

Steve and Sue Wratten
916 2nd Ave Lyons, CO 80540

May 14, 2024

Dear Town of Lyons Staff, Trustees and PCDC Commissioners:

Simply put, the Lyons of today is a much more enjoyable place than the town we retired to 17 years ago. And the widespread availability of outdoor music, dining and entertainment venues are a big part of that. We believe that Chris and Sarah Legh's RiverBend business should be able to offer live music to their clients on an even footing with other Lyons businesses in the wedding / entertainment segment.

The oft-cited noise provisions in the LMC at 10-11-10 are out-dated and ridiculously stringent (25 feet is laughable). We can hear the frequent summer concerts at Planet Bluegrass, Main Stage Brewing, A-Lodge, (formerly) Diner Bar, and the Sandstone Concerts from our deck, many hundreds of feet away. And we like it that way. TOL has in effect approved these music events, if not directly then by non-enforcement, so the ship has sailed on 10-11-10 as the current standard. Selective enforcement by crippling one business and ignoring others cannot stand. There must be a set of common requirements somewhere between the present 10-11-10 and no limits at all.

The structural enhancements the Legh's propose should be an easy affirmative; RiverBend is a 10-acre parcel with plenty of room for a larger event center; there are families with a 6000 sq ft house on a half acre lot; it's not a big ask. For several successive Comprehensive Plans, more local lodging has been a top priority, so the 10 tiny homes address that need so that more people can stay in Lyons and spend in Lyons. When the new hotel is built, perhaps this becomes superfluous, so tiny homes are a good temporary step.

During our time in Lyons, a great cry of despair has gone out when the Stone Cup wanted a liquor license, when cannabis dispensaries opened, when the Picture Rock Trail was built, and when the eagles were at risk as Laverne Johnson Park was built. Here we are years later, and the sky didn't fall nor did the world end and the eagles still fly; everything is just fine. Five years from now, things will still be fine, and we'll have a first-class event facility at RiverBend if the Legh's can build their vision.

Remember, the D in PCDC stands for development.