

Emailed Responses

Hi Andrew and Victoria. I'm Keith Johnson and I live at 733 upper 5th. Unfortunately I have had a death in my family and have not had time to or come up to speed or respond about proposed changes to the pud for River Bend property in short notice. My main concern is specifically related to allowing outdoor amplification. This property was residential prior to around 2016 but after the flood there was a temporary allowance to do a wedding venue with outdoor amplification while it was still zoned residential which in its self was odd. The property is in a natural echo chamber surrounded by cliffs that project noise out to the neighbors well beyond 300 feet. It was a total disaster for the neighborhood during the test phase. 3-4 days a week loud weddings took place where literally no one could even be outside their house without hearing all the loud music and often I could hear it in my house. with the windows shut. The compromise was to allow the change in zoning from residential was no amplification outside. I'm shocked this is actually coming up as a proposed change to the pud again. The current pud has been working fine based on talking to the owners. Please do not allow outdoor amplification at this location.

Thank you, Keith and Shannon Johnson.

Dear All,

I am writing to:

1. Request that the upcoming scheduled PCDC meeting on 5/13/24 and subsequent TOL BOT meeting scheduled for 5/20/2024 to discuss subject changes be delayed in order to have time for residents to review and consider the proposed changes.
 - a. Relevant code: Article 7, Section 16-7-20, paragraph (d): "Step 4: Set PCDC Public Hearing and Complete Public **Notification** Process. The Town Clerk shall send notice of public hearing to the applicant, all **property owners of record** within **three hundred (300) feet of the property in question**, all mineral interest owners of record, oil and gas lessees for the property and the appropriate referral agencies before the PCDC public hearing. **The Town Clerk shall also publish notice in the newspaper of record no less than ten (10) days prior to the public hearing.** If the conditional use request is accompanying another application that is scheduled for public hearings before the PCDC and BOT, one (1) public hearing may be held on both applications." We are aware of many neighbors who are affected by the proposed changes at Riverbend **were not** notified.
2. The neighbors need more time to analyze the plan and generate a response. Please reschedule the meeting so a process where all neighbors who are impacted can have a voice.
3. Please include this attached letter in the PCDC and BOT meeting packets for review.

Thank you for your consideration.

Sincerely,

Debbie Simms
809 5th Avenue
Lyons, CO 80540

I am writing to you for the following request:

Delay the upcoming PCDC meeting on the 13th of May and the subsequent TOL meeting scheduled on the 20th of May so that a discussion can be held for residents in the affected area to have time to review and consider any changes to the current rules regarding use at Riverbend which have been in place since 2016.

I was not notified by the Town of Lyons regarding any upcoming meetings and proposed changes to this property per the relevant town code: Article 7, Section 16-7-20, paragraph (d). It seems as though the code was not adhered to. I am aware that many of my neighbors were not notified of the proposed changes and future use of this property being proposed. Clearly, we will need some time to evaluate and prepare a neighborhood response.

Please include the attached letter to the PCDC and TOL and confirm that you have received this email. Thank you.

Ann Arling
PO Box 1536
Lyons CO 80540
303-579-9561

Dear Andrew and Victoria,

We note that the PUD-C changes for RiverBend are on the PCDC agenda for May 13th.

We request that this agenda item be moved out to a later date due to stipulations in Lyons Municipal code, namely Article 7, Section 16-7-20, paragraph (d) which requires notification of all neighbors within 300 ft of the property in question and published notice in the newspapers no less than (10) days prior to the public hearing.

The following neighbors did not receive notice:

- Edward and Ann Arling at 601 1/2 Indian Lookout Rd
- Fisher at 719 5th Ave
- Graham at 725 5th Ave

The Town Planner has acknowledged that no public notice was posted in the newspaper.

Please move this agenda item to a future date once all required notifications have taken place.

Thank you!
-Patrick and Clara Thomas