

Major Entertainment Event Staff Report

Date: August 27, 2025

To: **Douglas County Board of County Commissioners**

Through: Douglas J. DeBord, County Manager

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

CC: Matt Jakubowski, AICP, Chief Planner

Jeanette Bare, AICP, 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

EE2025-009 **Project File:**

Board of County Commissioners Hearing:

September 9, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests an amendment to an approved multi-year Major Entertainment Event at 3879 N. State Highway 83. The Lone Creek Farms Fall Festival was approved by the Board of County Commissioners (Board) for 5 years in 2023. The proposed amendment adds Wednesday and Thursday to the event schedule in 2025, 2026, and 2027, primarily to accommodate school groups. Operating hours are proposed to remain from 10:00 a.m. to 8:00 p.m. on all event days. No additional changes to event activities, access, or parking are proposed.

Per Douglas County Zoning Resolution (DCZR) Section 2203B.03, 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. As the applicant is proposing a significant revision to the days of operation for the event, Board approval is required.

II. APPLICATION INFORMATION

A. Owner and Applicant

Brad Witherell Creek Farms, LLC 7361 Fox Creek Trail

Franktown, Colorado 80116

B. Request

Amendment to a 5-year Major Entertainment Event to add Wednesday and Thursday to the operating schedule in 2025, 2026, and 2027.

C. 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 permitted as accessory uses on conforming parcels in the Agricultural One (A-1) and Large Rural Residential (LRR) Zone Districts. The site is a conforming A-1 parcel, and the event falls into the Major Entertainment Event category since it is scheduled for a duration of greater than 7 days and is anticipated to exceed 300 attendees on a daily basis.

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."

D. Location

The site is located approximately 450 feet north of the intersection of Castle Oaks Drive and State Highway 83. The Vicinity, Zoning, and Aerial maps on the following pages highlight site location and existing conditions.

E. Project Description

The applicant requests an amendment to an existing approved multi-year Major Entertainment Event on a 35-acre A-1 property at 3879 N. State Highway 83. The event, known as the Lone Creek Farms Fall Festival, was approved by the Board for 5 years in 2023 for operation on Fridays, Saturdays, and Sundays. In 2023 and 2024, the event operated under this 2023 approval. The proposed amendment revises approved days of operation to include Wednesday and Thursday primarily to accommodate attendance of the festival and activities by school groups. As part of the amendment request, the applicant has estimated 80 attendees (30 vehicles) on Wednesdays and 90 attendees (35 vehicles) on Thursdays, except for the first and last Thursday of the festival, at which 80 attendees (30 vehicles) are anticipated. This is significantly less than the number of attendees anticipated on weekends, which, per the applicant's estimates under the existing approval, range from as many as 1,000 to 1,550 attendees (300 to 500 vehicles) at its peak.

The request would allow operation of the festival from Wednesday through Sunday for the remainder of the 5-year term in 2025, 2026, and 2027. In 2025, the event is proposed from September 19 to November 2. Subsequent festival dates will occur from late September to late October or early November. Operating hours are

proposed to remain the same from 10:00 a.m. to 8:00 p.m. No additional changes to event activities, access, or parking are proposed. Event activities are described in the narrative documents and shown on the exhibit attached to the staff report. The applicant's attendance estimates for Wednesday and Thursday event days represent approximately 5% to 10% of peak attendance on weekends. The applicant will be required to obtain all required permits, approvals, and inspections prior to the first day of the festival in 2025 and remaining years 2026 and 2027.

III. CONTEXT

A. Background

The site is zoned A-1, which permits the established agricultural use as a principal use, and entertainment events as an accessory use subject to DCZR Section 22B. The event is considered a Major Entertainment Event since its duration exceeds 7 days with greater than 300 attendees per day.

In addition to the 5-year event approval in 2023, a 5-year event approval was previously granted by the Board in 2018. 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. As the applicant proposes a significant change to the event operation days, Board approval is required.

B. Adjacent Land Uses and Zoning

The site is generally surrounded by agricultural and undeveloped land. Single-family residences within the Cobblestone community in the Town of Castle Rock are approximately 2,000 feet to the west of the nearest onsite activities and are buffered by undeveloped tracts.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural-One (A-1)	Undeveloped land
South	Town of Castle Rock; Undeveloped tracts in Cobblestone	
	Agricultural-One (A-1)	community; and a large-lot single-family
		residence and agricultural use
East	Agricultural-One (A-1)	Agricultural uses
West	Town of Castle Rock	Undeveloped tracts and single-family
		residences in Cobblestone community

IV. Physical Site Characteristics

A. Site Characteristics and Constraints

Mapped FEMA 100-year floodplain covers more than half of the site. The applicant has proposed temporary structures within the floodplain, and County Engineering will

require a floodplain development permit for those structures. No other site conditions constrain event activities.

