

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: NO to the 79 Room Hotel as Proposed, NO to Planet Bluegrass/Apple Valley Rd. Modifications  
**Date:** Monday, January 24, 2022 2:08:14 PM  
**Attachments:** [image001.png](#)

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I think you already have this one....

*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:** Hollie Rogin <[hrogin@townoflyons.com](mailto:hrogin@townoflyons.com)>  
**Sent:** Monday, January 24, 2022 2:07 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>; Victoria Simonsen <[vsimonsen@townoflyons.com](mailto:vsimonsen@townoflyons.com)>  
**Subject:** Fw: NO to the 79 Room Hotel as Proposed, NO to Planet Bluegrass/Apple Valley Rd. Modifications

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**From:** Sharon Denton <[claywoman3479@gmail.com](mailto:claywoman3479@gmail.com)>  
**Sent:** Monday, January 24, 2022 2:02 PM  
**To:** Nicholas Angelo <[NAngelo@townoflyons.com](mailto:NAngelo@townoflyons.com)>; Mark Browning <[MBrowning@townoflyons.com](mailto:MBrowning@townoflyons.com)>; Michael Karavas <[MKaravas@townoflyons.com](mailto:MKaravas@townoflyons.com)>; Greg Lowell <[GLowell@townoflyons.com](mailto:GLowell@townoflyons.com)>; [w.miller@townoflyons.co](mailto:w.miller@townoflyons.co) <[w.miller@townoflyons.co](mailto:w.miller@townoflyons.co)>; Hollie Rogin <[hrogin@townoflyons.com](mailto:hrogin@townoflyons.com)>; Kenyon Waugh <[KVaugh@townoflyons.com](mailto:KVaugh@townoflyons.com)>  
**Subject:** NO to the 79 Room Hotel as Proposed, NO to Planet Bluegrass/Apple Valley Rd. Modifications

- Nicholas Angelo, Mayor.
- Mark Browning, Mayor Pro Tem.
- Michael Karavas.
- Greg Lowell.
- Wendy Miller.
- Hollie Rogin.
- Kenyon Waugh.

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I have lived in Lyons for 30 years.

I am not opposed to a hotel in this location, I am opposed to the large-scale 79 room hotel as presented in architectural plans submitted for review. More incrementally scaled commercial growth in a small community of 2,200 people is more appropriate. I understand local firm Arch 11 proposed a smaller scale 30+ room version which would be more in-line for this location & community. If the hotel is at full capacity, that likely would be an additional 150-300 people seeking hospitality & recreation resources. Whatever the size, the hotel should provide sufficient on-site parking for its guests & employees, which is customary for hotels everywhere.

I am vehemently opposed to the size & scale of this three story behemoth of brick & steel which absolutely does not fit into the character & aesthetic of Lyons. It looks more like a Boulder/Denver project. It will overshadow our downtown & open the door for even larger scale gentrification of this smaller, funkier community that attracted many of us. Everyone I speak with is opposed to this hotel as proposed. The well documented problems already created by overcrowding of the parks & trails in the summertime is but an indication of what the hotel's added traffic would exacerbate.

The lack of parking provided by the hotel will create a maelstrom for locals & local businesses & restaurants, and the bumper to bumper tourist traffic in the spring/summer/autumn months will only get worse. Additional impacts include water resources, fire department resources, sewage treatment, congestion, increased automobile traffic & pollution from hotel employees & guests commuting to Lyons, etc.

If this large-scale project is allowed to go through as proposed, it will forever alter the SOUL & CHARACTER of this charming, little town and there will be no turning back!

In addition, regarding the Apple Valley Road modification by Planet Bluegrass, I am profoundly opposed to camping & any additional activity on the south side of the river, than what was originally agreed to. The land has been groomed and a fence built without permission or approved permits perhaps with the intention of these changes? It will directly affect the wildlife and locals who use this charming road for walking, biking and primarily the residents who live on this quiet, lovely road. It's one of the gems of the area. I say no to the increased noise, congestion & impact to the animals, fish & birds who call this place home too.

I have loved Lyons & have been an involved member of the community for 30 years. Thank you for considering my input.

Sincerely,

Sharon Denton

Lyons

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"Kindness in thought leads to wisdom.  
Kindness in speech leads to eloquence.  
Kindness in action leads to love."

Lao-Tzu