

# 8635 S. State Highway 83 Cherry Valley Event Center Use by Special Review

Project No. US2021-003  
Board of County Commissioners  
August 9, 2022

**Staff Representative**  
Matt Jakubowski, AICP, Chief Planner

**Owner**  
Pamela Solly & Louie Miller

**Community Development**  
Planning Services

# Request

## Use by Special Review (USR)

- Event Center (A-1 parcels < 80 acres)
  - 6.7-acre USR permit area
  - Use of existing barn & caretaker residence (structures located w/in 200-ft. setback from Hwy. 83)
  - Concrete “tent pad”
  - 34-space parking lot
  - 3 spaces (2 accessible adjacent to caretaker residence)

# Intent

## Zoning Resolution Section 21:

To provide for uses in specific zoning districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board.

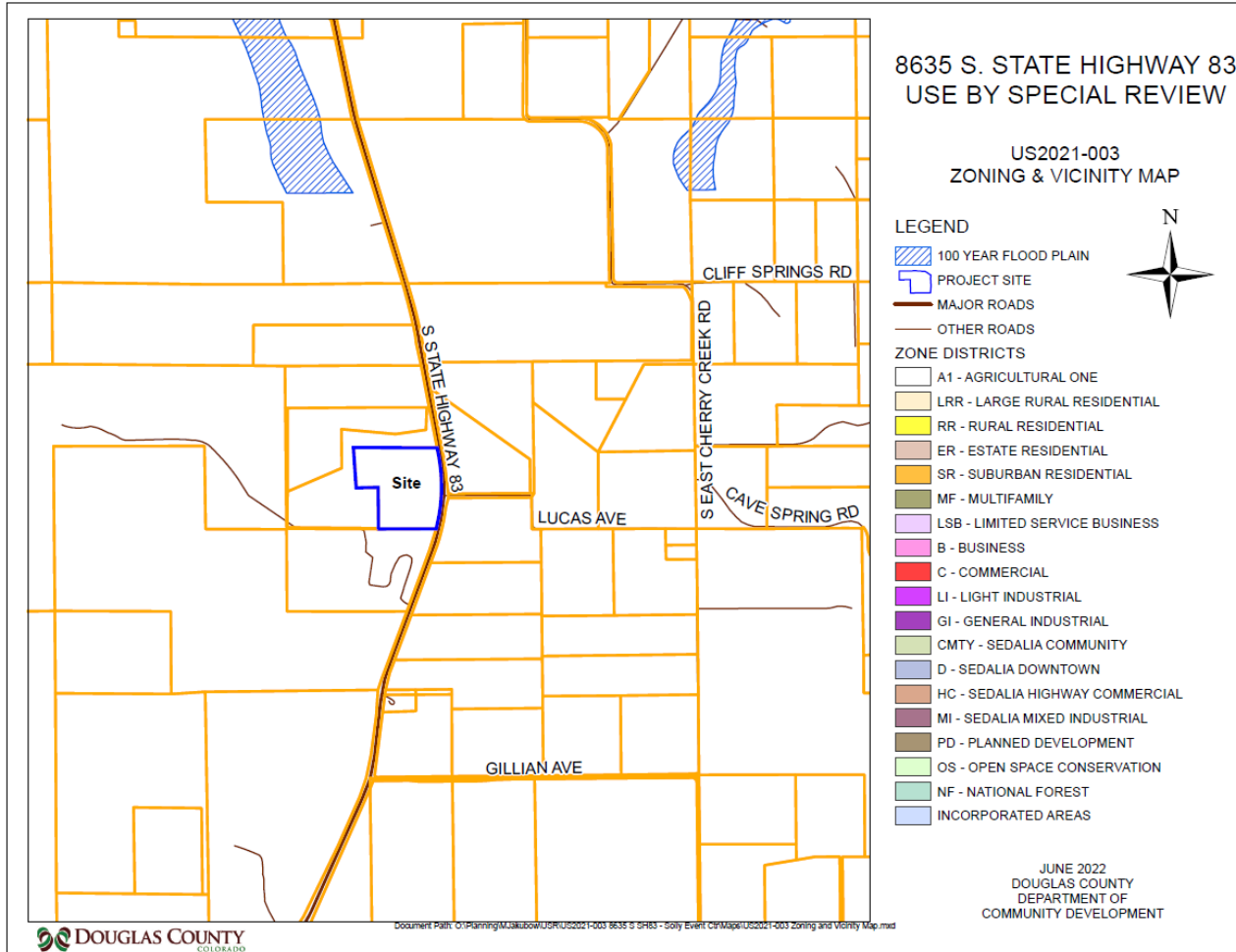
# Use By Special Review Process

- Application submitted
- Review period
- Public notice
- Planning Commission Hearing
- Board of County Commissioners Hearing

