

**From:** [Dolores Vasquez](#)  
**To:** [Marissa Davis](#); [Philip Strom](#)  
**Subject:** FW: Comment Addendum on Proposed Hotel for Lyons BOT  
**Date:** Thursday, January 27, 2022 2:34:28 PM  
**Attachments:** [image001.png](#)

---

FYI..

*Take care,*

*Dolores M. Vasquez*



Dolores Vasquez, CMC  
Town Clerk  
303-823-6622, ext. 12  
[dvasquez@townoflyons.com](mailto:dvasquez@townoflyons.com)

---

**From:** Ben Wright <[silas\\_wright@yahoo.com](mailto:silas_wright@yahoo.com)>  
**Sent:** Thursday, January 27, 2022 2:22 PM  
**To:** Dolores Vasquez <[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)>  
**Cc:** Me <[silas\\_wright@yahoo.com](mailto:silas_wright@yahoo.com)>  
**Subject:** Comment Addendum on Proposed Hotel for Lyons BOT

Hi Dolores, could you please enter this email into the public record as an addendum to my comments of 01/20/2022 and deliver it to the members of the BOT? Thanks! Silas

-----  
These comments are a follow-on to the January 24<sup>th</sup>, 2022 PCDC meeting which I attended until Apple Valley was cut off due to internet outage by Lyons Communications.

My name is Silas Wright and I live in unincorporated Boulder County at 1005 Apple Valley Road. I am a relative newcomer and work as a mental health counselor for survivors of trauma including veterans and first responders. In that vein, I am taking steps to offer pro bono services through LEAF to local residents. I do not have a vested economic interest for-or-against the proposed hotel (other than wanting to be able to afford living here) but care deeply about the long-term sustainable quality of life for Lyons and surrounding residents.

I STILL urge you to reject the proposed hotel project. It is very poorly conceived as currently planned on multiple fronts I will address or question below. I believe it will damage the lives of the residents of Lyons irreparably if allowed to go forward despite the hopes of some that it will be an economic lifeline.

1. PCDC handling of its recent public comments period – The commissioners and associated staff did NOT set time limits on each person’s comments giving a few influential (and I suspect coordinated) proponents to dominate the comments and leaving community members with the impression that everyone supports the hotel. This is vastly untrue given even a cursory look at discourse on the local unofficial forum “Lyons Happenings”. The BOT in its

meetings to come should set time limits on individual comments and allow divergent views to be heard. This could be accomplished with sign-ups, one proponent period, one opponent period, and time limits.

2. Fire District – Despite the current approval of this hotel plan, the former Fire Chief J.J. Hoffman has stated in a public forum that there is a paper trail of past emails, meeting minutes, and letters that indicates three-story structures should not be built without the Fire District first having the equipment and training to back up on-site fire suppression and safety equipment. Will the BOT and town departments be able to back-up their decisions and approvals should the regional press file CORA requests with the town? Will those decisions and approvals be defensible if there is an on-site safety or fire incident with subsequent victims' litigants filing CORA requests?

3. Parking – After the PCDC presentation by the applicants, it is clear they made a number of magical thinking steps in the parking plan. The day-to-day operation of this planned hotel would require more than 79 parking spaces, many more despite the minimum required by town ordinance. There are many moving parts and assumptions to their parking plan that also have to go perfectly to get even the minimum required spaces. The US 36 Multi-Modal Plan needs to come in on time and as intended. I assume the Multi-Modal Plan had other non-hotel usage planned. The plan would require the town to lease another parking lot near the Fire Department to the hotel which I also assume has other intended usages. There was even talk of using LES parking, correct? The Moss Rock plan assumes valet service. Will guests use a valet, pay-as-they-go system or just find their own parking in surrounding neighborhoods? Where will the supposed 100 employees park particularly if a large percentage of them are commuting into Lyons? Where will vendors and suppliers park? Where will the patrons of the on-site restaurant, roof-top bar, and café park? Where will the Fire Department park their equipment if there is need?

4. Water and Sewage Treatment – It is disturbing that Moss Rock provided no details on water usage requirements, fixtures, and other relevant details. Is it really the town's plan to just assume the best and wait to the building permitting phase after the project has momentum? How can the Utilities Department describe the plan as "adequate" when there are significant missing details?

5. 2010 Comprehensive Plan – Does it not say \*future\* overall parking needs must be considered with any project? Are there any parts of the hotel plan that are future-oriented and sustainable? Are there no design guidelines for commercial downtown in the town code? If not, it is my understanding the Comprehensive Plan indicates that a development in magnitude and scale should not dominate an area or neighborhood. Yet, Moss Rock publicly stated in the PCDC meeting that they could see this 3-story structure being the first of many 3-story structures downtown. Does that not say that the intent is to dominate and reshape downtown?

6. Hotel Viability – All of the data Moss Rock and its representatives presented was for "Greater Boulder". They also said that they really needed 100 to 125 rooms to ensure viability with 79 rooms sounding like an unhappy compromise. Lyons is not the same demographically, economically, or even ecologically to the cities of Boulder, Longmont, or Estes Park. It seems like the viability of this hotel is uncertain, particularly with eighteen months of construction and four years to a steady-state. Moss Rock's consultant and architect clearly did not know Lyons in their presentations.

7. Economic/Political Power and Outside Forces – Moss Rock \*talked\* at length about being local and not being a franchise chain hotel. BUT, they said \*nothing\* about what they would be willing to agree to - themselves, their heirs, their banks and other investors – to ensure that the hotel would not be sold to Marriot, etc in the future. Is the town willing to have those discussions with Moss Rock?

Once again, I urge you to reject this proposed project on its merits as well as in the spirit of helping Lyons' future towards social, economic, democratic, and ecological sustainability.

Best regards, Silas Wright at 1005 Apple Valley Road