B. Access

Access to the event parking area is proposed from the existing driveway at State Highway 83. The applicant is coordinating with Colorado State Patrol (CSP) to obtain a Special Event Permit for the event for uniformed traffic control.

C. Traffic

Traffic impacts will be mitigated by CSP uniformed traffic control and onsite parking management by festival staff. Considering that event traffic on Wednesday and Thursday is anticipated from school groups, the applicant has also anticipated less traffic impact than on weekends. CSP will determine if traffic control will be necessary on Wednesday and Thursday.

D. Drainage and Erosion

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

V. PROVISION OF SERVICES

A. Fire Protection

Franktown Fire provides fire and emergency services to the site. Franktown Fire provided a no comment response on the proposal. However, the applicant will complete any inspections and permits required by Franktown Fire prior to the first day of the event.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. DCSO has no objection to the proposal provided CSP traffic control is provided during the event. As discussed, the applicant is coordinating traffic control with CSP.

C. Water and Sanitation

No water or sanitation service demands are generated by the proposed project. Portable toilets are provided for attendees, and bottled water will be available from vendors.

D. Utilities

The proposal does not impact existing utilities.

E. Other Required Processes and Permits

In conjunction with approval for a Major Entertainment Event, the following processes or permits are required of the applicant.

Douglas County Building Permits for electrical and other structures

- Proof of active State retail food vendor license required for onsite concessions
- Franktown Fire inspection of event tents and structures
- Douglas County Public Works Engineering floodplain development permit
- Douglas County Liquor license required for any alcohol sales
- Uniformed traffic control to be provided by CSP

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners during the referral period of August 11, 2025, through August 18, 2025. Referral response requests were sent to nearby homeowners associations, including the Burning Tree Ranch HOA, Franktown Citizens Coalition, High Prairie Farms HOA, Kelty Farms HOA, Legacy Pines HOA, Pradera HOA, The Pinery HOA, Pinery 8B HOA, Timbers HOA, Timbers at the Pinery 23A HOA, Timbers at the Pinery 23B HOA, and Whispering Pines HOA. In addition, pursuant to DCZR Section 2205B.04, the applicant provided mailed written notice of the public meeting to abutting property owners on August 20, 2025. At the preparation of the staff report, no adjacent property owners or other members of the public commented on the proposal. The Burning Tree Ranch HOA expressed concerns regarding driver behavior and the event's traffic impacts on State Highway 83 regardless of traffic control. The HOA objects to the addition of event days.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report.

VII. 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, which permits Major Entertainment Events as an accessory use subject to Section 22B. The character of the proposed amendment remains consistent with the intent of an entertainment event on conforming A-1 property.

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

Staff Comment: The addition of event days Wednesday and Thursday does not change any aspects of the location of event structures or event activities. As currently approved, temporary structures within the western portion of the property are located 2,000 feet or greater from the nearest residences in Cobblestone and approximately 2,000 feet from the nearest residence to the south. Existing vegetation along Cherry Creek also provides natural screening to properties from the west. The remaining event activities within the

eastern half of the property are located approximately 3,500 feet from residences in Cobblestone, and approximately 1,300 feet from the nearest residence to the south. Undeveloped or agricultural properties are located to the north and east. Currently undeveloped tracts that are a part of Cobblestone abut the site at the southern property line. Courtesy notices were mailed to abutting landowners at the beginning of the referral period and mailed notice was provided prior to the Board meeting. No comments had been received from abutting property owners at the writing of the staff report.

Proposed event parking is to occur within a grass area along the southern property line. No grading, erosion, sediment control permit or drainage report are required.

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

Staff Comment: The proposal does not impact water and sewer service or the provision of other services to the site. Portable toilets will be provided for public use, and food and drink will be provided by vendors. The applicant will utilize CSP for traffic control. Franktown Fire and County Building will inspect structures prior to the event.

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 detailing the amendment was provided to the Douglas County Sheriff's Office, the County Health Department, Franktown Fire, CSP, Douglas County Building, and Douglas County Public Works Engineering to ensure that the applicant has addressed potential health and safety issues associated with the event. The applicant will obtain any necessary permits through County Building. Franktown Fire will inspect event structures and tents prior to opening. The applicant is coordinating with CSP and will be required to obtain a Special Event Permit prior to the event for uniformed traffic control.

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

Staff Comment: The proposal complies with the general requirements for an entertainment event. The applicant has planned for site access, parking, and traffic control, including use of CSP uniformed officers as necessary. Trash receptacles, portable toilets, and hand-washing stations are available throughout the site. Permits from County Building or Franktown Fire will be obtained prior to the opening of the event. The amendment remains consistent with the intent and requirements of an entertainment event on a conforming A-1 property.