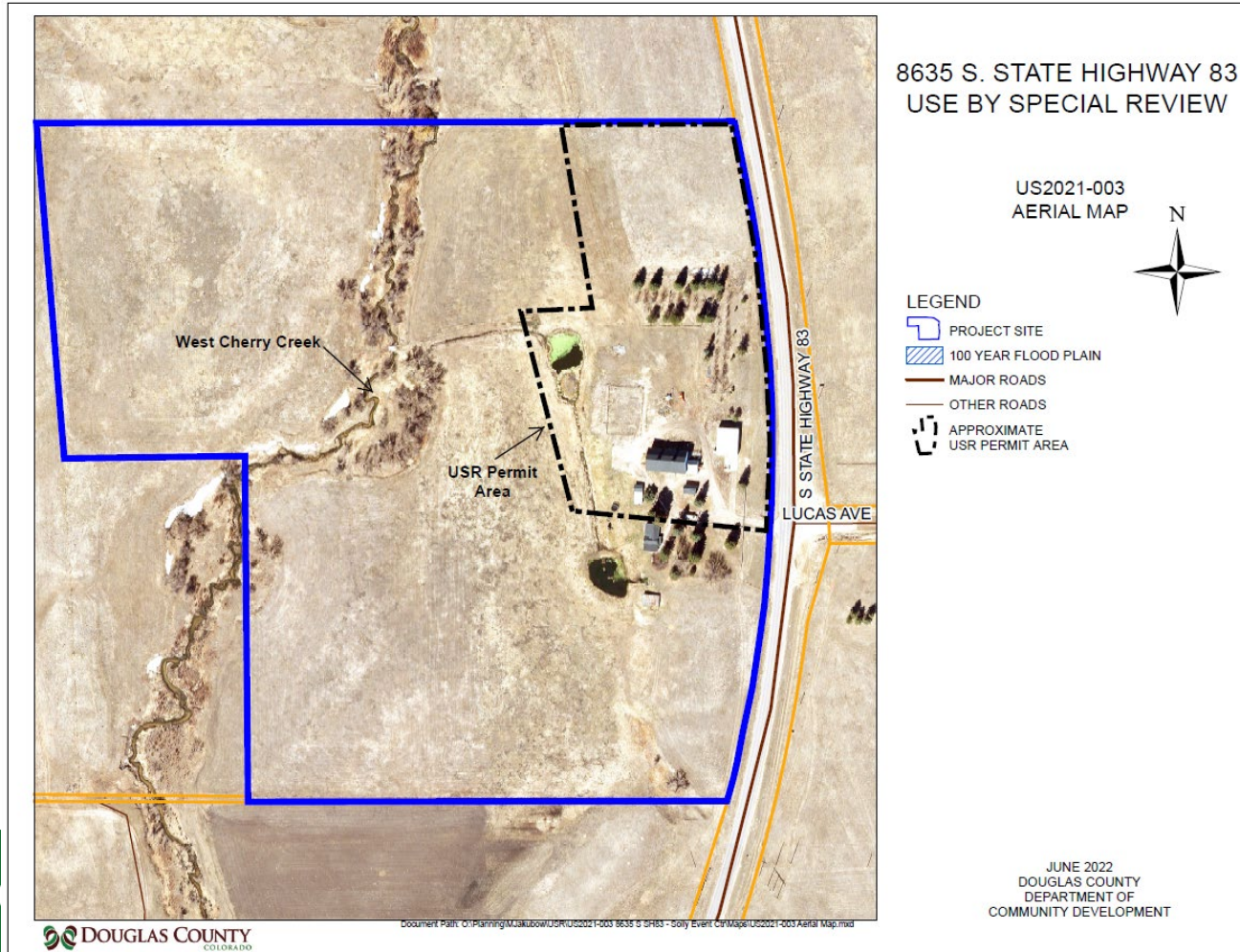
# Planning Commission

- Planning Commission Public Hearing
  - July 18, 2022
- Recommended approval by vote of 6 to 0

# Location - Zoning



# Location - Aerial



velopment  
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# Background

- 1955 - Zoned Agricultural
- Historic use of site is agriculture & animal purposes (including a dairy)
- Existing barn constructed in 1911
- Existing caretaker residence and workshop constructed 2014

