

## Major Entertainment Event Staff Report

**Date:** April 29, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *KC*  
**CC:** Matt Jakubowski, AICP, Chief Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **3640 N. State Highway 67 – 5 Year Annual Fundraiser Entertainment Event**  
**Project File:** **EE2026-003**

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**Board of County Commissioners Hearing:** **May 12, 2026 @ 2:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

The applicant requests approval of a multi-year Entertainment Event for the Happy Dog Ranch Horse Sanctuary at 3640 N. State Highway 67 for 5 years from 2026 through 2030. The applicant proposes a cap of 300 attendees through the duration of the event. In 2026, the festival is proposed for May 30, with dates in successive years in late May. The event is a fundraiser for the applicant's non-profit, and features an open house, dinner, music and dancing from 4:00 p.m. to 8:00 p.m.

The 81-acre site is zoned Agricultural One (A-1) and is located on Highway 67 approximately 1 mile north of the intersection of Highway 67 and Oak Valley Road within the West Plum Creek Subarea of the 2040 Comprehensive Master Plan.

#### **A. Applicant and Owner**

Happy Dog Holdings LLC  
John and Bernadette Spillane, Happy Dog Ranch Foundation Inc.  
3640 N. State Highway 67  
Sedalia, CO 80135

#### **B. Request**

Approval of a 5-year entertainment event to be held at the end of May through 2030.

#### **D. Process**

A Major Entertainment Event is processed pursuant to Section 22B, Entertainment Events, of the DCZR. Section 2201B states the intent of the process is "to provide for the orderly control of Entertainment Events."

Entertainment Events are defined in Section 36 of the DCZR as “a public presentation for which admission is made available to the general public, held on a one time or occasional basis that provides amusement for, or holds the attention of, those in attendance.” Entertainment events are permitted as an accessory use in the A-1 Zone District. The regulations establish two categories of entertainment event permits, major and minor, depending on the frequency and size of the event proposed.

A major entertainment event is defined as either: 1) a one-day event, such as a concert, with a maximum daily attendance of more than 500 persons, or 2) a multi-day event, such as a festival, carnival, or revival, with a maximum daily attendance of more than 300 persons or a duration of seven (7) days or less. An annual calendar of events or recurring, multi-year events are also considered through the major entertainment event process. Major entertainment events are subject to review and approval by the Board at a public meeting. Courtesy notices are mailed to abutting property owners to inform them of an application in process.

Per Section 2205B.05 of the DCZR, “Major Entertainment Event Permits shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall evaluate the Entertainment Event request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented, compliance with adopted County standards, regulations and policies; and other guidelines.”

**E. Location**

The site is located approximately 1 mile north of the intersection of Highway 67 and Oak Valley Road. Vicinity, zoning, and aerial maps are attached to the staff report.

**F. Project Description**

The applicant is requesting a multi-year entertainment event approval for 5-years. The event is a fundraiser for the Happy Dog Ranch and Horse Sanctuary, and includes an open house, dinner, and music. In 2026, the event is proposed on May 30 from 4:00 p.m. to 8:00 p.m. The event is proposed to occur in successive years 2027 through 2030 on a similar date in late May. The event schedule includes an open house at 4:00 p.m., dinner at 5:30 p.m. and a concert from 6:30 p.m. to 8:00 p.m. The applicant has proposed to cap attendance at 300 persons per event each year. If a multi-year event is approved, the applicant must still obtain all necessary permits and inspections, and must provide any other applicable documents prior to issuance of an annual permit.

The event will occur within the indoor riding arena on the property. A stage, speakers, and lighting will be located indoors to reduce noise and lighting impacts. The applicant proposes vehicle parking on the property within the outdoor riding arena adjacent to the indoor riding arena. Valet parking service will be provided as needed. The applicant proposes 4 portable toilets. Handwashing stations will be provided adjacent to the portable toilets, and contracted trash service will be provided to manage solid

waste. The applicant has requested a liquor license through Douglas County for the event.

## II. CONTEXT

### A. **Background**

The site is zoned A-1 which permits agricultural recreational activities as a principal use, and entertainment events as an accessory use subject to the permit process in DCZR Section 22B. Since the applicant is proposing a multi-year event, approval of a Major Entertainment Event per DCZR Section 2205B is required. Per Section 2203B.03 of the DCZR, the Board may approve a multi-year entertainment event limited to a maximum of 5 years if no significant changes to the scope and duration of the events are planned to occur over that period, subject to periodic inspection.

The applicant held events on the property in 2024 and 2025, including the same activities and hours of operation, as single minor entertainment events. These previous events were approved administratively by the Director of Community Development.

### B. **Adjacent Land Uses and Zoning**

The site is generally surrounded on all sides by large lot single-family residences and agricultural and ranching functions.

#### **Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agricultural One (A-1)	Large-lot single-family residences; Agricultural uses
<b>South</b>	Rural Residential	Single-family residences
<b>East</b>	Agricultural One (A-1)	Large-lot single-family residences; Agricultural uses
<b>West</b>	Agricultural One (A-1)	Large-lot single-family residences; Agricultural uses

## III. PHYSICAL SITE CHARACTERISTICS

### A. **Site Characteristics and Constraints**

No physical conditions exist on the property to constrain its use for the proposed multi-year entertainment event.

### B. **Access**

Access to the site is from State Highway 67. Onsite parking area is proposed within the existing outdoor arena, reachable from a long private driveway.

**C. Traffic**

Public Works Engineering reviewed the proposal. No traffic impact analysis (TIA) was required per the applicant's cap on attendance of 300 persons, as well as the applicant's traffic estimate of vehicles for the event provided in the narrative. The applicant has indicated traffic is sporadic in the beginning of the event due to the 4:00 p.m. open house. The existing internal driveway is adequate to handle queuing vehicles leaving the event. Traffic has not been an issue in previous years. The applicant acknowledges a TIA would be required if traffic issues emerge.

**D. Drainage and Erosion**

No Grading Erosion and Sediment Control (GESC) plan and report or drainage plan is required for the proposal.

**IV. PROVISION OF SERVICES**

**A. Fire Protection**

West Douglas Fire provides fire and emergency services to the site. West Douglas has reviewed and approved the proposal. An inspection of the concert stage may be required prior to the event.

**B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The DCSO traffic unit reviewed the proposal and has no objection to the proposal.

**C. Water and Sanitation**

The applicant proposes portable toilets with hand-washing stations and bottled water for attendees. The event provides no impact on water and sanitary services.

**D. Utilities**

The proposal does not impact existing utilities.

