

Dolores Vasquez

Subject: FW: Hotel

From: G. Robert Brakenridge <robert.brakenridge@colorado.edu>

Sent: Monday, February 7, 2022 1:35 PM

To: Dolores Vasquez <DVasquez@townoflyons.com>

Subject: Hotel

Hello Lyons Board of Trustees,

The Board is to review on February 7 perhaps the most important development application in the present board's term. All of you must consider certain criteria provided in our municipal code: in an impartial manner, and then act to approve only when you believe they have been met. Otherwise, approval, clearly, should be denied until they are met. For such a large project, denial need not be a final action, but would simply signal the board's concerns that more planning and addressing of concerns must first be accomplished.

Here are two important criteria:

"Sec. 16-17-40. - Site plan and/or development plan review criteria.

The development plan must meet the following review criteria as applicable:

7. The site can be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.).

8. The site will provide efficient on-site and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

In this regard, and according to the Feb 7 BoT meeting packet (administrator's report) about the hotel: "The fire district continues to review and consider the situation". Shouldn't this be completed before approval? Our code clearly indicates states that the development plan must show that fire protection can be adequately provided.

Regarding the sewage treatment requirement: the same administrator's report also states: "Cost Estimate for New Basins at WWTF. Wright Water Engineers estimated a new basin to cost \$250,000 in 2019. With rising costs and contingencies, we should estimate \$300,000." This is what is needed now, even without hotel, to bring the WWTF into a normal mode of operation.

Regarding WWTF overall capacity (and just looking at fluid discharge volume): administrator report states: "Update on Flow/Load Capacity at WWTF. The new permit has an effluent limit using a 30-day average...When a facility reaches...245,200 gallons, design on expanding the plant must be started. Staff will be monitoring and reviewing this with regard to new development with the UEB and provide an update in the March Utility Update to the board".

Again, this is a needed step to comply with requirements, prior to approval. There must be some plan in place to address this. To leave this as "to be done" would put the Town at considerable risk.

Given that Lyons would likely need to expand the plant, to state, that "the site can be adequately served by our existing sewage treatment plant" seems very hard to justify. Yet that is what is exactly required for final approval of such a substantial Development Plan.

A related issue: If the Hotel is to include laundry facilities (most hotels do), laundry wastewater contains organic (soaps, detergents, chlorinated and aromatic solvents and biological substance, fats, grease and oil) and inorganic (heavy metals, sand and soil dust, metal ions and particles). These are substances that make treatment difficult. The hotel developers need to provide more clarity in how they expect to address this issue.

Respectfully submitted,

Robert Brakenridge
107 Bohn Ct
Lyons, CO