

February 7, 2017

Town of Lyons
PO Box 49
Lyons, CO 80540



PLANET BLUEGRASS

To the Honorable Mayor and Board of Trustees of the Town of Lyons,

Planet Bluegrass (Telluride Bluegrass Festival, Inc.) is the sole owner of "Planet Bluegrass Annex, LLC", which is the sole owner of the old Williams property which we now seek to annex as evidenced by the attached annexation application.

We intend to manage the property essentially as it has been managed in the past, as a small farm and intend for the property to be known as the "Planet Bluegrass Farm". We have spent the last year cleaning up the property from the flood and are now looking forward to begin farm/livestock operations there. The property requires fairly extensive soil amendment and revegetation as the flood rinsed most organic material away near the river.

Current zoning in Boulder County is Rural Residential. Upon annexation, as mentioned, the primary use will remain the same, as there are no plans to subdivide and develop this property. The requested Town of Lyons zoning is Commercial Entertainment-1, which is the same zoning as 500 West Main, Planet Bluegrass Ranch. CE-1 is a unique zone district, as all uses must be memorialized by an Amendable Letter of Understanding between the applicant and the Town, specifying further details of the entertainment, site plan, and additional structures to be allowed.

Planet Bluegrass seeks an Amendable Letter of Understanding that allows for all uses within A-1 zoning along with the following uses:

- Parking and Camping for the same 10 days Planet Bluegrass is able to operate festivals under it's current "Amendable Letter of Understanding".
- No more than 16 "minor events" of no more than 250 people such as weddings and "farm to table" dinners.

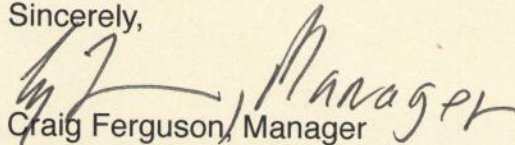
Other than those two additions, Planet Bluegrass imagines a small farm with bees, a few cattle, fruit trees and revegetation as a beautiful, natural entry into town.

A successful annexation of Planet Bluegrass Farm will benefit the community of the Town of Lyons by increasing taxable commercial land in town, without increased development, density and other negative impacts. Annexing Planet Bluegrass Farm with CE-1 zoning will preserve the Town's historic gateway views from the northwest and allow

local control of land use here. The 2010 Comp Plan and the Intergovernmental Agreement with Boulder County agree this property is an important part of Lyons' planning area. The Comp Plan identifies future zoning here as estate country residential. By zoning the property CE-1, the current use will remain largely remain, without the associated density, subdivision development, and impacts on the Town's utility resources. Additionally, by supporting a local business, the Town can achieve another Comp Plan goal, which is to reduce dependence on residential development and support and grow local, commercial development.

Further, using this property during festivals, which is adjacent to Planet Bluegrass, will allow for much less traffic issues throughout town. Bohn Park can be re-constructed without the need to provide festival parking and camping. All activities that occur in Bohn Park for festivals would be moved to the Planet Bluegrass Farm, making the festivals more "stable" and able to function independently. Planet Bluegrass does, though, hope to use Lavern M. Johnson Park long-term, if the board of trustees feel that to be in the best interests of the town.

Sincerely,


Craig Ferguson, Manager
Planet Bluegrass Annex, LLC