

Dear Ridgefield Events neighbor,

3-19-25

We appreciate the feedback that many of you shared with us and the County last year and we have carefully considered your concerns as we think about evolving our business. As such, I'm writing to let you know that we are planning to modify our conditional use permit to allow a small group of wedding guests to be able to spend the night with us at Ridgefield. I'm reaching out in advance of our application process to give you an opportunity to ask any questions or express any concerns before we begin working with the County. Allowing couples to stay at Ridgefield will improve our business model and reduce impacts on our neighborhood in the following ways:

- It will facilitate noise being contained within our home as our guests can "take the party inside" as the evening progresses. (Our outdoor music will *still* have a hard-stop at 9:30pm which is consistent with our existing policy, and will not change.) We anticipate a reduction in noise impacts as a result.
- On wedding days, it will reduce evening traffic on Fickle Hill by 18%-30% depending on event size. This will reduce both noise and safety concerns for our neighborhood on a wedding-day basis.
- It will also reduce the overall number of weddings we host during our season. For example, instead of doing 2-3 weddings over the course of a weekend, there would only be 1. This would reduce overall traffic and noise impacts for our neighborhood, on a weekend-by-weekend basis, from 50%-70%.

I would also like to make clear that guests staying at Ridgefield will *only* be connected to weddings, and our property **is not going to be any type of short-term rental**. We are not at all interested in this, *and* it would harm our business model as we need to be able to do venue tours year-round; operating Ridgefield as any type of short-term rental would preclude that.

I am interested in hearing any questions you may have regarding this proposed change, which is why I'm writing to you before we proceed with our application to the County. Our goal is to continue to be proactive and mindful neighbors. If you have any questions or comments you'd like to share, please direct them to me by email or text. Please also let me know who you are so I can respond appropriately.

(over)

I look forward to hearing from you.

Scott Davies

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Additionally, I will be available for you to stop by and ask me any questions in person at Ridgefield on Wednesday, April 9th, from 5pm-6pm.

Sincerely,