



March 4, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning Lyons Properties LLC located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

The Town of Lyons Sustainable River Corridor Action Plan states that "It is our vision to . . . enhance the functionality of the river and riparian areas to maximize the recreational, ecological, and economic values." A permanent commercial zoning for the purpose of maintaining a special event venue at 501 West Main Street is a much better use of the property than its previous use. As a special event venue, River Bend attracts visitors to your Town to appreciate its natural beauty.

I can testify that the property has a direct economic impact on the community of Lyons. I pay Boulder County sales taxes which support County Roads & Transit, Open Space, and Food Recovery efforts. I purchase goods and services within the Town of Lyons, supporting local businesses and generating additional sales tax revenue.

Further, Tracey & Jon Eaton, Michael Whipp and Betsy Burton are model citizens of your Town, constantly promoting local businesses, providing education to visitors, supporting local non-profit groups, and encouraging flood recovery efforts. Their contributions surely have not gone unnoticed by the Board of Trustees. You have every reason to believe that they will continue to operate the venue in a manner that is beneficial to the Town.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,

---

Stephen Tanner, Partner  
Elevated Catering

To the Board of Trustees, Town of Lyons 3-5-16 Re: Riverbend  
I'd like to speak in favor of Riverbend.

Coco Gordon  
523 5<sup>th</sup> Avenue  
PO Box 225, Lyons Co 80540

I'm writing to express my total support for the commercial zoning of Riverbend venue at 501 W Main Street, Lyons, CO. It makes perfect sense to iron out with the town all ways that a change to its zoning can become part of the other surrounding and nearby commercially zoned properties. It makes perfect sense for Riverbend to extend parking and camping to Planet Bluegrass, and to tie in with other commercial- zoned properties in town, since for a long time commercially zoned property has been tucked in with variously zoned neighbors in this relatively small but richly diverse business, light industrial and residential town.

For me even more pertinent, since Riverbend achieves the economic localization that is the heart of all Lyons Comp Plan and other town plans: LRAP, LESAP, SRCAP, it exemplifies that the need for Economic development is working well, is resilient, and creates an economic localization that keeps wealth in the local community, bringing in a large, balanced clientele coming from in and outside of town to benefit the town, and, even become drawn to live here.

Riverbend has succeeded in creating a multiply-effective business plan that offers many enhancements to town by its varied business, while upgrading tremendously the property itself from its disastrous flood-ravaged state.

Riverbend has gone from a grand and most beautiful design to a multi faceted diversity of use to benefit many sectors of our town, created by the same two persons who created their Farmette economic localization business-building. Mike and Betsy have led the way to developing the Commercial Eastern Corridor, and have set an example by their design for best land practices, local foodshed creation, new value-added re-skilling, farm, floral and bridal related business creation.

The Riverbend Wee Casa tiny housing is a more than needed element in their business for housing visitors to town, which enhances Lyons' Economic development. I support all use that is appropriate to the Commercial zoning for the tiny homes at Riverbend, and suggest that the tiny homes could become a model for some other endeavor to replace a good portion of the housing that was lost from the flood, on acquired lots or present lots for sale.

It seems to me that the Riverbend re-design of the land contours has been carried out to protect the majority of the land from further flooding, by extremely good land mitigation and redrocks design, and has achieved a great new model from what was there before with sand running around some of the former lower-lying trailers, that were too low in the floodplain.

Riverbend should be given an award for transforming their land into an all around much more resilient business property in Lyons that has added to solving the immediate emotional, fundraising, arts, concerts, dinners and social needs for high spirit business activity: Weddings, recreation, arts, and fundraising – and collaborating to add others to Lyons business with tiny homes planning and appreciated use.

As to the sound problem brought to attention by some Riverbend neighbors, I believe sounds in Lyons from establishments that run up from the bottom of quite a few varied microclimate bowls these stone canyons create, building up differently the sound formations, affects differently, many of our residential communities, at different times, depending on particular concerts and town public and private events.

We all share the events and the airwaves here. And, very few are immune to sound pollution, where a highway runs through us. For instance, In my home on the highway 7/36 juncture, I get perfect reproduction of sound from Planet Bluegrass to the tone and words of every song with an also amplified bounce of that same sound that comes back from Meadow Park cliffs, but I get absolutely no sound coming in from Riverbend because it is tucked as a microclimate into the rocks between us.

Sporadic and unevenly heard events also keep up the spirit, the income and the taxes that localization of small businesses bring to all in the town and with it, many benefits. I chose to live here with its musical unintended consequences and love it. Riverbend has addressed sound objections from its small amount of neighbors, by trading out its electronic sounds for lower sounding acoustic music, for which it is already being a good neighbor.

I'd like to say that with Lyons being a highway town, the constant passing sounds of the huge trucks, motorcycles and vehicles that rumble through the only gateway to the Rockies are much more durably audible than intermittent music sounds, and affect many more homes that follow the highway all the way through town.

Though I do appreciate the feelings of those who live in sound affected areas who predate way back to time when there may have been little sound to disturb peaceful living. Yet, sound decibels in the past 10 years I have been here, seem to be a large part of our town. When I lived for year up the hill on 1st avenue after the flood, which was not on the highway as in my own home, I heard every sound streaming through the wide center of town very loudly.

To sum up, I totally support Riverbend in all its plans that I believe set a beautiful and gutsy example for Lyons business and Town recovery.