**E. Other Required Processes and Permit**

In conjunction with approval of the Major Entertainment Event permit, the applicant will be required to show proof that the following approvals are obtained prior to issuance of a final Douglas County Entertainment Event Permit. These permits are required prior to each year of the event.

- Douglas County Building inspection as needed
- West Douglas Fire inspection as needed
- Proof of retail food service licenses as needed
- Douglas County Liquor License

## **V. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners during the referral period of April 7, 2026, through April 16, 2026. Referral response requests were sent to nearby homeowners associations (HOA), including the Bear's Den HOA, the Indian Creek Ranch Improvement Association, and the Ranch at Coyote Ridge HOA. No HOA's provided a response to the referral request.

In addition, pursuant to DCZR Section 2205B.04, the applicant provided mailed written notice of the Board of County Commissioners public meeting to abutting property owners on April 27, 2026. No public comments were received at the preparation of the staff report. Any additional public comments received will be provided prior to the hearing.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a letter included in the staff report appendix.

## **VI. STAFF ANALYSIS**

Per Section 2202B of the DCZR, a Major Entertainment Event may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

### **2202B.01: The proposed use is compatible with the intent of the zone district in which the event is proposed.**

*Staff Comment: The site is located within the A-1 Zone District in which entertainment events are allowed as an accessory use.*

### **2202B.02: The proposed use will not have a substantial adverse affect on adjacent uses, buildings, structures, or the natural environment.**

*Staff Comment: The event is proposed within an existing indoor arena. Courtesy notices and notice of the public meeting were mailed to all abutting landowners. No comments were received from any abutting property owners, other members of the public, or nearby Homeowners Associations during the referral period. West Douglas Fire has approved the proposal.*

*Parking is proposed within the outdoor arena accessible via the internal driveway from State Highway 67. Community Development and Public Works Engineering staff have reviewed the proposal and found it to be adequate. Additionally, the applicant has agreed to a cap on attendees through the 5-year approval period to allow for a consistent traffic estimate. No Grading Erosion and Sediment Control (GESC) permit is required. Douglas County Building has reviewed the proposal and has no objections to the event.*

**2202B.03: The proposed use will not have a substantial adverse effect on public services or facilities.**

*Staff Comment: The applicant will provide portable toilets for public use. The applicant provided food service license documentation to Douglas County Health Department (DCHD) per DCHD requirements. No significant water and sanitation impacts are anticipated as portable toilets and bottled water are proposed. The Douglas County Sheriff's Office does not object to the proposal*

**2202B.04: The nature of the proposed use will not be detrimental to the health, safety, or welfare of the community.**

*Staff Comment: A referral response request was sent to the Colorado State Patrol, Douglas County Sheriff's Office, DCHD, West Douglas Fire, and the Douglas County Building and Engineering Divisions. These reviews ensure that the applicant has addressed health and safety issues associated with the event. No Special Event Permit is required from State Patrol.*

**2202B.05: The proposed use complies with the general requirements listed in Section 2203B, herein.**

*Staff Comment: The event is proposed on a conforming A-1 property with access to public roads. Parking is proposed within the outdoor arena accessible from private driveways from Highway 67. The applicant will provide portable toilets and trash containers for the event. No Douglas County Building Services building permits are required and County Building does not object to the proposal. West Douglas Fire has approved the proposed event.*

**2202B.06: The site is suitable for the proposed use, considering flood hazard, drainage, and topography.**

*Staff Comment: The application has been reviewed by Engineering Services, who had no comment regarding site drainage or grading. The site is not within a 100-year floodplain, and no GESC or drainage reports are required since no land disturbance is proposed.*

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 22B of the DCZR. Event activities are confined to the indoor arena to minimize noise and lighting impacts on neighboring properties. Vehicle parking will occur within the property, and the applicant has agreed to cap event attendees to 300 to mitigate traffic impacts. Final inspections will be forthcoming in the days leading up to the event.

Should the Board find that the approval standards for a 5-year Major Entertainment Event are met, the following proposed conditions should be considered for inclusion in the motion:

1. A major entertainment event permit is approved for May 30, 2026 and in successive years in late May 2027, 2028, 2029, and 2030, as described in the staff

report and attached narrative. Proof of inspections, permits, approvals, and agreements that may be required from all applicable agencies and County Departments shall be submitted prior to the start of the event in 2026, and prior to the event in successive years through 2030.

2. Prior to final event permit issuance each year, all building and electrical permits that may be required shall be obtained by the applicant and the applicant shall pass all onsite inspections that may be required by the Douglas County Building Division.
3. Prior to final event permit issuance each year, copies of valid food service licenses that may be required for all vendors shall be provided to the Douglas County Health Department.
4. All commitments and promises made by the applicant or the applicant’s representative during the public meeting 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.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
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# Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Resources.

## PROJECT INFORMATION

Project Type: \_\_\_\_\_

Marketing Name: \_\_\_\_\_

Presubmittal Review Project Number: \_\_\_\_\_

## PROJECT SITE

Address: \_\_\_\_\_

State Parcel Number(s): \_\_\_\_\_

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

## PROPERTY OWNER(S)

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## AUTHORIZED REPRESENTATIVE

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

*A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.*

## ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

*John Spillane*

Applicant's Signature

Date

*NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).*

**Project Number (Office Use Only):**

**Happy Dog Ranch Horse Sanctuary 5-Year Permit Application for Open House / Concert / Dinner  
Saturday May 30, 2026, and annually thereafter on or about the same date**

**Tours: 4:00pm, Dinner 5:30, Concert 6:30 – 8:00pm**

The May 30, 2026 concert and dinner is the third annual holding of this event, and we are seeking approval of this event annually for the next five years as may be permitted under the County's regulations. The event will be ticketed, and attendance will be capped for the 2026 event at 250 tickets (with a total cap of 300 tickets unless otherwise approved by the County). Beer and wine will be served, and we have applied for the liquor permit. Dinner will be provided by the nonprofit, and we will seek an exemption from the food licensing requirements as was the case in 2025.

**PURPOSE:**

The purpose of the event is both educational and fundraising. The open house will help community members understand the services that Happy Dog Ranch Horse Sanctuary offers at our new location. This event is in keeping with our agriculture/recreation/education zoning.

**DETAILS:**

Tours of Happy Dog Ranch will begin at 4:00pm. Dinner will be served at 5:30 pm inside the arena. The concert will begin at 6:30 pm, also inside the arena. The event is scheduled to conclude at 8:00 pm.

