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TRANSCRIPT OF DOUGLAS COUNTY PLANNING COMMISSION MEETING

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1 (Beginning of requested transcription.)

2 COMMISSIONER GRIFFITH: Our only agenda  
3 item tonight is 8635 South State Highway 83, Cherry Valley  
4 event venue, Use by Special Review, Project File  
5 US2021-003. Matt Jakubowski for staff.

6 MR. JAKUBOWSKI: Good evening,  
7 Commissioners. Matt Jakubowski representing Planning  
8 Services.

9 The applicant is proposing the Use by  
10 Special Review for an event center at 8635 South State  
11 Highway 83. The project number is US2021-003. Pamela  
12 Solly and Louie Miller are here as applicant. They also  
13 have some of their consultants available on the Webex  
14 feed.

15 An applicant may request a Use by Special  
16 Review for an event center on an A1 parcel less than  
17 80 acres in size. A 6.7 USR acre permit area is proposed  
18 on the Highway 83 side of the property, which includes  
19 conversion of existing buildings: The barn for the events  
20 and the caretaker residence as a bride and groom suite, as  
21 well as a new concrete tent pad for event purposes and  
22 off-street parking north of the barn.

23 The intent of the USR process as set forth  
24 in Section 21 of the zoning resolution is to provide for  
25 uses in specific zoned districts that shall require a

1 public notice and hearing and the approval of the Board of  
2 County Commissioners subject to such conditions and  
3 safeguards as may be imposed by the Board.

4 The Use by Special Review process begins  
5 with the submittal of an application. Following a review  
6 period by referral agencies and the public, notice is  
7 given for public hearings before the Planning Commission  
8 and Board of County Commissioners. All referral comments  
9 received are attached to the staff report.

10 Of note, the applicant required completion  
11 of a water augmentation plan and repermited its well to  
12 allow for the proposed use per comments from the State  
13 Division of Water.

14 The applicant required extensive  
15 communication with Douglas County Engineering and CDOT to  
16 address comments primarily related to traffic and drainage  
17 impacts on 83.

18 Comments were also received from nearby  
19 residents. The Planning Commission received comments in  
20 the packets that went out on Friday as well as additional  
21 comments received today that were provided to the Planning  
22 Commission at the pre-meeting.

23 Nearby neighbors object to the proposal  
24 citing concerns related to the management of the proposed  
25 use, traffic, noise, enjoyment of property, preservation

1 of rural character and enjoyment of a rural quality of  
2 life.

3 The site, which is highlighted in blue in  
4 the middle of this zoning and vicinity map, is zoned  
5 Agricultural 1. Properties that surround the site are  
6 also zoned Agricultural 1. The site is located at State  
7 Highway 83 and Lucas Avenue.

8 Zooming in on the aerial, event center  
9 activities are, again, proposed within the USR permit  
10 area, which is in the northeast corner of the property  
11 along State Highway 83. The site is generally surrounded  
12 by large lot residential and rural properties.

13 Access is proposed from the same location  
14 as the existing entrance across from Lucas Avenue. West  
15 Cherry Creek is located and bisects the property, but no  
16 FEMA 100-year floodplain is present.

17 The property was zoned agricultural at the  
18 inception of zoning in Douglas County in 1955. This is  
19 consistent with the historic agricultural and animal-  
20 related use of the property.

21 The existing barn was constructed in 1914  
22 and the existing caretaker residence and workshop were  
23 constructed in 2014.

24 Before you on the left is the applicant's  
25 USR exhibit. These photos are snips from the applicant's

1       USR exhibit, as well.

2                       The event center and bride and groom suite  
3       are located -- so this is the proposed converted barn.  
4       The proposed bride and groom suite -- bride and groom  
5       suite, which is a caretaker residence at the moment, those  
6       structures are located near the Highway 83 portion of the  
7       site.

8                       Highway 83 is proposed -- or excuse me --  
9       the entrance at Highway 83 is proposed to be widened. The  
10      applicant has proposed an 800-foot deceleration lane for  
11      right turns into the site.

12                      A gravel driveway is proposed through the  
13      middle of the site, which also includes a bus turn-around  
14      and leads to a 34-space parking lot north of the events.

15                      There's also a tent pad proposed so that  
16      there could be a temporary tent placed over the concrete  
17      pad for events, as well.

18                      The applicant proposes landscaping and  
19      screening along Highway 83, which includes some berming as  
20      well as a screen wall.

21                      The applicant submitted a noise study,  
22      which the conclusion of the noise study is that it is in  
23      compliance with the Douglas County zoning resolution noise  
24      standards.

25                      USR regulations require structures and

1 outdoor assembly areas be at least 200 feet from all  
2 property boundaries. The proposed tent pad and proposed  
3 parking area are 200 feet or greater from property lines.  
4 The existing structures -- the barn and the caretaker  
5 residence -- are within 200 feet as they are existing.

6 The applicant is requesting -- which per  
7 the USR standards, the Board can consider this -- for the  
8 Board to establish a lesser setback than required if  
9 adequate screening, other mitigation for noise and visual  
10 issues are -- are provided.

11 The applicant proposes various facade  
12 improvements as part of the barn conversion, including  
13 windows, lighting, ingress and egress, and a deck at the  
14 rear of the structure.

15 A catering kitchen is proposed within the  
16 east part of the barn structure and would require removal  
17 of a portion of the existing barn. The applicant  
18 indicates no cooking will occur in the kitchen and that  
19 caterers would bring prepared foods for any event.

20 USRs require an operations management plan.  
21 The management plan is located on sheet 1 of the USR plan  
22 exhibit and described within the staff report. Highlights  
23 of the management plan are -- are in italics on this  
24 slide.

25 Of note, hours of operation are proposed by

1 appointment only Monday through Thursday with events over  
2 the weekend. A maximum of 100 events are proposed  
3 annually with up to 150 patrons per event.

4 The applicant proposes to utilize shuttle  
5 buses as part of its event plan for larger events, and the  
6 applicant will be required under the management plan to  
7 mon -- monitor event traffic by video and submit a  
8 compliance report to Douglas County for review.

9 Following are site photos. This is a view  
10 looking to the site entrance from Highway 83 and Lucas  
11 Avenue. The existing barn is directly in front, and to  
12 the right is the caretaker residence, to be a bride and  
13 groom suite.

14 This photo looks north up the Highway 83  
15 frontage. Again, the bride and groom suite is to the  
16 left. So Highway 83 here. This view looks through the  
17 site in the approximate area of the interior driveway,  
18 which would approximately go through the middle of the --  
19 the slide between the structures. Proposed parking is  
20 north beyond these existing trees.

21 This is a view behind the barn. The  
22 proposed deck would roughly be right in front. The tent  
23 pad also further in front. And then, again, the trees  
24 that provide the separation between the -- the parking  
25 area and the event area.

1                   And this photo is a closer look through the  
2                   portion of the site in which parking is proposed. So  
3                   parking would be through this area of the site.

4                   And then, finally, this photo is taken from  
5                   the east on Lucas Avenue, looking toward the property.  
6                   Note there is an increase in grade along Lucas Avenue, so  
7                   properties looking from the east have views into the  
8                   subject site.

9                   The approval standards for a USB request  
10                  are set forth in Section 21 and listed on this slide.  
11                  Staff's assessment of the approval standards is discussed  
12                  in detail on page 8 through 10 of the staff report.

13                  Staff has evaluated the Use by Special  
14                  Review request in accordance with Section 21 of the Zoning  
15                  Resolution. Should the Planning Commission find that the  
16                  approval standards have been met, staff proposes the  
17                  following conditions be included in the motion:

18                  Condition Number 1, prior to final approval  
19                  of the record copy of the USB plan exhibit, a storm  
20                  drainage easement shall be provided to Douglas County.

21                  Condition Number 2, prior to commencement  
22                  of construction of the event center, a CDOT State highway  
23                  access permit shall be obtained for access to the  
24                  property.

25                  And Condition Number 3, prior to final



1 approval of the record copy of the USR plan exhibit, any  
2 necessary technical corrections shall be made to the  
3 satisfaction of Douglas County.

4 Section 2109.06 of the -- of the Zoning  
5 Resolution sets forth the parameters for the Planning  
6 Commissions' recommendations on USR requests.

7 This concludes staff's presentation. I'm  
8 available to take questions on the staff report at this  
9 time if the Planning Commission wishes. Otherwise, the  
10 applicant is here and has a presentation, as well as  
11 consultants to answer any technical questions that the  
12 Planning Commission may have. Thank you.

13 COMMISSIONER GRIFFITH: Thank you, Matt.  
14 Do Commissioners have a question for staff?

15 I do have one question, Matt. And that is  
16 regarding the monitoring of the traffic on site. The --  
17 the staff report says through continued traffic monitoring  
18 at the entrance of the site, Douglas County Public Works  
19 will determine if implementation of additional traffic or  
20 roadway improvements are necessary.

21 Can you elaborate on what's going to happen with  
22 that? How that works and what will happen?

23 MR. JAKUBOWSKI: We do have Matt Williams  
24 from Public Works Engineering online, so it may be better  
25 for him to answer this more technically, but the general

1 idea is to monitor traffic over the course of the  
2 operation of the event to understand whether any  
3 additional traffic improvements are necessary.

4 COMMISSIONER GRIFFITH: How is that  
5 monitoring going to happen?

6 MR. JAKUBOWSKI: Oh, my apologies. It's by  
7 way of a camera system. The applicant is also able to  
8 provide some technical explanation to that, as well.

9 COMMISSIONER GRIFFITH: Okay. Thank you.  
10 With that, I think we'll hear from the  
11 applicant.

12 MS. SOLLY: All right. Good evening,  
13 everyone. Thank you, very much for having us here this  
14 evening.

15 This has been a long road for us and we  
16 just appreciate you hearing about our project and we  
17 welcome a Q and A, either during or after. Whatever works  
18 best for -- for everyone.

19 We know Matt and some of the people from  
20 the Planning Department. We've not met you guys, so I'm  
21 just going to give a brief introduction of us.

22 I'm Pamela Solly, and this is my husband  
23 Louie Miller. Louie is a native of Colorado. He was born  
24 in Montrose and he was -- spent much of his time in his  
25 early childhood in Nucla, Colorado. Down around Nucla,

1 Norwood, and Telluride. His family owned a 10,000-acre  
2 cattle ranch in Nucla. He has spent 27 years in the  
3 health insurance industry, and we have lived in Parker for  
4 25 years. We've been married for 35 years. We lived in  
5 Parker for 25 years and then we moved to Franktown in  
6 2019.

7 I moved to Colorado in 1980, and I spent  
8 most of my career in the mining industry. We have two  
9 daughters, 23 and 28, and we absolutely love living in  
10 Franktown.

11 For our presentation today, we're going to  
12 give a little bit of history of the property. We're going  
13 to talk about some of our priorities when planning this  
14 project.

15 Starting with the property, this -- this  
16 property comes with an immense amount of history. Not  
17 only is it a beautiful property, it's -- has a -- it's --  
18 it's green in the summer. We have two ponds on the  
19 property.

20 This property was settled in 1864. The  
21 land patent was signed by Ulysses S. Grant. It's one of  
22 the earliest homesteads in Douglas County. I believe it's  
23 one of the first six in Douglas County.

24 So there is an immense amount of history,  
25 like I said, and we are just passionate about -- about

1 preserving this history.

2 One of the most prominent owners of the  
3 property was Clint Whittier. He owned this property in  
4 the early 1900's and he commissioned the construction of  
5 the historic bank barn with the gambrel roof. So he  
6 commissioned it. I actually think it was completed in  
7 1911 because the dates on -- inscribed in the concrete,  
8 but it was completed in 1911. He operated it for a long  
9 time as a dairy farm.

10 And interestingly enough, too, this barn --  
11 what's unique about this barn is in 1911 when the FDA  
12 changed its guidelines, they had to put -- they put in a  
13 cement floor in this barn that was built in 1911. So the  
14 foundation in 1911 is concrete. They brought in two  
15 trainloads of aggregate to actually build the foundation  
16 of this barn. So lots of history.

17 This is a picture of the -- a historical  
18 picture of the barn, and here's what the barn looks like  
19 today. So, essentially, the same exact barn. Not much  
20 has been done since it was constructed.

21 I'm not going to read all of this. I just  
22 want to highlight a few items in here.

23 So this property has a strong history of  
24 social gatherings. I believe you probably have this, and  
25 I am just going to highlight a few, starting with Number 6

1 in 1911.

2 We had a history report done on this  
3 property. We have lots of -- we have copies of lots of  
4 newspaper articles that are quite entertaining.

5 So starting with Number 6 and Numbers --  
6 Numbers 6 and 7, when this barn was completed, they had  
7 big barn dances. And for Number 6, in July of 2011 (sic)  
8 in the Elbert County Banner, 200 people attended Clint  
9 Whittier's barn dance. 11 were out from -- 11 were from  
10 Denver.

11 Another article in 1911, Elbert County  
12 Tribune. Large crowds attend the barn dance at Whittier's  
13 ranch. One of the most enjoyable events probably of the  
14 year was the dance given by Clinton Whittier last Saturday  
15 night. The occasion and dedication of his new barn  
16 completed. People came from all parts not only to dance,  
17 but to see the finest, largest barn in eastern Colorado.

18 And, you know, again, lots of newspaper  
19 clippings about the social events that happened on this  
20 property since the early 1900's. It wasn't only dances.  
21 It was political events, turkey shoots. You know, lots of  
22 social -- lots of social events happened on this property.

23 Moving down to Number -- or the top of this  
24 list on Number 9. The Dutch Telephone Company held their  
25 annual meeting last Saturday.

1                   And if you scroll -- or if you -- if you --  
2     if you go down a bit, still on -- on the 9th, an elaborate  
3     dinner was spread at noon -- at the noon hour, as the  
4     Cherry people know to entertain. There were 40 autos  
5     present and the crowd numbered about 400. This is in  
6     1915. People came from all over to see this historic  
7     barn.

8                   In the ballgame, Case beat Elbert, 37 to 0.  
9     The dance at Whittier's barn that night was a decided  
10    success. So it was also baseball games that -- that took  
11    place here.

12                  So, you know, again, going back to the  
13    early 1900's -- obviously, there is a big gap between that  
14    and now. We're still doing research. But, you know, for  
15    100 years, it's -- it's going to take time. But just  
16    wanted to show these slides and discuss these slides to  
17    show that -- that for the history of this property, going  
18    back more than 100 years, social gatherings took place  
19    at -- at this property.

20                  And Number 16, when we purchased the  
21    property, we purchased the property because we knew  
22    Douglas County allowed -- you know, allowed venues on  
23    35 acres or more.

24                  And so -- the marketing materials from the  
25    realtor, you know, just showed that the previous owner was

1     also using it as an event venue. I don't believe they had  
2     a permit. And the -- and the owners before that was also  
3     using it as an event venue.

4                     To add just a little bit of background  
5     about -- about Cherry Valley and how we got here. Louie  
6     and I were married in 1988. In 1989, he had this idea,  
7     Hey, we should do an event venue. At that time, it was a  
8     great idea. However, we were first married and we were  
9     poor. So we thought it was a good idea. And then we  
10    realized pretty quickly we didn't have the resources to do  
11    so. So we tabled that for about 30 years and, you know,  
12    we kept the idea alive.

13                    He did find a property when we started this  
14    in Ar -- well, back 1989 in Arvada. It was in Arvada and  
15    it's an area called Two Ponds. And we put a business plan  
16    together, we named it Two Ponds, and then we decided we  
17    didn't have the money to be able to do this.

18                    We raised kids. 30 years later, you know,  
19    we kept the dream -- we kept the dream alive. And a  
20    friend of mine, who actually lives in Franktown -- two  
21    friends of mine who live in Franktown brought me to this  
22    property and said, I know you want to do a venue and this  
23    is where you have to have it.

24                    So I showed up, I was parked up on Lucas,  
25    and I'm like, Oh, my gosh, this is the property. So I

1       went home and I said, Louie, are you still interested in  
2       doing an event venue? He said yes. I said, Good, because  
3       I just put an offer on a property, and it was 8635 South  
4       Highway 83.

5                       What's interesting about this property  
6       going back 30 years ago, the property that we found in  
7       Arvada, it was called Two Ponds because it had two ponds  
8       on it. Part of the reason we bought this, not only was it  
9       beautiful, not only did -- does Douglas County allow this,  
10      it has two ponds on the property. Just ironic.

11                      Moving on to the management plan. I'll  
12      just kind of go through these quickly.

13                      The hours of operation for the venue are  
14      Monday through Friday -- you can see them there -- 3:00 to  
15      11:00, 2 to 11 and then 8 -- I'm sorry -- 11 to 8 p.m.

16                      Now, it's important to note that music will  
17      go off at 10:30 and everyone will have to be off of the  
18      property no later than 11. So after -- and then -- and  
19      then teardown starts from 11 to midnight.

20                      Louie and I will be at all of the events on  
21      the property. We will probably also have one full-time  
22      employee and one part-time employee. We'll also be about  
23      15 staff, when you think about caterers and florists and  
24      photographers. So there will probably be about another 15  
25      people -- another 15 people.



1                   We will also have a professional beverage  
2 service, which we'll talk about in just a minute.

3                   As Matt said, no more than 100 events per  
4 year and -- and no more than 150 patrons, which also  
5 includes the bridal party.

6                   Parking, we have did -- we have done our  
7 best to think about parking and traffic controls and  
8 noise. We are allowed to have 37 cars on the property.  
9 34 of them will be in the designated parking area. There  
10 will be three more where the big white garage is and those  
11 will be handicapped accessible.

12                  And there will be no parking on the street,  
13 and again, with the 800-foot turn lane, we believe that  
14 will prevent any backing up on Highway 83.

15                  We will have shuttle busing to -- to -- we  
16 will have shuttle busing for all events where there will  
17 be 37 or more vehicles.

18                  As the Commissioner asked, we will have a  
19 surveillance system. We will have a camera at the  
20 entrance. As part of our compliance, we will need to  
21 provide an independent compliance report annually to the  
22 County. And what this will show and what the -- what the  
23 report will show is how many events, when they were, how  
24 many cars came in. We will report, unless you can't see  
25 in the cars, how many attendees there were and from which

1 direction they were coming from.

2 We are prohibiting left turns from the  
3 property coming from the south. We will be giving maps to  
4 people and -- and then all of that information will be put  
5 into the annual report to Doug Co.

6 We did have a traffic study done and our  
7 traffic engineer is on the phone, so we can certainly  
8 answer any technical questions that anyone might have  
9 related to traffic.

10 We also had a noise study completed. The  
11 noise limits per Douglas County -- so we believe based on  
12 the study that we will comply with Douglas' Ag 1 noise  
13 limits for event venues. And as -- as noted in the  
14 report, we will be at or below. The -- the residents  
15 close to us will be at or below.

