### 3. Utility Load

The town is still struggling to accommodate its current residents with water, electricity and sewage disposal if word on the street is anything to go by. They should be satisfied first and the systems upgraded to cope if any flaws do in fact exist before engaging expansion dreams.

### 4. Current Economics of local businesses.

High tax rates have already impacted the viability of numerous businesses in town, so the question here is: will there be any extra load upon current residents, or avoidance of any costs or taxes earned by the developers or special benefits to them, or diversion of tax revenues from the Town of Lyons as a result of this development? Before moving forward, this needs to be clearly spelled out to the residents of Lyons.

### 5. Let the citizens vote.

If the Town can hide behind the code, then change the code if the citizens require it. If the consensus of eligible voters is for the project, then let it happen. If otherwise, it should be amended or abandoned for something the town really needs in the voters' opinion. Further, bear in mind the opinions of the many residents who live outside the voting boundaries of the town but who nevertheless contribute significantly to its economy.

## **John Dabbs and Karen Libin**

Proprietors, property owners and taxpayers in the Town of Lyons

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