

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: Planet Bluegrass Conditional Use Permit Public Comment  
**Date:** Wednesday, January 26, 2022 4:00:50 PM  
**Attachments:** [image001.png](#)

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*Take care,*

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
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**From:** Joshua Schnabel <[jschnabel@gmail.com](mailto:jschnabel@gmail.com)>  
**Sent:** Friday, January 21, 2022 3:28 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>  
**Subject:** Planet Bluegrass Conditional Use Permit Public Comment

Hello, I thank you for the opportunity to provide my comment. Please enter this statement to the project record. Many thanks, Josh Schnabel

I would like to offer public comment on the matter of the proposed development of a 79-room hotel on the property at 343, 347 and 349 Main Street, the site of which has already been cleared and is undergoing preparations for development.

There are opportunities for potential gain through a careful balance between the preservation of our town's unique cultural and historic fabric and the clear and unmistakable need for economic investment. We would be wise to try to strike this balance. My comment is in two parts, as presented below.

Part 1 (Economic Benefits):

I support the development of a hotel, mainly for the economic contributions it would provide to existing main street businesses and the local economy in general, which have suffered chronically from lack of investment. The hotel will provide the town of Lyons with a long-overdue opportunity to capture visitor spending related to weddings and special events, which is consistently leaked to the neighbouring cities of Longmont and Boulder. The hotel will also serve as a potential point of interest for visitors transiting through town to destinations closer to Rocky Mountain National Park, such as Estes Park, where further leakage occurs.

Part 2 (Design Elements):

The hotel should be built to standards worthy of the unique place within which it resides. This is especially important given the recent removal of several buildings which contributed to our main street's historic character. Just as any new development on Main Street would need to do, the

proposed hotel should demonstrate adherence to existing Town of Lyons Design Standards, either formalised or in draft; and, to the extent feasible, the design of the hotel should incorporate elements reflective of the historic setting within which it will be located. These elements include:

1 - The use of architectural finishes that **compensate for the disproportionate scale** of the proposed development by fitting within the character of adjacent buildings;

2 - Incorporation of natural stone and/or wood-based materials, or equivalents, in order to **promote elements of the local setting**;

3 - **Minimal use of reflective materials or modern elements that detract** from the existing historic character of main street;

4 - **Retention or incorporation by design of existing buildings on site** that would contribute to the above elements, such as the property located at the corner of 4th and Main, which still operates a viable business in a visually-appealing brick building that contributes to the unique story of our town;

There should be no bias that incentivizes the project design team to forego the incorporation of any of the above-listed design elements in the interest of cost savings or for any other reason. In other words, the incorporation of these design elements should not be limited solely on the basis of convenience, lack of creativity, or the availability of financing.