16 We have fire protection -- or I'm sorry.  
17 We will be required to have an automatic fire sprinkler  
18 system within the barn. We will have site inspections by  
19 the fire department. And we will have an inspection -- if  
20 we are going to have a tent on the cement slab, we have to  
21 have a permit for each event for each tent that goes up.

22 This just talks more about the bus service.  
23 We are going to have two buses. So we have been -- we  
24 have been speaking to and we have an agreement -- a verbal  
25 agreement -- we haven't signed anything yet because we

1 don't have a venue, but we have -- we will be contracting  
2 with two hotels: One in Lone Tree, the Marriott, and the  
3 other one for a hotel in Castle Rock. And for the  
4 event -- for events where there will be 37 or more  
5 vehicles, we will have a bus.

6 A bus will go to the hotel. The first bus  
7 will be there 1 -- about 1-1/2 hours before the event and  
8 they will deliver the people to the event one hour before  
9 the event.

10 The bus will turn around and go back and  
11 they will pick up and -- and do another run and pick up  
12 right -- just prior to the event. There will also be two  
13 buses that return people to these hotels. There will be  
14 an early bus -- approximately 7:00 p.m. -- that leaves the  
15 venue and it'll deliver people back to the hotel. There  
16 will be a later bus somewhere between 10:30 and 11 -- but  
17 everyone needs to be off the property by 11 -- to deliver  
18 people back to the hotel.

19 This is -- this -- this model was created  
20 after an existing venue. There's a very large venue in  
21 Larkspur where they have 200, they could -- they could  
22 accommodate 200 guests.

23 They have 80 parking spaces and then they  
24 use busing. What we have been told by the manager of that  
25 venue is that more than half of the people use the busing

1 because it's safe and they don't want to drink and drive.

2 So we believe that this is a way to  
3 mitigate traffic. It is also a way to help keep our  
4 safe -- to help keep our roads safe.

5 Water augmentation plan. So, obviously,  
6 through this process, we had to develop an augmentation  
7 plan and go through water court. We did that.

8 Interestingly enough, there was a previous  
9 augmentation plan on the property. At some point -- I  
10 don't think it was the previous -- the -- the immediate or  
11 the -- the owner that owned the property right before us,  
12 but one or two after that had an augmentation plan because  
13 they were doing a nursery, so they were using a lot more  
14 water. 12.6 acre-feet per year.

15 So we amended that augmentation plan.  
16 You'll see it in that second bullet. And we have  
17 requested and been approved for 1.75 acre-feet per year of  
18 non -- not -- nontributary in the Upper Dawson aquifer  
19 groundwater. So we will be using less water.

20 We received approval. We have use for a  
21 single-family residence, irrigation of lawn, garden,  
22 trees, the commercial building for the sanitation for the  
23 bathrooms. We will not have a -- a full kitchen. We will  
24 have a catering kitchen, but there will be rinsing of  
25 dishes and that sort of thing. But it won't be for, you

1 know, a com -- it won't be for a commercial kitchen.

2 It's also for livestock, watering up to 12  
3 domestic animals and fire protection.

4 The -- the final decree was signed in -- by  
5 two people -- one in November, one in December of 2021 --  
6 and the new well permit was issued in January of this  
7 year.

8 So traffic mitigation. You know, again,  
9 you know, when we were putting this presentation together  
10 and when we were planning -- planning the project, we knew  
11 there were three very important things that we needed to  
12 be mindful of. One of them was that this project, our  
13 barn, needed to be compatible within the community.

14 And we believe that we have focused and  
15 done a very good job with that because we are -- we are  
16 renovating the existing barn. So we are continuing the --  
17 the history of this property with events.

18 We're going to continue to grow hay. We're  
19 going to continue to lease our land to a neighbor so he  
20 can bring cattle on our property. And yes, we're going to  
21 have -- we're going to have events.

22 One of the other very, very important  
23 items, which we all know about, is the traffic on Highway  
24 83. We believe we have taken great care to think about  
25 this traffic and to put -- and to volunteer much of the --

1 much of the -- the proposals that we have put together.

2 So we have had -- we have a traffic study,  
3 and it was -- we think it was very well done. It was very  
4 thoughtful. And based on statistics and the data from  
5 that traffic study, we agreed to put in an 800-foot turn  
6 lane. We believe that is very safe for the people coming  
7 from the north.

8 We plan to market to the north, and so we  
9 think that most of our traffic will, in fact, come from  
10 the north. So we're going to install an 800-foot  
11 deceleration lane.

12 Again, left turns prohibited from -- from  
13 the -- from the south. And we will go ahead and provide  
14 maps, make it very clear, the guests will sign an  
15 agreement, et cetera. We will limit the number of cars to  
16 37. We will provide busing to keep people safe.

17 There will be a designated area, and like  
18 we said, video surveillance and this independent --  
19 independent study.

20 And before I move on, there's -- there's  
21 some other traffic slides here, but it was really just to  
22 be sent out in advance so you could review it, not to go  
23 through all of these slides. But we would just like to --  
24 to -- to note that there are many venues in Douglas County  
25 and some very large ones in Larkspur. Now, Larkspur is a

1 bit from Highway 83. I'm not saying that. But they  
2 are -- they access County roads. They access Perry Park  
3 Road. They access I-25.

4 One venue, like I said, can accommodate 200  
5 people. The other venue has two locations: An upper  
6 ranch, a lower ranch. One ranch can accommodate 250; the  
7 other one 350.

8 So we monitor -- not closely, but we do pay  
9 attention and, you know, we don't hear -- I'm sure there  
10 are, you know -- you know, traffic citations, but we don't  
11 hear about, you know, DUI's or we don't hear about, you  
12 know, accidents. Not that they don't exist. But if it  
13 was happening and it was habitual or there was, you know,  
14 a pattern, we absolutely believe that probably the County  
15 would have stepped in.

16 So we -- we recognize that traffic is a  
17 concern, but we're saying that other venues in -- you  
18 know, in the Larkspur area and those in Franktown -- there  
19 are five venues very close to us. There's one in a  
20 neighborhood. There's a new one going in on Russellville.  
21 There's one -- you know, there's Flying Horse. And  
22 there's one by the airport about, you know, 3 miles east  
23 of us. So there are existing venues.

24 And again, we understand that traffic is an  
25 issue, but we believe that we have been thoughtful on this

1 to do everything that we can do to control our part.

2 And another -- one thing that's not on here  
3 is we will not be serving alcohol. We think a conflict --  
4 I'm sorry. We -- we will not be serving it and selling  
5 it. There will be a beverage company who will be serving  
6 the alcohol.

7 We believe that it's a conflict if you rent  
8 our venue and then we say, Hey, and here's our package for  
9 alcohol. So they are professional beverage companies.  
10 And we're not asking for a liquor license. We will be  
11 there, but these professional beverage companies are the  
12 experts. They know how to serve people. They know what  
13 to look for.

14 Another thing that we are considering --  
15 it's not in the management plan -- but we met with a  
16 gentleman a couple days ago who is opposed to the project.  
17 We very much appreciated him coming to see us. And we  
18 went through -- we went through our process and I said,  
19 Look, you know what? What are your concerns? And he  
20 said, My biggest concern is traffic, and I want to know  
21 what you're doing about, you know, people and mitigating  
22 the traffic and people drinking and driving.

23 So we went through this with him, we went  
24 through our plan with him and told him how we're going to  
25 mitigate the traffic, how we're going to do busing, how



1 we're going to limit the amount of cars in and out of our  
2 venue. And I said I assure you, we're going to continue  
3 to think about if there's other things that we can do.  
4 And if you think of anything, come and talk to us. Let's  
5 just -- let's just have an open dialogue.

6 And one of their -- and something that I  
7 came up with and I think it's actually a pretty good idea  
8 is to maybe have a -- you know, not -- not a uniform, but  
9 a police -- but a security, someone who can actually be  
10 there who can help us, you know, monitor the guests,  
11 monitor the drinking, and actually only be there from  
12 probably from like 7:30 to the end of the -- end of the  
13 event and -- and help people out of the entrance.

14 You know, so if there are going to be 37  
15 cars, he can get out there and he can help direct traffic  
16 out of the entrance.

17 Not -- you know, that was just something --  
18 another idea that we came up with talking to this  
19 gentleman if, in fact, we wanted to do that as a way to --  
20 to further mitigate.

21 Again, I'm not going to go through all of  
22 these slides. You have them.

23 The noise study. We had an engineer do a  
24 noise -- a noise compliance study. Here is just some  
25 information about that. But like Matt said, the bottom

1 line is the way we're going to develop this and where the  
2 neighbors sit, our traffic -- I'm sorry -- our noise  
3 engineer believes that -- or he has predicted less than  
4 the 30 decibels will -- you know, that that -- that the  
5 noise will be less than 30 decibels and the majority will  
6 be below 20.

7 We can talk more about that study with  
8 our -- with our engineer, but, you know, we feel very  
9 confident our neighbors will not be impacted by noise by  
10 our study.

11 All right. These are just some pictures of  
12 our property. We have -- this is our neighbors -- these  
13 are our neighbors to the west, so, as you can see, where  
14 our property is, that's our neighbor to the west. And  
15 that neighbor is not opposed to our venue.

16 This is our neighbor to the north. She,  
17 too, is not opposed to our venue.

18 And these are our closest abutting  
19 neighbors.

20 These are our abutting neighbors to the  
21 east. And they do have concerns and they addressed --  
22 they have addressed their concerns and they'll be here  
23 this evening to -- to talk about those concerns. And as  
24 you can see, they are up on Lucas and you can see -- this  
25 is taken from the entrance of our property. You can see

1 the tops of their houses.

2 And like Matt said, even though we can't  
3 see them from our venue, they are quite a distance away  
4 with respect to noise. However, they do look down upon  
5 our property. They'll be able to see our property.

6 And that is our neighbor to the south. He,  
7 too, is not opposed to our property -- I'm sorry -- to our  
8 project.

9 You know, there are benefits to the local  
10 communities. Again, we feel an obligation to preserve the  
11 history of this project. It's -- it does have an amazing  
12 history. Not only is the barn an amazing, you know --  
13 it's an amazing barn, but downstairs in the lower level,  
14 it's -- it's very cool, too. We're not doing anything  
15 with the lower level at this point. We'll just be  
16 renovating the upper level.

17 We think that our property is going to be a  
18 property -- we actually do think it's already a property  
19 that Douglas County should be proud of. And we think that  
20 when we do this venue, when we do the -- the renovation,  
21 that -- that people can be proud of this and we want to  
22 share this property with the community.

23 We are charitable and we want to be able  
24 to -- to do more and give charitable -- give back to local  
25 schools and our churches. There will be employment

1 opportunities, tax revenue. There will be revenue  
2 generation for the local hotels and the restaurants. And  
3 we believe that will be a low-impact business to our  
4 agricultural neighbors.

5 So I guess, in closing, we just want to be  
6 able to say that we have been very thoughtful about this.  
7 We believe that our plans for our venue continue the  
8 history of this property with social gatherings. Yes,  
9 they're weddings, they're social gatherings, and it's been  
10 going on for over 100 years.

11 We understand that the road has changed,  
12 that traffic has changed since then, obviously, and we  
13 believe that we have taken measures to mitigate the  
14 traffic and to mitigate the noise. And we hope that you  
15 will consider this project so that we can move forward.

16 And we are happy to take questions.

17 COMMISSIONER GRIFFITH: Thank you for your  
18 presentation.

19 MS. SOLLY: Thank you.

20 COMMISSIONER GRIFFITH: Commissioners, do  
21 we have questions for the applicant?

22 COMMISSIONER MITCHELL: Yeah. This is  
23 Commissioner Mitchell. I do -- I tried to find somewhere  
24 in the traffic plan -- and it's probably in there and I  
25 just couldn't find it, but when you talked about people

1 coming up from Colorado Springs to the south -- Monument  
2 and Colorado Springs and they will not be allowed to turn  
3 left, so where are they going to turn around?

4 MS. SOLLY: Well, we're going to provide  
5 maps and we're going to encourage them to go up I-25. And  
6 say that they -- you know, make it very clear that they  
7 will not -- they will not be able to turn left. They will  
8 most likely -- they will either go I-25 and go Lake Gulch  
9 or they will have to go up to Lake Gulch and there's a  
10 parking lot up there. They will have to go up to Lake  
11 Gulch, which will be on the map, and they will be able to  
12 turn left at Lake Gulch, go through the parking lot, and  
13 come back down. It's very safe up at Lake Gulch, as you  
14 guys probably know.

15 COMMISSIONER MITCHELL: Yeah. Because when  
16 I was thinking about that -- and I am a little familiar  
17 with the area -- I could see that being a concern of  
18 people attempting to make U-turns on Highway 83 --

19 MS. SOLLY: Oh, yeah.

20 COMMISSIONER MITCHELL: -- or pulling into  
21 neighbors' driveways to turn around. And I -- I could see  
22 where there would be an irritant. So I just wanted to  
23 know what would be that alternate route for those people  
24 that would be coming up from the south.

25 MR. MILLER: Commissioner, may I step in

1 for a second?

2 COMMISSIONER MITCHELL: No. Go ahead,  
3 absolutely.

4 MR. MILLER: One of the -- one of the  
5 things -- and again, we've been very, very thoughtful  
6 about this. Our venue and our business model is going to  
7 cater to more the high -- higher-end wedding. It's not --  
8 it's -- it's not going to be an inexpensive place to have  
9 a wedding.

10 And we believe that due to the fact that  
11 Douglas County is one of the richest counties in the -- in  
12 the country, it's a perfect place for this type of thing.  
13 So we really are planning to market mostly from the north.

14 COMMISSIONER MITCHELL: Okay.

15 MR. MILLER: The south, we've got 3 --  
16 we've got a population of 3 million people in the Denver  
17 area, and we've got a -- conversely, a population of  
18 500,000 in Colorado Springs. And when you look at the  
19 demographics, the economic demographics are huge in  
20 comparison.

21 So our market is truly to the north. We  
22 also believe that it's -- this -- this business model,  
23 what we're doing is -- we're able to control who comes to  
24 our -- our venue more than most businesses.

25 In other words, if you put up a gas station

1 or a -- or a -- a restaurant, you don't know where they're  
2 coming from. People just come. With a wedding, we're  
3 going to work -- we start working with people a year to  
4 maybe two years in advance. And we can -- we can then --  
5 we can control, Number 1, who we're renting to. We know  
6 where they're -- where they're coming from. We can talk  
7 to them and say what our concerns are. And we don't have  
8 to take weddings from the south. We don't have to book  
9 from the south.

10 And I think for -- you know, for the  
11 foreseeable future, until this -- this highway gets  
12 improved, it would probably be smart to take most of our  
13 business from the north.

14 COMMISSIONER MITCHELL: Okay. Thank you.

15 COMMISSIONER GRIFFITH: Other questions?

16 COMMISSIONER CUSHING: This is Commissioner  
17 Cushing. Can you tell me more about what you're doing  
18 with the preble meadow jumping mouse and the riparian zone  
19 that you just clipped the edge of that zone?

20 MS. SOLLY: Yeah. So we're well aware of  
21 the riparian zone, and that is why we had -- we have asked  
22 to set back the parking lot, you know, back from that.

23 COMMISSIONER CUSHING: Okay.

24 MS. SOLLY: And we'll also, you know --  
25 I -- I guess we'll also -- not I guess. We're also going

1 to mark it off, to make sure that people aren't walking  
2 through it.

3 I'm not quite sure how we're going to do  
4 that, but some sort of a barrier -- decorative barrier so  
5 that people don't go in there. And we'll have little  
6 signs. Right?

7 So as part of our landscape, we're going to  
8 try and landscape mostly with natural grasses, make it  
9 just as natural as we can to the landscape and we may --  
10 you know, we envision putting little signs what the grass  
11 is and, you know, throughout the barn, you know, some  
12 little signs about the history, and then we'll also put  
13 little, you know, stake signs, that -- that, you know,  
14 talk about the riparian zone and have respect -- ask  
15 people to be respectful of that.

16 So we understand that that is a concern and  
17 it is a concern of ours, as well.

18 COMMISSIONER CUSHING: Okay. Great. Thank  
19 you. And then you talked about some landscaping and --  
20 and berming and a screen wall on the east side.

21 Can you just tell me what -- more about the  
22 berming part of it? Because berming, to me, might mean  
23 something different than to somebody else.

24 MS. SOLLY: Right. Well, again, noise is a  
25 huge issue on Douglas -- on Highway 83 because it's so



1 loud. I mean, if you stand on -- in front of our  
2 property, you would almost say why are people worried  
3 about noise coming through the venue because it's so loud  
4 on the front of our property.

5 So the purpose of the berm -- so it will go  
6 from the entrance -- you know, from just east of the  
7 entrance, set back so that it does not pro -- so it does  
8 not cause any sort of visual impairing, but it will go  
9 along Highway 83. So these will be engineered berms.

10 Our civil engineer is on the phone, so he  
11 can give a little -- or on the call. He can be a little  
12 more specific. But these berms are going to go along  
13 Highway 83 for two reasons -- three -- three reasons.  
14 One, to prevent the highway noise in and around the venue  
15 where people are trying to have a little cocktail hour at  
16 the -- at the pavilion. It will also prevent the noise  
17 coming -- you know, escaping the property. And it will  
18 also be a buffer for Highway 83, so it won't be a  
19 distraction.

20 So it's going to come up and -- and it'll  
21 also kind of go across where the trees are for the parking  
22 lot, just to kind of -- to keep out some of that noise.

23 Do you have anything else? Brian, I don't  
24 know if you have anything else to add to that.

25 MR. SWAIN: Hey, Pam. No. I think you did

1 a great job there explaining these.

2 MS. SOLLY: Okay. Okay. And these are  
3 engineered berms. And the civil plan, as I'm sure you  
4 probably took a look at, is very complex. Complex to me,  
5 but I'm sure probably not to Brian. But there is a lot  
6 that we will do to protect, you know, the property and --  
7 and to, you know, do as best we can to, you know, screen  
8 the highway, as well.

9 COMMISSIONER GRIFFITH: Excuse me. When we  
10 have a virtual commentary, can you please state your name  
11 before you speak? Thank you. And spell your last name  
12 for the record.

13 MR. SWAIN: My name is Brian Swain,  
14 B-r-i-a-n, Swain, S-w-a-i-n, and I'm the civil engineer  
15 for the project. And I office at 12500 West 58th Ave,  
16 Suite 230, and that is in Arvada, Colorado.

17 COMMISSIONER GRIFFITH: Thank you.

18 COMMISSIONER CUSHING: Okay. So let me  
19 just make sure. Brian, could you tell me how -- how tall  
20 the berm will be? Will it be a 3-foot-tall earth berm or  
21 will it be more like a 6-foot or something like that?