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

Staff Comment: The proposal has been reviewed by Public Works Engineering. The applicant must obtain a floodplain development permit for the temporary structures prior to the opening of the event. Temporary structures must be removed following completion of the event. No GESC or drainage reports are required.

VIII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 22B of the DCZR. The addition of event days to the proposal does not change the nature or intent of the event activities. Various permits and inspections will be required prior to the operation of the event, including CSP uniformed traffic control.

Should the Board find that the approval standards for the Major Entertainment Event are met; the following proposed conditions should be considered for inclusion in the motion:

- A major entertainment event permit is approved Wednesday, Thursday, Friday, Saturday, and Sunday from September 19, 2025, through November 2, 2025, and in successive years in late September to late October or early November, 2026 and 2027 as described in the staff report and attached narrative. Proof of inspections, permits, approvals, and agreements from all applicable agencies and County Departments shall be submitted prior to the start of the event in 2025, and prior to the event in successive years through 2027.
- 2. If the applicant proposes significant changes to the duration of the event, event structures, event activities, number of participants, or other aspects of the event proposal, a new entertainment event permit approval may be required at the discretion of Douglas County.
- 3. Prior to final event permit issuance, the applicant shall provide evidence of an approved contract for services from CSP for traffic control.
- 4. Prior to final event permit issuance, the applicant shall obtain a floodplain development permit from Douglas County Public Works Engineering.
- 5. Prior to final event permit issuance, the applicant shall obtain any required permits and complete an event inspection with the Franktown Fire Protection District.
- 6. Prior to final event permit issuance, the applicant shall obtain any required building and electrical permits and complete an inspection with the Douglas County Building Division.
- 7. Prior to final event permit issuance, copies of valid retail food establishment licenses for all food vendors serving the event shall be provided to the Douglas County Health Department.
- 8. All temporary structures located in the floodplain shall be removed after conclusion of the event as stipulated in the floodplain development permit.
- 9. 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.

ATTACHMENTS	Page
Douglas County Land Use Application	
Applicant's Narrative	10
Vicinity Map	
Zoning Map	
Aerial Map	17
Referral Agency Response Report	18
Referral Response Letters	22
Entertainment Event Exhibit	29



www.douglas.co.us

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.

	OFFIC	E USE ONLY
PROJECT TITLE:		
PROJECT NUMBER	R:	
PROJECT TYPE:	FALL FESTIVAL / MAJOR E	NTERTAINMENT EVENT
MARKETING NAM	IE: Lone Creek Farms	
PRESUBMITTAL F	REVIEW PROJECT NUMBER:	
PROJECT SITE:		
Address:	3879 N Highway 83 Franktow	n, CO 80116
State Parce	l Number(s): _ R0397472 / SP	N: 2349-270-00-030
Subdivision	/Block#/Lot# <i>(if platted)</i> : TR IN NL	/2N1/2 27-7-66 LYING EAST OF DOUG CO TRAIL 32.170 AM/L RITD 0390125
PROPERTY OWN	ER(S):	
Name(s):	Creek Farms, LLC / Brad Withe	erell
Address:	7361 Fox Creek Trail Franktov	vn, CO 80116
Phone: 30	03-522-5532	
Email: da	veyjonesfireworks@hotmail.co	m
	PRESENTATIVE: (Notarized Le	tter of Authorization is required from the property owner,
Name:		
Address:		
Phone:		
	owledge, the information containe sheet regarding the <i>Preble's Mea</i>	d on this application is true and correct. I have received the dow Jumping Mouse.
m+	Alle	8/8/2025
	Applicant Signature	 Date

Lone Creek Farms

7361 Fox Creek Trail Franktown CO 80116 phone: 303.522.5532

Proposed Land Use Narrative 5 Year Major Event Permit

RE: 3879 N Highway 83 Franktown, CO

While the proposed property is zoned A1 agricultural and the primary use is farming. I am proposing a seasonal Fall Festival or Pumpkin Patch. The activities are fairly standard for a Pumpkin Patch / Corn Maze. The proposed use would be a 5-year event through November.2027.

These activities would be a perfect fit with the current farming use. This type of use is a common practice in the farming community and is known as Agritainment or Agritourism. This will be a great way for families to see a working farm and farm animals in the beautiful historic Franktown area. This is not just entertainment but an educational, historical opportunity for Douglas County.