Sincerely,

Coco Gordon

A Neighbor situated one House, one large Open Space rock formation, and one Commercial Business South from Riverbend.

March 6, 2016

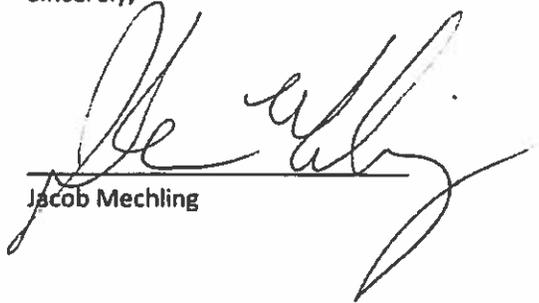
To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. Because of River Bend event venue, I have visited the Town of Lyons many more times over the past two years than I have in the previous twenty. I purchase goods and services within the Town of Lyons, supporting local businesses and generating additional sales tax revenue.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,



Jacob Mechling



To:  
The Town of Lyons Board of Trustees,

On behalf of our industry colleague, community friend and neighbor at The Lyons River Bend, we would like to share our support and ask you to allow them permission to permanently re-zone The River Bend. We have come so far in promoting concerts, hosting beautiful farm to fork dinners, accommodating hundreds of weddings with fabulous guest lists coming from all over the globe to see our attractive town. A large part of that is The Farmette and The River Bend. Whether it's visiting the local market for a quick snack, grabbing a cup of coffee at the Stone Cup or even filling up on gas as they make their final decent through town. The exposure of thousands of travelers coming through each weekend is what this town thrives on. WE NEED THIS VENUE. I am first a Lyons Native, second an employee of Greens Point Catering. I see this through the eyes of a small town girl who wants nothing more than to see this amazing town grow and make a spot on the map. As long as Betsy and Mike abide by the rules and regulations set forth by the committee they should be given the right to promote their property and business. Greens Point Catering grew by 20 weddings last year because of the River Bend alone. That revenue allowed us to purchase new equipment and stimulate pay increases. From a sales perspective it introduced a new culture of clients that appreciate Lyons natural beauty and the amazing people who call it home.

It's a dream every day to wake up and go to work loving what I do and supporting the local venues that neighbor our childhood adventures and family homes. Lyons is truly is a hidden gem and we should share it with others. Please let Betsy do what she does so well. She is a wonderful, warm woman with a huge heart and has put her stamp on this town in so many ways. She's done something incredible with a space that most would have run away from. She shows compassion for this developing area and see's the good in everything. Please give her this opportunity and let's bring more life back to Lyons.

Sincerely,  
Holly Haakenson  
Greens Point Catering

Dear Trustees,

I'm writing in support of River Bend and the upcoming hearing about the venue. I've been very impressed with how beautiful the place is for fundraisers and events since Mike and Betsy cleaned it up after the flood. They have made their business there a wonderful source for great jobs for locals. Everything they do there is thoughtfully considered, well staffed and shows Lyons at it's best.

Since moving to Lyons a year and a half ago, I've made so many connections and new friendships -- many of the events I've met local people at have been held at the Farmette and River Bend. I wanted to write tonight to give them my full support and gratitude.

Thank you.

Mary McHenry

2nd Avenue, Lyons

March 5, 2016

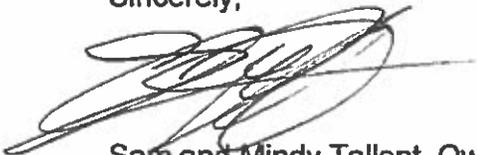
Town of Lyons  
Board of Trustees  
Post Office Box 49  
Lyons, Colorado 80540

To the Town Clerk and Board of Trustees:

As longtime residents of Lyons and business owners of The Stone Cup Café, we wish to express our full support of Mike Whipp and Betsy Burton and their desire for permanent commercial zoning of River Bend. We personally have experienced new business opportunities and are certain that other businesses in town have benefited directly from River Bend events (weddings, dinners and fundraisers). We also feel that the Wee Casa Tiny Homes provide much needed lodging.

We encourage you to approve their application to rezone their property for a Planned Unit Development at the River Bend property located at 501 W. Main.

Sincerely,



Sam and Mindy Tallent, Owners  
The Stone Cup Café  
442 High Street  
Lyons, Colorado 80540



March 6, 2016

Dear Lyons Board of Trustees:

I am pleased to write this letter in support of the proposed Commercial zoning change for the River Bend property. Lyons is a great small town with many reasons for people to want to visit and enjoy the wedding, art, and music, venues we offer.

River Bend provides a spectacular setting for all of these and bolsters the economic growth of this recovering hamlet by providing jobs in catering, bartending, grounds and housekeeping. The Wee Casa Tiny Homes fill the continued need for rental rooms that provide beds for those wedding and festival visitors and tourists passing through to and from Rocky Mtn. National Park.

Betsy and Mike are hard workers whose vision has only the best interests of this community at heart. They have listened to complaints from neighbors about the loud music and have taken measures to resolve that problem by having music go acoustic. They continually support many Lyons' charities and causes both financially and by donating use of their properties for events such as Art on the River which benefits the Lyons Arts and Humanities Commission.

In this case the Community of Lyons needs to give back to them in return for all their generosity and hard work by supporting the commercial zoning. We are very fortunate to have endeavors like theirs that contribute to in a multitude of ways to this place we call home. Let's work with them to help create a Lyons that becomes all it can be for our own enjoyment and all those who want to stop here. I will urge everyone I know approve the permanent commercial zoning for River Bend!