22 MR. SWAIN: So the earthen portion of the  
23 berm is approximately 3 feet. We didn't have a lot of --  
24 of room on site to berm up real tall with -- with the  
25 earthen part of it just because of drainage concerns.

1                   So it's about a 3-foot earthen berm and  
2                   then on top of that gets stacked like a concrete barrier.  
3                   They're called bin blocks. And those -- those blocks will  
4                   be approximately 6 feet tall. So, you know, total, it'll  
5                   be about 9 feet tall.

6                   COMMISSIONER CUSHING: That's what I was  
7                   looking for. Thank you.

8                   And then one more quick question. This  
9                   might be more for your traffic engineer. Can you tell me  
10                  the -- the date of the traffic study, when it was done?

11                  MR. SWAIN: I don't know that myself.  
12                  Maybe Skip could jump in there, the traffic engineer.

13                  MS. SOLLY: Skip, did you hear that  
14                  question?

15                  MR. HUDSON: I can do that. Can you hear  
16                  me? Can you hear me?

17                  COMMISSIONER GRIFFITH: Yes, we can hear  
18                  you. Please state your name and spell your last name for  
19                  the record.

20                  MR. HUDSON: Sure. My name is Skip Hudson,  
21                  H-u-d-s-o-n. I work out of Mesa, Colorado, at PO Box 629.

22                  COMMISSIONER GRIFFITH: Thank you.

23                  MR. HUDSON: So the -- the most recent  
24                  traffic study, there were a few revisions. We've actually  
25                  been talking with CDOT and the County about this project

1 for well over a year. But the most recent traffic  
2 study -- because we've been addressing comments -- was  
3 updated March 4th, 2022.

4 COMMISSIONER CUSHING: Okay. Thank you  
5 very much. That's all the questions I have.

6 COMMISSIONER McKESSON: This is  
7 Commissioner McKesson. Thank you, Ms. Solly and  
8 Mr. Miller, for your very passionate presentation. It  
9 sounds like you're excited to -- to get this in front of  
10 this Commission and the Board of County Commissioners and  
11 our public for the next phase of your careers and whatnot.

12 Can I ask -- a couple things, if I may?  
13 Your public outreach -- I appreciate you speaking to that  
14 earlier and seeing it in the written testimony and tonight  
15 is a bit of a public outreach forum. You have a number of  
16 residents and County citizens here this evening that are  
17 going to speak to us. And I would encourage you to reply  
18 to us after all that testimony because I'm always anxious  
19 to hear your response to some of the comments that might  
20 be made in favor of or against.

21 So I -- I try to preempt that for you this  
22 evening that after all the testimony is heard, there'll be  
23 an opportunity for you to come back up and -- and speak to  
24 the citizens that are here this evening. So -- thank you  
25 for that.

1                   Can I ask, if this was approved, do you  
2                   have a rough cost of the proposed project? It's quite an  
3                   investment, quite an undertaking. It's not just a simple  
4                   conversion.

5                   MS. SOLLY: Yes, we do. It is -- with a  
6                   10 percent contingency, it's at about \$2.1 million.

7                   COMMISSIONER McKESSON: Wow. Thank you for  
8                   that.

9                   And then I'm also -- I appreciate the  
10                  history of the property. Wow. I didn't -- didn't know  
11                  all of that history and especially some of the recent  
12                  history. I'm -- I'm anxious to hear more from both the  
13                  public and yourselves.

14                  You mentioned it was a former nursery, I  
15                  think you said? Is that correct?

16                  MR. MILLER: I don't know if they ever got  
17                  that off the ground. I think they just got it augmented  
18                  and we don't see any signs of a nursery.

19                  MS. SOLLY: No. So the -- the augmentation  
20                  plan was approved, but I don't know if the nursery ever  
21                  happened.

22                  COMMISSIONER McKESSON: You don't know if  
23                  it ever operated?

24                  MS. SOLLY: No.

25                  COMMISSIONER McKESSON: But you also

1 mentioned that it was put -- eventually, some other events  
2 were --

3 MS. SOLLY: Uh-huh. So the owners before  
4 us, she had events. So if you go into our barn today, you  
5 will see lights and you will see three chandeliers and  
6 there's like a makeshift bar. And that was there when we  
7 bought the property, so she was hosting events.

8 I don't think she went through the process.  
9 She didn't have many, I don't think, but she -- she did  
10 have events.

11 And in the real estate materials, the  
12 brochure that the -- the realtor had, she was marketing it  
13 as you can also do events here, and there were pictures of  
14 the barn with the lights and with tables and everything  
15 that you could do it as -- so she was doing some.

16 Our other neighbor to the north, she  
17 also -- you know, we've been speaking with her and she  
18 said that there was also others who would have barn dances  
19 and weddings.

20 Now, again, I don't think any of these  
21 people went through this process to do this. I think they  
22 were just probably having them under the radar.

23 And sir, if I may just clarify one thing.  
24 The barn itself is about \$1.1 million. And then, you  
25 know, the -- the 800-foot turn lane that we agreed to do

1 is somewhere 180 and 200. So the rest of that, the berms,  
2 the -- the excavating, the civil work that has to be done,  
3 that's -- all of that gets us up to about the 1.8 million,  
4 and then we have to have -- then we'll have a 10 percent  
5 contingency. Just for clarity.

6 COMMISSIONER McKESSON: Sure. And I  
7 appreciate that. And that kind of bodes to my next  
8 question, which is these older structures -- this is 110  
9 years old, I think I heard you say -- and that was my next  
10 question is have you had some research into its, first of  
11 all, building capacity for up to 150 people and the  
12 structural capacity for such?

13 You talked about maybe the downstairs not  
14 being used for much and -- and the upstairs is where most  
15 folks will gather. Is that what I'm hearing?

16 MR. MILLER: Yeah. It's got a pretty good  
17 floor space if it's -- you know, once it's all cleaned up.  
18 It also has a loft area in the back that we're going to  
19 build up, so we not only -- we not only have the -- the  
20 main floor space, but we're going to build a grand  
21 staircase up to a nice little loft area up above, plus  
22 we're going to build the decking out in front of the  
23 windows to the west side so there will be plenty of room  
24 for people to -- to get comfortable.

25 COMMISSIONER McKESSON: Okay. Thank you.

1 MS. SOLLY: But to also answer your  
2 question, we did have a structural engineer come in, and  
3 that's also part of the expense.

4 COMMISSIONER McKESSON: Sure.

5 MS. SOLLY: It's going to take a lot to get  
6 this, you know, to meet code. To be able to have people  
7 in here. You're exactly right.

8 COMMISSIONER McKESSON: Thank you. And  
9 maybe this is for staff, for Matt, the building permit.  
10 That's part of the conditional -- conditions of the USR?  
11 Do I understand that correctly?

12 MR. JAKUBOWSKI: Matt Jakubowski for staff.  
13 The applicant would need to submit a separate building  
14 permit following any kind of approval of a Use by Special  
15 Review, but that is part of referral comments, and the  
16 applicant is aware of what they would have to undertake.

17 COMMISSIONER McKESSON: Okay. Thank you,  
18 very much.

19 MS. SOLLY: Thank you.

20 COMMISSIONER McKESSON: That's all.

21 COMMISSIONER GRIFFITH: Thank you. Other  
22 questions?

23 I wonder if you could speak a little bit to  
24 the continuing agriculture operation on the property.

25 MS. SOLLY: Yeah. We have every intent to



1 keep it zoned Ag 1. We have no intention of rezoning this  
2 property.

3 We currently have at -- probably at least  
4 20 acres of hay. So we lease the property out to one of  
5 our neighbors. He cuts the hay. He got 1,250 bales last  
6 year off of about 20 acres.

7 And then he also brought a small head of  
8 cattle over last summer. I think it was like nine or ten  
9 heads of cattle. And he -- he just ran it during the  
10 summer. Had some cattle on our property.

11 So we fully intend to keep the Ag 1 zoning.  
12 We continue -- we will continue to, you know, grow hay.  
13 And we will continue to -- if -- if he wants to bring his  
14 cattle over, we can do that, too.

15 COMMISSIONER GRIFFITH: Is there water for  
16 the cattle? Cherry Creek is there, but --

17 MS. SOLLY: Yes. The augmentation plan  
18 allows for 12 cattle -- and 12 large animals.

19 COMMISSIONER GRIFFITH: Okay.

20 MS. SOLLY: Yeah.

21 COMMISSIONER GRIFFITH: Thank you.

22 MS. SOLLY: Yes.

23 COMMISSIONER HUGHES: This is Commissioner  
24 Hughes. And I'd also like to compliment staff and the  
25 applicant for, obviously, the amount of legwork and energy

1       that you've put into this project.

2                       In looking at the exhibits that we got in  
3       our package, it's obvious that you've spent a great deal  
4       of not only time but money getting to where we are today.

5                       One question that -- that always comes up  
6       at our hearings is outreach to the community. That is  
7       something that -- that we really are very sensitive to and  
8       in this case, it appears that the immediate neighbors  
9       around you, you've had some -- some success in explaining  
10      your concept and getting them behind you or at least not  
11      in strong objection to you.

12                      On the other hand, we got a great number  
13      of -- of letters and correspondence, signatures, and we've  
14      got a lot of people here to speak that I suspect are --  
15      I'm just guessing, but I suspect are going to be in  
16      opposition.

17                      My question is: What kind of community  
18      outreach did you make during the last couple of years as  
19      you've been formulating and putting this together?

20                      MS. SOLLY: Right. You know, hindsight is  
21      great. When we started this process over -- well over a  
22      year and a half ago, we thought, you know, the abutting  
23      neighbors who were going to care were to the south, the  
24      north, and the west.

25                      Looking at our property -- and be -- and I

1 understand ignorance is not an excuse, but we're like,  
2 Well, those people don't care. I mean, they're --  
3 they're -- we didn't even realize they were abutting  
4 neighbors. They abut to the highway.

5 But thanks to Matt, he did explain that,  
6 Oh, no, they're your abutting neighbors and you have to  
7 send notices to them, which we did.

8 So, unfortunately, when we've been going  
9 through this process, we've been very communicative with  
10 our abutting neighbors on the west side of the street, but  
11 we did not reach out to the neighbors on the east side of  
12 the street. Not the best choice.

13 MR. MILLER: There's -- there are three or  
14 four neighbors on that side of the street that we did  
15 reach out to.

16 MS. SOLLY: Yeah. That's true.

17 MR. MILLER: I think part of the problem  
18 is -- I mean, you can tell by the photo, you know, we  
19 don't live in Highlands Ranch where your neighbors are  
20 within -- you know, you can go out after dinner and talk  
21 to everybody. That's -- it's very, very rural. These  
22 neighbors are a long ways away.

23 And yeah, like Pam said -- like Pam said,  
24 the -- you know, hindsight being 20/20, yeah, maybe we  
25 should have got in the truck and ran around and talked to

1 everybody before, but, you know, this is where we're at.

2 But there are some neighbors on the east  
3 side of the street that we -- we have talked to over the  
4 years. We've been very open that this is what we planned  
5 to do with this property.

6 COMMISSIONER HUGHES: Any -- any -- any  
7 signage on the property, indicating that this was your  
8 intent, other than the notices of this hearing?

9 MR. MILLER: No. We -- we've been involved  
10 in this permitting process and it's been, you know -- like  
11 Pam said, it's been a really tough go. It's been -- it's  
12 been a lot of back and forth. And we've just been so  
13 diligent and so concerned on making sure we did everything  
14 and not step out of line in any way and give everything  
15 that they requested of us, and I think signage would have  
16 probably been a problem.

17 COMMISSIONER HUGHES: Yeah.

18 MS. SOLL: And I think also, sir, to  
19 answer your question -- let's just talk about going  
20 forward. Right? We absolutely own the fact that we  
21 probably should have reached out to these people sooner  
22 and said -- probably before they saw -- read the sign.

23 We have -- there are a few people up there  
24 that are here tonight and one -- one gentleman did come  
25 over. We -- we talked with him for a couple of hours.

1                   And like I said earlier, we was -- like  
2                   going forward, we're happy to have -- it was really  
3                   difficult because of -- you know, before this meeting,  
4                   tensions were high with those opposed. We'll just leave  
5                   it at that. And we weren't really quite sure it was  
6                   appropriate, you know, to meet with them before this  
7                   meeting.

8                   We have agreed that -- you know, this one  
9                   gentleman was very kind and said, Hey, you know, if you  
10                  want to get together, you know, we can bring some people  
11                  over and we can have a Q and A and we can let them -- and  
12                  so we're up for that. We did not do it before. We only  
13                  met with two people on that side of the hill.

14                 But going forward, we recognize that if, in  
15                 fact, this is approved, we will have -- you know, we will  
16                 have to -- to work very hard to outreach to these -- for  
17                 outreach to these people. Hopefully, they will be  
18                 open-minded. They may not be happy if it's approved.  
19                 They're not going to be happy, but it doesn't mean we  
20                 can't have open communication and listen to ideas and --  
21                 going forward.

22                 I mean, we're reasonable people. And --  
23                 and we want to be, you know, good neighbors and we don't  
24                 want to have any contentious situation with these  
25                 neighbors. So it will take some work, but we believe

1       that we can -- that we can bridge that gap.

2                       COMMISSIONER HUGHES:   Thank you.   I  
3       appreciate your candor.   I mean, this is -- this is not  
4       the first time for all of us, but it's most likely the  
5       first time for you in going through this process and,  
6       certainly, the first time for most of your neighbors in  
7       trying to understand the process and what goes into it.

8                       The fact that you have put together such a  
9       comprehensive package on this and put a lot of -- a lot of  
10      energy into it should be, to some degree, a testament to  
11      your neighbors that you're pretty serious about this.   And  
12      you've done an awful lot of homework on it and addressed  
13      an awful lot of concerns.

14                      So I appreciate that and I understand we  
15      all make mistakes as we go through this process and that's  
16      what we're here to try and deal with.

17                      MS. SOLLY:   Thank you.

18                      COMMISSIONER HUGHES:   So thank you.

19                      COMMISSIONER BROWNING:   This is  
20      Commissioner Browning.   Just a couple of follow-on  
21      questions from my fellow commissioners, as well as some  
22      new ones.

23                      And first and foremost, thank you very much  
24      for the presentation, for working with staff.   I know this  
25      is no easy task.   And so I appreciate your patience in

1     answering our questions this evening and as the evening  
2     goes throughout, so that's fine.

3                     A couple of different pieces. One, as we  
4     look at the use of the land, itself, could you make the  
5     same profit off of farming this land that you could off of  
6     events and utilization in that manner?

7                     MS. SOLLY: Well, we don't -- we don't know  
8     how to farm, so probably no.

9                     COMMISSIONER HUGHES: I've got a little  
10    more experience than her. I said I guess it would depend  
11    on what you're farming. But --

12                    MS. SOLLY: True.

13                    MR. MILLER: But probably not. Probably  
14    not.

15                    COMMISSIONER HUGHES: So this is -- this is  
16    a higher use for --

17                    MR. MILLER: Yes --

18                    COMMISSIONER HUGHES: -- this particular  
19    historical property.

20                    MR. MILLER: Yes.

21                    COMMISSIONER HUGHES: And consistent with  
22    its history as you've laid out.

23                    And just as a farmer, by the way, hay is  
24    hungry and 1.75 acre-feet goes quick. So that's a thirsty  
25    product there.

1                   There was -- the monument signs that are  
2 going to be at your entrance, can you talk to us about  
3 light pollution and -- and how that's being controlled?  
4 We talked a lot about noise and some other things. But  
5 how about the light pollution? The stars are beautiful in  
6 that area.

7                   MS. SOLL: Let me answer the one question.  
8 Through this process -- because, obviously, this was the  
9 first time we've done this and we have the upmost respect  
10 for the people in planning that they had to deal with us  
11 because we had no idea what we were doing.

12                  We have resubmitted documents and amended  
13 them and we resubmitted them again. That's why there were  
14 so many because there was a period of time where we just  
15 couldn't get it right. But -- they were very patient, but  
16 they did keep just kicking it back until we got it right.

17                  So that monument sign was in a previous  
18 version. I believe it's not on the plan now. We were  
19 going to put monument signs on each end of the property,  
20 but we have -- we have decided not to do that, because  
21 then we would have had to go through another permitting  
22 process to get it approved and we -- just we cannot -- we  
23 didn't want to do that right now.

24                  Not that we might not do it in the future  
25 if it makes sense, but, for now, we really didn't think it



1 was necessary.

2 With respect to the lighting in the parking  
3 lot and on the barn, it's the down lighting. Right? It's  
4 the -- you know, so we know our architect has -- you know,  
5 in our architectural plans, you know, we know what the  
6 requirements are and we plan to adhere to -- to the  
7 lighting so it's not some bright, obnoxious lighting.

8 But it's interesting, our -- the -- the  
9 people who owned it before us and who were -- they -- she  
10 was doing a few weddings. She told us that was one thing  
11 she forgot was lighting. But she was letting them park,  
12 you know, kind of just wherever and the -- the wedding  
13 ended at 8:30 or 9:00 when it was dark and nobody could,  
14 you know, find their cars.

15 So we will have lighting, but it will be in  
16 compliance with what we're supposed to do.

17 COMMISSIONER HUGHES: With the dark skies  
18 piece?

19 MS. SOLLY: Yes.

20 COMMISSIONER HUGHES: Just a follow-on to  
21 the monument signs real quick. I apologize. I must have  
22 an older record of the two monument signs.

23 What is your intent to follow the  
24 recommendation of the traffic study on the signage without  
25 those monument signs or the -- the warning of traffic --

1 of traffic that you're -- the event center is approaching?

2 MS. SOLLY: Right.

3 MR. MILLER: That might be a Skip question.

4 MS. SOLLY: Yeah. Skip, can you -- did you

5 hear that question?

6 MR. HUDSON: Yes. I did hear the question.

7 The traffic study does say that there would be monument

8 signs which were intended to give, you know, gas and

9 patrons --

10 MS. SOLLY: Okay. So they are on. So we

11 are putting them back on. Again, so many versions. I'm

12 so sorry.

13 COMMISSIONER HUGHES: That's quite all

14 right. And trust me, the 216 pages you had us read are

15 not a record.

16 MS. SOLLY: Okay. Thank you.

17 COMMISSIONER HUGHES: We were just fine

18 with it. Thank you.

19 COMMISSIONER McKESSON: Thank you. This is

20 Commissioner McKesson. As a couple follow-ups, I read --

21 I read in our report that lighting will be down -- shut

22 off at close of business during the week and at the

23 conclusion of event takedown; is that correct? So there

24 will be no lighting at the end of the events or some or --

25 MR. MILLER: After we get everybody off the

1 property, the lighting will come down; correct.

