

Dear PCDC staff and BOT,

Jan. 24, 2022

I wanted to take the opportunity to express some reservations about the proposed changes to Planet Bluegrass's Conditional Use Application in front of the Planning Commission and then BOT. While it is difficult to criticize Planet Bluegrass, and the admittedly large, overall positive impact they have to the Town of Lyons, I do find the most recent request to allow camping south of St. Vrain Creek on their North St. Vrain Drive property a bit of a slippery slope.

I don't have time to dig up the original use proposal when Planet Bluegrass purchased the property at 19680 North St. Vrain Drive, but I do recall it was peppered with assurances that they would be doing everything possible to preserve the riparian, wetland, and other 'natural' areas south of the creek. This was a major selling point of their proposal. To see that they are now willing to ignore their own promises is suspect, and despite my support of the original proposal, was admittedly a concern I had all along. I would not be surprised if we see future requests for annexation, or developments akin to Riverbend in future years.

In fact, this last year it became apparent that their actions on the property were contradicting these promises, when they cleaned up any and all dead wood, downed branches, and other nuisance materials, in order to make the "natural" area look manicured, as well as attempted to construct a fence along the property boundary. I can only assume such clean up is to make the area more accessible to people, and to equipment, including mowing. Any competent biologist would tell you that structure such as dead and downed wood, and un-mowed vegetation is incredibly important to small mammals (including the Federally threatened Preble's Meadow Jumping Mouse with populations on the St. Vrain), birds, native pollinators, and other species.

While I am not overly opposed to the 12 days of limited camping, I am opposed to the longer term impacts to the wild landscape this effort entails, and would ask that much of the original area set aside for preservation remains that way. While I understand that situations change (loss of use at Riverbend) I also find it hard to support proposals that go against promises made just a few years earlier. Unfortunately, such broken commitments or 'say one thing, do something else, and beg forgiveness later' seems to be epidemic in our business, political, and social realms these days.

Thank you.

David Hirt
123 Longs Peak Drive
Lyons