

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Comments for Moss Rock Public Hearing
Date: Monday, January 24, 2022 1:16:14 PM
Attachments: [image002.png](#)
[image001.png](#)

FYI

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
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dvasquez@townoflyons.com

From: Matt Bolkovatz <Matt.bolkovatz@longmontcolorado.gov>
Sent: Monday, January 24, 2022 1:10 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Comments for Moss Rock Public Hearing

Hi Dolores,

Matt Bolkovatz from 308 Seward St writing with concerns to be addressed at tonight's meeting.

Please address my notes of concern regarding Moss Rock's public hearing to consider development for a 79 room hotel and conference center. If possible, I would like my concerns read and addressed.

While I first state I am in favor of a downtown hotel in Lyons, I do have the following concerns that I would like clearly addressed in tonight's review:

- Parking – a hotel and conference center with 79 rooms plus conference rooms will need a lot of parking. Downtown Lyons already has parking issues during the busy spring, summer, and fall seasons. Weekdays can be difficult to find downtown parking and weekend parking is extremely difficult. To add the need to park potentially 79 additional cars plus the cars of the staff and any non-lodging visitors, the situation will go from already bad to impossible.
 - The plan needs to address onsite parking for lodging guests, visitors to the hotel, and staff and should be based on full capacity of the property. This need would be close to 100 additional spaces that the downtown could not handle.
- Congestion – adding to the parking issue for up to 100 additional vehicles, downtown congestion would substantially be increased. We have all seen the long lines of cars during summer weekends backed up to the Stone Canyon / Ute Hwy intersection. Adding additional downtown traffic is only going to increase the congestion downtown and add to the line of cars driving to or through downtown.

- 4th Ave Safe Routes to School – As you may know, Lyons was awarded a grant for “Safe Routes to School” with the 4th Ave corridor being the safe route. Adding more people, more traffic, and congestion to an already busy 4th Ave does not make for a safe route.
 - Will this project have any impact on the grant funding and planning that is already in the works?
- Load on current public utilities
 - we all know there are already loading issues with our town Waste Water Treatment plant; how much impact would 79 rooms, hotel staff, hotel restaurant, and employees add to the load? Could our current treatment plant handle the increased load?
 - How about water demand for the project? Water is an expensive resource in Lyons; can our current infrastructure handle the demand of this proposed project? Can Longmont water support the increase in demand? Will the increased demand cause an increase in town wide rates?
 - Same concerns for electric – can our current town infrastructure handle the additional demands of this project or will there need to be updates to the current infrastructure? Will the town bear the burden of these updates?
- Fire and safety
 - Does our volunteer fire department have the assets to fight a fire at such a property? Are the staff trained for a structure fire at such a large, high density property?
 - Do the downtown water mains have adequate flow and pressure to fight a fire with such a densely loaded property?
- Boulder County Sheriff’s Office – with the limited resources the town has for policing, can the Boulder Co Sheriff’s office handle the potential increase in demand downtown?
 - Has the proposed project planned for additional security staff onsite?

Thank you for your assistance!

Matt

Matt Bolkovatz

Sales and Distribution Manager | he, him, his
NextLight | City of Longmont

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