2 COMMISSIONER McKESSON: And -- and those  
3 hours are roughly -- didn't I see that in the report  
4 somewhere?

5 MR. MILLER: Right. Music off at 10:30.  
6 The last bus leaves at 11 on -- on a -- on a weekend.

7 COMMISSIONER McKESSON: Okay. So thank  
8 you.

9 MR. MILLER: Earlier on Sunday.

10 COMMISSIONER McKESSON: So there really  
11 wouldn't be any all-night lighting like a parking lot in a  
12 retail business or anything like that --

13 MR. MILLER: No.

14 COMMISSIONER McKESSON: -- that I've seen?  
15 Okay. Thank you.

16 And another point of clarity. For my own  
17 information -- maybe this is for staff. Is this Use by  
18 Special Review -- it was posted? A notice posted? I  
19 mean, in terms of signage? We had that conversation. Is  
20 that true or not?

21 MR. JAKUBOWSKI: Matt Jakubowski for staff.

22 The applicant complied with the regulations  
23 and zoning for the abutting owner notices: And then at  
24 time of preparing for the hearing, a posted sign, mailed  
25 notice to abutting property owners and also published

1 notice in the Douglas County News Press.

2 COMMISSIONER McKESSON: So all the  
3 normal -- which would be normal for rezoning, which this  
4 is not. This is a USR, so was there a sign posted and all  
5 the other public notifications that were made?

6 MR. JAKUBOWSKI: Correct.

7 COMMISSIONER McKESSON: Thank you. Thank  
8 you.

9 COMMISSIONER CUSHING: This is Commissioner  
10 Curbing. I have maybe a question for staff. Their  
11 management plan, they have to submit that annually, I  
12 understand. And then does Planning review that?

13 MR. JAKUBOWSKI: Matt Jakubowski for staff.  
14 The Zoning Compliance department reviews the management  
15 plan for compliance and enforcement potentially each year.  
16 The video is prepared separately as a report that would be  
17 reviewed by the County.

18 I don't know if Zoning Compliance would  
19 review that or if they would work with County Engineering  
20 because it would be more on the technical traffic side of  
21 things. But that's generally how USRs are set up.

22 COMMISSIONER CUSHING: Okay. Great. Thank  
23 you.

24 COMMISSIONER GRIFFITH: Any other questions  
25 for the applicant?

1 Well, thank you, very much for your time  
2 and presentation. With that, we'll open it up to public  
3 testimony. We will allow each participant 3 minutes so  
4 that we can get everybody in tonight in a reasonable  
5 amount of time.

6 We'd appreciate it that if somebody before  
7 you says something that you agree with, if you would just  
8 come up and say I agree with this person on -- on these  
9 issues, so that we can have time for everybody this  
10 evening.

11 We did have a sign-up sheet and we'll go  
12 down the list in the order that we have them here. Again,  
13 when you come up to the -- when you're going to speak,  
14 come up to the podium and state your name for us, spell  
15 your last name, and give us the part of the County you  
16 live in.

17 And the first name on the list is Jim  
18 Sanderson.

19 MR. SANDERSON: Jim Sanderson,  
20 S-a-n-d-e-r-s-o-n, 10563 Lucas Avenue.

21 Chair, members of the Commission and staff,  
22 we're here tonight to propose -- to oppose the request for  
23 a special use on this property, the event center in  
24 particular.

25 It's -- it's our neighborhood, and a lot of

1 people here live in that neighborhood. We chose to live  
2 in the Cherry Valley neighborhood because of the A1  
3 zoning. We chose to live there because we wanted to raise  
4 our families in peace and in quiet of the neighborhood.

5 You mentioned the dark skies. We  
6 appreciated being able to see the Milky Way at night when  
7 you go out. Those are all things that we really value.

8 We've had an opportunity to raise  
9 livestock, participate in 4-H, all things that make up the  
10 character of Cherry Valley, and they are in harmony with  
11 the area.

12 The Douglas County Comprehensive Master  
13 Plan enhances the quality of life for residents by  
14 protecting the natural landscape, the rural area, and  
15 historic sites of the County. Specific nonurban sub-area  
16 policies have been established to protect and preserve the  
17 rural character, heritage, wildlife habitat, view sheds,  
18 and historic town sites of the County.

19 There are seven distinct nonurban sub-areas  
20 in the master plan. One section is titled Cherry Valley  
21 sub-area, the area that they have made an application in.  
22 It contains some very important objectives and policies in  
23 conflict with this application. Let me quote a few of  
24 those pertinent ones.

25 3.3B, it states maintain the agricultural

1 lifestyle and rural character of the Cherry Valley  
2 sub-area.

3 The policies go on to state low-intensity  
4 rural development is supported in the Cherry Valley  
5 sub-area. New development in the Cherry Valley sub-area  
6 at higher densities than on dwelling unit -- one dwelling  
7 unit per 35 acres is not supported by this plan.

8 Future development within Cherry Valley  
9 sub-area should minimize impacts on the riparian corridor  
10 of Cherry Creek and its drainages and preserve the  
11 grasslands in the area of Cherry Valley.

12 The 35 acre parking lot and the deck  
13 obviously cause concern.

14 Sub-area to ensure the survival of a  
15 species such as the plains sharptail grouse and pronghorn  
16 antelope.

17 So what we're asking of this Commission is  
18 that you make findings and those findings that are not --

19 COMMISSIONER GRIFFITH: Mr. Sanderson,  
20 thank you for your comments.

21 MR. SANDERSON: If they are not in  
22 harmony --

23 COMMISSIONER GRIFFITH: We have -- we have  
24 more people that need to speak tonight.

25 MR. SANDERSON: Okay.

1 COMMISSIONER GRIFFITH: Your 3 minutes are  
2 done. Thank you.

3 MR. SANDERSON: You're kicking me off.  
4 I'll get off. Thank you for your time. I appreciate it.

5 COMMISSIONER GRIFFITH: Next, we have  
6 Jennifer Wagester.

7 MS. WAGESTER: Thank you. So I'm Jennifer  
8 Weagester at 10505 Lucas Avenue.

9 UNIDENTIFIED SPEAKER: Excuse me,  
10 Mr. Chair, if I may.

11 MS. WAGESTER: I'm an abutting landowner  
12 across the road.

13 UNIDENTIFIED SPEAKER: I'm sorry, ma'am. I  
14 just -- as just a clarity here, I think we're asking that  
15 the citizens don't speak their -- don't list their  
16 address; is that correct?

17 COMMISSIONER GRIFFITH: You don't need to  
18 list your address.

19 MS. WAGESTER: Thank you.

20 UNIDENTIFIED SPEAKER: And so for  
21 everyone's reference as you come up, your name, spell the  
22 last name.

23 COMMISSIONER GRIFFITH: Just the part of  
24 the county that you're in, really.

25 MS. WAGESTER: Okay. So I am an abutting



1 landowner, so I'm right there in Franktown.

2 COMMISSIONER GRIFFITH: Thank you.

3 MS. WAGESTER: All right. So the pastoral  
4 hill and valley landscape of our property and our  
5 neighbors' properties will provide event center guests  
6 with a beautiful rural setting for gathering and  
7 celebration.

8 However, in A1 zoning, that pastoral  
9 landscape can change in an instant. The change could be  
10 for one day, such as when weeds are sprayed or hay is  
11 baled, or it could be for a large length of time, like  
12 when cattle are raised in a feedlot.

13 A1-zoned property owners accept that. It  
14 just comes with living in our community. But will an  
15 event center guest understand?

16 This is why event centers that are adjacent  
17 to A1-zoned properties are on large tracts of land in  
18 excess of 80 acres. Larger acreage sites offer buffer  
19 zones to prevent the conflict that result from  
20 incompatible uses.

21 The proposed site of 6.7 acres abuts my A1  
22 property and does not provide a buffer zoning.

23 The applicant is requesting approval for  
24 15,000 people a year. That's 100 events of up to 150  
25 people to be hosted on a small piece of land next to

1 agricultural use.

2 In this situation, which neighbor should  
3 change to accommodate the other? Does the A1-zoned owner  
4 adjust when agricultural work occurs? Does the event  
5 center check with the neighbors before scheduling events  
6 to minimize disruption? Do -- or do both parties go about  
7 their activities and then complain that the other is  
8 infringing upon their property use and enjoyment?

9 With the event center proposing seven-day-  
10 a-week operation of Monday through Thursday, 10 a.m. to  
11 10 p.m.; Friday, 3 p.m. to midnight; Saturday, 2 p.m. to  
12 midnight; and Sunday 11 a.m. to 9 p.m., there will be no  
13 downtime in which compromise is possible.

14 Next-door neighbors who use their  
15 properties for target shooting or ATV operation will  
16 conflict with weekend events, and event guests who honk  
17 their horns in celebration at 11 p.m. when departing the  
18 venue will conflict with neighbors who are trying to sleep  
19 or peacefully enjoy the evening.

20 Zoning prevents incompatible uses from  
21 existing next to each other and often, transitional zones  
22 are placed between them to provide a buffer. This  
23 prevents conflict.

24 I could elaborate on the types of conflict;  
25 however, I'm sure you've all seen firsthand what happens

1 when incompatible uses coexist, such as when subdivisions  
2 are in ranching communities, intense commercial activities  
3 are next to residential neighborhoods, or industrial  
4 manufacturing occurs alongside professional office space.

5 Having 15,000 people per year on 6.7 acres  
6 that abut agricultural use will create conflict, and this  
7 conflict is not in harmony and compatible with the  
8 character of the surrounding areas and the neighborhood.  
9 Thank you.

10 COMMISSIONER GRIFFITH: Thank you for your  
11 comments. Connie Johanns.

12 MS. JOHANNNS: Good evening. I'm Connie  
13 Johanns, J-o-h-a-n-n-s. I live on Lucas Avenue,  
14 Franktown.

15 As planners, you separate the emotion from  
16 the proposal and you see as it really is. But in this  
17 case, it's hard.

18 The applicant has proposed to restore an  
19 old barn to a beautiful condition as a wedding venue,  
20 which allows you -- allows guests to enjoy the natural  
21 beauty of our County while contributing to the local  
22 economy.

23 However, the couple with the lifelong dream  
24 could sell this with the Use by Special Review variance to  
25 a corporation with no ties to the community.

1                   And if we look at the barn in its true use  
2     without the -- the vision of the lovely bride, it becomes  
3     a seven-day commercial facility that requires a team of  
4     hired staff and contracted services to support it.

5                   The maintenance of an intensely used  
6     facility requires groundskeeping, trash removal, interior  
7     cleaning, repairs, and material logistics.

8                   The -- the event center will host 15,000  
9     people per year, mostly Friday through Sunday. Support  
10    operations will require vehicle traffic. How much, I do  
11    not know.

12                  The applicant did not include the following  
13    in their proposal: The number of groundskeeping visits  
14    with estimated vehicles and equipment trailers. The  
15    number of times the garage -- garbage truck would empty  
16    the dumpster. The number of cars and estimated visits for  
17    cleaning staff. How many onsite repairs are estimated.  
18    If supply -- if supply vans or trucks would support the  
19    operations, if so, estimated number of dropoffs.  
20    Estimated Amazon, FedEx, UPS dropoffs. Estimated number  
21    of vendors like Cinta for tablecloths, linens, rug  
22    cleaning. Number of cars for visit staff -- visits for  
23    staff moving equipment between events. Number of visits  
24    for vendors, such as bartenders, caterers, and  
25    photographers for pre-event preparation. Or an estimate

1 of how many personnel will be taking meal breaks off-site  
2 or make multiple trips to acquire supplies.

3 Take the beautiful barn and a lovely bride  
4 out of the image and consider what's being asked to  
5 approve today. What the applicant is proposing is an  
6 enterprise that will create a commercial-level activity  
7 with an already busy highway in a neighborhood largely  
8 defined as rural residence homes and ranches.

9 What you're being asked to approve is a  
10 variance for something that is not allowed in A1 zoning  
11 and it's illegal and -- according to the ordinance because  
12 such a use is not compatible with A1 use.

13 If a -- if this was not a barn, but just a  
14 building big enough for a bar/restaurant or retailer,  
15 would we still be discussing it?

16 Thank you for your consideration.

17 COMMISSIONER GRIFFITH: Thank you for your  
18 comments. Let's see. Sonia Ziniel. Ziniel.

19 MS. ZINIEL: Sonia Ziniel, Z like zebra,  
20 i-n-i-e-l. I'm a neighbor of an abutting neighbor.

21 When I can sit on my porch, I can hear the  
22 traffic off Highway 83, which cannot be mitigated by any  
23 berms.

24 I would like to address the logistic of  
25 event booking that was not addressed in the proposal. For

1 100 events, how many clients will visit this property? If  
2 the booking rate is 20 percent, the 500 visit -- then 500  
3 visits per year are needed.

4 Some of those clients may require two to  
5 three site views, and a bride-to-be would likely invite  
6 family, attendants, and friends to help her choose the  
7 venue, just as I did when I chose my wedding venue. This  
8 would mean three or more cars per visit.

9 All of these booking logistics create  
10 additional traffic that is not addressed in the traffic  
11 plan. This is traffic that will add stress to an already  
12 busy State highway and likely come from both the north and  
13 the south.

14 And even though in the traffic plan, it  
15 will state that you are not allowed to turn left, people  
16 will turn left. And if they will follow the solution not  
17 to turn left, they will drive through our neighborhood.

18 We can guess the additional traffic will be  
19 Monday through Thursday from 10 a.m. to 10 p.m. with event  
20 traffic Friday and Saturday early afternoon to midnight  
21 and Sunday 11 a.m. to 8 p.m.

22 With a venue that generates traffic seven  
23 days a week for a majority of the year, when do we as  
24 neighbors get to receive -- receive relief? We don't.  
25 And we will never again if a beautiful old dairy barn in a

1 rural setting becomes a commercial enterprise, if it is  
2 approved for Use by Special Review. Thank you.

3 COMMISSIONER GRIFFITH: Thank you for your  
4 comments. Kevin Wallmeyer.

5 MR. WALMSLEY: Close enough. Kevin  
6 Walmsley, W-a-l-m-s-l-e-y. I live up the hill from the  
7 event center. Franktown.

8 As a nearby neighbor who uses the roadways  
9 that serve the proposed event center, I question the  
10 assumptions and the appropriateness of the data used to  
11 develop the traffic plan.

12 It seems to be based upon unproven  
13 assumptions about guest behavior, along with data that  
14 likely does not reflect current traffic conditions, much  
15 less those that will exist in three to four years.

16 I'm not alone in my concern. The County  
17 traffic engineer, two CDOT resident engineers, and a CDOT  
18 permit unit supervisor have all submitted comments  
19 critical of the application.

20 In the applicant's own package, page 77,  
21 CDOT notes motorists on this highway routinely travel in  
22 excess of posted speed limits. CDOT also said safety must  
23 take precedence over their traffic count estimates.

24 Given this, the study the applicants used  
25 to create the traffic plan likely does not reflect actual

1 road conditions. This reduces the likelihood of the  
2 plan's success or ensuring the safety of the motorists,  
3 and those motorists are my family, my neighbors, and my  
4 friends.

5 CDOT also notes the Highway 83 corridor is  
6 under a safety and operational study, and without this new  
7 data that's accurate, actual traffic conditions and safety  
8 risks are going to be very subjective.

9 The traffic mitigation techniques proposed  
10 by the applicant include making unenforceable requests to  
11 event center guests and claim so few guests will enter  
12 from the south that it's not even an issue.

13 Claiming no risk exists from vehicles  
14 entering by a left-hand turn, it's just not reasonable.  
15 In real life, guests can travel to the venue from any  
16 direction, and most of us take the route the GPS tells us  
17 to take.

18 The applicant also predicts a staggered  
19 schedule by which guests will arrive and depart. And as  
20 many who have ever attended a wedding know, it is  
21 unreasonable to expect guests to follow a military-like  
22 exit plan. Coupled with the almost certain use of alcohol  
23 at events, the applicant's plan is not realistic.

24 CDOT also expressed concern regarding the  
25 proposed traffic plan and specifically stated that the



1 predicted shuttle usage and timed arrival may not actually  
2 occur.

3           Upon review of the packet, specifically  
4 traffic pages 76 through 81, it seems reasonable to  
5 conclude that, according to CDOT, traffic safety is  
6 possible only if the applicant's traffic plan reflects  
7 actual conditions. Given the outdated data on which the  
8 traffic plan was created, this is unlikely.

9           Adding event center traffic to an already  
10 busy highway will put residents' safety at risk, with a  
11 risk increasing as use of Highway 83 continues to grow.

12           Thank you for your time and consideration.

13           COMMISSIONER GRIFFITH: Thank you for your  
14 comments. Cathy Wilson.

15           MS. WILSON: Good evening. I'm Cathy  
16 Wilson, W-i-l-s-o-n. Our property directly overlooks the  
17 barn. The party barn.

18           Two weeks ago today, I exited Lucas Avenue  
19 to see the sign that had been posted. As the residents of  
20 the closest property of the proposed site, my husband and  
21 I alerted our four nearest neighbors.

22           The next day was spent on two helpful calls  
23 with the Planning Department, viewing the 135 documents on  
24 record, and downloading the 200-plus-page application. We  
25 were surprised to learn that the proposal had been in the

1 process for almost a year and a half.

2 We also quickly discovered that, except for  
3 the minimal requirement of nearby neighbors, the vast  
4 majority of us had no knowledge of this proposal.

5 Following the Planning Department's advice,  
6 we vote -- we noted the criteria required for your  
7 approval and voiced our concerns to the Commission in a  
8 letter, which you have previously received.

9 We also learned from the Planning  
10 Department that input from affected parties is important.  
11 I created a post on Nextdoor because, as you know, these  
12 properties are 35 acres -- I can't walk up and down the  
13 street -- and it's how we communicate with each other.

14 It consisted of their sign, a picture of  
15 the barn, and a short summary of the proposal, using  
16 language and facts straight from their application.

17 The response was immediate and filled with  
18 requests to join in the opposition.

19 We offered everyone the opportunity to  
20 become part of the public record by being a signatory to  
21 our letter and to request that the proposal be denied.

22 The people on the sign-in sheets that we  
23 have submitted to each of you drove to our farm in person.  
24 We sat at the end of our driveway. We didn't ask to go to  
25 them. Of the first 28 signatures that we received, 24 of

1       them were within a four-mile radius.

2                       These are meaningful signatures from real  
3       people whose lifestyle will be negatively impacted and  
4       whose regular use of Highway 83 will be made even more  
5       dangerous than it already is.

6                       This whole process is new to all of us. We  
7       have tried to follow the proper procedures and -- and used  
8       respectful behavior. We are also mindful of your time.