With heart felt support,

Betsy Hubner

Lyons Resident

March 6, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. Because of River Bend event venue, I have visited the Town of Lyons many times over the past two years. I purchase goods and services within the Town of Lyons, supporting local businesses and generating sales tax revenue.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,



Jeff Merritt

March 8, 2016

To whom it may concern,

I am writing this letter to voice my support for the permanent commercial zoning of RiverBend at 501 West Main Street in Lyons, Colorado. As the general manager for both RiverBend and Lyons Farmette, I have a vested interest in the continued success of this growing business.

RiverBend is located in the heart of Lyons and deserves to be a centerpiece of the commercial district in that area of town. The property is an incredible asset to the town, drawing thousands of visitors from around the country every single year. These visitors enrich the local economy by bringing not only money into town, but also renewed interest and enthusiasm. When you also consider how WeeCasa offers some of the best and most plentiful lodging in town, its really a no-brainer.

The managers of RiverBend, including myself, have worked tirelessly to accommodate the needs of all neighbors in the vicinity. We have also tried our best to accommodate the needs of the town of Lyons in their post-flood reconstruction efforts. These efforts deserve to be reciprocated when it comes to securing the future of our business.

Thank you,

Garrison Schulte  
4167 Ute Hwy  
Longmont, CO. 80503



Dear Town of Lyon Board of Trustees:

I am writing this letter to express my support for River Bend obtaining permanent commercial zoning status. River Bend has become an integral part of the community as a multi-purpose venue that serves people from both in and out of town. Beautiful weddings and dinners are presented which in turns provide jobs to local businesses. Fundraisers are held which benefit Boulder County Arts Alliance and Lyons Arts & Humanities Commissions. Wee Casa Tiny Homes are a great asset for lodging in Lyons. River Bend is a place that honors the beauty of the nature and offers an intimate setting to celebrate life, art, and music.

The owners Betsy and Mike are both community-minded people, and willing to work with minimizing the impact that it would bring to the immediate neighbors. They have shown the respect to neighbors by resolving the noise issue to only using acoustic music, in spite of how it might impact their business negatively.

I hope you would consider the support from many of us who see the positive outcome of having a place like River Bend thriving in the community.

Thank you.

MinTze Wu

Founder/Director, Sounds of Lyons

March 7, 2016  
Town of Lyons Board of Trustees  
Attn: Deb Anthony, Town Clerk

Lyons Town Hall  
432 5<sup>th</sup> Avenue  
Lyons, CO 80540

Re: Permanent Commercial Rezoning for River Bend

Dear Town of Lyons Board of Trustees,

We have been informed of River Bend's application for permanent commercial zoning and are in strong support of it. The Town of Lyons has clearly stated it has aspirations of becoming an economically, socially and environmentally sustainable community. Indeed, River Bend clearly helps forward those same aspirations. Not only does River Bend offer an amazing venue for weddings, fundraisers, dinners and wonderful lodging through Wee Casa Tiny Homes, but it also provides patronage to local businesses and jobs for many people through the businesses on its vendor list, e.g., caterers, bartenders, musicians, rental companies and more.

The only plausible resistance to River Bend's application would be concern over the music level in the evenings. To alleviate this concern and, also, demonstrate its willingness to be good neighbors, River Bend is going acoustic only starting this year.

Again, we most strongly support River Bend's application for permanent commercial zoning.

Very truly yours,

Heather A. Stansel  
Robert W. Stansel, J.D.

March 6, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. Because of River Bend event venue, I have visited the Town of Lyons many times over the past two years. I purchase goods and services within the Town of Lyons, supporting local businesses and generating sales tax revenue.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,

A handwritten signature in cursive script that reads "Louis Schier". The signature is written in black ink and is positioned above the printed name.

Louis Schier

Eckelberry, LLC  
John L. Eckelberry  
Catherine S. Reynolds  
Michael J. Glade  
Julie M. Karavas\*  
LarsonBushell LLC  
Phillip K. Larson  
Michael A. Bushell  
Asher M.B. Ritmiller  
Cynthia R. Smith, P.C.  
Eric J. Voogt

**INMAN**  
— Attorneys at Law —  
**FLYNN**  
Biesterfeld & Brentlinger, P.C.  
Colorado and Nebraska

OF COUNSEL  
M. Dee Biesterfeld  
Richard P. Brentlinger

Robert D. Inman  
(1920 - 2014)

John J. Flynn, Jr.  
(1922 - 2002)

March 9, 2016

*Established 1961*

\*Admitted in Colorado and Nebraska

Town of Lyons Board of Trustees  
c/o [DAntonio@townoflyons.com](mailto:DAntonio@townoflyons.com)

RE: River Bend re-zoning

Dear Trustees:

The purpose of this letter is to provide my personal and professional support of River Bend's permanent zoning as part of the broader effort to support small business, namely in the community of Lyons. As you may be aware, I am a homeowner in Lyons and I am a transactional attorney practicing in both Colorado and Nebraska, representing many small and family owned businesses across the spectrum from traditional agricultural operations to entrepreneurial technological businesses. In an effort to be concise, yet thorough in voicing my support, I will address the benefits of supporting small local businesses and then more specifically the reason for my support of River Bend.

