

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Moss Rock Hotel hearing tonight
Date: Monday, January 24, 2022 11:24:37 AM
Attachments: [image001.png](#)

FYI

Take care,

Dolores M. Vasquez



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

From: Caroline Garhart <carolinegarhart@gmail.com>
Sent: Monday, January 24, 2022 11:23 AM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Moss Rock Hotel hearing tonight

Hello Ms Vasquez;

We have a question for the Planning Commission meeting tonight **How will the lack of parking and intense traffic snarls be handled?**

As you will see below - we contribute to the Town of Lyons Tax base continually and are quite concerned about this situation.

We hear there will be 11 available parking spaces for people who may fill the rooms in the hotel, plus staff. If this is true, we really can't see the viability

Our concerns are that there will be no parking for running into businesses, eating a meal or coffee downtown. Also concerned about the viability of the longstanding (previously multi-generational-owned) Lyons Auto to stay in business. We feel that a 79 room hotel splat in the middle of town not only reduces the charm that Lyons is known for, but also endangers Lyons in terms of lack of available parking places, possible additions of parking meters and parking lots that will charge for the residents in and around Lyons to use the downtown. Not to mention intensifying the traffic snarls that we already experience in the summer.

This building would be perfect on the eastern corridor. It is probably too late to change that. But it will be a nightmare for residents, with little improvement to Lyons Residents' lives.. Lyons needs a pharmacy back, it needs basic stores that residents use daily to keep this a hometown. We cannot imagine the hotel being a bustling place in the winter.

We live up highway 7 near Riverside. **We consider Lyons to be our hometown**, not just because it is

our street address and post office box address, but because of the following:

- We have a Business License for Lyons, and do residential sprinkler service in town
- We own a house, listed in Lyons
- We do our banking in Lyons
- We frequent all the coffee shops in Lyons
- We are at the St Vrain Market a minimum of once a week
- We solely use Lyons Veterinary for our cats
- We frequent restaurants such as OB, Dave's Mojos etc etc
- Our only computer tech guy is in Lyons
- We frequent the labyrinth
- We frequent the Lyons Library
- Lyons Auto is our sole car repair place
- We shop at the CBD, marijuana, liquor stores regularly
- Johns Well Service

If Lyons becomes impossible to navigate, then many people, including ourselves, may be forced to decide if this is really the best place for us to be living.

Thank you for listening. This was important for us to relay to you.

Caroline and Dan Garhart