There will be many activities for the entire family as listed below:

- Working Farm
- Corn Maze
- Pumpkin Patch
- Hay Wagon Rides
- Food and Drink
- Tractor Peddle Karts
- Zip Lines
- Jump Pads
- Corn Sling Shot / Corn or Apple Cannon
- Pig Races
- Farm Animals
- Play Areas with Swings, Corn Sand Box, Slides, and Misc. Play Ground items.
- Inflatable Slides
- Mine Cart Rides
- Duck Races
- Jump Pads and Trampoline Bungee Jumps
- Rock Wall Climbing
- Haunted Light Trail / Zombie Hayride around the farm
- Maze Hay, Wood or Wire
- Haunted Houses
- Rat Rollers
- Cow Barrel Train. Train drives around the farm.
- Fire Truck
- Escape Room Trailer

Dates and Hours of operation

2025 Season, hours will be from 10a to 8p, Wednesday through Sunday beginning September 19, 2025, to November 2, 2025. These same days and times would continue for the remainder of the Board approval to 2027.

Employees

There will be approximately 40 employees for the event.

Parking

Parking will be on the mowed grass areas within the farm as per plot plan. We will work with the State Patrol to devise a parking and traffic plan along with a State Patrol Special Event permit for the event. There will be employees and State Patrol officers dedicated to the parking and traffic control as needed. Employees will park in the general parking area.

Food and Drink

Water, drinks and food will be available onsite for purchase from licensed concession food trailers. The trailer will have propane tanks for cooking.

Electric Power

There will be no generators as we will have power on site.

Restrooms

Port-o-lets and or portable bathrooms and hand washing stations will be onsite as per the site drawing. The recommended numbers of portable restrooms per the restroom provider is 10. We will have 12 restrooms and 5 washing stations in two locations. The site plan denotes trash and portable restrooms.

Signage

Temporary signage will be approved with the Building Department and permitted if required.

Fencing

- There will be fencing or crowd control barricades around to outer areas to keep people from entering without paying the entry fee.
- All animals will be fenced in corrals or chicken coops.

Lighting

- Lighting will be provided with low wattage (2w) bistro string lights. Ten strands at 48' each.
- Lights will simply plug into existing outlets onsite.

Structures

Below is a list of the structures and sizes:

- Barn
- Wind Mill 10' x 10'
- Water Tower 12' x 12'
- Entry Gate 2' x 26'
- Round Corn Crib 20' diameter

- Pig Shelter 8' x 16'
- Goat Shelter 10' x 20'
- Chicken Coop 12' x 12'
- Ticket Booths 8' x 16'
- Sheds 8' x 16'
- Misc. Sheds 12' x 16'

Douglas County Building Department

All required permits will be obtained from Douglas County Building Department.

Douglas County Health

All required permits will be obtained from Douglas County Health.

Colorado Department of Transportation

All required permits will be obtained from CDOT as well as the State Patrol.

Franktown Fire Department

All required permits will be obtained from Franktown Fire Department. This includes tent permits.

Adverse Impact

There will be no adverse impact on the surrounding properties with this seasonal use.

State of Colorado

Four hand washing / sanitizing stations on site.

Lone Creek Farms

7361 Fox Creek Trail

Franktown

C۵

80116

phone: 303.522.5532

Traffic Control

RE: 3879 Highway 83 Franktown, CO

I am proposing a Pumpkin Patch, Corn Maze, Haunted Trail and Fall Festival. These activities are standard for a Corn Maze and Pumpkin Patch. This is a renewal from a seasonal multiyear event the started in 2018

Hours will be from 10a to 8p Wednesday through Sunday beginning September 19, 2025, to November 2, 2025, for a total of seven weekends. These same days and times would continue for the remainder of the Board approval to 2027.

We are estimating the following attendance and vehicle numbers per day as follows based on the 2023 attendees

2025 Season

Week 1

Friday 40 vehicles 100 attendees Saturday 160 vehicles 375 attendees Sunday 150 vehicles 350 attendees

Week 2

Wednesday 30 vehicles 80 attendees Thursday 30 vehicles 80 attendees Friday 100 vehicles 320 attendees Saturday 400 vehicles 1,100 attendees Sunday 300 vehicles 1,000 attendees

Week 3

Wednesday 30 vehicles 80 attendees Thursday 35 vehicles 90 attendees Friday 150 vehicles 475 attendees Saturday 500 vehicles 1,400 attendees Sunday 400 vehicles 1,300 attendees

Week 4

Wednesday 30 vehicles 80 attendees Thursday 35 vehicles 90 attendees Friday 150 vehicles 375 attendees Saturday 500 vehicles 1,550 attendees Sunday 400 vehicles 1,375 attendees

Week 5

Wednesday 30 vehicles 80 attendees Thursday 35 vehicles 90 attendees Friday 75 vehicles 200 attendees Saturday 250 vehicles 950 attendees Sunday 175 vehicles 675 attendees