**Other details:**

**Estimate of Vehicle Traffic and Parking:** Parking will be in our 1.7-acre outdoor arena as in prior years, with adjoining paddock areas available if necessary. We had approximately 200 attendees in 2025, and we are capping the available tickets to 250 this year. To allow flexibility, we will cap tickets for the remaining four-year period to 300 tickets, unless otherwise approved by the County. Attendees will arrive between 3:30 and 5:15, so arrivals will be over the one hour and 45-minute period and not all at once. Similarly, attendees are likely to leave between 6:30 and 8:00 after dinner and by the end of the concert. Most attendees will arrive as couples (approximately 190) resulting in 95 vehicles, with approximately 12 vehicles with singles, and approximately 12 vehicles with more than two couples, for a total of approximately 119 vehicles (95 + 12 + 12). Volunteers will direct parking and we will have a special parking area designated up front for handicapped or those who just need closer proximity to the event. We will also have valet service for those who need it. We understand that if traffic becomes an issue through the event duration, the County may request submittal of a future TIA.

**Toilets:** We are renting 3 portable toilets and we already have one handicap accessible portable toilet, for a total of 4, and a portable hand washing station. This is within the County's guidelines of one toilet for each 100 persons. The toilets and washing station will be located on a gravel drive next to the indoor area where the concert takes place. The public will not use our private toilet system so as not to overtax our septic system. There will be a chain separation between the toilets and the drive lane to the parking area.

**Notices:** We have invited adjacent and nearby neighbors to the event as in the past and we have mailed notices to the adjoining neighbors in accordance with the County's public notice requirements

**Trash:** We will have several lidded trash containers and recycle containers placed around the concert and dinner area. We have our trash service contracted with HBS, which can provide as many containers as we need for this event.

**Other:** We have no water requirements (due to portable toilets), and there will be no impact to the land and surrounding area. The stage and speakers will be located in the indoor arena, and there will be no additional lighting. If a commercial stage is used we will have the stage inspected by the fire department.

**NOTE: Per Scott Weeks on March 23, 2026, our liquor license application and payment have been received and we have posted the notice for 10 days, as required.**

This is the same format/agenda as the fundraising event we held August 2, 2025, the only difference being the request for the 5-year approval.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

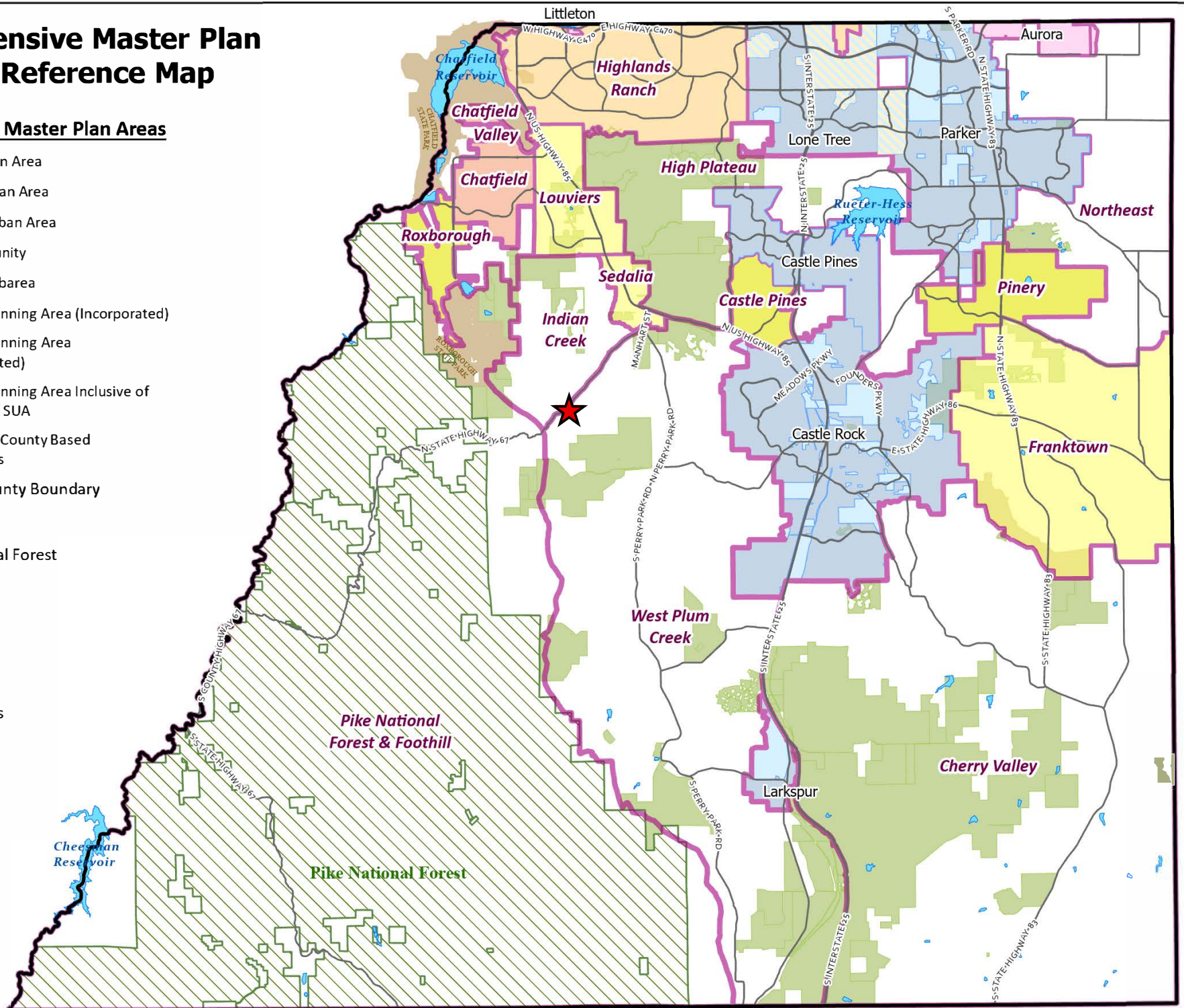
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