The benefits of locally owned businesses has been well documented and communicated to our community in recent publications. Rather than restate the outline of those factors, I will highlight a key factor. Simply, ownership. Not merely who is the legal owner of a business, rather, when a local person(s) is the legal owner of a local business that person takes ownership of the company's actions and has a stake in the community. The owner is a neighbor of all of us and as a recognizable member of the community is more likely to be responsible and accountable than an absent owner. A local owner does have an interest in how his/her community will grow and develop as the owner is also a resident. A local owner is accountable economically, socially and environmentally.

As to the benefit the community of Lyons will receive by supporting the re-zoning process to permit River Bend to be commercially zoned, we will not only support a local business, we will also control not only what is done on the subject land, we will be controlling and managing where the wedding parties and other social events occur in our community. Regardless of what your final decision is as to the zoning, people will continue to hold social events, including weddings, in our community and in effort to control where such events are

Lincoln, Nebraska Office  
8540 Executive Woods Drive, Suite 507  
PO Box 22987  
Lincoln, NE 68542

1660 Lincoln Street, Suite 1700  
Denver, Colorado 80264  
Phone 303-861-5300 Fax 303-861-2746  
[www.inmanflynn.com](http://www.inmanflynn.com)

Golden Office  
Golden Hill Office Centre  
12600 West Colfax Ave., Suite A-180  
Lakewood, Colorado 80215

March 9, 2016

Page 2

held, it is in the community's best interest for all of the residents and businesses, as well as the visitors participating in such events, to have an organized forum for such events. Clearly, given the recent recognition of WeeCasa in Outside magazine, there is national if not global interest in celebrating in our community. As people venture to Lyons to explore and celebrate, it should make sense to us that we need to provide an organized forum for visitors, as well as for our residents so that we can be assured that there are rules in place for where visitors may stay, and behavior expectations. I am well aware that there is a concern as to noise levels with events. If there is a commercially zoned area with specific rules to be followed, our residents will be afforded with enforceable rules rather than have a situation in which there is no commercially zoned location for such activities and experience a situation in which no formal guidelines are provided, yet visitors come regardless.

In short, it is imperative to recognize that people will continue to visit Lyons. It is just as imperative to recognize that we need to have a plan in place to control where people will gather, and to provide guidelines for such gatherings. Let's celebrate all that Lyon's has to offer, including residents who wish to invest their time and funds and develop businesses which will be mutually beneficial to the owners and the community. Thank you for your consideration.

Best regards,



Julie M. Karavas

I'm writing in support of the business River Bend in Lyons to obtain permanent zoning for commercial operations.

The management of this property has a long proven history in Lyons of preserving the beautiful natural surrounding and working closely with the town and their neighbors to provide harmonious, necessary accommodations for the visiting tourists and beneficial tax source for the town. By hosting weddings, fundraisers for local organizations and farm to table dinners in addition to unique lodging opportunities they provide a great place for people to meet and stay as well as a place for locals to work while enjoying Lyons most beautiful natural recourses. By addressing neighbors' concerns regarding amplified music during events they have proven that they are conscientious and courteous business operators by proactively establishing an "unplugged" policy when it comes to event entertainment. Allowing this locally owned and managed business to operate continuously under commercial zoning your also allows other local businesses to thrive injunction with the offerings of River Bend in the form of additional lodging, shops, restaurants and event service companies.

Sincerely,

Allen Burton  
Smoke Shack BBQ and Catering  
Longmont, CO



March 5, 2016

To the Board of Trustees, Town of Lyons:

I am writing to express support for the permanent commercial zoning River Bend event venue located at 501 West Main Street in Lyons for the purpose of operating a special events venue.

I can testify that the property has a direct economic impact on the community of Lyons. I pay Boulder County sales taxes which support County Roads & Transit, Open Space, and Food Recovery efforts. I purchase goods and services within the Town of Lyons, supporting local businesses and generating additional sales tax revenue.

Look no further than the current issue of Outside magazine for direct evidence of the positive impact River Bend event venue has on the Town of Lyons. Congratulations to the Town of Lyons for the economic impact you will see from their commercial use of the property at 501 W. Main Street.

In order "maximize the recreational, ecological, and economic values" of the St. Vrain River and the Town of Lyons, the Board of Trustees should grant a permanent commercial zoning request to River Bend.

Sincerely,

Kevin Barthelemy, Executive Chef  
Elevated Catering

# The Front Range Catering Co.



EXCEPTIONAL FOOD ▸ SUPERIOR SERVICE

The Front Range Catering Co.

5741 Arapahoe Ste 3A

Boulder, Co 80303

To the Trustees of the Town of Lyons,

I am writing on behalf of the River Bend event center. This is such an amazing space for weddings and special events and other activities and our staff enjoys recommending it. We speak with many clients who love the ambiance and ability to stay on property in the tiny homes, creating a unique experience that I have not seen anywhere else along the Front Range.

We cater to many venues in the area and can vouch for the high standards that Betsy Burton has placed on the vendors who have the privilege of working there.

It's been a very satisfying partnership, one that I hope will continue for many years.

Sincerely,

Nora Beelner

Co-Owner

PHONE: (303) 449-1981 • FAX: (303) 786-8010  
E-MAIL: [service@frontrangecatering.com](mailto:service@frontrangecatering.com)  
WEB SITE: [www.frontrangecatering.com](http://www.frontrangecatering.com)  
5741 ARAPAHOE, SUITE 3A • BOULDER, CO 80303

March 7, 2016  
Town of Lyons Board of Trustees  
Attn: Deb Anthony, Town Clerk

Lyons Town Hall  
432 5<sup>th</sup> Avenue  
Lyons, CO 80540

Re: Permanent Commercial Rezoning for River Bend

Dear Town of Lyons Board of Trustees,

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Again, we most strongly support River Bend's application for permanent commercial zoning.

