

Agenda Item

Date: September 4, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Matt Jakubowski, AICP, Chief Planner
Jeanette Bare, AICP, Current Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **3879 N. State Highway 83 – Amended 5-Year Lone Creek Farms Fall Festival Entertainment Event Permit**
Additional Documents for EE2025-009

SUMMARY

Attached is the applicant's response to referral agency comments received during the referral period for the above application. The applicant submitted this document after the August 27, 2025 staff report.

Lone Creek Farms

7361 Fox Creek Trail Franktown CO 80116 phone: 303.522.5532

September 3, 2025

Matt Jakubowski
Douglas County Planning Division
100 Third Street
Castle Rock, Colorado 80104

Re: EE2025-009 Response to Referral Comments 3879 N State Highway 83

Dear Mr. Jakubowski,

I have reproduced the comments below with responses added in red.

Building Services:

Electrical permit is required.

We will have an inspection done by the building and electrical departments within the next few days. If it is determined that a building or electrical permit is required, we will obtain the permit and any subsequent inspections before we open.

Douglas County: Engineering Services

No Comment

Douglas County: Sheriff's Office

No issues from the traffic unit provided the contract with CSP for traffic control occurs

Burning Tree Ranch HOA

Burning Tree Ranch HOA was not opposed to the Lone Creek Farms setting up a Seasonal Fall Festival event in Franktown a couple of years ago. The event set-up, activities and even the traffic plan appeared, at least on paper, to be well planned and thought out. Traffic in and out onto Highway 83 was questionable particularly on Friday afternoons during rush hour on Southbound

Hwy 83, and it would remain to be seen if the traffic plan would work and not create any noticeable increased congestion on the already heavily traveled highway 83.

IT HAS FAILED MISERABLY!!

The Traffic plan was not followed:

- Due to no right turn lanes into the event or left lane turn lanes from the South – traffic had to slow down or suddenly stop to allow entry into Lone Creek Farms from Hwy 83. During rush hour this just added to the massive congestion and long lines from traffic heading into Franktown or from the South heading North.
- Right turn in and right turn out is a nice idea but it doesn't work (unless you have a median to prevent left turns).
- Anyone not wanting to go South will turn onto Castle Oaks and do a U-turn and turn left at the light at Hwy 83 and Castle Oaks.
- There are no sufficient side shoulders to go around cars trying to turn left into Lone Creek Farms from Hwy 83.
- Traffic "control" was not following the plan as traffic was stopped to allow left turns on to Northbound Hwy 83. Officers were also observed in their vehicles with lights on but not controlling traffic.

This has already created a bad taste in everyone's mouth with neighboring communities with the traffic issues for this event.

There had to be a safer solution to handle the traffic for this event than HWY 83. It cannot handle the traffic it gets now let alone the traffic from this event.

It was suggested that a better and more viable solution would be to create an entrance off of Castle Oaks Drive. (Entrance to Cobblestone Development off Hwy 83)

Pros

- Better access off of Hwy 83 – both left and right turns onto Castle Oaks then to Lone Creek Farm.
- A lot less traffic to deal with trying to enter the facilities and easier for traffic control to manage entry and departures amongst other traffic on Castle Oaks.
- If this is looking to be a long-term event, other accesses need to be made other than HWY 83, unless the County plans on making modifications such as a traffic light, right turn lane/left turn lane, etc. in the immediate future to Hwy 83 to accommodate Lone Creek Farms.

Burning Tree Ranch Homeowners Association

P.O. Box 312

Franktown, CO 80116

btrboard@gmail.com

Someone is going to be seriously injured or killed trying to attend or leave this event or other traffic having to dodge these vehicles. Adding extra days during the week will only add more frustration and backlog to rush hour traffic, that drivers are already experiencing on a daily basis.

Burning Tree Ranch is NOT in support of adding any new attractions or extra days to this event – which will add to the traffic issue, or the Renewal of the lease – UNTIL this traffic situation has been resolved!.

We live across the street from the farm location. The weekday rush hour traffic is always very busy. I am surprised they feel we contribute to the problem as our weekdays are not very busy for us. At most we have only a hand full of cars coming in at the same time which would not affect the traffic flow. We will have uniform police directing traffic and will address these concerns with the trooper staff. I am under the understanding that there is a plan to widen Parker Road as we have been contacted by CDOT.

Homeowners' Association: Franktown Citizens Coalition II Inc

No problem with this.

Colorado Department of Transportation CDOT-Region # 1:

It is understood that this event will take place under a Colorado State Patrol special event permit.

- It is also understood that the access will be limited to Right-in, Right-out movements only.
- Any traffic control or placement of signage on State Highways that is not covered under a CSP permit

will need to be permitted through our office. Application is made online at the following link:

<https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

- All signing for this event must comply with the appropriate permits and comply with Colorado State rules regarding outdoor advertising 2CCR601-3.

No signage proposed in Hwy. 83 shoulder, so no CDOT permit is required. Uniform police will direct traffic.

Thank you for your comments. Please let us know if you have additional requirements and we will provide prompt resolution.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Witherell", is shown within a rectangular border.

Brad Witherell
Lone Creek Farms