## Parks

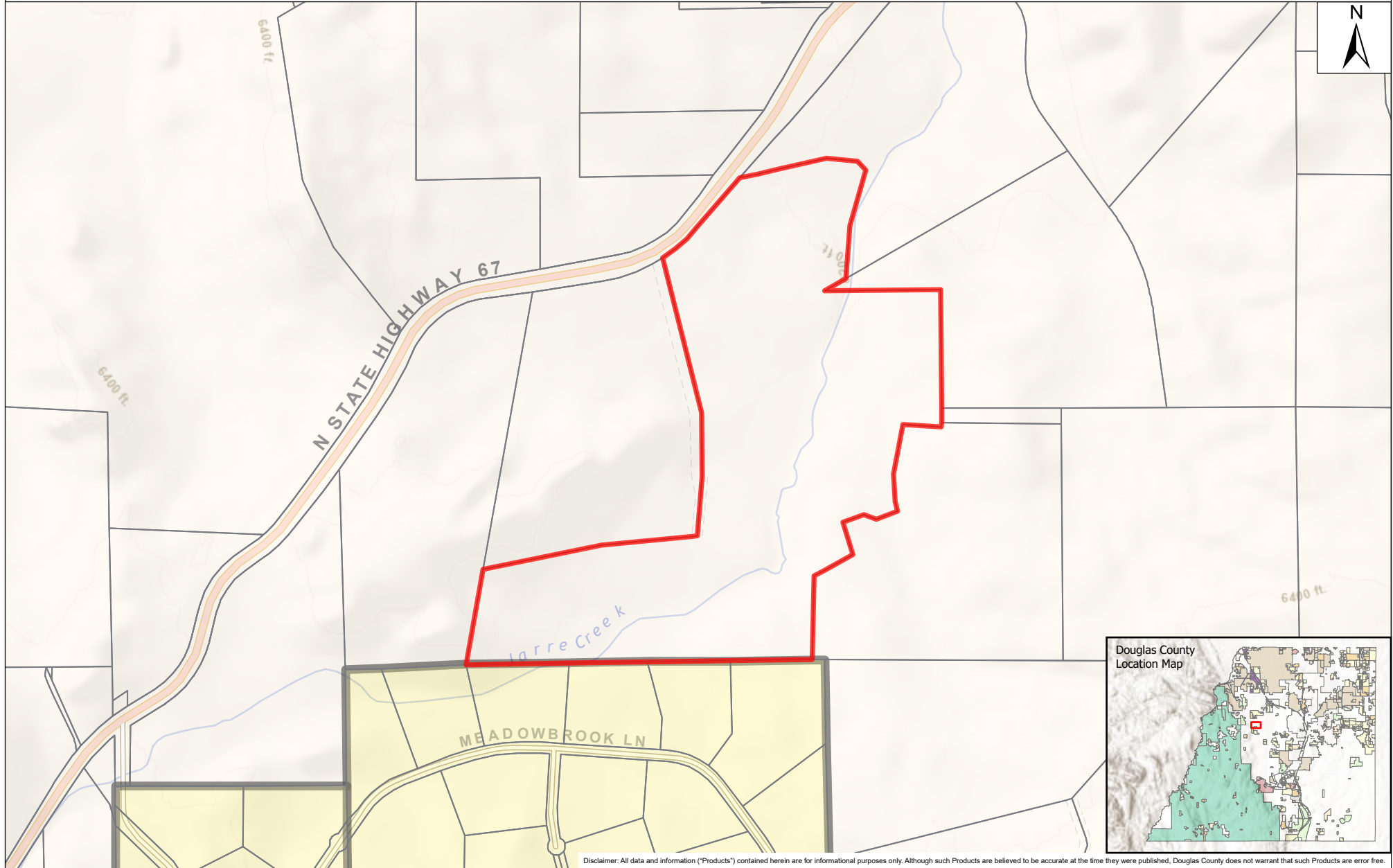
- Pike National Forest
- State Parks
- Open Space
- Lakes

## Roadways

- Major Roads





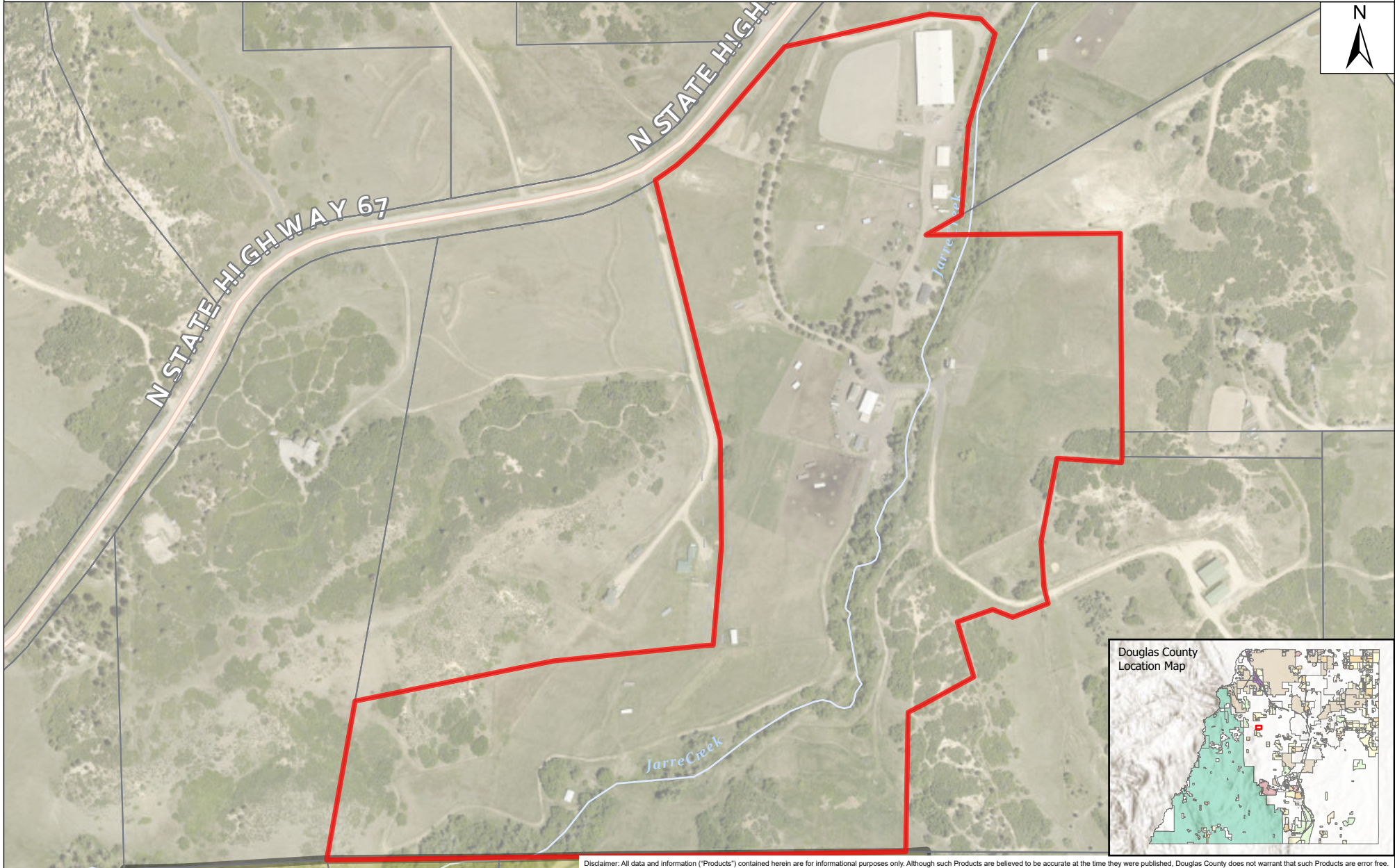
3640 N. State Highway 67



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
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-  A1 - AGRICULTURAL ONE
-  RR - RURAL RESIDENTIAL