Very truly yours,

Heather A. Stansel  
Robert W. Stansel, J.D.

March 8, 2016

Town of Lyons Board of Trustees  
c/o [DAnthony@townoflyons.com](mailto:DAnthony@townoflyons.com)

Dear Lyons Board of Trustees:

I am writing in support of permanent commercial zoning for River Bend. We work for Boulder County Arts Alliance, a nonprofit organization that serves artists and arts organizations in all of Boulder County. Lyons is an important part of our constituency. This is will be the third year that Betsy and Mike of River Bend have most graciously offered up their venue of River Bend to be the site of our fundraiser, Arts on the River, hosted jointly with the Lyons Arts and Humanities Commission (and this year with Sounds of Lyons). Arts on the River is a financial and community success, with 30 artists participating (most of them from Lyons) and several hundred in attendance. We could never afford to rent such a gorgeous venue and carry off such an event without their support. The artists involved kept 70% of their sales, while the remaining 30% was split evenly between BCAA and LAHC. River Bend didn't ask for a dime, and Betsy worked hard to recruit patrons to the event. We at BCAA and LAHC are so grateful because we know she could have rented the venue for a profitable affair instead, but being a charitable member of this community is important to her and Mike. Please give them the support they need to keep on doing what they are doing for Lyons!

This year's event will take place Sunday, August 28. We hope to see you there!

Thank you,

Charlotte LaSasso, Executive Director  
Crystal A. Polis, Communications Manager  
Boulder County Arts Alliance  
2590 Walnut St Ste 9  
Boulder, CO 80302  
303-447-2422



March 8, 2016

To the Town Of Lyons/Board of Trustees  
C/O Deb Anthony:

I am writing in support of the Town of Lyons /Board of Trustees awarding the River Bend Event Venue the appropriate commercial zoning that would allow the property to continue and enhance their event business. The operators at River Bend have done a remarkable job transforming the property into a first class venue that adds value both socially and economically to our community.

The wedding and event business in Lyons has flourished over the last decade. River Bend brings another highly desirable location to Lyons, supporting the growth in this industry sector. These events bring thousands of people into town each year. My business, A Spice of Life Catering is one of the many locally-owned companies that has benefitted by the addition of River Bend. In 2015, we catered 10 weddings at the location, and we are on track to increase that number for 2016. Having been in the wedding business for over 20 years in Boulder County, I can attest to impact of a successful event venue on other area businesses. In addition to the revenue to the venue and caterer, each wedding generates customers for restaurants and coffee shops, photographers, florists, stylists, musicians, rental companies, and planners. Lyons is home to many of these small companies and we have found that couples most often hire locally to support our business community.

The operators at River Bend have proven socially responsible with respect to our community. Last year, when noise became a concern to neighbors, the management reacted quickly. Significant attempts to address concerns were made, including adopting an "acoustic only" policy for 2016 events. Further, the venue has been the generous host of many local fundraisers and community events. These have included benefits for the Lyons Community Foundation, and Nepalese Earthquake relief, as well as supporting groups such as the Lyons Art and Humanities Commission in adding cultural and educational opportunities for Lyons.

It is my opinion that the operators of River Bend are responsible, thoughtful members of our business and social community. By awarding the appropriate zoning to sustain their operations, they will continue to provide positive social and economic benefits to the Town of Lyons and its residents.

Sincerely,

Dan Bruckner  
A Spice of Life

A FRESH APPROACH TO A MEMORABLE EVENT

---

CATERING 5541 Central Ave. Ste 272, Boulder CO 80301 P: 303.443.4049  
EVENT CENTER 5706 Arapahoe Ave., Boulder CO 80303 P: 303.444.3452  
[www.aspiceoflife.com](http://www.aspiceoflife.com)

March 8, 2016

Dear Lyons Board of Trustees,

We are writing to support the permanent zoning of River Bend as a commercial venue. The venue provides a beautiful and desirable setting for weddings, as well as fundraisers, dinners and the Wee Casa Tiny Homes. These events bring many visitors into town that in turn patronize local businesses. They also provide jobs for many who work in the event planning industry, including caterers, bartenders, musicians and rental companies. The Tiny Homes alone are a unique attraction and a creative lodging model that helps put Lyons on the map.

My husband and I live next door and we are in full support of River Bend's application.

Best,  
Sarah & Joshua Baranauskas

517 W. Main Street  
Lyons, CO  
303-246-1967

March 9, 2016

Mayor John O'Brien  
Members of Lyons Board of Trustees  
Sent via e-mail

Dear Mayor O'Brien and Trustees

I am writing this letter in support of the River Bend zoning change from R2 to CEC (Commercial Eastern Corridor).

The River Bend property possesses all the characteristics of current Lyons commercially zoned property and more. River Bend is located adjacent to the Main Street/Highway 36 corridor in a highly visible location with highway frontage, making it a natural extension of our commercial district. Furthermore, River Bend is surrounded by property which has been commercially zoned for decades. But what makes River Bend unique is an unprecedented opportunity for private development with river access. This uniqueness is a commodity that can be utilized to differentiate Lyons and drive sales tax.