Week 6

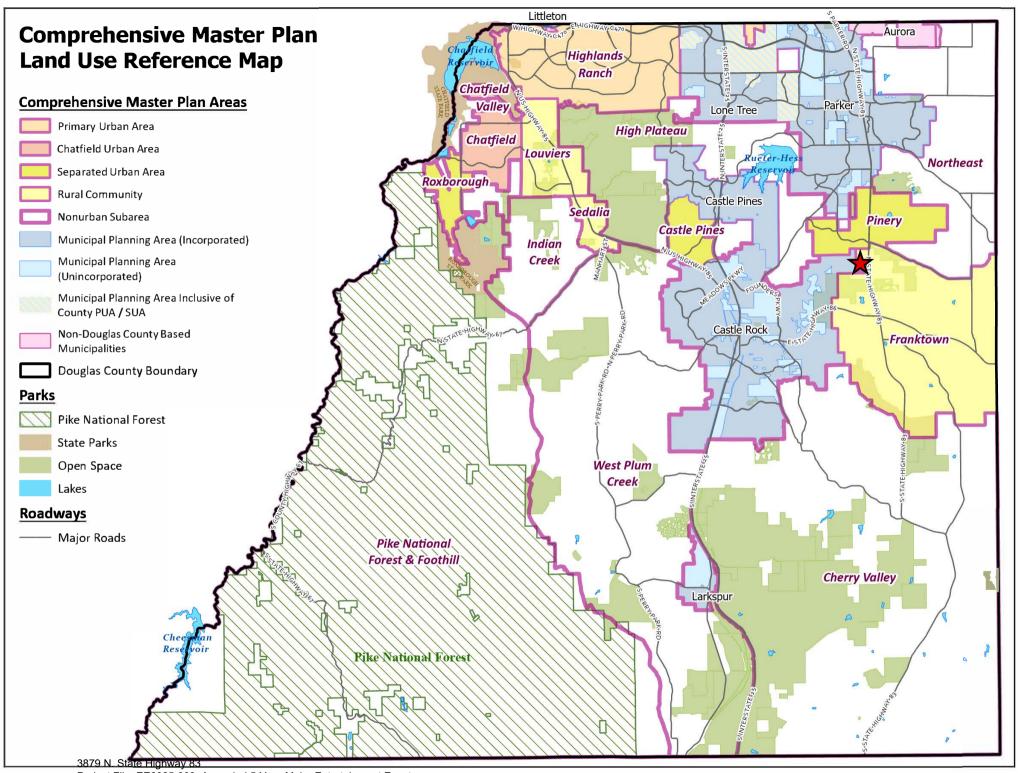
Wednesday 30 vehicles 80 attendees Thursday 35 vehicles 90 attendees Friday 75 vehicles 200 attendees Saturday 250 vehicles 950 attendees Sunday 175 vehicles 675 attendees

Week 7

Wednesday 30 vehicles 80 attendees Thursday 30 vehicles 80 attendees Friday 100 vehicles 320 attendees Saturday 400 vehicles 1,100 attendees Sunday 300 vehicles 1,000 attendees

We will obtain a Special Event Permit from the Colorado State Patrol to control the traffic. Parking will be on mowed grass areas within the farm as per plot plan. We will work with the State Patrol to develop and implement the most efficient way to control the flow of traffic. There will be employees dedicated to parking and traffic control as needed in addition to uniform State Patrol officers.

The entrance will be wide enough to accommodate 2 vehicles. Right turn in and right turn out only. A stop sign and right turn only sign will be posted at the entrance as well.



3879 N. State Hwy. 83 Major Entertainment Event Amendment

EE2025-009 Zoning Map



LEGEND

— Major Roads

1% annual chance of flood (100 year flood).

0.2% annual chance of flood (500 year flood).

