
From: sarah moyle <>
Sent: Sunday, May 26, 2024 10:35 AM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Input on River Bend

Dear Ms Vasquez and the Planning Community Development Commission,

Please kindly include the below letter in support of the River Bend for the upcoming assessment meeting on May 30th.

I am writing to express my support for development allowances requested by the River Bend in the new owner's aspiration to bring a wholesome and unique economic development opportunity to the Town.

I understand that there are some concerns with residents around noise and I recognize the names of these individuals as having had a stake in the Lyons Den to which I personally filed many noise complaints against. When determining the noise nuisance potential from a local business, an evidence-based approach must be required. As impacted residents, we amassed sound measurement data to show how significant the nuisance was which we provided to the Town. The then Lyons Den was located 25 ft from the first home and only a couple of hundred feet from our neighborhood. In this instance, the location of the business being directly next to a residential area was unsuitable for the kind of activities it performed. Location plays a significant role in what conditions a business should be allowed to operate.

The River Bend property has no residential homes nearby and is tucked within a canyon which serves as a natural physical barrier. While I agree that noise nuisances should be mitigated for residents, how much noise is being produced and whether this violates code should be empirically determined by testing and not left up to opinions and conjecture. The Code states that the noise cannot exceed 25 ft of the source and cannot be heard within a residence. Having much experience on this topic, I seriously question whether houses in the area would meet this threshold for complaint viability as defined by the Code. If residents argue otherwise, it should be tested and the data assessed. Should noise be present which violates the Code, a number of solutions are possible which range from on-site mitigation to a private agreement between River Bend and the

home to, for instance, have windows updated. Either way, an equitable solution is possible, but whether there is actually a problem is the first issue at hand and cannot hang solely upon a historic memory with no supporting evidence.

The economic development of the Town depends on large-scale businesses such as River Bend. As such, it is in our interest to help them succeed and employ an unbiased and fact-based approach.

Thank you kindly for your consideration.

Sarah