

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: COMMENT ON PROPOSED HOTEL FOR LYONS PCDC AND BOT
Date: Monday, January 24, 2022 9:42:41 AM
Attachments: [image001.png](#)

FYI

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
303-823-6622, ext. 12
dvasquez@townoflyons.com

From: Kelly Asche Moninger <kellyrub@aol.com>
Sent: Sunday, January 23, 2022 3:33 PM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: COMMENT ON PROPOSED HOTEL FOR LYONS PCDC AND BOT

Hi Dolores,

Could you please enter this email into the public record and deliver it to the members of the PCDC and BOT? Thank you.

My name is Kelly Moninger, and I live approximately 1 mile outside of Lyons, in the South Saint Vrain Valley. I moved to Lyons last June, after 30 years in Boulder. I chose Lyons as my 'forever place' for several reasons. Lyons is a small town and retains a small town feel. There is respect for the natural beauty here. There is an incredible spirit and strength of community. I've lived here 7 months and have made friends and connections that have enriched my life.

I am opposed to the hotel project as it is proposed, and hope you reject it.

There is a lot of chatter around town about the parking issue. This is certainly a concern. Even during the 'off months', could a hotel of this size even accommodate half capacity parking? Where would the employees park? Where would visitors to the hotel restaurants park? Where would people who would be 'encouraged to utilize the courtyard' (a quote from the proposed developers) park? In the surrounding neighborhoods? Then where would residents park? That would change to what Boulder became. Neighborhoods with limited parking times, special stickers on cars for exemptions. Those didn't really solve the problem in Boulder.

It is my understanding that Lyons has remained a small town because there is limited water available for residents in this area. Where is the water going to come from to sustain a hotel of this size? For the rooms, laundry, restaurants, etc, where will it come from and how will it impact the available water to residents? With a significant draw on the available water, will water prices for residents increase? Is the hotel, responsible for this increase, willing to pay a premium for water so the

residents don't have to see their prices increase?

It is also my understanding that the waste water treatment plant is at capacity as it stands. How will it be impacted by a hotel of this size? Again, I reference rooms, restaurants, laundry, etc, and who will pay for all of this?

Esthetically, I love my funky town of Lyons. It's quaint, charming, homey, and doesn't look like Boulder. I don't want a hotel to come here that looks like Boulder. I've seen the proposed drawings. Ugh. If I wanted Lyons to look like Boulder, I would have stayed in Boulder. If I wanted the downtown area to increase it's feeling of density, I would have stayed in North Boulder. With the proposed 3-story structure, it won't blend into the esthetic of downtown Lyons. It will be an eyesore, especially to the residents in the immediately surrounding areas. I understand there would be an added burden on the emergency management for a building this size. Will that be paid for by increased taxes? Will those increases become burdensome for existing, long-term residents of Lyons?

I've read that this property falls under the Lyons Urban Renewal Authority (LURA). Will tax benefits from LURA go into a general fund for all of Lyons, or just back to this particular property? Again, how does this benefit the town and residents of Lyons?

There seem to be so many questions about how this hotel, as it is proposed, will benefit the town of Lyons. There also seems to be so few reasons to go ahead with this project, as it stands. I may not be very eloquent or educated in all the ins and outs of rules, laws, taxes, water impacts, sewage issues, etc., however, I hope I am able to impart that I am opposed to this project.

Thank you for your time,
Kelly Moninger