Parcels - PARCELS

A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

RR - RURAL RESIDENTIAL

ER - ESTATE RESIDENTIAL

C - COMMERCIAL

CTY

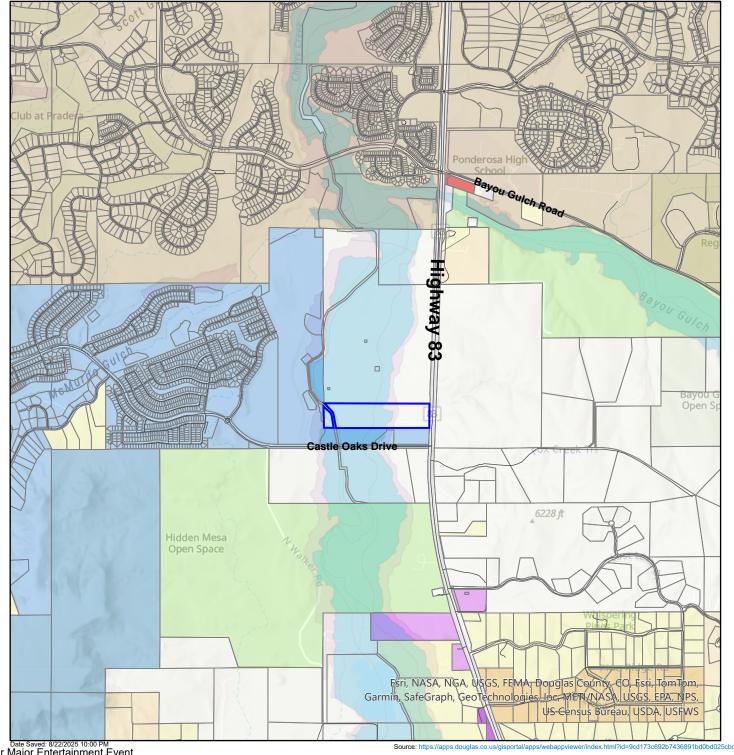
LI - LIGHT INDUSTRIAL

GI - GENERAL INDUSTRIAL

PD - PLANNED DEVELOPMENT

OS - OPEN SPACE CONSERVATION

EVENT SITE



3879 N. State Highway 83

Date Saved: 8/22/2025 10:00 PM

Project File E42025 009 Amended 5 Year Major Entertainment Event

Board of County Commissioners Staff Report - Page 16 of 30

3879 N. State Hwy. 83 Major Entertainment Event Amendment

EE2025-009 Aerial Map



LEGEND

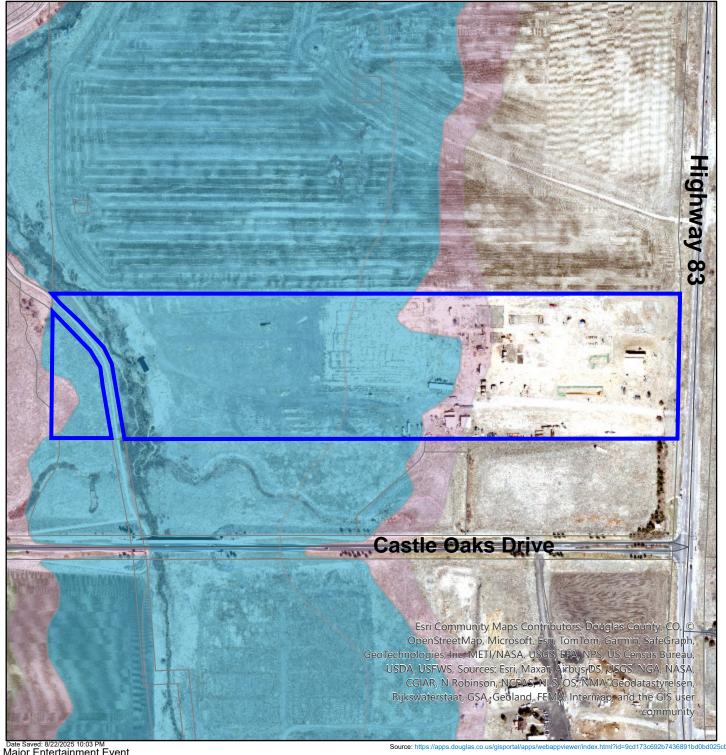
— Major Roads

1% annual chance of flood (100 year flood).

0.2% annual chance of flood (500 year flood).

Parcels - PARCELS

EVENT SITE



3879 N. State Highway 83

Project File EA2025 000, Amended Sylear Major Entertainment Event Board of County Commissioners Staff, Report - Page 17 of 30

Project Name: 3879 N State Highway 83

Project File #: EE2025-009
Date Sent: 08/11/2025

Date Due: 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Building Services	08/12/2025	Received (verbatim response):	Applicant will obtain electrical
bananig services	00, 12, 2023	· · · · · · · · · · · · · · · · · · ·	
Burning Tree	08/18/2025		
Burning Tree Ranch HOA	08/18/2025	Electrical permit is required. Received (verbatim response): 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.	permit prior to 1st day of event. Applicant is proposing a plan for uniformed traffic control with Colorado State Patrol as consistent with previous years. Applicant will also obtain a Special Event Permit from State Patrol. Applicant has not proposed new activities, only the addition of Wednesday and Thursday to the event schedule. As compared to weekends, event traffic is anticipated to be less on Wednesday and Thursday since attendee traffic will be primarily from school groups. Permanent improvements were not required by County Engineering, CDOT, or State Patrol.
		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	

Referral Response Report

Project Name: 3879 N State Highway 83

Project File #: EE2025-009

Date Sent: 08/11/2025 **Date Due:** 08/18/2025

Agency	Date	Agency Response	Response Resolution
	Received		
		 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. 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!	
Colorado Department of Transportation CDOT-Region # 1	08/11/2025	Received (verbatim response): We have reviewed the referral for the Lone Creek Farms Fall Festival at 3879 N. State Highway 83 and have the following comments: 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. Thank you for the opportunity to review this referral.	Applicant is proposing a plan for uniformed traffic control with Colorado State Patrol as consistent with previous years. Applicant will also obtain a Special Event Permit from State Patrol. Permanent improvements were not required by County Engineering, CDOT, or State Patrol. Applicant is not proposing signage within CDOT right-of-way.

