

**From:** [cara chiarello](#)  
**To:** [Dolores Vasquez](#)  
**Subject:** PCDC Public Hearing And Recommendation (River Bend PUD)  
**Date:** Wednesday, May 15, 2024 2:04:46 PM

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Cara Chiarello  
PO Box 1806  
Lyons, CO 80540

May 15, 2024

Re: River Bend Development Plan

To: Members of the Planning & Community Development Commission; Lyons Board of Trustees, Town of Lyons Administration and Planning;

As a resident of Lyons, I am writing to voice my staunch support for the enhancements and changes to the River Bend Venue proposed by Chris and Sarah Legh.

Chris and Sarah have been residents of Lyons for nearly 20 years and have raised their two daughters here. In the 8+ years that I have gotten to know them, I know how much they love this Town, their dedication to our community, and all they have done to support Lyons.

Chris is one of the hardest working people I know, and takes pride in any job he undertakes. If you have seen the River Bend Property recently, it is clearly apparent how much work he has done to improve the venue. These community improvements are not solely about structures and building — they also pertain to developing a more resound ecological setting, which Chris has done. Just walk the property and you will see the enhancements Chris has made to the landscape, the trees, the foliage. Chris and Sarah have made thoughtful efforts to begin to make their business viable, yet respectful to the “bigger picture” of their unique parcel and setting.

The Leghs have showcased a genuine commitment and **truly thoughtful vision** to further transform River Bend into a premier year-round destination, meticulously crafting plans to revitalize the venue, including the creation of a breathtakingly-beautiful designed barn. These improvements will not only elevate Lyons' appeal as a destination location but will also help attract and entice much-needed visitors, particularly during our dead winter months. With an estimated 15,000+ visitors annually to River Bend, this initiative has the potential to catalyze substantial, yet mindful growth within our local economy and create a healthy, year-round economy,

However, in order to do this, the town of Lyons must bestow their support to help local

businesses and venues who are celebrating and increasing community, as well as the economic health of our Town. The development plan that the Legh's have brought forth will afford many economic opportunities – from employing staff, to generating sales tax by visitors which will in turn help the Town provide services and programs for the community.

In regards to changes to the PUD-C zoning for 501 W Main St (River Bend), specifically the allowance of amplified music. River Bend is the only venue in town that is currently prohibited from hosting amplified music. This is discrimination, especially since it has meant loss of clientele and revenue for the business. Rectifying this inconsistency would promote equity and fairness within the Lyons business community. It will also help to enforce that the Town is a proponent of visual, performance and musical arts.

This is a win-win situation and you would be foolish, and do I dare say, irrational not to support Chris and Sarah in their dream to not only build a future for themselves, but to build a more prosperous future for the town of Lyons.

Thus, I strongly urge the Planning & Community Development Commission and the Board of Trustees to endorse these proposed changes to the regulations that currently govern the property:

1. Increase the approved event center square footage from 4,000 sq ft to 6,000 sq ft.
2. Extend camping allowances beyond the current three-week limit.
3. Expand lodging capacity with the addition of ten tiny homes.
4. Grant permission for amplified music.

Sincerely,  
Cara Chiarello