

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: Sally Van Meter- would like you to take this to the virtual meeting somehow please, and thank you!  
**Date:** Monday, January 24, 2022 12:28:38 PM  
**Attachments:** [image001.png](#)

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FYI

*Take care,*

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
Town Clerk  
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**From:** Sally Van Meter <[sallyvan@earthlink.net](mailto:sallyvan@earthlink.net)>  
**Sent:** Monday, January 24, 2022 12:25 PM  
**To:** Dolores Vasquez <[Dvasquez@townoflyons.com](mailto:Dvasquez@townoflyons.com)>; Nicholas Angelo <[NAngelo@townoflyons.com](mailto:NAngelo@townoflyons.com)>  
**Cc:** Sally Van Meter <[sallyvan@earthlink.net](mailto:sallyvan@earthlink.net)>  
**Subject:** Sally Van Meter- would like you to take this to the virtual meeting somehow please, and thank you!

From Sally Van Meter, a resident since 1998 here in Lyons. Regarding my concerns about the proposed hotel at 4<sup>th</sup> and Main St.

Dear Town of Lyons Board of Trustees and Town Hall.

I urge you to reject the Moss Rock proposed hotel project. It is very poorly conceived as currently planned as well as the many issues it will create for our beautiful town. I believe it will change and potentially damage the quality that only Lyons offers to its residents if you allow this project to move forward for the main reasons of 'economic lifeline'.

Does this town really need an 80-room hotel and can it support itself during the off-seasons? How can you be so sure of the projections of full capacity during the off-season? In fairness, I can see the need for a much smaller hotel that could potentially fill an occupancy rate of forty visitors a day- still unlikely- but eighty rooms seems a grandiose notion for a town whose small business owners barely eek out a living during those months. Where does this successful tourism notion make it worth it in a town that rolls up its sidewalk at 6 pm? We are not Boulder; we do not have the population to support the notion that this will create a constantly thriving scene and local jobs when people cannot even afford to live here due to escalation of rental and reasonably priced housing!

Then there is parking. It seems logical to assume that an 80+-room hotel would require more than the '1 car per room' scenario. So, if we start taking away space to accommodate those folks who will mainly choose to stay for the festival or a wedding taking place up the road, what happens to the needed parking for the local small business that depend on parking to be available for their potential customers? And what about Lyons residents- many who already feel that they have no voice in this proposed 80-room hotel- who (like me) support these local business? What parts of the town will you ruin the small town character for to provide parking for the hotel business? And paid parking? For the locals?

Next for consideration is utilities and usage of our town utilities. First off, who will end up paying for the water in particular? How much energy use will happen, what kind and do the town residents take on bulk of this burden instead of the proposed hotel owners? How does this fit in with the Longmont agreement? And then there

is the sewage treatment to consider. Who actually ends up paying for the upgrades to an already problematic treatment plant that already has a lawsuit going?

Town character and aesthetics: Why in the world does Moss Rock, BOT and TOL think that the physical aesthetics / near identical twin look to the lofts and hotels one finds Boulder fit in with the natural beauty of the town, and its beautiful sandstone buildings that reflect our history??? Why can't we require this company to adhere to the visual characteristic of our town, including the use of sandstone versus a brick facade? And who is to say this company won't sell out to a hotel chain that cares nothing about our town and its residents and their quality of life. It seems to me that special interests/big money take precedence over the quality of life- that folks, from those born and raised here to the new residents that came looking for this same quality of life- that only a small town can provide.

Last concern here is that there is not enough transparency for all the details that the locals need and to know about.

There are even more issues to explore before you allow these interests to consume this town. I urge you, I plead for to keep exploring options to maintain the quality of the Town of Lyons and to scale down this hotel to something much more reasonable in terms of expectations instead of handing over a 'blank check' to an owner or a company that has no conscience regarding what happens to a beautiful and special town, and to local folks who don't want a vulgar, oversized Boulder style hotel that does not fit in. Please wake up and look further into the future than what you are currently considering as important.

I truly hope you will all look beyond a 'potential' for the money. I hope you will find a way to keep our town *Our Town* as we love it and want it to remain such as much as possible.

Very sincerely, Sally Van Meter