# Exhibit



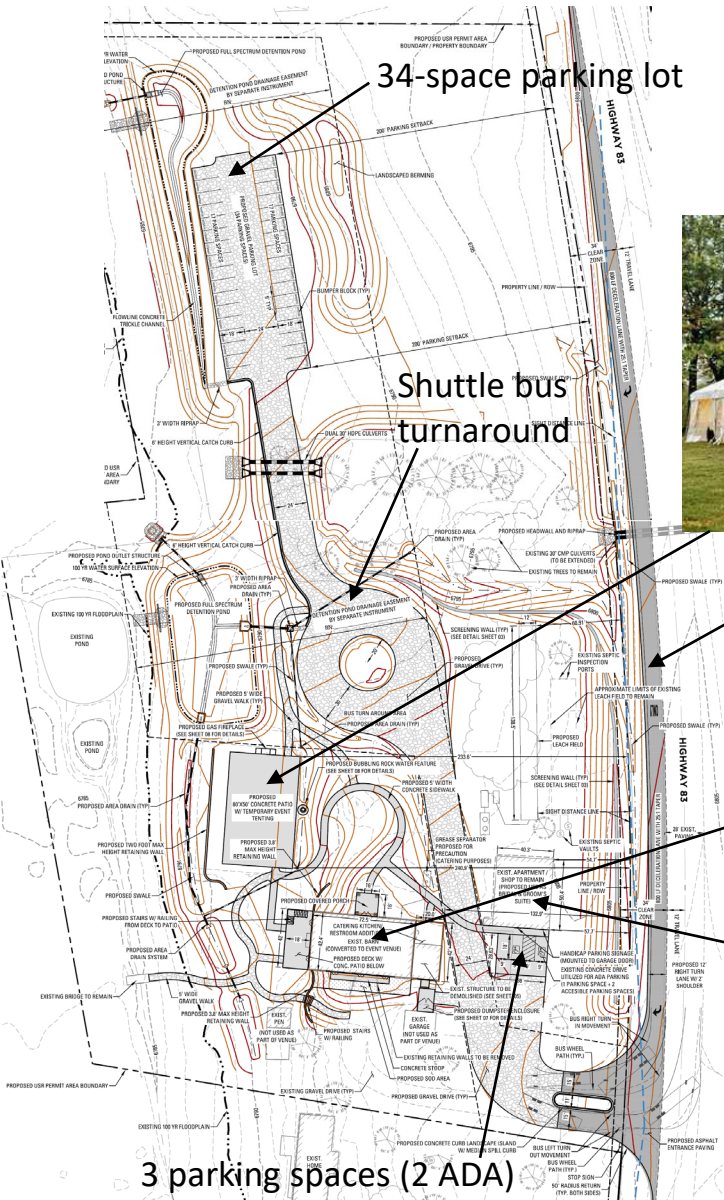
Tent pad (typical)



## Convert Barn (Events)



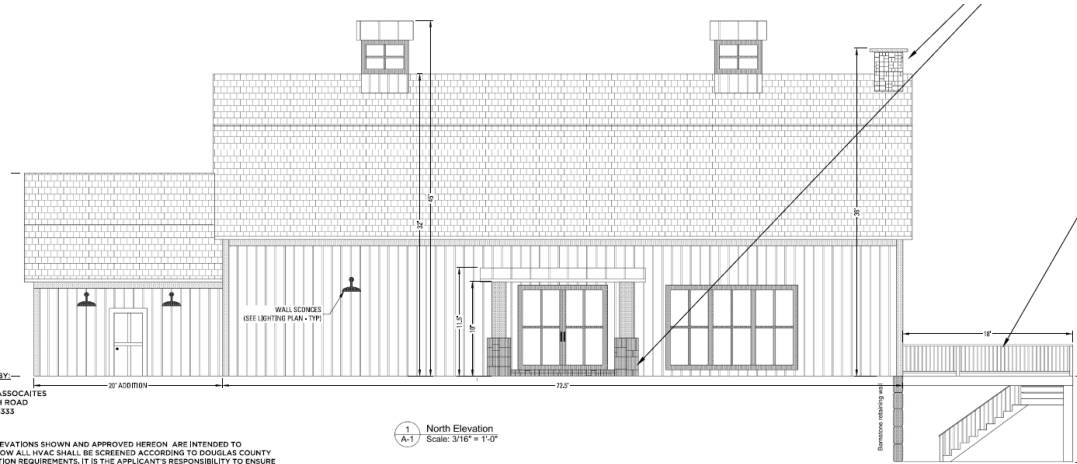
Convert Caretaker  
Residence (Bride & Groom Suite)