DOUBLE GATEWAY  
TO THE ROCKIES

Lyons Properties (River Bend owners) are a group of local entrepreneurs with a vision that aligns with the Economic Development Goal's outlined in Lyons Comprehensive and Recovery Plans.

### Comprehensive Plan

Goal #1: Create an environment in which local businesses can prosper.

Objective 1.1: Create space for local businesses.

Strategy 1.1.2: Inventory and analyze Town-owned real estate and real property to ensure the highest and best use.

Strategy 1.1.4: Work with stakeholders to promote appropriate zoning of properties consistent with 2010 Lyons Planning Map

Objective 1.2: Improve Lyons' fiscal, regulatory and physical environment.

Strategy 1.2.3: Maintain infrastructure to support existing businesses and develop infrastructure plans for new business growth.

Strategy 1.2.4: Explore ways to communicate Lyons is a business-friendly community.

Goal #2: Leverage the Town's history, natural setting, unique retailers and relationship with the music and arts community to attract tourists.

TELEPHONE

303.823.6622

FACSIMILE

303.823.8257

432 5TH AVENUE • P.O. BOX 49  
LYONS • COLORADO 80540

TOWNOFLYONS.COM

Objective 2.2: Make Lyons a retail and recreational destination for residents and visitors.

Strategy 2.2.1: Focus on encouraging the development of lodging facilities.

Strategy 2.2.6: Encourage the promotion of tourism based on Lyons' history as well as arts and cultural events.

### Recovery Action Plan

Goal #1: Create an environment in which local businesses can prosper and expand.

Objective: Increase local business' share of regional market and make Lyons a retail, recreational, artistic, and heritage tourism destination.

BIZ 1.4.1: Create a business plan that documents the existing events-based industry and demonstrates the profitability of a Hotel/Conference Center.

BIZ 2.1.1: Focus on encouraging the development of lodging facilities including creative options such as hostels, the ability for residents to rent their homes/extra rooms, an artist residency program, hotels/motels, or bed and breakfasts.

DOUBLE GATEWAY  
TO THE ROCKIES

Many of the current properties in Lyons have been historically underutilized. This zoning change, with development to follow, would lay the foundation for Lyons' economy expansion and act as the cornerstone of the development of Lyons as a true tourism destination. The Lyons Properties Group is committed to maintaining and building upon the arts, music and outdoor recreational culture Lyons is known for as well as meeting a primary goal of minimizing retail sales leakage to Longmont or Boulder.

As it pertains to music, the Lyons Properties Group have mitigated neighbor frustrations with volume levels by implementing restrictions to minimize audio impact. Live music is and always will be a mainstay in Lyons, event producers must continue to work with the community to lessen the impact on their neighbors.

As Economic Development Commission Chairman, I believe the River Bend zoning change is imperative to the creation of a financially sustainable Lyons. The benefits to our sales tax base, workforce and property value are precisely what Lyons needs to be economically independent.

Sincerely,

Jay Malito  
EDC Chair

TELEPHONE

303.823.6622

FACSIMILE

303.823.8257

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To the Board of Trustees, Town of Lyons:

My name is Angie Wilson. I grew up in Lyons, and now live in Longmont and work as a wedding photographer. I have worked with Betsy and Mike at multiple weddings I have photographed at the Lyons Farmette, and have always been impressed with their professionalism and pride in creating a unique space for brides, grooms and their friends and families to come together to celebrate their union. The Lyons Farmette has become a sought-after venue with couples across the state of Colorado, so I was excited to hear that Betsy and Mike were transforming the destruction of the trailer park (where my grandfather had lived until the flood), into the River Bend.

Betsy and Mike have applied for permanent commercial zoning for the River Bend, and I wanted to let you know of my support for them in this, as I know the River Bend will be important to many local businesses and jobs (including mine!).

Thank you,  
Angie Wilson  
[angiewilsonphotography.com](http://angiewilsonphotography.com)

Dear Lyons Board of Trustees,

I'm writing to show my support for River Bend and WeeCasa applying for permanent commercial zoning. RiverBend provides an excellent place for weddings, fundraisers, and dinners. Wee Casa Tiny Homes are a great asset for lodging in Lyons and they recently put Lyons on the map by being featured as a top place to visit in 2016 Outside Magazine issue. These businesses bring a lot of people to town to patronize our local businesses and they provide many jobs for people, from caterers and bartenders - to musicians and rental companies. Lyons desperately needs lodging to bring in any sustainable businesses too.

RiverBend seems to be understanding about neighbors needs and are respectful of sound issues. They have gone completely acoustic only (unplugged instruments), starting this year at the neighbors' request. Thank you for letting me express my desire to have these businesses thrive in Lyons.

Brent Hollingsead  
Creative Director/Founder  
512-924-7922

To whom it may concern,

River Bend provides an amazing place for weddings, fundraisers, dinners and that the Wee Casa Tiny Homes are a great asset for lodging in Lyons. They bring a lot of people to town that patronize your local businesses. They also provide many jobs for many people through all of the businesses that are on their vendor list ~ from caterers and bartenders to musicians, photographers, rental companies and more. I have a personal stake in this venue as a musician, who has a lot of upcoming events booked to play there. I think that since the music will be completely acoustic, not amplified at all, that aspect of the situation should be resolved. Thanks for your consideration and I hope that we can keep this venue going strong for many years to come!