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-  A1 - AGRICULTURAL ONE
-  RR - RURAL RESIDENTIAL

**Referral Response Report**

**Project Name:** 3640 N State Highway 67

**Project File #:** EE2026-003

**Date Sent:** 04/07/2026

**Date Due:** 04/16/2026

Agency	Rec'd	Agency Response	Response Resolution
Building Services	04/08/2026	<p>Received (verbatim response): Please apply for a permit and submit a complete permit application, including a narrative and site plans, for review. Inspection requirements will be determined once the permit application has been evaluated.</p>	<p>Applicant submitted the required documentation. A walk-through inspection will be completed as needed. It is not anticipated that a permit is required.</p>
Douglas County Health Department	04/16/2026	<p>Received (verbatim response): <u>Wastewater – Portable Toilets for Visitors</u> Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The proposed number of chemically-controlled portable toilets may be adequate to serve the anticipated number of attendees. Given the peak expected occupancy of 250 attendees, 5 portable toilets may be adequate to serve this number of guests. General best practice for determining the number of portable toilets is 1 toilet per 100 guests. If alcohol is being served, it is recommended to add 10% to 20% more portable toilets. Portable toilets should be placed so that they are accessible to attendees, but away from the food vendor area. Arrangements shall be made for the contractor to empty/replace these during the event. Hand washing units should be provided at each bank of portable toilets <u>Wastewater - Existing Onsite Wastewater Treatment System (OWTS) Cannot Be Used for Public Events</u> The applicant mentions using the facility's handicap toilet located inside the indoor arena for attendees along with additional portable toilets. DCHD records show that an existing OWTS is located on the event property. The OWTS is for private use only and is not designed for public use; increased demand could result in failure to the system. <u>Solid Waste Collection for Events</u> To avoid nuisance, odors, and pest attraction, the Douglas County Health Department (DCHD) recommends the applicant provide solid waste collection receptacles at the event. Trash receptacles should have lids and be placed in areas that are accessible to attendees but placed in a manner to ensure food safety. Trash receptacles and dumpsters shall be emptied frequently to prevent trash from overflowing. We encourage recycling of materials where possible. Applicant mentions they have a contract with HBS to provide containers for event.</p>	<p>Applicant proposes 4 port-o-lets (one will be accessible). Port-o-lets will be serviced as needed. Attendees will not utilize the indoor facility. Hand-washing units will be provided.</p> <p>Adequate trash facilities will be provided. Trash facilities will be serviced as needed during the event.</p>

**Referral Response Report**

**Project Name:** 3640 N State Highway 67

**Project File #:** EE2026-003

**Date Sent:** 04/07/2026

**Date Due:** 04/16/2026

Agency	Rec'd	Agency Response	Response Resolution
		<p><u>Food Service</u>                      The event coordinator shall contact Zane Wilson, Environmental Health Specialist, as soon as possible to discuss any food related requirements. Zane Wilson can be reached at <a href="mailto:zwilson1@douglas.co.us">zwilson1@douglas.co.us</a> or 720-643-2479.</p>	<p>Applicant has coordinated food service approvals with DCHD.</p>
Engineering Services	04/16/2026	<p>Following is a summary of referral comments from County Engineering. See full letter for detail.</p> <ul style="list-style-type: none"> <li>- Coordinate engineering fees</li> </ul> <p>Revise your narrative per the below:</p> <ul style="list-style-type: none"> <li>- A Traffic Impact Analysis (TIA) is not required if the applicant agrees to cap attendees and prepares an estimate of vehicle traffic. Consider a cap above 250 persons for flexibility.</li> <li>- Describe whether vehicles come and leave at once, or in waves.</li> <li>- If traffic becomes an issue through the event duration, the County may request submittal of a future TIA.</li> </ul>	<p>Applicant paid required fees. Applicant has capped attendees to 300 for the 5-year period. Traffic is sporadic in the beginning of the event due to the open house. Additionally, some patrons leave after dinner, and before the end of the concert. The long driveway allows for adequate queuing when vehicles leave. Traffic issues have not been present in previous years. Applicant acknowledges a TIA may be required if traffic issues emerge.</p>
Sheriff's Office	04/12/2026	<p>Received (verbatim response):                      No issues from the traffic unit.</p>	<p>No action necessary.</p>
West Douglas FD	04/17/2026	<p>Received (verbatim response):                      We have no concerns as long as they give us reasonable notice in advance of events and should they use a commercial stage we would require a stage inspection (No charge).                      Otherwise we approve of this as submitted.</p>	<p>No action necessary.</p>
Bear's Den HOA		<p>No Response Received.</p>	<p>No action necessary.</p>
Indian Creek Ranch Improvement Association		<p>No Response Received.</p>	<p>No action necessary.</p>

**Referral Response Report**

**Project Name:** 3640 N State Highway 67

**Project File #:** EE2026-003

**Date Sent:** 04/07/2026

**Date Due:** 04/16/2026

<b>Agency</b>	<b>Rec'd</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Ranch at Coyote Ridge HOA		No Response Received.	No action necessary.
Colorado State Patrol	04/17/2026	Received (verbatim response): I concur with MSgt White's response. If this event is not impacting local traffic or causing dangerous situations as guest enter or exit then there is no need for permitting from our office. If anything were to change we would need to re-evaluate the event to ensure everyone's safety. If there are no changes, we do not need to receive an application every year.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	04/08/2026	Following is a summary of the referral response from CDOT. See the full letter for review. CDOT inquired as to whether a State Patrol Special Event Permit was required, and requested confirming regarding vehicle queuing or parking on Highway 67. Staff confirmed no State Patrol permit was required, and that parking is to occur on the property. CDOT responded with no further concerns.	No action necessary.

