

(Beginning of requested transcription.)

COMMISSIONER LAYDON: So with that -- and thank you, everyone, for allowing us to be efficient with your time. I'm going to go ahead and move up item 3A, which is 8635 South State Highway 83, Cherry Valley event venue, Project File US2021-003.

We do have Matt Jakubowski from staff. I will also mention, too, those that are present today, if -- your comments will be limited to 3 minutes, and to the extent you have already heard your comment presented or it's duplicative of something that has already been presented, I might ask you to consider to -- allowing other citizens to present their comments, but that's entirely within your -- your discretion. Matt.

MR. JAKUBOWSKI: Good afternoon, Commissioners. Matt Jakubowski representing Planning Services.

The applicant is proposing a Use by Special Review for an event center at 8635 South State Highway 83. The project number is US2021-003. Pamela Solly and Louie Miller are here as applicant.

Before I begin my presentation, we did receive additional public correspondence and also some additional correspondence from the applicant. That was received after the Friday memo that went to the Board of

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County Commissioners on August 5th, so I'd like to present first the public correspondence that was received as an exhibit. If I might be able to bring that up to the County Attorney.

MR. INGALLS: Have we labeled this with a number yet? Have we labeled this with an exhibit number yet?

Commissioners, these packets will be labeled Exhibit 2 for today's public hearing.

MR. JAKUBOWSKI: And as also discussed, an additional exhibit, which is correspondence from the applicant received and provided after the August 5th date in which additional information went to the Board, so I also would be bringing that up as an exhibit.

MR. INGALLS: It will be labeled Exhibit 3.

COMMISSIONER LAYDON: You know, Matt, I just want to clarify for the record, we received an Exhibit 2, and the cover page has a font that is probably like a 1 or a 2. So I'm not sure any of us -- I'm 46 and I -- my eyes cannot read this, so is there a way that you could --

MR. JAKUBOWSKI: Right. I can address that. There was an email and embedded in the email was a jpeg photograph of the letter. So the letter that is on the -- the page directly after that email is what was

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submitted.

So the -- the text, which I agree is very, very small and can't really be read is just basically indicating that the attachment, which is the letter on -- on that next sheet is what was provided and -- and proposed as their correspondence.

COMMISSIONER LAYDON: Okay. Thanks, Matt. If you want to proceed.

MR. JAKUBOWSKI: An applicant may request a Use by Special Review for an event center on an A1 parcel less than 80 acres in size.

A 6.7 acre USR permit area is proposed on the Highway 83 side of the subject site, which includes conversion of existing buildings: The barn for events, the caretaker residence as a bride and groom suite, a new concrete tent pad for event purposes, and off-street parking are also proposed within that USR permit area.

The barn and caretaker residence are within the required 200-foot setback minimum, and the applicant is asking a reduction in the event center setback as part of the USR request.

The intent of the USR process as set forth in Section 21 of the Zoning resolution is to provide for uses in specific zoning districts that shall require a public notice and hearing and the approval of the Board of

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