Sincerely,

Mark Diamond

Mark Diamond

720-940-6398

[www.markdiamondmusic.com](http://www.markdiamondmusic.com)

Deb & Trustees:

**re: River Bend's re-zoning process**

I am personally in support of River Bend being *permanently* Commercially Zoned - as it so beautifully provides a prideful destination venue for *very* special events, stunning celebrations, & much-needed / appropriate accommodations for Lyons & surrounds... Not to mention their provision of local employment opportunities & fueling the coffers of local musicians, florists, caterers, & bartenders, etc.

The people that convoy to town as a result the wonderful 'goings on' there - eat at our restaurants, refuel their tanks, enjoy Main Street's sculptures & our friendly peeps, but best of all - patronize our local & regional businesses. As a provider of wonderful wedding gifts & custom gathering opportunities in our Western Stars Gallery & Studio, I am personally a huge fan of all that the Farmette & River Bend bring to the table of Lyons.

Betsy & Mike have proven to be generous, collaborative & visionary pioneers for this community. The first-time guests to town who have experienced the magic created at Farmette & River Bend events leave as positive ambassadors for the good of Lyons...

*What can be better than that?*

Just my two-cents.

Sincerely,

*Chrystal DeCoster*

Western Stars Gallery & Studio  
401-301-1212

Dear Town of Lyons Trustees,      March 5, 2016

This is in regard to the Riverbend property on Highway 36 that Betsy Burton and Mike Wipp own and operate. They did such a great job of quickly getting property cleaned up after the flood, it boosted our general sense of well being. I know they have invested their time and money in Lyons and I would ask that we support them in return.

I am pleased to have this beautiful land and riverscape so well maintained and available for weddings. It is my desire that you grant the necessary zoning that they may continue on this path of operations. Thank you for your consideration.

Sincerely, Sally King

Hello!

I am a wedding and event planner based in Denver and wanted to share with you how much my clients love having events at River Bend in Lyons. The setting is so unique and creates such a special spot for friends and family to gather. So many spaces in Colorado have become quite commercialized, and River Bend is one of the few that still feels authentic! Clients that choose to host their events there typically love working with local vendors and always ask my recommendations for other local companies to hire for their event. We have worked with local vintage rentals companies, specialty table companies, sourced local flowers and herbs, and even local musicians for events in Lyons. I would ask that you please consider allowing River Bend to rezone for continued use in 2017 as it is truly one of a kind and one of the best.

Thank you for your consideration,  
Sarah  
Sarah Jane Faulkner

To Whom it May Concern,

The purpose of this letter is to show support for the commercial re-zoning of the Riverbend venue. We've worked with Betsy, Mike, and the rest of their wonderful staff since we got our start as a catering company four years ago. Both Riverbend and The Farmette are not only wonderful venues for fundraisers, weddings and events, but in our eyes, a big asset to the town of Lyons. The properties are beautifully maintained, and the Tiny Home lodgings situated on the property are a huge asset to temporary lodgings in Lyons. There's nothing quite comparable in the area.

While we do understand that large venues can prove disruptive for neighbors, we feel that Betsy & Mike have been more than conscientious and understanding in addressing the sound complaints from last year. Should the property be re-zoned commercially, we're completely confident that they will maintain this level of respect for their community. Venues and event spaces bring tourism business to the community, provide jobs to members of the community, and in turn support the local businesses that make Lyons so unique and charming.

Please don't hesitate to reach out with any further questions.

Sincerely,  
The Blackbelly Team



Chelsea Carlton

914.474.7460

[Blackbelly.com](http://Blackbelly.com)

Town of Lyons Board of Trustees,

I'm writing to you on behalf of Riverbend. I'm a local Pinewood Springs wedding coordinator and I've had the pleasure to work many weddings at this beautiful property. I think Lyons is such a special place and we bring in so many couples that love our town, and truly appreciate and want to support our little community.

Riverbend is such a special venue, couples fall in love immediately with the property! Betsy and Mike have put so much time and love into that venue. Bringing more weddings to Lyons means more people supporting our other local businesses as well. I know that they have also turned the venue to acoustic music only, which will keep the volume down significantly while weddings and other events are being held there. They are really working towards having a successful venue, and wanting to have the full support of our local community.

Another amazing thing that Riverbed has to offer are their tiny homes. They are such a unique accommodation experience. I have friends that have stayed there just to have a fun night out in Lyons, and not have to worry about driving. That is another thing about our sweet little town, there are not a whole lot of accommodation options. Whether it be an event that Riverbed is holding, or just people wanting to come to Lyons for the weekend, it sure is nice to have more accommodation options.

We with Root + Gather Events love and fully support Riverbend, and I hope you can see where we are coming from. Thank you so much for your time and have a great week!

Sincerely,

Crystal Klink

root + gather events- wedding planner

[crystal@rootandgatherevents.com](mailto:crystal@rootandgatherevents.com)

262.573.7950

[www.rootandgatherevents.com](http://www.rootandgatherevents.com)

To whom it may concern,

My name is Nate Camelio and I am the owner/operator of Garnish bar tending. I have worked with Mike and Betsy since 2012 at the Farmette bar tending weddings and special events. Since River Bend has opened last year, I have continued to grow as a company and bar tend many of the events that go on at both venues. They have put me on their preferred vendors list from the moment I started my company in September of 2012. If it wasn't for the River Bend venue now also doing weddings and special events, my company would be struggling to survive in a wedding market that is somewhat limited as far as venues go in our area that allow outside vendors. Please consider the allowance of the commercial zoning so it may continue as the amazing venue that it is and so that my company can continue to grow.