9                       If I could request that all of those here  
10      in opposition today were to stand up and if they agree  
11      with what's being said, we wouldn't need everyone here to  
12      come up and use their 3 minutes. So if you would agree to  
13      that, if everyone --

14                      COMMISSIONER GRIFFITH: I'm sorry. We are  
15      not going to agree to that.

16                      MS. WILSON: Okay. So we've submitted over  
17      100 signatures to you. Most of the people are here  
18      tonight. And while some may still exercise their right to  
19      speak individually, I ask that you consider to deny this  
20      request based on the overwhelming feeling of the  
21      neighborhoods around us and how it'll negatively affect  
22      us. Thank you.

23                      COMMISSIONER GRIFFITH: Thank you for your  
24      comments. Cameron Hummell.

25                      MR. HUMMELL: Cameron Hummell,

1 H-u-m-m-e-l-l. I thank you for entertaining and being  
2 here tonight. I appreciate that.

3 Pam and Louie, you have done a great job  
4 with your proposal. I'm free enterprise. I always have  
5 been and I always will be. That's what's -- that's what's  
6 built this country, and I'm grateful for those  
7 opportunities that provide.

8 Ten years ago, we moved from Brighton,  
9 Colorado, to Larkspur. I'm very familiar. I lived in  
10 Perry Park. We moved to Larkspur to evaluate the south  
11 end, all of Douglas County, to see where we wanted to  
12 build our forever house. And that's what we did.

13 So for four years when we lived in Perry  
14 Park, once a week, we would drive through the eastern  
15 Douglas County, up and down 83, through all the different  
16 neighborhoods to pick where we wanted to build our house.

17 We've got four children and we wanted  
18 somewhere we could build that they could come back and  
19 bring our kids (sic).

20 And after four years, we -- we did find  
21 that house and that's directly about -- as the crow flies,  
22 about a half mile directly east of the proposed event  
23 center.

24 And one of the biggest things for me is  
25 I've got four children. Three of them are drivers, and my

1 youngest daughter will be a driver in two years. We drive  
2 83. I -- I go in and out of the Lucas intersection and  
3 Highway 83 multiple times a day all week long. That road  
4 is very dangerous. We've been ran off that road multiple  
5 times.

6 And one of the last times was we had the  
7 entire family in my truck. We were on the way to a rodeo  
8 for my daughter and we were ran off the road by somebody  
9 coming the opposite direction, trying to pass about 12  
10 cars. And luckily, nobody was hurt. The horse was fine.  
11 The kids were fine.

12 But my biggest fear is is that, as it's  
13 been stated tonight, the amount of traffic that will come,  
14 it will be in any direction that it wants to be. It's not  
15 really going to probably follow a proposed plan.

16 And not only that, but I understand -- I've  
17 been to many weddings and I know when people start  
18 drinking, right judgment goes out the -- out the door.

19 And I just think that that would be a  
20 negative impact on the community.

21 We are in A1. We do hay our property. We  
22 have horses. And we spend a lot of time and effort, as a  
23 lot of our neighbors did, and I just -- I can't see that  
24 it's going to add a positive impact to the community by  
25 adding a commercial property where it's at.

1                   Not only that, but I believe it will set  
2 precedents for other properties in the area that may be  
3 able to extend and want to do the same thing and apply for  
4 the same thing.

5                   And so for the ten years that we've been in  
6 the area, and previous to that, the five years that we  
7 took to -- to spend to pick that time, we were very  
8 specific to be away from the city.

9                   I commit 40 -- I commute 40 minutes every  
10 single day into the city, and -- and I love where we live  
11 and I hope to keep that -- that agricultural status  
12 intact. Thank you for the time.

13                  COMMISSIONER GRIFFITH: Thank you for your  
14 comments. Kerry Onda.

15                  MS. ONDA: Good evening. My name is Kerry  
16 Onda, K-e-r-r-y, O-n-d-a. I'm a Douglas County resident.  
17 Live in the Terrain neighborhood. Former member of the  
18 Plum Creek District Board, North Plum Creek Metro HOA,  
19 Sawgrass at Plum Creek HOA, the Meadows Neighborhood  
20 Company HOA, as well. I've been in the County for a long  
21 time.

22                  I was fascinated to hear about this  
23 history.

24                  COMMISSIONER GRIFFITH: Are you speaking on  
25 behalf of an HOA?

1 MS. ONDA: I am not. I am a resident of  
2 Douglas County.

3 COMMISSIONER GRIFFITH: Go ahead then.  
4 Thank you.

5 MS. ONDA: Right. Yeah. So I was  
6 fascinated to hear about the history of events at this  
7 property.

8 It sounds like and looked like, based on  
9 the information provided, that 120 years' worth of social  
10 events could be packed into 120 days under this plan.

11 I'm trying to imagine what that would look  
12 like on that road in that area. I'm also trying to  
13 imagine how anyone thinks that this proposal could get  
14 past even a face value look.

15 This fails on its face. Number 1, the  
16 intent of (recording disruption) in Section 324.0201, a  
17 setback is required of at least 200 feet, and it sounds  
18 like that would not be able to be accomplished, as well.

19 I applaud everyone's attention to some of  
20 these incredibly important issues. Mr. Browning, light  
21 pollution and water use. Mr. Mitchell, the traffic and  
22 the U-turns and all the dangers that we have there from a  
23 2018 traffic study that was recently partially updated.  
24 Mr. Cushing, I was -- or sorry, Ms. Cushing, I was very  
25 interested in what you said about the riparian rights and

1 the water. Mr. Hughes, you well noted that -- that there  
2 was some poor communication with the community.

3 Mr. McKesson, I was very grateful to hear that possibly by  
4 midnight, 11 p.m. that these bright lights might turn off,  
5 not to start until later the next morning.

6 As one of the owners mentioned, this is a  
7 very, very rural area. I'm quoting them on that. I wrote  
8 it down. This is not where this type of event center  
9 belongs. It's not where it was zoned. If they bought it  
10 as it, it's clearly not true. And it's not available for  
11 the use that they would like.

12 And I'm very sorry for them, but I'm even  
13 more sorry for the rest of the County residents who just  
14 found out about this a couple of weeks ago.

15 I would ask you to please carefully  
16 consider this. Please reject it. This does not belong  
17 here. It doesn't belong in that area. And we need to  
18 make sure that it doesn't proceed. Can you imagine --

19 COMMISSIONER GRIFFITH: Thank you for your  
20 comments.

21 MS. ONDA: -- yourself years in the future  
22 dealing with disappointed brides who have booked out two  
23 years --

24 COMMISSIONER GRIFFITH: Your time is  
25 expired. Thank you for your comments.



1 MS. ONDA: Thank you, very much. I  
2 appreciate it.

3 COMMISSIONER GRIFFITH: Megan Guntermann.

4 MS. GUNTERMANN: Hi. My name is Megan  
5 Guntermann, G-u-n-t-e-r-m-a-n-n, and we live just up the  
6 hill on East Cherry Creek Road.

7 So my biggest concern with this, we drive  
8 83 all the time and turn onto Lucas to access our  
9 property.

10 With a teenager that's just starting to  
11 drive, that highway already terrifies me. As an adult  
12 that drives on that highway, it terrifies me. Just  
13 stopping across from your property now to make a left-hand  
14 turn, I have had people so many times I've lost count pass  
15 me on the right-hand side going through your driveway, and  
16 it's very dangerous.

17 None of the proposed plans even address how  
18 they're going to handle all of the traffic that is going  
19 to be backed up from these events.

20 The 800-foot deceleration lane, that's  
21 fantastic, but what happens when traffic backs out of  
22 that? Because I can almost guarantee you it will,  
23 especially in times of bad weather.

24 We -- we have extremely bad weather out on  
25 the Palmer Divide in the wintertime. 800 feet isn't going

1 to stop anything. That -- that intersection is already  
2 dangerous. Then we take into consideration everybody that  
3 will be coming from the south because, as it has been said  
4 already, we can't control where people come from and where  
5 they book events from. We don't have control over that.

6 And so they will be detouring through our  
7 neighborhoods. And our roads are most definitely not made  
8 for 15,000 more people to drive on them. They're two-lane  
9 dirt roads that are barely maintained as they are.

10 So I would ask that you take into  
11 consideration all of us that have been living out there  
12 for six generations, as my family have, to farm and to  
13 ranch and to have cattle and to live where the stars are  
14 bright and the sound is quiet and we can hear only the  
15 sounds of the cattle and see the fog through the valley.

16 We don't want to see lights. We don't want  
17 to hear music at 12:00 at night or 11:00 at night. We  
18 want to live where we live. And we chose to live there.  
19 And our rights are just as important as the rights of you  
20 who are proposing this event center.

21 You have put in the time. You have put in  
22 the effort. You've put in the money. But if you wanted  
23 to be guaranteed that you were going to get that spot and  
24 you were going to be able to open your business, then you  
25 should have looked ahead and known that this is Ag 1

1 property and it should only be used for agricultural  
2 purposes.

3 If you wanted it to be a commercial  
4 property, then you should have bought in an area that is  
5 zoned for such.

6 I appreciate you hearing me. Thank you.

7 COMMISSIONER GRIFFITH: Thank you for your  
8 comments. Wendy Wike.

9 MR. DYK: Is that Wesley Dyk? No. I'm  
10 sorry. I didn't see you walking up there. I thought my  
11 handwriting was bad.

12 COMMISSION GRIFFITH: No.

13 MR. DYK: It is close.

14 MS. WIKE: My name is Wendy Wike, W-i-k-e.

15 And I didn't -- I don't have any statistics  
16 to bring with me today, but I've lived out there. I  
17 live -- okay. I'm going to be honest here. In Elbert  
18 County. Yes, I do. But I have to travel through Douglas  
19 County to get to Elbert County. It's -- it's the only way  
20 we can go.

21 So Highway 83. Well, Highway 83 is also  
22 used when I-25 shuts down in the winter. Well, they pull  
23 everybody off into 105 and County Line Road and they come  
24 down 83. And it is nothing but bumper to bumper, so  
25 there's the winter to consider. There's every other day

1 to consider.

2 I had a car today pass me -- six cars in a  
3 row. It's a very dangerous road. And Lucas Road and 83  
4 is a horrible place to try a commercial venue. We are  
5 agricultural.

6 And by the way, speaking of your plan on  
7 having people from the south come up I-25 and then come  
8 down Lake Gulch Road, well, that's the way I came in  
9 today, so I got to see the dead elk and the ruined van  
10 that was on the side of the road.

11 That's a migratory area for animals of all  
12 kinds: Elk, deer, you name it. They're there. So please  
13 don't consider that. Please don't consider that.

14 COMMISSIONER GRIFFITH: Excuse me, ma'am.  
15 Please address the Commission.

16 MS. WIKE: I'm sorry. Please don't con --  
17 please -- please help us with not letting them bring  
18 people through Lake Gulch Road as well as Highway 83.  
19 It's just too much. We can't take it. Thank you, very  
20 much.

21 COMMISSIONER GRIFFITH: I'm sorry. I can't  
22 read this name. It looks like Richard Golder? Seller?  
23 Richard M. Gillian Ave. in Franktown.

24 Moving right along. Debrah Patrick.

25 MS. PATRICK: Thank you very much for

1 hearing me. I live less than a mile away, and I learned  
2 about this proposal when I saw the sign when I went to  
3 work one morning. And I go down Lucas Avenue.

4 We've just talked about and heard about  
5 winter. I drive 83 a lot. In the wintertime, when  
6 there's bad weather, especially snow, Highway 83 is  
7 challenging even for those of us that drive it regularly.

8 My understanding is that one of the  
9 proposals is to use a bus to provide transportation for  
10 event attendees to help mitigate vehicle volume.

11 I have stopped counting the number of times  
12 a 15-passenger van, a delivery truck, or a vehicle owned  
13 by someone who doesn't understand that good tires are a  
14 must in snow and they have caused an accident or traffic  
15 to back up at least 4 or 5 miles because they can't get  
16 from downhill to uphill.

17 I have heard through hearsay that event  
18 traffic could be routed down Cherry Creek Road. While it  
19 is true that it is an evacuation route and it is well  
20 plowed by the County, it is a two-lane dirt road that  
21 works just fine for the neighborhood, but is not an  
22 appropriate option for event traffic.

23 When it rains or the County has put down  
24 dust retardant, dirt roads become slick. And if you're  
25 going too fast or you aren't paying attention, you're --

1 and you brake, you're either going to slide into the  
2 neighbor's fence or worse yet, you're going to slide down  
3 Lucas right into Highway 83.

4 The owners of the property in question  
5 purchased the property knowing full well that it was zoned  
6 agricultural and had full knowledge of the area and the  
7 surrounding properties. If they had wanted a commercial  
8 event business, they should have purchased a more  
9 appropriate zoned property.

10 The applicant mentioned the history of the  
11 property holding venues. What was failed to mention is  
12 that those venues were not with the same frequency that  
13 are being proposed.

14 In closing, putting a commercial business  
15 in a rural area without the needed support infrastructure  
16 will be a burden of the -- of the unwanted negative  
17 effects onto the community that has and continues to honor  
18 the respect both of the zoning of the area as well as the  
19 lifestyle for which we purchased our property. Thank you  
20 very much.

21 COMMISSIONER GRIFFITH: Thank you for your  
22 comments. Wesley Dyk.

23 MR. DYK: Thank you. My name is Wesley  
24 Dyk, and that's D-y-k. I live on Highway 83, just north  
25 of the proposed site.

1 I -- I wanted to come here and oppose  
2 the -- the land use grant. I am speaking on personal  
3 experience, but then also some simple calculations I did  
4 while I heard some of the data presented.

5 This proposal, if granted, would increase  
6 the number of vehicles that drive right by my house, by my  
7 driveway by 7,400 vehicles per year.

8 That's because every single vehicle that  
9 goes there, if it follows the plan, is going to have to  
10 drive by my house twice.

11 And this is all concentrated into a -- a  
12 short period during the week -- the weekend in the  
13 afternoon and the evening -- and that is dangerous, and  
14 it's also additional noise for -- for me and my family.

15 And I already have to deal with cars  
16 stopping in my driveway because they don't know where  
17 they're going. They stop there for many, many reasons.  
18 And having an additional 7,400 vehicles driving by my  
19 driveway is going to have a great impact negatively on my  
20 way of life.

21 And the noise level -- I wanted to make a  
22 comment about the noise level. A 9 foot berm is going to  
23 have no effect on the noise for the neighbors to the east.  
24 I went there to sign the -- the petition, and looking down  
25 on the proposed site, a 9 foot berm is going to do nothing

1 because it starts from a lower level and you can see the  
2 top of the roof of the barn from the neighbors'. And  
3 that's going to do -- that's going to do nothing.

4 The threshold of noise at this altitude is  
5 3,400 feet or so for an 80-decibel -- 80-decibel level,  
6 which is just below the level that -- that causes hearing  
7 damage, which very frequently, dances and weddings and  
8 such attain.

9 So the neighbors are going to have -- the  
10 neighbors are going to have noise pollution, even with a  
11 9 foot berm. Thank you.

12 COMMISSIONER GRIFFITH: Thank you for your  
13 comments. John Bell.

14 MR. BELL: John Bell. Franktown, Colorado,  
15 is the residence of Bell Ranch Trust. I'm speaking for  
16 Bell Ranch Trust.

17 I grew up about a half a mile north of what  
18 we called the O'Brien Place. From '55 or so up until I'm  
19 going to say '95, the O'Briens lived there. They tried to  
20 farm the ground east of them and down there along the  
21 creek. They, of course, were -- had other jobs.

22 The main thing is is they didn't have any  
23 dances. When there was a dance there maybe back in the  
24 day, it was a dirt road. 83 was paved in '65 after the  
25 flood of '65. I stacked hay in that barn as a kid. There



1 was never any dance in that barn, trust me. Not in the  
2 period I'm talking about.

3 I feel like you've been just given a little  
4 bit of misinformation -- or not misinformation, but not  
5 the full story. If there's been anything happened there  
6 since the O'Brien family left, it would be a surprise to  
7 me. There might have been a couple parties in the barn.

8 I just don't think you've been -- I'm not  
9 impressed with the facts that you were presented with.  
10 I've lived here all my life. My mom is sitting over  
11 there. She's lived there since 1958. She -- she's  
12 shaking her head at all this stuff, going no. Okay?

13 So long story short, I think you need to  
14 reconsider if you were impressed with the presentation. I  
15 do not feel like it was a fair presentation of the use of  
16 that property, whose -- who mainly -- who -- which mainly  
17 has been used by some poor old people farming it and  
18 working out as carpenters and homemakers -- or, you know,  
19 house cleaners and things like that for years and years  
20 and years.

21 Of course, the economy is different now.  
22 People come out, they move out, they're not trying to make  
23 a living farming. My mom and dad did. Worked their tails  
24 off.

25 If -- if -- if they use the water that's

1     there, their surface water right there that comes up from  
2     the -- basically, it's the alluvial water from the creek  
3     in the ponds that were so grandly talked about. Well,  
4     they probably -- it's illegal for them to use any of that  
5     pond water because they don't have irrigation rights. We  
6     do. We're downstream.

7                     Don't be -- don't -- don't go for the smoke  
8     screen. It's just not right.

9                     COMMISSIONER GRIFFITH: Thank you for your  
10    comments.

11                    MR. BELL: Thank you.

12                    COMMISSIONER GRIFFITH: Tommy Johanns.

13                    MR. JOHANNNS: My name is Tommy Johannns,  
14    J-o-h-a-n-n-s. I live off of Lucas Avenue, and we can see  
15    the proposed project from our place.

16                    My first question that comes into play says  
17    when plans don't work. When considering a recommendation  
18    of the County Board of Commissioners for a zoning change  
19    to this property, it is important to keep in mind that the  
20    plan presented to you for consideration is entirely  
21    hypothetical. Nothing of this exists or is in practice  
22    today.

23                    The applicant does not have a long history  
24    of successfully running a hospitality business anywhere,  
25    much less on this site. So the majority of the studies

1 and business model plans are speculative and not based  
2 upon proven records of success.

3 Typically, a developer hires experts who  
4 will provide the desired answers, so, of course, the  
5 applicant's proposal claims there will be no noise, no  
6 light pollution, or visual pollution, but assumes on which  
7 the study are based on are hypothetical.

8 The barn is not in a finished state. Noise  
9 could be -- could escape and be amplified from the valley  
10 floor onto our community. Many of the neighbors are 400  
11 or more feet in elevation above the site, including us.

12 Does the visual barrier ensure proper  
13 screening for that height? Will neighbors see a radiant  
14 glow of light for the facility that dims the view of the  
15 night sky? While glass windows and doors are beautiful,  
16 they let sound and light pass through, as do the walls of  
17 a party tent filled with celebrating guests.

18 No one in this room can honestly say a  
19 100 percent start-up business such as this goes according  
20 to plan. Customers, logistics, the marketplace, the fates  
21 change those plans every day. So what happens when  
22 implementation does not go as planned?