Page 3 of 4

Referral Response Report

Project Name: 3879 N State Highway 83

Project File #: EE2025-009

Date Sent: 08/11/2025 **Date Due:** 08/18/2025

Agency	Date	Agency Response	Response Resolution
	Received		
Colorado State Patrol	08/21/2025	Received (verbatim response): That is correct. Sgt. Rob Case from my unit is working with Brad on this event and will be issuing a special event permit in the near future. We are attempting to staff his event with Troopers for UTC.	Applicant in process of obtaining a Special Event Permit for uniformed traffic control from CSP.
Douglas County Health Department	08/19/2025	Received: Following is an excerpt of comments received from the Douglas County Health Department. See full letter for detail. We are working with him on the Retail Food side of this with him and are waiting to receive our Special Event Packet back from him. Once we get that we will review and do an onsite inspection. Once approved we will let you know.	Applicant will submit proper licenses for food and beverage services and obtain special event approval from Douglas County Health in time for the event.
Engineering Services	08/14/2025	No comment.	No action necessary.
Franktown Citizens Coalition II Inc	08/11/2025	Received (verbatim response): No problem with this.	No action necessary.
Franktown FD	08/18/2025	No comment.	No action necessary.
High Prairie Farms HOA		No Response Received.	No action necessary.
Kelty Farms HOA		No Response Received.	No action necessary.
Legacy Pines HOA		No Response Received.	No action necessary.
Pinery 8B HOA		No Response Received.	No action necessary.
Pradera Homeowners' Association		No Response Received.	No action necessary.
Sheriff's Office	08/11/25	Received (verbatim response): No issues from the traffic unit provided the contract with CSP for traffic control occurs.	Applicant is proposing a plan for uniformed traffic control with Colorado State Patrol as consistent with previous years.
The Pinery HOA		No Response Received.	No action necessary.

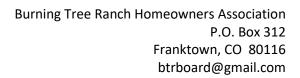
Referral Response Report Page 4 of 4

Project Name: 3879 N State Highway 83

Project File #: EE2025-009

Date Sent: 08/11/2025 **Date Due:** 08/18/2025

Agency	Date	Agency Response	Response Resolution
	Received		
Timbers At The Pinery Filing 23A HOA		No Response Received.	No action necessary.
Timbers At The Pinery Filing 23B HOA		No Response Received.	No action necessary.
Timbers HOA		No Response Received.	No action necessary.
Whispering Pines HOA		No Response Received.	No action necessary.





8/16/2025

Matt Jakubowski – Chief Planner Douglas County Department of Community Development 100 Third St. Castle Rock, CO 80104

RE: Lone Creek Farms Fall Festival – Project File # EE2025-009

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.

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 <u>NOT</u> in support of adding any new attractions or <u>extra days</u> to this event – which will add to the traffic issue, or the Renewal of the lease – UNTIL this traffic situation has been resolved!

Sincerely,

Burning Tree Ranch HOA

From: Loeffler - CDOT, Steven

Sent: Monday, August 11, 2025 2:45 PM

To: Matt Jakubowski

CC: Jessica Varner - CDOT; Joseph Tripple - CDOT; Aaron Eyl

Subject: Re: Douglas County eReferral (EE2025-009) Is Ready For Review

Matt,

We have reviewed the referral for the Lone Creek Farms Fall Festival at 3879 N. State Highway 83 and have the following comments:

- 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.

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 | www.codot.gov | www.cotrip.org



On Mon, Aug 11, 2025 at 12:34 PM < mjakubow@douglas.co.us > wrote:

There is an eReferral for your review. Please use the following link to log on to your account: <a href="https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_;!!PUG2raq7KiCZwBk!ZkOrsE7s_Kuz1C_I77pcmnOTlhmiDM8MrbbtFLDP3VVtZEDh2qR3VzxFeqt2r7sA5C5eCpQ9x6_ObPCauMuoEflzF0PF\$

Project Name: 3879 N. State Highway 83 (Lone Creek Farms Fall Festival)