I believe with the music going acoustic, many of the noise will diminish for the surrounding neighbors. This venue has provided countless opportunities for many companies like mine to make a living. They have also hosted

fundraisers and benefits over the course of the years which help give back to our wonderful community of Lyons. I love directly next door to River Bend as well and have no problem with any noise that comes from events they host when I am not working them. It is an amazing addition to the already great town. Thank you for your time.

--

**Nathan Camelio**

**Garnish bar tending**

**774-238-0970**

[www.garnishbartending.com](http://www.garnishbartending.com)

<https://www.facebook.com/garnishLLC>

Hello,

I am writing in support of River Bend being commercially zoned.

River Bend provides an amazing place for weddings, fundraisers, dinners and that the Wee Casa Tiny Homes are a great asset for lodging in Lyons. Events at River Bend bring a lot of people to town that patronize our local businesses. Events also provide many jobs for many people who are vendors ~ from caterers and bartenders to musicians and rental companies and more.

The new acoustic-only (unplugged instruments) regulations should resolve the previously contentious noise issue.

I hope you will support River Bend and its important role in our community.

Thank you,

Betsy Welch

To:

The Town of Lyons Board of Trustees,

On behalf of our industry colleague, community friend and neighbor at The Lyons River Bend, we would like to share our support and ask you to allow them permission to permanently re-zone The River Bend. We have come so far in promoting concerts, hosting beautiful farm to fork dinners, accommodating hundreds of weddings with fabulous guest lists coming from all over the globe to see our attractive town. A large part of that is The Farmette and The River Bend. Whether it's visiting the local market for a quick snack, grabbing a cup of coffee at the Stone Cup or even filling up on gas as they make their final decent through town. The exposure of thousands of travelers coming through each weekend is what this town thrives on. **WE NEED THIS VENUE.** I am first a Lyons Native, second an employee of Greens Point Catering. I see this through the eyes of a small town girl who wants nothing more than to see this amazing town grow and make a spot on the map. As long as Betsy and Mike abide by the rules and regulations set forth by the committee they should be given the right to promote their property and business. Greens Point Catering grew by 20 weddings last year because of the River Bend alone. That revenue allowed us to purchase new equipment and stimulate pay increases. From a sales perspective it introduced a new culture of clients that appreciate Lyons natural beauty and the amazing people who call it home.

It's a dream every day to wake up and go to work loving what I do and supporting the local venues that neighbor our childhood adventures and family homes. Lyons is truly is a hidden gem and we should share it with others. Please let Betsy do what she does so well. She is a wonderful, warm woman with a huge heart and has put her stamp on this town in so many ways. She's done something incredible with a space that most would have run away from. She shows compassion for this developing area and see's the good in everything. Please give her this opportunity and let's bring more life back to Lyons.

Sincerely,  
Holly Haakenson  
Greens Point Catering Sales Designer

Dear PCDC, BOT, Town Staff, and Mayor O'Brien: Just a reminder to trustees, zoning for Riverbend has been discussed in many prior meetings. Items are still pending that should preempt a final permanent zoning change. Collaboration between Riverbend and neighbors adjacent to these venues has been amenable and productive. Efforts with time and financial resources have been put in by all. The constant threads of emails and conversations and on-site visits are a testament to everyone's efforts. Yet, the situation is still a work in progress. With a new season starting, it seems prudent to see how the suggested changes in amplified/acoustic sound and music venues pans out. Having operated under temporary zoning for multiple years, permanent zoning changes seem too early to grant.

At this time, permanent zoning seems to be putting the cart before the horse. It was a bit disconcerting to see a large email blast across the Town of Lyons residences looking for support for the Riverbend venue. It looked to be somewhat from the Town and was calling for input to be emailed Debbie Anthony at the Town. It was under the auspices that the Riverbend venue is good for everyone. To gather non-bias input, the email blast should have had some mention of acoustic levels.

I encourage the BOT to review prior documents and statements submitted from prior Town meetings.

Thanks,  
Steve Simms  
303-823-5753  
[steve@on-site.biz](mailto:steve@on-site.biz)

Thanks,  
Steve

Hello.. Just to touch base on one of the BOT meetings this last winter related to a sound ordinance. There was mention during the meeting of having the town attorney research ordinances from around the State of Co. I was thinking that the BOT/Mayor was thinking this would be a starting point for the town to update its sound ordinance. Do you know of any progress on this? Is there anything citizens need to do to help out with this? Not to be a pain but more-so to make sure something did not get missed (as you all work through the multitude of projects!) . It may be helpful for the town as a whole

Thanks Again,  
Steve Simms  
303-823-5753

Dear PCDC, BOT, Town Staff, and Mayor O'Brien: Just a reminder to trustees, zoning for Riverbend has been discussed in many prior meetings. Items are still pending that should preempt a final permanent zoning change. Collaboration between Riverbend and neighbors adjacent to these venues has been amenable and productive. Efforts with time and financial resources have been put in by all. The constant threads of emails and conversations and on-site visits are a testament to everyone's efforts. Yet, the situation is still a work in progress. With a new season starting, it seems prudent to see how the suggested changes in amplified/acoustic sound and music

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Thanks,  
Steve Simms  
303-823-5753  
[steve@on-site.biz](mailto:steve@on-site.biz)

Thanks,  
Steve