23 The proposal does not include any  
24 safeguards for the neighborhood or the County and  
25 insurances if the applicant provided that are not met.

1                   On page -- I'm sorry. On packet page 77,  
2     CDOT stated overflow parking would likely be need -- would  
3     be needed, and there's no mention of mitigation for the  
4     fire and environmental pollution risk that results from  
5     parking on hot grass -- or on grass.

6                   What if there is noise, light, or visual  
7     pollution? What if the venue affects traffic safety or  
8     flow to added auxilliary improvements on Highway 83? A  
9     deceleration lane. Acceleration lane.

10                  Their view showed us here a little earlier,  
11     they showed a deceleration lane. I did not see any  
12     comment about an acceleration lane.

13                  It is possible that in the middle of this  
14     start-up, the applicant could determine meeting the  
15     requirements of the operation is no longer financially  
16     possible. What guarantee or bond would a developer have  
17     to make up to the County before starting a project like  
18     that to cover the County and State infrastructure? A bond  
19     is to ensure the completion of the specs of minimal  
20     expectations, not just a plan based upon speculation.

21                  It is typical and regularly asked for in  
22     the development situation, so I ask why would this venue  
23     development -- would a required change to a State highway  
24     be different? I know what dollar amount this will be  
25     appropriate for in a situation. Maybe a million to five

1 million will be sufficient. Whatever this amount is, give  
2 us some assurance to the community that the applicant has  
3 both the intent and the ability to remediate the impacts  
4 of their operations. Thank you for your time.

5 COMMISSIONER GRIFFITH: Thank you for your  
6 comments. Peter Rouson.

7 MR. ROUSSEAU: Close. Good afternoon. My  
8 name is Peter Rousseau, R-o-u-s-s-e-a-u. I'm a 13-year  
9 resident of Lucas Avenue also. My -- my address is about  
10 1,900 feet from the planned event center.

11 I wholeheartedly agree with everything  
12 that's already been said. Noise pollution, light  
13 pollution, possible impacts to Cherry Creek.

14 Where my comments are are focused on the  
15 traffic problems that we're going to have down there. I'm  
16 a ten-year volunteer with the Franktown Fire Protection  
17 District. Okay? Please note I am not here as a  
18 representative of Franktown Fire. I'm here as a local  
19 resident that has to respond, usually from my own house,  
20 as an in-district volunteer. I respond from my own house  
21 in my own vehicle.

22 Traffic is going to be a problem down  
23 there. The nearest streetlight that we have is 2 miles  
24 north at South Russellville. Even with that streetlight  
25 on that curve, I went out and picked up a guy that jumped

1 his motorcycle last night. Didn't know the roads. Didn't  
2 know the curve. Ended up dropping his motorcycle. So a  
3 quarter after 9 last night, I got toned down and was  
4 helping pick him up when he dumped down.

5 Okay? What are we going to do about that?  
6 We're saying 4 miles up, turn around at Lake Gulch.  
7 That's the other streetlight on that stretch of road going  
8 north into Parker.

9 The parking lot that has been suggested to  
10 be a U-turn is a dirt parking lot that is ill-maintained  
11 and is currently eroding out. So where the dirt meets the  
12 highway, you've got about a 6 inch gap right now. And now  
13 we're going to U-turn and dump onto that again? Who's  
14 going to be repairing that?

15 Okay. The turn lane. One of my questions  
16 on that is as part of the Gap project to expand I-25, we  
17 were promised and it was written into the bill that 83 and  
18 105 would not be expanded. And now we're talking about  
19 expanding to put deceleration lanes, acceleration lanes,  
20 and whatnot. How are we going to do that? Is that in  
21 keeping with the CDOT standard?

22 Okay? Basically, according to the -- the  
23 military historian von Moltke, no battle plan survives  
24 contact with the enemy. So I understand we've got a plan.  
25 I'm telling you the plan will have problems. Thank you.

1                   COMMISSIONER GRIFFITH: Thank you for your  
2 comments. Olga Comeaux.

3                   MS. COMEAUX: Hello. Good evening. My  
4 name is Olga Comeaux, C-o-m-e-a-u-x. My husband Scott and  
5 I have been residents of unincorporated Douglas County for  
6 over 25 years.

7                   Scott and I have been close friends with  
8 Pam and Louie for well over 25 years, and I can testify as  
9 to their character. They're honest, kind, generous, and  
10 the most hard-working people one could hope to have in  
11 their lives.

12                  Louie, having been born and raised in  
13 Colorado, is what most people call the salt of the earth.  
14 He's a gentle, soft-spoken, and very funny guy. His own  
15 wife, Pam, calls him the smartest person she knows.

16                  Pam is the epitome of a woman who can do it  
17 all. I watched her raise her daughters to be strong,  
18 independent young ladies while working a full-time job and  
19 earning her master's degrees at -- master degree at DU.  
20 We're honored and blessed to have them as friends.

21                  I want to reiterate that Pam and Louie are  
22 not asking your Commission to change the zoning status.  
23 The property was already zoned to allow for this type of  
24 venue.

25                  Mostly, I'm here to testify that Pam and

1 Louie have expended much money, a lot of sweat, and many  
2 tears to make this dream of a wedding venue come true.

3 I know it's very important to them to bring  
4 the property's history to the community. To that extent,  
5 they invested in a historical research project, which, as  
6 you saw, turned up beautiful pictures and newspaper  
7 clippings, highlighting actual weddings and dances that  
8 took place.

9 I believe that bringing back the venue to  
10 this property will honor that history under their  
11 guidance. Thank you for your time.

12 COMMISSIONER GRIFFITH: Thank you for your  
13 comments. Mickey Hoyt. Mike Servia.

14 MR. SERVIA: Hello. My name is Mike  
15 Servia, S-e-r-v-i-a. I moved to Parker 23 years ago after  
16 leaving the military and was fortunate enough to find  
17 myself living three doors down from the Millers, and I've  
18 been their neighbor for 19 years.

19 I can speak to their character as someone  
20 who has been their neighbor on a factual and a direct  
21 knowledge basis.

22 I know change is scary and I, admittedly,  
23 still live in Parker. I did grow up on an 85 acre farm in  
24 the upper peninsula of Michigan, which I still have in my  
25 family.



1 I'd like to tell you a story to say  
2 something about the Millers' character. Three years ago,  
3 I came home from a meeting and found my wife on the floor,  
4 deep in septic shock. About nine hours later, when I came  
5 home from the hospital, with my wife in a coma, which she  
6 was going to be in for the next 23 days -- and Pam wasn't  
7 even in the country -- this is what I found on my porch:  
8 Cases of water, air mattresses, food, a note saying our  
9 home is open for the entire family for as long as you  
10 need. And they were at the hospital every day.

11 They are the most respectful, kind,  
12 generous, loyal, lawful, and selfless people I know. They  
13 always do the right thing.

14 I know this is a big project and it's hard  
15 and change is scary. But we've taken a lot of the worst  
16 case numbers and focused on the fear factor of the  
17 unknown. Any problem is solvable. Isn't that what you  
18 want from a neighbor? Someone like this?

19 Okay. The Millers have demonstrated -- and  
20 you know this -- throughout this process, which has been  
21 long and hard and they have admitted their mistakes that  
22 they will be respectful of proper process and procedures  
23 and are great stewards of existing property.

24 Has anyone noticed anything detrimental  
25 that they have done since they lived there? I can almost

1     guarantee you that there's no one that can say anything  
2     negative.

3                     So I look forward to their opportunity to  
4     share themselves with the community and I ask all you to  
5     get to know them better.

6                     COMMISSIONER GRIFFITH:   Please address  
7     yourself to the Commission.

8                     MR. SERVIA:   They're fantastic people and  
9     they will answer any question that you have and they will  
10    address any issue that you have.

11                    But please don't let fear of the unknown  
12    turn into this character assassination.   I know this has  
13    been a very concerted attempt to -- and like I said, I  
14    don't live next to them.   I still live in Parker.   And I  
15    understand there are valid concerns here tonight, but give  
16    them a chance.

17                    They have been some of our best friends.  
18    And I come from a great fraternity of military aviators  
19    and I -- I find them to be the best company that I have.  
20    Thank you.

21                    COMMISSIONER GRIFFITH:   Thank you for your  
22    comments.   Doug Wilson.

23                    MR. WILSON:   Mr. Chairman, if I could, I  
24    have a couple housekeeping issues here that I was advised  
25    by staff to deal with when I came up to speak.

1 COMMISSIONER GRIFFITH: Okay.

2 MR. WILSON: One is I was handed an  
3 envelope when I came into the meeting. It's addressed to  
4 Dave -- and I can't read the last name, but -- and the  
5 Planning Commission. It's sealed. I haven't opened it.  
6 I have no idea. And the other is --

7 COMMISSIONER GRIFFITH: Please hand that to  
8 Mr. Jakubowski.

9 MR. PRATT: Sorry for the interruption.  
10 Chris Pratt with the County Attorney's office. I've been  
11 handed a couple exhibits here. I'm going to make some  
12 copies because we only have the originals. I'll come back  
13 down, hand them out, and then we'll enter them into the  
14 record for -- as exhibits.

15 COMMISSIONER GRIFFITH: Thank you.

16 MR. WILSON: Okay. Well, good evening. My  
17 name is Doug Wilson. I live in the house -- although it  
18 looked way far up the hill, it's 250 yards from the barn  
19 on the east side of -- of 83.

20 For 70 years, our community has -- has  
21 benefited from the consistent application of A1 zoning  
22 rules. They've protected and nurtured a community  
23 culture, a way of life, a way of earning, and a close-knit  
24 society.

25 That society is demonstrated by the fact

1     that I just took the signature count to 134 people who  
2     have driven from their homes to our home to put personal  
3     signatures on our request that you deny this application.

4             If you draw a circle extending ten miles  
5     from the location of -- of this proposed business, there's  
6     not a single County-approved nonagricultural business  
7     anywhere, ten miles any direction from where we are.

8             The people that -- that came out here  
9     tonight, as I met them in my driveway, many for the first  
10    time, every one of them would nod when we would say to one  
11    another, We live here for a reason. And we understand  
12    that reason. We don't even have to say it.

13            In Douglas County, to the best of my  
14    knowledge, based on inquiries with -- with Planning, there  
15    are no businesses providing similar services as to what's  
16    proposed here that are located on less than 80 acres and,  
17    certainly, not 6.7 acres directly adjacent to a major  
18    highway.

19            There are none whose only entrance and exit  
20    is on a curve on a 65-mile-an-hour highway where CDOT is  
21    currently conducting a safety study because of what  
22    another person just talked about, the accidents. And CDOT  
23    acknowledges that drivers regularly exceed the speed  
24    limit.

25            There are none with private residences

1     250 yards away.

2                   The noise studies say there will be no  
3     noise pollution, but their noise studies, if you look at  
4     them, are based on music occurring inside the barn. A  
5     110-decibel DJ out on the proposed patio, with the way  
6     sound travels and goes uphill in the country, we will have  
7     110-decibel music in our homes.

8                   Change is a reality in our growing world,  
9     but to justify changing a long established, successful  
10    order, I would submit that we should at least have a  
11    compelling interest to do that.

12                  If this was an expansion of our fire  
13    department volunteer substation, we would be in strong  
14    support. This proposed venture brings nothing of value to  
15    the community. It does bring 1,500 mostly nonlocal  
16    guests.

17                  Buses or no buses, many will be leaving  
18    late at night, having done what people do at weddings,  
19    celebrating. Add to that an impractical and unenforceable  
20    traffic management -- I'm running out of time. I'm going  
21    to skip to the very end here.

22                  We ask that you please consider the  
23    history, lifestyle, and safety of so many weighted against  
24    the business aspirations of one justly -- just recently  
25    arrived property owner.

1 COMMISSIONER GRIFFITH: Thank you for your  
2 comments.

3 MR. WILSON: I wish I had 3 more minutes.

4 COMMISSIONER GRIFFITH: Did I miss anyone  
5 in the room?

6 If you would come to the podium, please.

7 MS. BRADLEY: So I am Carol Bradley,  
8 B-r-a-d-l-e-y. And I live, as the crow flies, about a  
9 mile from the proposed site.

10 Clint Whittier was my great-great-uncle.  
11 I've lived out there all of my life. I just want to say  
12 that there's no comparison to the traffic that there was  
13 when they spoke about events held in the barn.

14 I grew up in the fifties -- I'm sorry, I'm  
15 going to start to shake -- and there might have been two  
16 or three cars a day that went by. So there was not the  
17 traffic situation.

18 The noise from the traffic is awful.  
19 Again, the last accident was last night.

20 On another note, we don't have HOAs.  
21 They -- they might. I don't know. But we don't have an  
22 HOA out there, so we trust in the A1 zoning. Thank you,  
23 very much.

24 COMMISSIONER GRIFFITH: Thank you for your  
25 comments.

1                   We'll go to online.

2                   Lynne, do we have anybody online?

3                   MS. WILSON: There is no online comment.

4                   Can you hear me?

5                   COMMISSIONER GRIFFITH: Yes. Thank you.

6                   MS. WILSON: Okay.

7                   COMMISSIONER GRIFFITH: With -- with that  
8 then, I think we'll close public testimony.

9                   And we'll ask the applicant to come up and  
10 address the comments.

11                  MR. PRATT: If I may, Chris Pratt with the  
12 County Attorney's office. Thanks, Danielle. There were  
13 two items handed to me. One is a packet of seven pages  
14 that appears to be the same document seven times, but with  
15 different signatures or -- yeah, signatures and addresses  
16 and information at the bottom. And then that would be  
17 marked as Exhibit 1.

18                  Marked as Exhibit 2 will be a single-page  
19 letter dated July 18th that is signed by a Frederick and  
20 Elizabeth Wheeler.

21                  Give me just a moment and I'll hand these  
22 out to you.

23                  MS. SOLLY: May we proceed?

24                  COMMISSIONER GRIFFITH: Oh, let's wait till  
25 Chris has got ...

1 MS. SOLLY: Okay.

2 COMMISSIONER GRIFFITH: Please give us a  
3 minute here.

4 MS. SOLLY: I'm sorry?

5 COMMISSIONER GRIFFITH: Please give us a  
6 minute here.

7 MS. SOLLY: Oh, no. No worries.

8 COMMISSIONER GRIFFITH: Have the  
9 Commissioners had a chance to look at the exhibits?  
10 Okay. Thank you.

11 MS. SOLLY: Okay. Thank you. I think we  
12 first want to say thank you, not only to -- to the  
13 Commissioners, but also to the people here today.

14 We've said from the beginning that we have  
15 absolute respect for this process. That's why we went  
16 through it.

17 There are venues that are in operation,  
18 they may not be having the appropriate permitting. We  
19 weren't going to do that. We knew this would not be an  
20 easy task. We knew it would be challenging, and we knew  
21 it would take a lot of time and a lot of money to get  
22 here, but we wanted to do the right thing. We weren't  
23 just going to open up a venue.

24 So we have -- we have respect for the  
25 process itself and to do the right thing, to follow the



1 rules.

2 We also absolutely respect every single  
3 person in this room who has a concern and who has  
4 expressed a concern. That's the process and that's the  
5 way it's supposed to work. So we understand that and we  
6 appreciate the comments.

7 I'd like to just go ahead and just go  
8 through the list. I just sort of wrote the -- the  
9 concerns down as they were raised. And if permissible,  
10 I'd like to start with our traffic engineer.

11 There seems to have been some questions on  
12 the integrity of the data, the integrity of the study, and  
13 Skip, I believe you're still on the phone -- or on the  
14 line. So if it's permissible, I would like Skip Hudson,  
15 who is our traffic engineer, to address some of the  
16 concerns with respect to the traffic study.

17 COMMISSIONER GRIFFITH: Yes. That's fine.  
18 Skip, please state your name again for the record.

19 MR. HUDSON: Skip Hudson.

20 COMMISSIONER GRIFFITH: Go ahead.

21 MR. HUDSON: There's some specific comments  
22 that I want to get to, but first, I want to tell a little  
23 story. And it's a story of drivers and roadways.

24 Yes, there are dangerous roadways out  
25 there, and Highway 83 is one of them. We're not disputing

1     that.

2                     CDOT is doing a safety study, as was  
3 mentioned. They're now in the process of doing some  
4 design.

5                     I looked at the public comments for Lucas  
6 Road during the CDOT process, and there was only two  
7 comments from the public related to the Lucas Road  
8 intersection, and both of them said there's -- you know,  
9 it's challenging making a southbound left turn from 83  
10 onto Lucas because you're stopped out there in the through  
11 lane and people are flying by at 65, 70 miles per hour.

12                    I haven't seen the design plans, but CDOT  
13 was considering putting in a southbound left turn lane to  
14 address that problem.

15                    So while it's recognized that 83 is a  
16 dangerous corridor, there's -- there's lots of reasons for  
17 that. And most recently, it's been a detour route for the  
18 I-25 construction.

19                    So jumping ahead to one comment, someone  
20 was mentioning a study for I-25 -- and it was probably the  
21 environmental impact statement for that project -- that  
22 said if we widen this highway on 25, we won't need to  
23 expand 83.

24                    What they mean by "expand" is adding  
25 through lanes. Adding turn lanes are not expansions for

1 capacity reasons. Adding turn lanes are for safety  
2 reasons, to get the turning traffic off of the through  
3 lane.

4 So -- so the reason I know this stuff -- a  
5 little bit about me is that I'm a Professional Engineer  
6 registered in Colorado that's been doing traffic  
7 engineering for 40 years across the country. I was part  
8 author of the first ever access management manual that was  
9 issued by the Federal Highway Administration. I worked  
10 for the Federal Highway Administration for three years. I  
11 worked for CDOT Region 3 as the permitting engineer -- the  
12 access permitting engineer for three years. And the rest  
13 of that time has been in private consulting.

14 So I take very seriously my oath to the  
15 health, safety, and welfare of the motoring public.

16 I've been impressed with my clients, who  
17 never asked me to do anything unethical or wrong, not that  
18 I would have anyway, but they don't go there. They're  
19 honorable people, like some people have testified tonight.

20 They may not say this, but I will. There's  
21 a lot of venues around that are operating that aren't  
22 permitted or they're permitted and they ignore the CDOT  
23 permit and are still operating.

24 These people don't want to do business that  
25 way. They -- they want to play by the book. They want to

1 do the right thing. And they're willing to document that  
2 they're doing the right thing through the monitoring of  
3 the access during events and confirm the assumptions  
4 and -- and concepts that we had in the traffic study.

5 So -- so I -- I've designed hundreds of  
6 miles of roads and thousands of intersections, and I do  
7 appreciate the public's comment because the fact is,  
8 driving is the most dangerous thing any of us will ever  
9 do. It's -- you know, 43,000 people a year die on the  
10 roads. So yes, traffic safety is important to me and it's  
11 important to the public. And rightly so.

