

Neighbors of River Bend
Indian Lookout Rd, Upper 5th St, Stickney St, E Main St
Lyons, CO 80540

June 13th, 2024

Lyons Mayor Hollie Rogin, Lyons Board of Trustees, Lyons Town Staff
432 5th Ave
PO Box 49
Lyons, CO 80540

Subject: 2024 River Bend PUD-C Zoning Change Proposed Wording

Dear Mayor Rogin, Lyons Trustees, and Town Staff:

We are writing to you as a group of 20+ concerned neighbors who oppose changes to allow outdoor amplification at the River Bend Event Venue. After many years of peaceful coexistence with River Bend in our neighborhood, we find ourselves faced again with a proposed change to "allow amplified music" at this historically Residential location.

While we wish the very best for the success of this business and all businesses in Town, we also know from experience that the outdoor amplified music DJ party atmosphere experienced during the summers of 2014 and 2015 was unacceptable and resulted in the current zoning stipulations of no outdoor amplified noise. To work with the new ownership of River Bend while still maintaining guardrails against going back to the untenable situation of past years, we offer the following guidelines to codify a PUD zoning and development plan with specifics that will allow a measured and mutually beneficial plan to be developed using empirical information rather than conjecture and guesswork.

Neighborhood proposal for wording of River Bend PUD zoning and/or development plan:

- Between general municipal code and River Bend PUD code, the more restrictive rules with respect to noise will take precedence.
- Venue will be limited to one event per day unless applied for and permitted by Town Staff with neighbor notification.
- List of prohibited event types will be maintained and updated – e.g. Harley conventions.
- List of prohibited instruments used outdoors will be maintained and updated – e.g. brass, bagpipes, marimbas, xylophones, etc.
- No after-parties – quiet hours from 10pm to 8am.
- Venue manager communication plan will be made available by venue staff for all events.
- No amplified events will be allowed until the new event structure is complete.
- Structure must be engineered and signed off by an INCE-USA (Institute of Noise Control Engineering) Board Certified Noise Control Engineer to:
 - Meet Residential Zone noise emissions standards per CRS 25-12-103.

- Prevent any override of noise controls while amplified sound is in use.
- The 2025 season will be a probationary period with the following stipulations:
 - 5 amplified events allowed with prior notification of dates and times provided to neighbors, Trustees, and Town Staff. All amplification will be moved indoors by 8:30pm and otherwise abide by whatever rules River Bend believes to be best practices (see enclosure).
 - Remaining events abide by existing PUD noise rules – no outdoor amplification.
 - After each amplified event, neighbors will meet with Town Staff, Venue Staff/Ownership, and Trustees to discuss what did and did not work.
 - After these 5 events, permanent rules regarding amplification and noise enforcement specific to this PUD will be applied to this PUD zoning and/or development plan.
 - If outdoor amplification is determined unacceptable, the River Bend PUD will default to indoor-only amplification (doors and windows closed).
 - If outdoor amplification with specific conditions is determined to be acceptable, the River Bend PUD and/or development plan will be modified to record all required conditions and yearly end of season check-in meetings will be held between neighbors, Venue Staff/Ownership, Town Staff, and Trustees to discuss any further modification that may be required due to new circumstances.

Thank you for your attention to this matter and your service to the Town of Lyons!

Ed Arling

Ed Arling

6/12/24 601 1/2 Indian Lookout

Ann Arling

Ann Arling

6/12/24 601 1/2 Indian Lookout

Patrick Thomas

Patrick Thomas

6/12/24 601 Indian Lookout

Clara Thomas

Clara Thomas

6/12/24 601 Indian Lookout

Steve Simms

Steve Simms

6/12/2024 809 5TH AVE

Debbie Simms

Debbie Simms

809 5TH AVE, 6/12/2024

Keith Johnson

Keith Johnson

733 5th Ave 6/12/24

Shannon Johnson

Christine Ralston

733 5th Ave 6/12/24

Dave Fisher

Merril Fisher

Patricia Appelfeller

Ifka Morton

James Morton

John Graham

Sarah Graham

Sharon Lynn

Leam Blackwood

Nancy Colton

John Colton

Diva Friedman

Andy Kowles

725 5th Ave 6/12/24

725 5th Ave. 6.12.24

6/12/24 600 Indian Lookout

6/12/24 600 Indian Lookout

- 729 5th Ave, Lyons 805 110 - 6/12/24

Enclosure: River Bend Proposed Amplification Policies

RiverBend Sound Policies

All hired DJ's and musicians at RiverBend are expected to know, understand and abide by these policies. Failure to comply with these rules will not be tolerated. Please come prepared with the correct instruments and microphones to ensure a good performance for your customers. If you have any further questions please contact the venue manager.

RiverBend amplification requirements

Amplified music is allowed at RiverBend with the following exceptions:

- All bands and DJ's must follow rental agreement rules.
- Drum sets are not allowed.
- Horns: No brass horns (Saxophone, Trumpet, Trombone, etc.)
- Electronic drum sets are allowed.
- Subwoofers are allowed, but they must be set at a low volume.
- Our venue manager has the authority to order a subwoofer be shut off, they also have the authority to lower the overall volume of any music at any time.
- Music may be amplified outdoors during ceremony, cocktail hour, dinner and first dance ceremony.
- Outside amplified music to be played strictly until 9pm only.
- Silent disco is allowed.
- Amplified music is allowed INSIDE the barn after 9pm external cut off time.
- Music inside the barn must be played at a reasonable volume and the barn doors must be closed after 9pm.
- All Music ends at 10pm sharp.
- Phone number of venue manager to be provided to neighbors.
- No karaoke or loud chanting.

Timing Of RiverBend Music:

- Amplified music until 9pm Monday, Thursday, Friday, Saturday and Sunday.
- Tuesday and Wednesday outdoor music must be acoustic only. Indoor amplified music will be allowed.
- January 1st-May 15th outdoor music must be acoustic. Indoor amplified music will be allowed. Small, personal blue tooth speakers to provide 'mood music' will be allowed around the firepit and on the barn patio.

20x12' door

8:30 or first } Doors
dance - whatever } Shut
first / no mon/Tues/Wed.

- Mar 2020
X 1000

Start Oct
Dry in Dec.

NO FIRE
at times
THY lines