

From: [Matt Jakubowski](#)
To: [pamelasolly LAST_NAME](#); [louiemiller@comcast.net](#); [james@ffcolorado.com](#); [skip@skiphudson.com](#); [vildibill@ffcolorado.com](#)
Subject: RE: Planning Staff Comments - Email #2 of 2
Date: Monday, December 6, 2021 4:15:00 PM

Hi Pamela,

Yes, understood, we will discuss this on Wednesday.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: pamelasolly LAST_NAME <pamelasolly@comcast.net>
Sent: Monday, December 6, 2021 3:56 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>; louiemiller@comcast.net; james@ffcolorado.com; skip@skiphudson.com; vildibill@ffcolorado.com
Subject: Re: Planning Staff Comments - Email #2 of 2

Matt,

For the record, although Deborah and Chris suggested we could move forward with only the right deacceleration if we limited our events to 35 per year, Louie and I haven't agree to this thus far. As I stated in my email following our call, Louie and I wanted to stay the course and have the in-person meeting. Our original goal for the meeting was to better understand Chris and Deborah's request for the additional turn lanes as it relates to the SHAC, crash data, and our management plan. In addition, we now need to understand their rationale for limiting the number of events to 35 per year. Our concerns are as follows:

1. The number of events per year shouldn't matter. We believe we can safely host events and manage traffic flow whether there are 5 events or 100 events.
2. By limiting the number of events to 35, Chris and Deborah are asking us to limit our revenue and profitability. This, of course, raises the question are any of the other venues currently operating in Douglas County required to limit the number of events they host each year?
3. During the call, you mentioned that in addition to limiting the number of events to 35 per year, we would also need to amend our Special Use Permit should we want to increase the number events. As you know, the process to date has been rather unpleasant and extremely time consuming. The thought of going through this process

again seems unreasonable. Again, are any of the event venues currently in operation in Douglas County required to amend their Special Use Permits (if they have them)?

No need to respond. We look forward to discussing further on Wednesday. Take care.

Pamela

On 12/06/2021 1:39 PM Matt Jakubowski <mjakubow@douglas.co.us> wrote:

Email #2 of 2:

- Management Plan redline (attached – note the maximum 35 events, as we discussed)
- Comments on resubmittal from CDOT (attached)
- As an update to the referral comments from the Douglas County Historic Preservation Board (HPB). I've been informed that Brittany Cassell submitted Form 1403 to the State and they have accepted it. The State will add it to their database. There is nothing more for you to act upon regarding HPB at this time. Brittany mentioned to the State that you are not interested in any kind of historic designation.

Please forward to your team.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us