12 Our focus was on traffic safety, as well.  
13 CDOT has criteria for these turn lanes. They're based on  
14 the volume of traffic turning. It's not -- not so much on  
15 the amount of through traffic on the highway. It's the  
16 turning traffic.

17 Well, with our bus plan, we reduced the  
18 vehicles down to a point where we did not meet any of the  
19 CDOT warrants for turn lanes. We did that by design.

20 You know, one motivating factor is,  
21 obviously, building a bunch of turn lanes would be really  
22 expensive, and then there is other ways we could mitigate  
23 traffic impacts through the plan that we put forward.  
24 So -- so traffic safety has been important to us all  
25 along.

1           The last thing you want to do is have an  
2   event center where, you know, the horrible situation that  
3   people described was actually happening.

4           But back to the safety on the specific  
5   corridor. I looked at the CDOT crash data for four years,  
6   and there was no major intersection crash history --  
7   intersection-related crash history at this Lucas Road  
8   intersection.

9           Yes, it's a dangerous corridor overall  
10   and -- and there's been anecdotal evidence of things  
11   happening and I'm sure they do, but these applicants can't  
12   be held responsible for bad driving behavior and people  
13   breaking the law or dumping their motorcycle in the ditch.  
14   That -- that's what happens. That's the way life works,  
15   whether we like it or not.

16           The bottom line is when we look at this  
17   venue, my responsibility is to look at peak hours. So  
18   will there be an occasional delivery vehicle and things  
19   during the day? Sure. But that's not the peak time.

20           So all of us -- all of us have been to  
21   weddings and we know how they work. Almost everybody  
22   arrives in the same hour. That's the hour before the  
23   event. So that's the most concentrated time of traffic.

24           And we're talking about, you know, just  
25   over 30 buses an hour -- or 30 vehicles an hour -- excuse

1 me -- including a couple of buses. That's one car every 2  
2 minutes on average.

3 I just don't see that, professionally, as a  
4 huge traffic issue: You know, two cars arriving every --  
5 you know, a car arriving every couple minutes for an hour.

6 When people leave this venue and all event  
7 centers, they don't all leave at the same time. And I've  
8 studied actual event centers, and that's where the data in  
9 my study came from in terms of how people disperse after  
10 the event. So some people leave right away, other people  
11 leave after an hour or two, and some people stay till the  
12 end.

13 So we looked at that exiting peak hour, but  
14 it had much lower volumes than the entering, which had,  
15 like I said, just over 30 -- you know, 30 vehicles in an  
16 hour. Then so let's say -- let's say I'm wrong by a  
17 factor of two. Okay. There's 60. Well, you know, it's  
18 still one a minute. There won't be any traffic backups.  
19 There's no -- there's no delay for a right turn into the  
20 project.

21 We're putting in the right turn lane just  
22 because they wanted to do the right thing, even though it  
23 wasn't warranted.

24 So -- so anyway, let me get to some of the  
25 specific comments here.

1                   So there was comments about the study being  
2     outdated. Well, like I said before, we've been back and  
3     forth with the County and CDOT for 12 or 18 months and my  
4     study was prepared before that.

5                   So on this project, it has been an  
6     exceptionally long time since the original study was  
7     prepared and people are saying that I've underestimated  
8     traffic. Well, I actually am studying the 20-year  
9     condition. I've taken existing traffic and applied CDOT  
10    historic growth rates to that traffic on this corridor, so  
11    I'm not studying the current condition. I'm studying the  
12    20-year condition.

13                  So, you know, the crash data, that's  
14    another thing that came up. Crash data of CDOT, can't  
15    process that, you know. Getting crash data into the  
16    system is very complicated. It comes from the fire  
17    department, like the gentleman we heard from before. It  
18    comes from other police enforcement officers. And all  
19    these agencies report back to CDOT and there's a bunch of  
20    people that sit in their cubes and they crunch crash data  
21    continuously. So CDOT's about a year behind in publishing  
22    that data.

23                  So the crash data I have was for four  
24    years. I think it went up through year 2020. It was just  
25    a snapshot in time of that corridor. Have things happened

1 since then? Probably. I don't know. I don't have the  
2 crash data and it's not available.

3 So -- that's just the nature of doing  
4 traffic work is some of the data takes a while to get  
5 through the system, but I've used the latest available  
6 data in all my analysis and calculations.

7 COMMISSIONER GRIFFITH: Any other comments,  
8 Skip?

9 MR. HUDSON: Yeah. I'm sorry. I'm just  
10 looking through the comments. I made some notes here.  
11 Give me a second.

12 There was a comment that said CDOT said  
13 that -- that the parking was going to be inadequate and it  
14 would overflow onto the roadway. I don't recall any  
15 comment from that like -- from CDOT. CDOT is not in the  
16 parking business. They're in the traveling business.

17 Most CDOT traffic engineers wouldn't know  
18 how to do a parking calculation, so CDOT is not going to  
19 comment to parking adequacy. CDOT did say, Hey, we don't  
20 want any parking on the shoulder, and we said, Great, we  
21 don't either, because that's a dangerous situation.

22 So the only thing that I want to address  
23 now is -- is the management plan.

24 Like I said, these folks want to do the  
25 right thing and -- and we've done the best job of -- of



1 creating a plan that we think is going to work, but we're  
2 willing to monitor it. And we're willing to monitor it  
3 for every event by putting a camera out there at the  
4 access, which will show us -- this is how traffic counts  
5 are done now, with cameras. We'll put the camera out  
6 there and we'll have data for all the events, for the hour  
7 coming in and then all the way through the night so we can  
8 see where are people coming from, the north, the south,  
9 are they turning right or left, how many cars are there,  
10 how many buses were there, what time did they leave.

11 You know, we're going to start refining and  
12 building a better plan as we get more information.

13 And that's -- someone said that this  
14 management plan wasn't enforceable, but I'll tell you,  
15 every CDOT access permit that's written has a statement in  
16 there that says if there's safety or traffic operations  
17 issues at this access, CDOT will take steps, and those  
18 steps include closing the access.

19 So how motivated would these people be to  
20 make it work, knowing that their access could be closed  
21 and their business shut down? So there's a lot of  
22 motivation to do the right thing here.

23 So -- so the operations plan and the CDOT  
24 access permit are totally enforceable and CDOT has  
25 enforced those in the past.

1                   So alls I can say is yes, driving is  
2   dangerous, yes, there's stupid drivers. But the amount of  
3   traffic and the direction it's coming to and the  
4   mitigation that we're doing, in my professional opinion,  
5   are enough to mitigate the proposal from the traffic  
6   perspective.

7                   COMMISSIONER GRIFFITH: Skip, this is  
8   Commissioner Griffith. I -- I have a question for you  
9   about the monitoring and the -- and the CDOT criteria for  
10  turn lanes. At what point would some sort of action have  
11  to be taken?

12                  MR. HUDSON: For turn lanes?

13                  COMMISSIONER GRIFFITH: For turn lanes.

14                  MR. HUDSON: Yeah. So, you know, the  
15  volume warrants -- I can go through it in a little bit of  
16  detail here, but the one that's easiest to hit is -- is a  
17  left turn deceleration lane. Like I said, CDOT's  
18  considering that at Lucas Road. In this case, the  
19  southbound left turn lane.

20                  Every road in the State has a different  
21  access classification, and that access classification sets  
22  the -- the access criteria. So it's kind of a sliding  
23  scale, anywhere from the interstate down to a frontage  
24  road.

25                  So for this type of road, Highway 83 is

1     classified as -- as a Rural Level A, the highest level  
2     road. So the criteria for a southbound left turn lane  
3     going onto Lucas would be just ten vehicles in the peak  
4     hour.

5                     The warrant volume for the southbound right  
6     turn deceleration lane is 25 vehicles in the peak hour.

7                     And then the volume criteria for a right  
8     turn acceleration lane is 50 vehicles an hour.

9                     And then for a left turn acceleration lane,  
10    there is no volume warrant for that one. It's an  
11    engineering judgment based on a set of eight or so  
12    different factors.

13                    COMMISSIONER GRIFFITH: So with the  
14    monitoring, then, you would have some kind of idea what --  
15    what the traffic volumes are at the -- at that  
16    intersection?

17                    MR. HUDSON: Yeah. Because we're going to  
18    have -- and we'll keep the video documentation so, you  
19    know, if someone says we're making up numbers, we can just  
20    watch the video.

21                    So yeah. We'll -- we'll see the whole  
22    intersection so we'll know how many people come from the  
23    north and make a right turn, how many people, you know,  
24    make a left out and go back to the north.

25                    So there's a couple of assumptions that we

1 had to make. One is directional distribution. So the  
2 data we collect will help us confirm where are people  
3 coming from and going to. It'll also give us, you know,  
4 the volume, how many people are turning. And it'll also  
5 give us the time. You know, this -- you know, when are  
6 people -- what's the peak 15 minutes of the hour before  
7 the event? And -- and you know, are people trickling out  
8 at the end like other event venues have?

9 So -- so, you know, traffic studies are  
10 inherent with assumptions. It's just the nature of the  
11 beast.

12 With this operations and monitoring  
13 approach that we're talking about, those assumptions are  
14 going to become based on reality and we can adjust to that  
15 as we go.

16 COMMISSIONER GRIFFITH: Thank you for that.  
17 All right. Do you have any other comments or does any --  
18 the Commissioners have any questions for the traffic  
19 consultant?

20 Thank you, Skip.

21 MR. HUDSON: Thank you.

22 MS. SOLLY: All right. Thank you, Skip.

23 Just going down the list of the concerns that were raised,  
24 questions that were raised.

25 There still seems to be some -- I guess

1 it's confusion on the zoning. We are Ag 1 and it is our  
2 understanding that on Ag 1 property, if you are approved  
3 for a Use by Special Review and you are on 35 acres or  
4 more, event venues are permissible.

5 So that is our understanding. Some people  
6 seem to be confused by that. And we plan on keeping our  
7 Ag 1 status, just to reiterate that.

8 A little bit of confusion about the hours  
9 of operation. Events will take place on Friday, Saturday,  
10 and Sunday. We will not have events seven days a week.  
11 Monday through Thursday, yes, people would -- by  
12 appointment only, people would be able to come and tour  
13 the venue and tour the property, but there will not be  
14 events Monday through Thursday. They will be Friday,  
15 Saturday, and Sunday.

16 With regard to this maximum number, when we  
17 were going through this process, the County had asked as  
18 part of your management plan, you have to give us a  
19 maximum number. So we don't really know what that number  
20 is. I mean, it could be, you know, 30 the first year, it  
21 could be 40 the next year.

22 So, after discussion, we said, Okay, well,  
23 I guess if we're really, really successful, maybe it will  
24 be 100 events a year. And if we can do 100 events a year,  
25 it would be a very successful venue.

1                   But the thought about -- or the -- the  
2                   thought behind the maximum is, you know, we're probably --  
3                   if all goes well, we'll open up by next summer. Maybe  
4                   we'll have 30, 35 events. The hours -- the months --  
5                   realistically, we don't plan to be open during the winter.  
6                   We all live -- well, most of us live in the Franktown  
7                   area. We get snow. Nobody wants to be at our venue in  
8                   December, January, or February.

9                   Now, there might be an event on New Year's  
10                  Day. There might be an event on Valentine's Day. But for  
11                  the most part, those are probably going to be the day --  
12                  or the months that we're going to be closed. Our -- or  
13                  the months of operation will realistically be maybe late  
14                  April, but most likely May. May through probably October.  
15                  That will be the heart of the -- the wedding season for  
16                  us.

17                  If we do an event on Monday -- I'm sorry --  
18                  on Friday and Saturday and possibly Sunday, the chances of  
19                  us doing an -- Friday, Saturday, Sunday every weekend of  
20                  those months is really unrealistic, and that's not in our  
21                  business plan, that's not in our financial model.

22                  So to reiterate, we don't believe we're  
23                  going to be open during those winter months because our  
24                  property is really not that appealing in the dead of  
25                  winter.

1                   And Lake Gulch, yes, we understand  
2       there's -- there's -- you know, unfortunately, that is --  
3       or unfortunately, there are lots of accidents on Lake  
4       Gulch with respect to hitting animals. Animals are still  
5       going to be hit whether we have a venue or not and it is  
6       sad. And I did see that elk and that was very sad.

7                   We never suggested and will not suggest  
8       that Clear -- Cherry Creek Road be an option for traffic  
9       to go through that neighborhood. That -- that was  
10      mentioned, but that didn't come from us. I don't know  
11      where that came from, but never, never suggested by us.

12                  With respect to music, music will be inside  
13      the barn. There will be no amplified music outside. Like  
14      we said, we will have a pavilion, we will have a tent for  
15      probably most events. That will be garden music. It  
16      cannot be amplified music. The music for the reception  
17      will be inside the barn.

18                  The -- the comment regarding the history of  
19      the project, the dances, the socials, by my own admission,  
20      I said this information on the -- coming from the  
21      clippings, the news clippings on the dances and the  
22      socials was very early in the 1900s, and I think I went up  
23      to probably 1915, 1917. I said there was a big gap  
24      between that and -- and the past few owners. And I  
25      recognize that.

1                   We're still doing research, but yes, the --  
2                   the history that I find so fascinating was really the --  
3                   the really early history of this barn and what took place  
4                   on this property during that time.

5                   The comment that we don't have -- that it's  
6                   unlawful for us to use the water, untrue, obviously. We  
7                   have an augmentation plan. It went -- we went through the  
8                   water courts. It's been filed. We have a decree.

9                   And there are other -- the comment that  
10                  there are -- that there were no other venues in Douglas  
11                  County or something to that effect, but there are plenty  
12                  of venues in Douglas County.

13                  And those are sort of the -- the major --  
14                  the major issues, unless the Commission has additional  
15                  questions for us, sir.

16                  COMMISSIONER GRIFFITH: Any questions from  
17                  the Commissioners?

18                  COMMISSIONER McKESSON: I have a question  
19                  for staff. Should I wait on that, or the applicant --

20                  COMMISSIONER GRIFFITH: Go ahead.

21                  COMMISSIONER McKESSON: Thank you. I --  
22                  this is for staff relative to our USB approval standards  
23                  in 2102.01, which, of course, for the public to hear, too,  
24                  we're having -- we're bound this evening to meet all of  
25                  these standards if we were to vote in favor of this.



1                   And 2101.02 was spoken to quite a bit by  
2     the public in both tonight's testimony and the previous  
3     written testimony. And staff, your position on this is  
4     the A1 zone district permits an event center, provided  
5     such use is located a minimum of 200 feet from all lot  
6     lines, the Douglas County zoning noise standards are met,  
7     and the maximum capacity of the facility does not exceed  
8     350 persons? Do I read that correctly?

9                   MS. BARE: Yes. In -- this is Jeanette  
10    Bare for staff. In 2015, the Board of County  
11    Commissioners added event centers as a -- different types  
12    of uses within the -- the agricultural zone district.

13                  You do have to have a minimum of 35 acres.  
14    You do go through the Use by Special Review process  
15    because that process is intended to look at scale and  
16    intensity of use and to make sure what's being proposed is  
17    compatible with the rural area.

18                  But it is an allowed Use by Special Review  
19    use, subject, obviously, to public hearings and to your  
20    review. And there are standards for noise and setbacks  
21    and things of that nature.

22                  COMMISSIONER McKESSON: Thank you. Is  
23    there -- is staff aware of any other event center uses on  
24    Ag 1 as a Use by Special Review? That's been spoken to  
25    this evening as to it not existing.

1 MS. BARE: This is the first Use by Special  
2 Review request that has made it to hearings.

3 COMMISSIONER McKESSON: Thank you.

4 MS. BARE: We've had some people come in  
5 for pre-submittals and a lot of times, they simply weren't  
6 able to convert existing structures and there were other  
7 things about the property -- maybe they didn't have legal  
8 access. So this is the first one on 35 acres that has  
9 come through the process.

10 We do have a site plan for one that's on  
11 80 acres and we do have some accessory event centers that  
12 have been permitted on 160 acres or larger. But it is --  
13 you know, the criteria are very stringent and, you know,  
14 it takes a lot to get through the process.

15 COMMISSIONER McKESSON: Thank you. And my  
16 next comment -- or question to you would be while we're  
17 bound to the approval standards, I'd like to speak to the  
18 commentary -- the testimony that we've been given. And on  
19 the printed testimony that was handed out this evening --  
20 I think it was in part of our package, too, the petition,  
21 if you will -- one of the comments was there's been  
22 multiple conflicting management plans published by the  
23 applicant.

24 We're down to one plan that we have before  
25 us today; correct? Is there a chance that that'll change

1 in the near future or how does that work?

2 MR. JAKUBOWSKI: Matt Jakubowski for staff.  
3 The management plan to look at is what's on sheet 1 of the  
4 exhibit.

5 COMMISSIONER McKESSON: Sure.

6 MR. JAKUBOWSKI: And I think some of the  
7 questions were related to previous iterations of the  
8 applicant's submittal.

9 But this plan is shown on sheet 1, except  
10 for possibly a few typos or technical corrections, would  
11 be what would be proposed to go forward as the management  
12 plan.

13 That -- this document is signed by the --  
14 the County and the applicant at the end of the process if  
15 approved.

16 COMMISSIONER McKESSON: Thank you. I guess  
17 I'm -- it's part of the process. The plan evolves. There  
18 might have been a plan six months ago or even a year ago  
19 and it's evolved with your commentary and maybe other  
20 interim public commentary. Is that how that process works  
21 before it gets to us this evening?

22 MR. JAKUBOWSKI: Correct.

23 COMMISSIONER McKESSON: Also on that same  
24 petition, it states if the Use by Special Review is  
25 approved, there is no way to which to enforce adherence to

1 the management plan as it is stated intent and not  
2 binding.

3 Can you offer some comment to that? I  
4 thought it was a binding document. The management plan.

5 MS. BARE: So the way -- the way --  
6 Jeannette Bare for staff again. The way Use by Special  
7 Reviews work is, you know, it goes before the Planning  
8 Commission and Board. If it's approved, the exhibit,  
9 which includes the site plan and the management plan, are  
10 approved as-is.

11 The Zoning Compliance staff goes out every  
12 year and takes a look at that and makes sure that they are  
13 operating in accordance with the approved plan and that  
14 they have all the documentation of anything that they're  
15 required to capture, such as this traffic monitoring plan.

16 The Use by Special Reviews regulations do  
17 allow the Board of County Commissioners to repeal or  
18 rescind a USB approval for noncompliance.