**From:** Loeffler - CDOT, Steven  
**Sent:** Wednesday, April 8, 2026 9:25 AM  
**To:** Matt Jakubowski  
**CC:** Joseph Tripple - CDOT; Jessica Varner - CDOT  
**Subject:** Re: Douglas County eReferral (EE2026-003) Is Ready For Review

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Thanks Matt. Based on this, we have no further concerns.

**Steve Loeffler**  
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



On Wed, Apr 8, 2026 at 9:22 AM Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Hi Steve,

A State Patrol Special Event Permit has not been required (see attached email from State Patrol from last year's event). We have sent a referral to State Patrol this year as well. There is an open house for the non-profit (therapeutic horse riding) before the dinner/music, so attendees trickle in and are not arriving all at once. Additionally, they anticipate about 250 attendees, with few solo drivers. All parking has been handled on the property in the outdoor riding arena. There is a long driveway from Highway 67 as well.

Thank you,

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](mailto:mjakubow@douglas.co.us)

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**From:** Loeffler - CDOT, Steven <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>

**Sent:** Wednesday, April 8, 2026 6:51 AM

**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>

**Cc:** Joseph Tripple - CDOT <[joseph.tripple@state.co.us](mailto:joseph.tripple@state.co.us)>; Jessica Varner - CDOT <[jessica.varner@state.co.us](mailto:jessica.varner@state.co.us)>

**Subject:** Re: Douglas County eReferral (EE2026-003) Is Ready For Review

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Matt,

I have reviewed the referral for the proposed Happy Dog Ranch Horse Sanctuary (3640 N. State Highway 67) multi year (5 years annually) entertainment event and have the following comments:

- For the event last year I had inquired if a State Patrol Special Event permit was being acquired. I heard back that the event group had reached out to the State Patrol but I don't see if a Special Event permit was acquired or required.
- There is concern with cars queueing out onto Hwy 67 waiting to get into the venue to park. Please note that no parking should take place on the Highway Right of Way. All parking shall be on the venue site.

Thank you for the opportunity to review this referral.

**Steve Loeffler**

Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053

2829 W. Howard Pl. 2nd Floor, Denver, CO 80204

[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** White - CDPS, Blake  
**Sent:** Wednesday, July 9, 2025 2:26 PM  
**To:** Gretchen happydogranch.org  
**CC:** Matt Jakubowski; Matthew Bowman - CDPS  
**Subject:** Re: Fw: application submittal for Aug. 2, 2025 public event

Good afternoon,

Thank you for sending this information over and I have reviewed what you submitted to Douglas County. As you have previously hosted this event with minimal impact to traffic flow in the past, I am comfortable not requiring or issuing a permit from our agency for your event this year. Please just keep an eye on traffic volume and parking to minimize roadway impact and the volume over that time frame should not present a problem.

For next year, please feel free to also notify Sergeant Matt Bowman, ccd on this email. He has taken over for Luke Pinner and my duties with permitting.

If you have any follow up questions, please let me know.

### Master Sergeant Blake White



**COLORADO**  
State Patrol  
Department of Public Safety

C 303.909.2550 | Dispatch 303.239.4501  
15240 S Golden Rd, Bldg 69, Golden CO 80401  
[blake.white@state.co.us](mailto:blake.white@state.co.us) | [csp.colorado.gov](http://csp.colorado.gov)

On Wed, Jul 9, 2025 at 2:16 PM Gretchen [happydogranch.org](http://happydogranch.org) <[gretchen@happydogranch.org](mailto:gretchen@happydogranch.org)> wrote:

Hi Sgt. White,

Attached are all the documents we submitted to Douglas County. The narrative gives the brief overview and the site plan shows the ranch with more detail. Address is 3640 N. Hwy. 67, Sedalia.

As I mentioned, we're looking at about 200 attendees between 4:30-8:30 pm. We held the fundraising event last year as well, and there was nothing required by state patrol. We have ample parking at the ranch and there was no traffic issue.

Please let me know if you have any questions.

Thanks for your help,  
Gretchen

Gretchen Ditto  
Marketing & Development  
Happy Dog Ranch Horse Sanctuary  
(805) 796-9270  
[www.happydogranch.org](http://www.happydogranch.org)

**From:** Heller - CDPS, Derrick  
**Sent:** Friday, April 17, 2026 4:50 PM  
**To:** Matt Jakubowski  
**Subject:** Happy Dog Ranch Horse Sanctuary Event

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Good Evening,

I concur with MSgt White's response. If this event is not impacting local traffic or causing dangerous situations as guest enter or exit then there is no need for permitting from our office.

If anything were to change we would need to re-evaluate the event to ensure everyone's safety. If there are no changes, we do not need to receive an application every year.

--

Respectfully Sent,  
Sergeant Derrick Heller  
Special Operations Section  
Cell - 720-692-8011  
Colorado State Patrol  
15055 S. Golden Rd. Golden, CO. 80401

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## REFERRAL RESPONSE REQUEST – 5YR MAJOR ENTERTAINMENT EVENT

 Date sent: April 7, 2026

 Comments due by: **April 16, 2026**

Fax: 303.660.9550


**Project Name:** 3640 N. State Highway 67 (Happy Dog Ranch Horse Sanctuary)

**Project File #:** EE2026-003

**Project Summary:**

Major Entertainment Event request for approval of a multi-year event (5 years annually) for approximately 250 guests at Happy Dog Ranch (3640 N. State Hwy. 67). In 2026, the event is to be held on Saturday, May 30, 2026 from 4:00p.m. to 8:00p.m. Successive years through 2030 will occur on similar dates at the end of May. The fundraiser event includes an open house to educate the community about the non-profit, as well as live music and food/drink within the indoor riding arena. Parking is proposed in the adjacent outdoor arena (valet service also provided). Volunteers will park in a separate area. Site is located on State Hwy. 67 approximately 1 mile NE of the intersection of Hwy. 67 and Oak Valley Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> PW - Engineering	<b>Phone #:</b> (303) 660-7490
<b>Your Name:</b> Jacob Gabel <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 4/16/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

  
 Matt Jakubowski, AICP, Chief Planner  
*Enclosure*

# MEMORANDUM

To: Matt Jakubowski, Chief Planner

CC:

From: Jacob Gabel, Development Review Engineer

Date: 4/16/2026

**RE: 3640 N State Highway 67 MME: EE2026-003: DV2026-242**

Initial Submittal: 4-10-2026  
1<sup>st</sup> Engineering response letter: 4-16-2026

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The Douglas County Department of Public Works Engineering has reviewed the 9876 Democrat Road Project and has the following comments:

## General

1. Please coordinate the Engineering fees.

## Narrative

2. In order to waive the requirement for a Traffic Impact Analysis (TIA), please address the following as part of your narrative:
  - a. Please state that the tickets will be capped and state what the cap is. If you anticipate the event to grow, it would be better to cap it at more than the 250 people that was approximated so that you have some flexibility.
  - b. Please state how many vehicles you anticipate based upon previous years.
  - c. Please clarify whether people come and go dispersed throughout the event or if they come and go all at the same time. With the concert at the end, would all 250 people leave at the same time?
3. Please be aware that if the County receives complaints, we may need to reassess and request a TIA at that time.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

April 24, 2026

John Spillane  
Happy Dog Ranch  
3640 N State Highway 67  
Sedalia, CO 80135

2026 Non-Profit Licensing Exemption

Dear John Spillane,

The information submitted by you has been reviewed by Douglas County Health Department and it has been determined that you are considered exempt from licensing by this department for your operation as a nonprofit organization. Should you change your menu, please re-submit to the Health Department for further review.

**Menu:**

Crackers, fruits, polenta crisps, gazpacho, red pepper and tomato soup  
Salmon (fully cooked), with onions, garlic, bell peppers, and capers  
Chicken with tomatoes, artichokes, and black olives,  
Potato salad  
Sautéed asparagus with mushrooms  
Assorted baked goods and chocolate

The following information are recommendations from this Department:

1. A handwashing station with a free-flow spout, catch bucket, soap, and paper towels should be provided.
2. You should always provide sanitizer test strips for use and sanitizer water (50-200ppm bleach and water) during preparation and service of food.
3. You should provide a metal-stem thermometer which reads from 0°F to 220°F available for use.
4. You should provide disposable gloves or serving utensils for handling ready-to-eat foods. Ready-to-eat foods are foods that require no additional cooking steps after preparation and are ready for consumption.
5. You should provide enough utensils to change every four hours.
6. All potentially hazardous food should always remain below 41°F or above 135°F.
7. Grey water is not permitted to be discharged to the storm sewer and shall only be discharged to the sanitary sewer.

Please contact me at 720-645-2479 or at [zwilson1@douglasco.gov](mailto:zwilson1@douglasco.gov) with any questions.

Sincerely,

**Zane Wilson, MPH** | Environmental Health Specialist I  
**Douglas County Health Department**  
**Address** | 11045 E. Lansing Circle, Suite 300, Englewood, CO 80112  
**Office** | (720) 643-2479 **Cell** | (303) 880-1383  
**Email** | [zwilson1@douglasco.gov](mailto:zwilson1@douglasco.gov)





## HAPPY DOG RANCH FOUNDATION, INC.

April 27, 2026

Via Email

Matt Jakubowski, AICP  
Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

RE: Happy Dog Ranch Horse Sanctuary Annual Concert and Dinner  
3640 N State Highway 67  
Project File: #EE2026-003

Dear Matt:

Thank you for sending the Referral Response Report. The following are our responses:

**BUILDING SERVICES:** We have submitted a building permit application to the Building Services Department with the requested information.

**DOUGLAS COUNTY HEALTH DEPARTMENT:**

**Wastewater:** We will have four portable toilets, one of which will be handicapped accessible, and a portable washing station. With a limit of 250 tickets, the number of toilets satisfies the County's recommended guidelines of one toilet for every 100 attendees. These will be placed outside the arena accessible to attendees, but away from the food area. We will arrange with the contractor to empty/replace these during the event if necessary. We will not have the public use our private facilities for the event.

**Solid Waste Collection:** We will provide lidded solid waste collection receptacles at the event, which will be placed in areas accessible to attendees and placed in a manner to ensure food safety. We have trash removal service contracted with HBS.

**Food Service:** We have been in contact with Zane Wilson regarding food service and have received the necessary approvals.

**ENGINEERING SERVICES:** We have revised our narrative in accordance with the comments from engineering and have paid the required fees.

*Happy Dog Ranch Foundation, Inc.*

Mr. Matt Jakubowski, AICP

April 27, 2026

Page -2-

**SHERIFF'S OFFICE:** No issues.

**WEST DOUGLAS FD:** As requested, we will give the fire department reasonable notice in advance of events. We will coordinate a stage inspection if we use a commercial stage.

**COLORADO STATE PATROL:** Staff confirmed that no State Patrol permit is required and that parking will occur on the property.

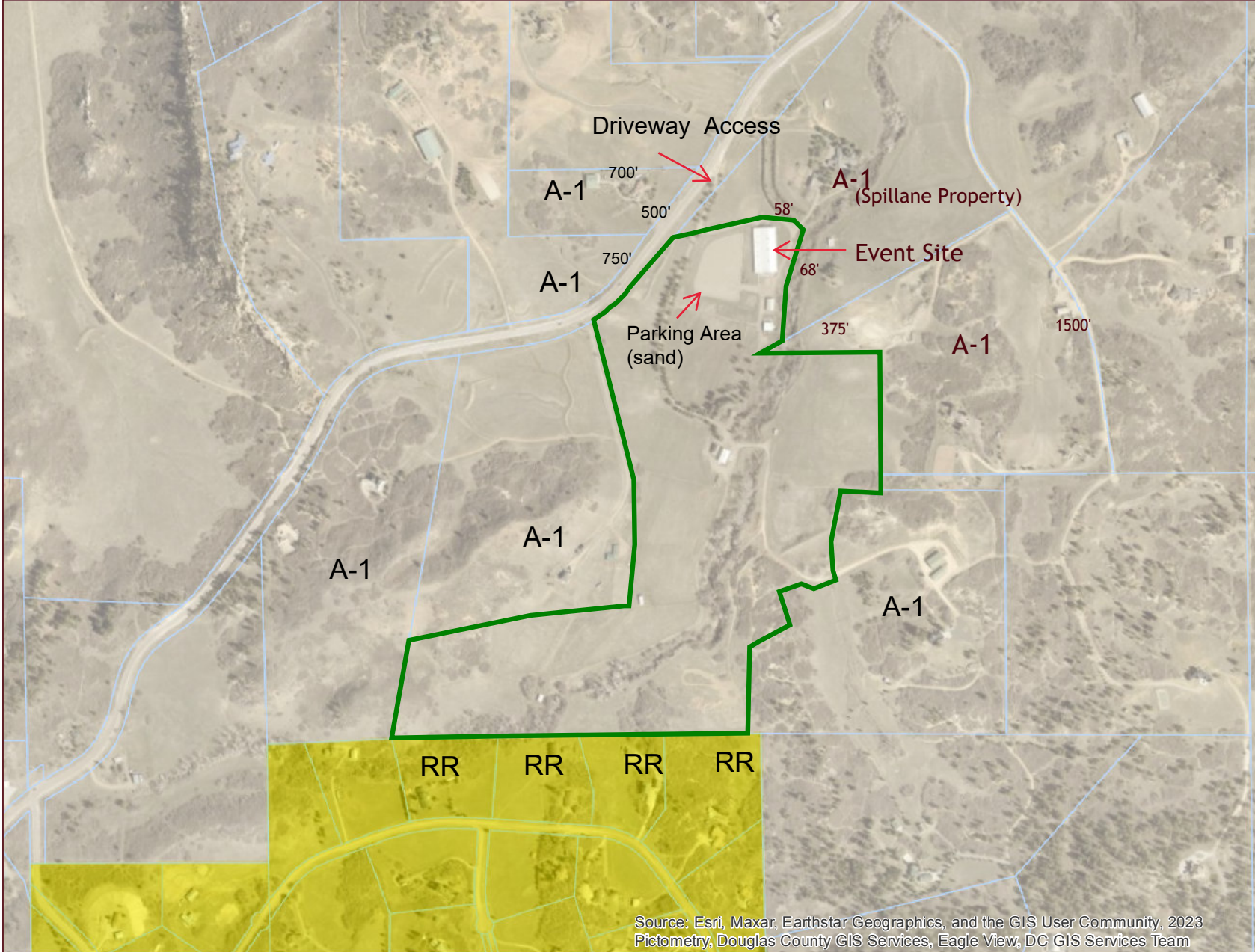
Many thanks to you and the Douglas County staff for your assistance with obtaining the referral comments and for all your help. Please let me know if you have any questions or if the staff needs anything else.