3 parking spaces (2 ADA)

# Exhibit

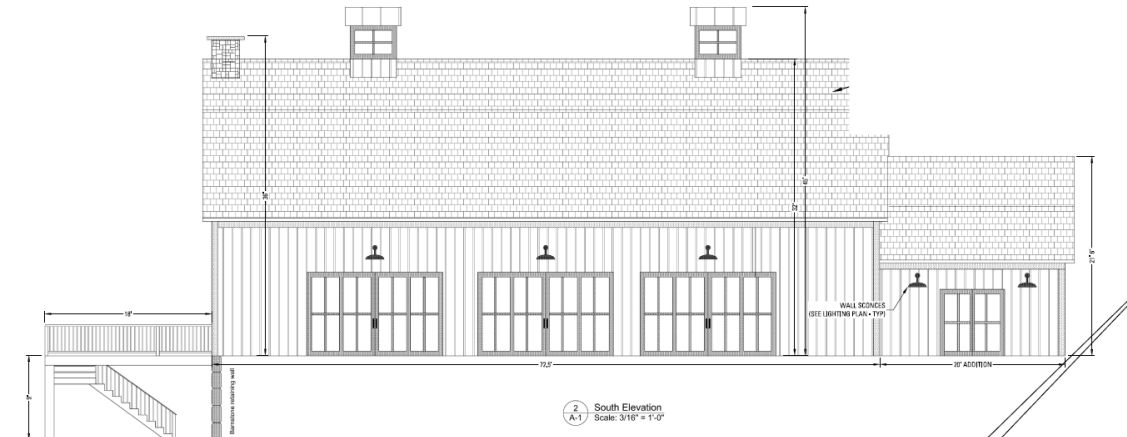
## North Elevation



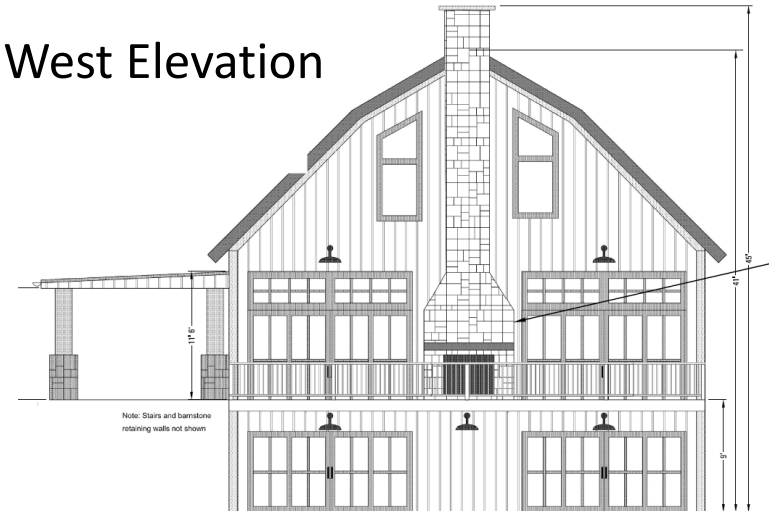
## East Elevation



## South Elevation



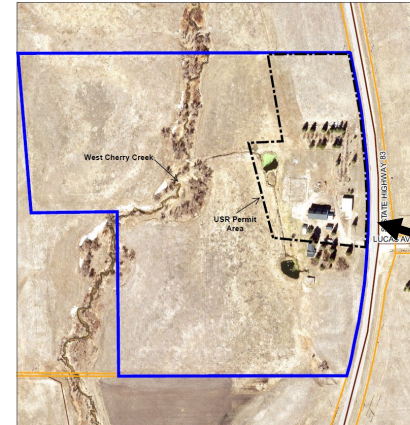
## West Elevation



# Management Plan

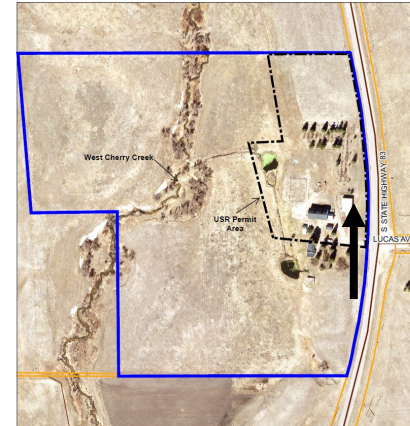
- Per Section 2112.02 of the Douglas County Zoning Resolution:
  - Hours of operation:
    - *Monday-Thursday by Appointment (Events Friday, Saturday & Sunday)*
  - Number of employees:
    - *1 full & 1 part-time and up to 15 event staff*
  - Number of events and patrons:
    - *100 maximum events per year & 150 maximum patrons per event*
  - Parking:
    - *34-space parking area*
  - Traffic control and monitoring:
    - *Shuttle busses proposed for large events & traffic is to be monitored by video for Douglas County review*
  - Noise limits:
    - *Compliance with County Zoning required*
  - Method of fire protection:
    - *Automatic fire sprinkler required in barn*
  - Permits, approvals and other requirements:
    - *Lighting shut-off at completion of event takedown*

# Site View



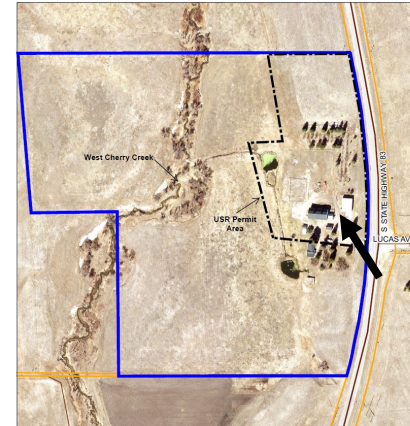
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# Site View



Community Development  
Planning Services

# Site View



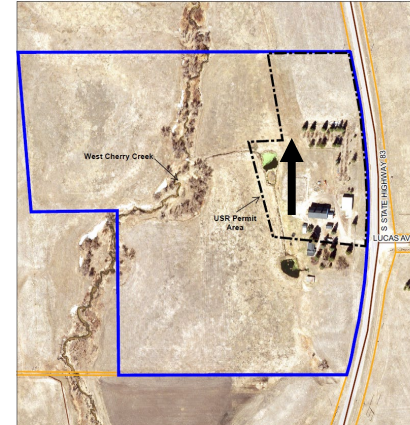
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# Site View



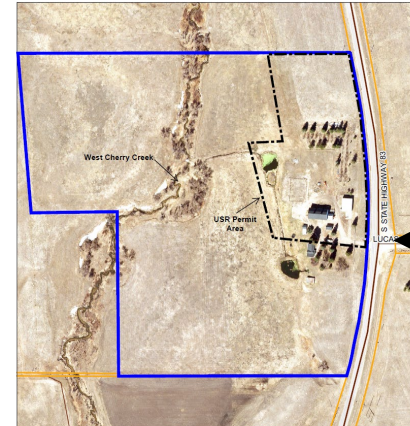
Community Development  
Planning Services

# Site View



Community Development  
Planning Services

# Site View



Community Development  
Planning Services



# USR Approval Standards

- 2102.01 complies with the minimum zoning requirements of the zoning district in which the special use is to be located, as set forth in this Resolution;
- 2102.02 complies with the requirements of this Section 21;
- 2102.03 complies with the *Douglas County Subdivision Resolution*;
- 2102.04 will be in harmony and compatible with the character of the surrounding areas and neighborhood;
- 2102.05 will be consistent with the *Douglas County Comprehensive Master Plan*, as amended;
- 2102.06 will not result in an over-intensive use of land;
- 2102.07 will provide roadway capacity necessary to maintain the adopted roadway level of service for the proposed development concurrently with the impacts of development;
- 2102.08 will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development;
- 2102.09 will not cause significant air, water, or noise pollution;
- 2102.10 will be adequately landscaped, buffered, and screened;
- 2102.11 complies with the standards regarding water supply, and
- 2102.12 will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County

# Proposed Conditions

Should the Board find that the approval standards have been met, the following proposed condition should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR plan exhibit, a storm drainage easement shall be provided to Douglas County.
2. Prior to commencement of construction of the event center, a CDOT State Highway Access permit shall be obtained for access to the property.

# Proposed Conditions

3. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
4. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

# Board Determination

## Zoning Resolution 2109.09:

The Board shall “evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board’s action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

# Applicant Presentation

## Applicant Representative:

Pamela Solly & Louie Miller, Applicant

# USR Approval Standards

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