Project File #: EE2025-009

Project Summary: Proposed amendment to an approved 5-year Major Entertainment Event at Lone Creek Farms. Amendment revises approved days of operation to include Wednesday and Thursday to accommodate school groups. The proposal would be in effect for the remainder of the original approval in 2025, 2026, and

2027. In 2025, the event is proposed Wednesday through Sunday between September 19, 2025 and November 2, 2025. Dates for subsequent festivals will occur on similar dates in late September to late October/Early November. Operating hours are proposed from 10:00 a.m. to 8:00 p.m. The festival includes a pumpkin patch, food, drink, and kid and family activities. The property is located on N. State Highway 83 approximately 450 feet north of the intersection of Castle Oaks Drive and N. State Highway 83. A Board of County Commissioners hearing is required to approve such amendment. The Board hearing is anticipated September 9, 2025 at 2:30 p.m. in the Commissioners Hearing Room, 100 Third Street, Castle Rock.

This referral will close on Monday, August 18, 2025.

If you have any questions, please contact me.

Sincerely,

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: EH

Sent: Tuesday, August 19, 2025 6:34 PM

To: Matt Jakubowski **CC:** Andrea Farrow

Subject: RE: Referral 3879 N. State Hwy. 83 (Creek Farms Fall Festival)

Hi Matt,

Thank you for the update. This doesn't change anything with us and is great information!

We are working with him on the Retail Food side of this with him and are waiting to receive our Special Event Packet back from him.

Once we get that we will review and do an onsite inspection. Once approved we will let you know.

Let me know if you need anything else.

Andrea Farrow | Environmental Health Supervisor
Douglas County Health Department
Address | 11045 E. Lansing Circle, Suite 300, Englewood, CO 80112
Office | 720-907-4910
Email | eh@douglas.co.us



Vision: Douglas County residents have access to opportunities for achieving their healthiest possible lives. **Mission:** We provide education and evidence-based services to improve health in Douglas County.

Important News! In early July, all Douglas County Health Department offices will be relocating to 11045 E. Lansing Circle, Suite 300, Englewood, CO 80112. Visit www.douglas.co.us/health-department to learn about the transition timeline.

From: Matt Jakubowski <mjakubow@douglas.co.us>

Sent: Monday, August 18, 2025 4:37 PM

To: EH <EH@douglas.co.us>

Subject: Referral 3879 N. State Hwy. 83 (Creek Farms Fall Festival)

Good Afternoon,

Brad Witherell at Lone Creek Farms (3879 N. State Highway 83) has revised his fall festival to include additional days (Wednesdays and Thursdays) mainly to allow for school groups. See attached packet. Since this is a change to his previous approval with the Board of County Commissioners, he has to go back for a Board hearing to make this request.

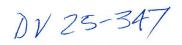
I'm thinking Mr. Witherell may have already reached out to DCHD regarding retail food service licenses and that the addition of a couple additional days during the week does not materially impact his proposal in the eyes of DCHD.

However, since this is going back before the Board, I want to make sure to collect any comments DCHD may have on the proposal so I can include it in our staff report. I didn't see comments in the file and wanted to double-check.

Thanks for all of your help on all of our projects,

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





www.douglas.co.us

Department of Community Development

Planning Services

REFERRAL RESPONSE REQUEST-5-YR.MAJOR ENTERTAINMENT EVENT

Date sen	t: <u>August 11, 2025</u>	Comments due by: <u>August 18, 2025</u> Fax: 303.660.9550
Project N	ame:	3879 N. State Highway 83 (Lone Creek Farms Fall Festival)
Project Fi	ile #:	EE2025-009
		Proposed amendment to an approved 5-year Major Entertainment Event a Lone Creek Farms. Amendment revises approved days of operation to include Wednesday and Thursday to accommodate school groups. The proposal would be in effect for the remainder of the original approval in 2025, 2026, and 2027 In 2025, the event is proposed Wednesday through Sunday between September 19, 2025 and November 2, 2025. Dates for subsequent festivals will occur on similar dates in late September to late October/Early November Operating hours are proposed from 10:00 a.m. to 8:00 p.m. The festival includes a pumpkin patch, food, drink, and kid and family activities. The property is located on N. State Highway 83 approximately 450 feet north of the intersection of Castle Oaks Drive and N. State Highway 83. A Board of Count Commissioners hearing is required to approve such amendment. The Board hearing is anticipated September 9, 2025 at 2:30 p.m. in the Commissioner Hearing Room, 100 Third Street, Castle Rock.
	No Commont	
	No Comment Please be advised of the following concerns:	
	Please be advised (the following concerns:
-	-	
	See letter attached	r detail.
Agency	: ENGINEERIN	Phone #: 4318
Your Name: AT PETERSON		Your Signature: Ul Itu

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.

Date:

Matt Jakubowski, Chief Planner

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

(please print)