Best regards,



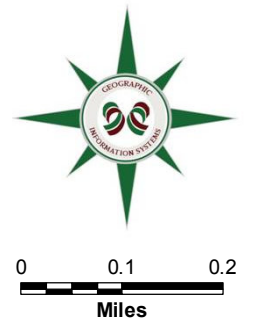
John Spillane, Secretary/Treasurer

# Happy Dog Ranch Site Plan and Adjacent Parcels

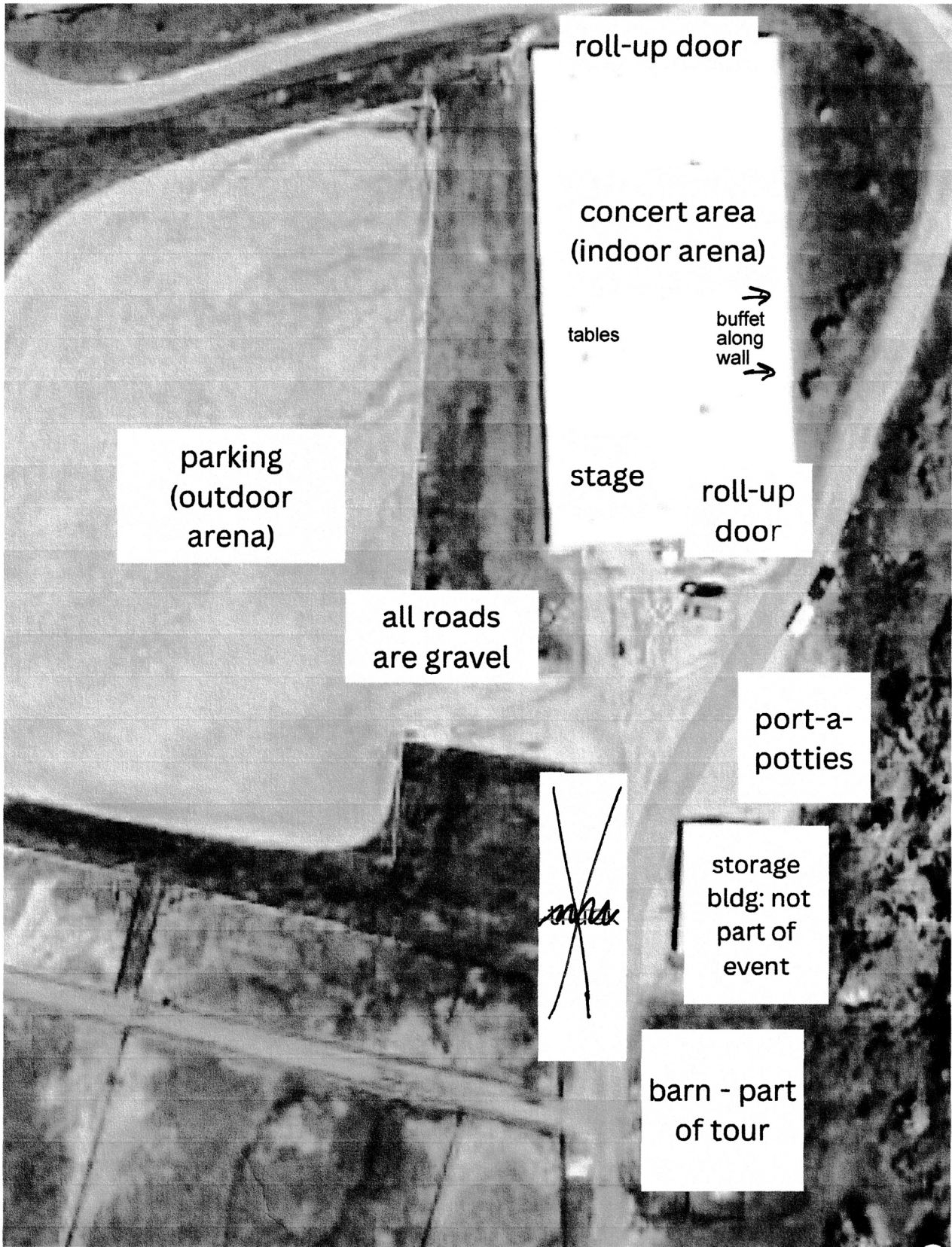


- Real Property**
- Parcel
- Public Land Survey System**
- Township
- Section
- General Features**
- School
- Private Road
- Railroad

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, 2023 Pictometry, Douglas County GIS Services, Eagle View, DC GIS Services Team



**DISCLAIMER:**  
 All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.



roll-up door

concert area  
(indoor arena)

tables

→  
buffet  
along  
wall  
→

stage

roll-up  
door

parking  
(outdoor  
arena)

all roads  
are gravel

port-a-  
potties

~~cancel~~

storage  
bldg: not  
part of  
event

barn - part  
of tour