19 COMMISSIONER McKESSON: So I would  
20 interpret that as it is a binding document?

21 MS. BARE: Absolutely.

22 COMMISSIONER McKESSON: So it states here  
23 in this petition it's not binding. That's not true? It  
24 is binding?

25 MS. BARE: That is not true. It is

1 binding.

2 COMMISSIONER McKESSON: Thank you. Lastly  
3 is more the practice of that. Say this was to go through  
4 and -- and get approved by the Board of County  
5 Commissioners and you have a USB and you've got a  
6 landowner here and a new -- and a new business operating  
7 out of this USB. I'd find it difficult to challenge if  
8 you had a conflict with that plan.

9 How is that best practice leap -- best --  
10 best managed, if you will, if you've got a 2-plus-million  
11 dollar investment in the property and -- and somebody may  
12 be expanding that use that's a -- how does the County work  
13 with that? Is that more of a zoning question as to how  
14 that's administered and managed or --

15 MS. BARE: Expanding in the future or if  
16 there are conflicts?

17 COMMISSIONER McKESSON: Well, I guess -- if  
18 you find a noncompliance matter, they are put on notice  
19 and -- how do you unwind a USB once it's --

20 MS. BARE: Well, the County's goal -- if  
21 they do notice that something is out of compliance, the  
22 goal is to, you know, work with the property owner and to  
23 bring the property into compliance. That is the goal.

24 If -- there are various steps through the  
25 zoning compliance process which could ultimately end in

1 the termination of the land use approval in the case of a  
2 USR, but I -- I think the -- the process is to work with  
3 the property owner to bring them into compliance. And  
4 there are steps along the way, you know, to take greater  
5 and greater legal action and to provide notices, but the  
6 goal is to bring them into compliance.

7 COMMISSIONER McKESSON: Thank you. And  
8 then the USR does not run with the land; is that correct?  
9 It runs with the --

10 MS. BARE: No. It does run with the land.

11 COMMISSIONER McKESSON: I'm sorry. Okay.

12 MS. BARE: So if -- if they were to sell  
13 the property and they had a USR approved, the person that  
14 would take on the property would have to operate the event  
15 center completely within the -- the approved USR plan  
16 exhibit and management plan. They would have to operate  
17 it in the exact same manner.

18 If they had any changes or any -- anything  
19 that they would want to do different, they would have to  
20 come back and amend that document through the process.

21 COMMISSIONER McKESSON: Thank you,  
22 Jeanette. That's all the questions I have.

23 COMMISSIONER GRIFFITH: Thank you, Mike.  
24 Any other questions for the applicant or staff?

25 Well, seeing none --

1 COMMISSIONER BROWNING: I'll get one last  
2 one. Commissioner Browning. What is Cherry Valley's  
3 timeline, assuming approval? And then do you know what  
4 CDOT's timeline is on the evaluation of turn lanes? That  
5 may be a question for staff. So what is Cherry Valley's  
6 timeline?

7 MS. SOLLY: So once we -- if we receive the  
8 permit, we will finalize -- we have to, you know, finalize  
9 architectural drawings. We probably wouldn't actually  
10 start construction until sometime in the fall. It will  
11 probably take at least a year to do the construction, to  
12 complete the construction.

13 And we will -- we will put in -- I mean,  
14 the turn -- we -- not we, but a turn lane will be  
15 installed. The 800-foot turn lane will be installed  
16 before we're able to open up.

17 COMMISSIONER BROWNING: I believe that's a  
18 deceleration lane is how it's --

19 MS. SOLLY: I'm sorry. It's a deceleration  
20 lane. Sorry. Sorry, Skip. It's an 800 (sic)  
21 deceleration lane coming from the north. And that will  
22 have to be completed before we're able to -- before we're  
23 able to open.

24 COMMISSIONER BROWNING: Sounds good.  
25 Staff, do we have any understanding of the CDOT safety

1 review for the other turn lanes?

2 MR. JAKUBOWSKI: Matt Jakubowski for staff.  
3 I am not aware personally, but perhaps if Matt Williams  
4 from Public Works Engineering would be able to provide  
5 some information, if he knows any. I believe he's online.

6 MR. WILLIAMS: Yes. Thank you, Matt. This  
7 is Matt Williams with Public Works Engineering. We have  
8 been in discussions with CDOT for the last year and a  
9 half, and that's why we have a condition of approval that  
10 the State highway access permit is required with this  
11 project. They are required to put in the southbound right  
12 turn lane. We will monitor the need for a northbound left  
13 turn lane.

14 And CDOT has -- has been involved in this  
15 project for the last 18 months. So we -- we will keep  
16 them involved and we'll make sure that all the  
17 requirements are met there.

18 COMMISSIONER BROWNING: Thank you very  
19 much. So my understanding is, regardless of permit  
20 approval, CDOT will ultimately make the determination on  
21 safety requirements associated with the road?

22 MR. WILLIAMS: Well, we -- we are the  
23 issuing authority. Douglas County is the issuing  
24 authority for CDOT in this area, but we consult with them  
25 and make sure that they are okay with access improvements



1 and turn lanes. And they have been involved in this  
2 process for, like I said, 18 months.

3 So the southbound right turn lane will be  
4 installed. The northbound left turn lane, that's the  
5 reason that we have that condition of approval to monitor  
6 that, and if needed, we will have the applicant put in a  
7 northbound left turn lane.

8 COMMISSIONER BROWNING: If that is -- to  
9 the applicant, if that is something that is going to be  
10 required, a left turn lane, would you be willing to commit  
11 to that, as well?

12 MS. SOLLY: And to be clear, Matt and --  
13 and Mr. Browning, as it stands now --

14 COMMISSIONER BROWNING: It is not required.

15 MS. SOLLY: -- it is not required, but yes,  
16 that is the purpose of the -- of the compliance -- of the  
17 monitoring. And if, in fact, it's deemed that we need to  
18 do this, then we'll have to do it.

19 We're hopeful that, you know, at some  
20 point, that intersection will be -- I know it's on the  
21 list, as Skip mentioned, to be improved. And what we're  
22 hoping is that when that happens, let's just do it.

23 I mean, if the intersection is going to be  
24 improved anyway, whether we need it or not, why wouldn't  
25 we do it? If that whole intersection is going to be --

1 now, I would hope that we could be responsible for our pro  
2 rata share of the volume. I don't know how that works.  
3 But I mean, we can't -- you know, but to answer your  
4 question, after the monitoring, if it makes sense, then  
5 yes.

6 COMMISSIONER BROWNING: Okay. It's just a  
7 substantial expense.

8 MR. MILLER: Oh, yeah.

9 MS. SOLLER: Oh, yeah.

10 MR. MILLER: Plenty of motivation to not  
11 have left turns.

12 COMMISSIONER BROWNING: Correct.  
13 Understood. But as Moltke was quoted earlier, no plan  
14 survives first contact.

15 MR. MILLER: Right.

16 COMMISSIONER BROWNING: But I get it.  
17 Thank you.

18 COMMISSIONER GRIFFITH: Thank you very  
19 much.

20 MR. MILLER: Thank you.

21 COMMISSIONER GRIFFITH: Back to the  
22 commission for (inaudible).

23 COMMISSIONER CUSHING: This is Commissioner  
24 Cushing. I appreciate the folks who came out to speak  
25 tonight. You know, without hearing, you know, your

1 testimony, you know, we don't have, you know, a lot of  
2 idea of who supports and -- and who doesn't. So I just  
3 want to -- I just want to thank you for coming out and  
4 giving -- you know, taking the time to sit here for the  
5 past few hours.

6 I also want to -- I appreciate the traffic  
7 engineering providing the responses to the comments.  
8 Traffic engineers -- I work with them on a daily basis --  
9 are one of the smartest people that I know and they will  
10 nerd out on this kind of stuff to no end. And so I  
11 take -- I take their opinion very seriously.

12 As we -- you know, as Mike brought up, you  
13 know, we talked to staff, event centers are allowed in  
14 agricultural zoned properties. I grew up on a farm in  
15 Oklahoma. And I understand, you know -- you know, you're  
16 all talking about, you know, the neighbors that aren't  
17 close to you. You know, my neighbor was 2 miles away. I  
18 couldn't wait to get to the city, but that's just me.

19 You know, they're going to be putting up  
20 a -- they're hoping to put up a, you know, 9 foot combined  
21 berm and concrete block wall to help block some of the  
22 noise going up the hill. The closest house is 750 feet  
23 away. You're talking multiple football fields away.

24 I trust the noise engineer who did the  
25 study. I've had some, you know, noise evaluations myself,

1 and I -- I think that with the doors closed to the event  
2 center, I think that the noises will be minimal.

3 The folks are going to keep the  
4 agricultural part of the land with having the hay grown on  
5 the property and farmed. You know, I appreciate -- I  
6 appreciate that. With that being said, I'll be in support  
7 of the project.

8 COMMISSIONER McKESSON: Okay. Thank you,  
9 Commissioner Cushing. This is Commissioner McKesson.

10 I also greatly appreciate all of the public  
11 testimony and the time that everyone has given this  
12 evening because I -- I heard nearly all of you. There  
13 were two in favor and the rest were against and I've heard  
14 that. And great comments.

15 I'm -- I'm conflicted because I've got 57  
16 years in Colorado. I was raised in Colorado Springs and  
17 drove to Denver when I-25 was a -- a two-laner. And I get  
18 it. The rural character in -- with that said, this is --  
19 this is an A1 property that is on a State highway.

20 And I'm -- I'm reading through the staff  
21 report and I find myself agreeing with them. Where I --  
22 where I was conflicted was with the question of is this a  
23 use that's allowed on an A1. And it is, assuming it gets  
24 through this process and it is -- meets the standards  
25 before us this evening.

1                   2102.01, all the way down -- every single  
2 one of them has to be met and -- in my opinion, to vote in  
3 favor of this.

4                   And the testimony this evening relative to  
5 traffic was given. I hear that, but yet, we have a  
6 traffic consultant here who is with the applicant and then  
7 we have our own traffic engineering study who has accepted  
8 the plan as it exists today.

9                   The -- the 2102.05 was where I was most  
10 conflicted, will be consistent with the Douglas County  
11 Master Plan as amended. And I agree with staff's comment  
12 here that the competing values of the plan must be  
13 balanced through the public review process to achieve the  
14 larger vision of the community.

15                  As such, the CMP acknowledges its own  
16 competing values and that implementation can only be  
17 achieved through the balancing of community values during  
18 the review process.

19                  This USR does preserve a portion of the  
20 rural character. I -- I think of a farm on a paved State  
21 highway as not a farm. That's my opinion. And -- I'm  
22 your neighbor and I hope that we can all respect that. So  
23 I'll be in favor of this USR under the application I've  
24 heard this evening.

25                  COMMISSIONER BROWNING: This is

1 Commissioner Browning. I, too, want to thank each and  
2 every individual who have come out this evening.

3 We have a unique responsibility to weigh  
4 the future uses of land with and -- and owners with the  
5 desires of the neighborhood and more importantly, the  
6 approval standards.

7 I, too, was conflicted over 2102.05, but we  
8 have seen, over the last year, many farms going away,  
9 becoming subdivisions. Their water is being stripped from  
10 them and little houses placed up.

11 And context, I'm a farmer in Franktown, so  
12 I understand the beautiful night skies. The quiet times.  
13 Those -- those trees that speak to you for years on end.  
14 But I find no standard that is not met, and therefore, I  
15 will be in favor of the project.

16 COMMISSIONER MITCHELL: This is  
17 Commissioner Mitchell. First of all, I want to thank the  
18 community members that have come forward. All of your  
19 concerns are -- are absolutely taken into account and --  
20 and I understand them because one of the concerns I have  
21 is whether or not it falls under 2102.12, whether or not  
22 potential traffic safety is a detriment to the community  
23 out there.

24 That is a concern I have. And that was the  
25 first concern I thought of when I saw this proposal and

1 reviewed it.

2 I do also feel that I think their traffic  
3 consultant and Matt brought up that CDOT has been a part  
4 of this process for 18 months, so it's not like this is  
5 just being thrown in there with no consideration for what,  
6 potentially, could happen.

7 I will tell you that there will be people  
8 turning left there. It's going to happen. I was in law  
9 enforcement for 30 years. It's going to happen. Unless  
10 you put up a physical barrier, people will do it. But  
11 maybe there's some mitigation efforts that can be done  
12 to -- to prevent that.

13 Having said that, I am impressed with  
14 the -- the proposal. I like that it's Colorado residents  
15 that are -- have -- it's not an out-of-state developer  
16 that's coming in and wanting to put in some big fancy, you  
17 know, event center. It's -- it's people that are from  
18 here. They've been in Colorado. They're concerned about  
19 the area. They're concerned about their neighbors,  
20 although, with their admission, they probably could have  
21 done some better citizen outreach, but, you know, if you  
22 don't know that, you don't know that.

23 But I think with the mitigation efforts or,  
24 you know, the plans that will be done with traffic safety,  
25 I also will be in favor of the proposal.

1                   COMMISSIONER HUGHES: This is Commissioner  
2 Hughes. One of the things that -- that always, I mean  
3 always disturbs me is when we have a room like this.

4                   To not be able to build some consensus --  
5 and maybe the consensus is we've reached out to everybody  
6 and we simply don't agree. We're on one side; you're on  
7 another side.

8                   When that outreach doesn't occur, it leaves  
9 us in a real quandary, because we've got -- if my count is  
10 right -- I think 17 people that stood up tonight and spoke  
11 in opposition and a couple that were very supportive of --  
12 of you folks.

13                  You've done a tremendous amount of -- of  
14 effort on this. I just wish that that outreach would have  
15 occurred, and your neighbors -- a lot of them are here --  
16 would have been involved in the process enough to say,  
17 Yeah, you know, I -- there's a lot of things I don't like  
18 about it, but it'll work okay, but maybe could you tweak  
19 it this way or that.

20                  You've kind of missed that opportunity  
21 because we're now down the road.

22                  The second piece of this is the process.  
23 The process doesn't end tonight. There's some things as a  
24 commission we make final decisions on. This isn't one of  
25 them. We'll make a recommendation to the Board of County



1 Commissioners. That three-person commission -- and when's  
2 the meeting on this, Matt?

3 MR. JAKUBOWSKI: Matt Jakubowski for staff.  
4 August 9th.

5 COMMISSIONER HUGHES: August 9th at 2:30?

6 MR. JAKUBOWSKI: Correct.

7 COMMISSIONER HUGHES: In this room. The  
8 Commissioners are very good about listening to what we all  
9 said and what you said. They listen to the tapes, they  
10 watch the video. They're going to be informed as to what  
11 went on tonight. And I think that's helpful because they  
12 have got the background.

13 That's part of the reason we're here.  
14 We're here to hear what you all have to say, both the  
15 applicant as well as the neighbors as well as the staff  
16 and the other commissioners. And they take that all into  
17 consideration.

18 I'll try not to be too long-winded here.

19 Aside from that objection, the concerns  
20 about the Comprehensive Master Plan -- and I've been  
21 involved in rewriting this thing a couple of times -- I  
22 believe that you've met the values based on what is  
23 allowed in the A1 zoning in that particular area.

24 The concern I've had consistently -- and we  
25 had -- I had a debate with my wife earlier today about

1     what "harmony" means -- was 2102.04, 2102.06, and 2102.09.

2                 Those -- those were concerns I had about  
3     being on the vote to recommend approval of this.

4                 It all comes back, in my mind, to competing  
5     values. The citizens all have rights and history, having  
6     lived there for a long time, with what's going on in their  
7     neighborhood, but the landowner does, too.

8                 You have rights, they have rights. They  
9     purchased this property knowing that it could be an event  
10    venue based on what the zoning and the USR rules are in A1  
11    zoning in that area. They have rights.

12                And because of that, as confused as I am on  
13    some of those, I believe the competing values get me there  
14    for approval.

15                So I'm intending to vote for approval,  
16    also. And I'm sorry about the length of the answer.

17                COMMISSIONER GRIFFITH: I'll be short and  
18    sweet. This is Commissioner Griffith.

19                I, too, appreciate the turnout tonight and  
20    all of the comments. I regret that there wasn't  
21    additional public outreach before this because I -- I  
22    think that could have really helped people's opinions  
23    about what this is.

24                I don't see that this business is going to  
25    be intense. They're going to preserve the land. They're

1 going to preserve the buildings. The agricultural  
2 activities will continue.

3 My main concern -- well, they have the --  
4 they have the water and the -- the septic, the facilities  
5 all worked out.

6 My main concern was the traffic, because 83  
7 is a nightmare, and the -- the experts and the State and  
8 our own internal engineers say it -- it can work and we  
9 will monitor it to see how it works.

10 And with that, if things need to be done to  
11 improve it, I have every confidence that that will happen.

12 So I am also in -- in favor of this. And  
13 so I think we need a motion.

14 COMMISSIONER McKESSON: This is  
15 Commissioner McKesson. This is Commissioner McKesson. I  
16 make a motion to recommend approval of the 8635 South  
17 State Highway 83 Cherry Valley event venue Use by Special  
18 Review, Project File US2021-003, subject to the three  
19 conditions recommended by staff.

20 COMMISSIONER CUSHING: This is Commissioner  
21 Cushing. I second.

22 MS. PEARSON: A motion to recommend  
23 approval of the 8635 South State Highway 83 Cherry Valley  
24 venue -- event venue Use by Special Review, Project File  
25 US2021-003, subject to the three conditions recommended by

1 staff.

2 William Mitchell.

3 COMMISSIONER MITCHELL: Yes.

4 MS. PEARSON: Amanda Cushing.

5 COMMISSIONER CUSHING: Yes.

6 MS. PEARSON: Jim Browning.

7 COMMISSIONER BROWNING: Yes.

8 MS. PEARSON: Mike McKesson.

9 COMMISSIONER MCKESSON: Yes.

10 MS. PEARSON: Clarence Hughes.

11 COMMISSIONER HUGHES: Yes.

12 MS. PEARSON: John Griffith.

13 COMMISSIONER GRIFFITH: Yes. And with  
14 that, the recommendation is approved unanimously. Our  
15 agenda is complete for this evening so this meeting is  
16 adjourned. Thank you all.

17 (End of meeting.)

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REPORTER'S CERTIFICATE

I, Bonnie Carpenter Johnshoy, do hereby certify  
that I am a Professional Shorthand Reporter and Notary  
Public within the State of Colorado.

I further certify that the foregoing transcript  
constitutes a true and correct transcript to the best of  
my ability to hear and understand the audio and video  
recording.

I further certify that I am not related to,  
employed by, nor of counsel for any of the parties or  
attorneys herein, nor otherwise interested in the result  
of the within action.

My commission expires: September 22, 2023



Bonnie Carpenter Johnshoy

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[annual - assumptions]

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[assurance - believe]

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[believe - busing]

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[looking - meeting]

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[moving - northbound]

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[questions - renovating]

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[solly - state]

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[system - think]

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