

E-MAIL SENT OUT, FRIDAY, MARCH 30TH

JEFFERSON COUNTY LIQUOR LICENSE HEARING

Jefferson County Liquor License

A public hearing will be held, April 5th at 9:00 am in Hearing Room 1 of the Jefferson County Courthouse, with regards to the Liquor License being sought by ZGolf Food & Beverage Services, LLC dba Wedgewood Weddings at Mountain View Ranch Creekside located at 11883 South Elk Creek Road.

Your house provides shelter. Your home however is a place for kids to play fetch with the dog, and enjoy quiet time in a comfy corner. Your home is a where memories are made, from that Independence Day Bash to traditions you keep with family and friends. We can all agree Elk Falls Ranch is like no other.

THE MOST IMPORTANT THING YOU CAN DO IS ATTEND THE PUBLIC HEARING AND HAVE YOUR VOICE HEARD! If you cannot attend the hearing, please participate in the process by providing written communication the Clerk's office no later than the close of business on April 4th.

Attached herewith please find:

- Talking/writing points.
- Sample e-mail of types of restrictions you might want to ask the commissioners for.
- Jefferson County Special Use Permit for the property to be licensed. This document has been retyped for easy reading along with original county document combined into one PDF.

Correspondence must be in the Clerk's office no later than the close of business on April 4th.

E-mailing Address:

ClerktotheBoard@co.jefferson.co.us

Mailing and physical address:

**Jefferson County Liquor Licensing Office
100 Jefferson County Parkway, Suite 2560
Golden, CO 80419-2560**

To: clerktoboard@jeffco.us

Attn: Jefferson County Liquor License Authority

Subject: ZGOLF Food & Beverage Application / 11883 S Elk Creek Road Pine, Co

As a homeowner in the Elk Falls Ranch subdivision that directly borders the property for which ZGOLF / Wedgewood Wedding is applying for a liquor license, I support granting the Lodging and Entertainment license with the following written requirements:

1. **All liquor needs to be served and consumed indoors**, since the assigned Special Use Permit for the property specifically states allowing “outdoor weddings ceremonies and indoor receptions”.
2. **No liquor may be served past 8:30 pm.** The intent of the Special Use Permit is to allow for the operation of a Class III commercial Recreation Facility, a public riding academy/stable, a Guest Lodge that is defined as an establishment with its surrounding lands, which offers living accommodations and outdoor recreation. Jefferson County BCC did not impose any hours of operation because all primary uses (Outdoor fishing, horseback riding, volleyball, horseshoes, picnics, swimming, hiking, wildlife viewing, etc.) would be conducted during the day. Since their business model is now exclusively utilizing the accessory use for weddings and they have leased the property to a wedding management company who will try to maximize the number of events, imposing a time limitation will match closer to the intent granted by the BCC for the Special Use Permit and this residential property. It will also reduce the noise throughout our valley and help ensure safe passage of all drivers on Hwy 285 and Elk Creek Road.

I am looking forward to the potential improvements for reducing noise, intoxicated drivers & litter on Elk Creek Road by having a professional wedding group manage the property.

Sincerely,

Name

Address

TALKING/WRITING POINTS

It is critical that everyone possible attend the hearing on April 5th at 9:00 a.m. in Hearing Room One of the Jefferson County Courthouse (TAJ). YOU HAVE 3 MINUTES TO MAKE YOUR CASE.

In EFPOA Board's opinion when preparing to speak to the Liquor Board, think about what they might be considering when denying a Liquor License.

- The reasonable needs of the neighborhood
- The desires of the adult inhabitants of the neighborhood
- Whether "good cause" exists to deny the license
- Desires: broader than just needs. Can be based on anything EXCEPT a general abhorrence towards the idea of the liquor license
- Whether the location to be licensed has previously been operated in a manner that adversely affected the health, safety and welfare of the neighborhood
- Evidence exists (not mere speculation) that issuing the license would adversely impact the health, safety and welfare of the neighborhood
- The property has a special use permit that restricts usage

When conducting yourself think about issues that you'd like to prove:

- Can you paint a picture of the neighborhood?
- Long-time residents can talk about history and character of the neighborhood.
- Newer residents can talk about what drew them to neighborhood and how the granting the license would change that.
- Can you provide different perspectives on the issues?
- Witnesses should address impact on neighborhood.
- Witnesses should be able to present well: calm; concise and sticks to the point; okay to have some passion but not too emotional, angry or reactive.

Special Use Permit
Sheet 1 of 1

Statement of Intent

The intent of the special use is to allow for the operation of a Class III commercial Recreation Facility, a public riding academy/stable, a Guest Lodge that is defined as an establishment with its surrounding lands, which offers living accommodations and outdoor recreation. There are two parcels of land included in this Special Use. This Special Use may only be operated using both parcels (22.2 acres). A separate guest lodge is not allowed to operate on each parcel. Should the owner of the 22.2 acres decide to discontinue the Special Use, the uses allowed revert to the Agricultural-Two Zone district.

Written Restrictions

I. Primary Uses

A) Use Area A:

1. Lodge, defined as a single structure, incorporating a minimum of two guest rooms, a common living room, and a full kitchen/dining facility only for the use of the guests staying in the lodge. The lodge is the building marked "L" on the Special Use Graphic.

B) Use Area B:

1. Caretaker of Property Owner Residence. One single family structure. No short term rental or lodge use allowed in the residence.

C) Use Area A and B:

1. Class III Commercial Recreation Facility that include the following uses of facilities:

A) Primary Uses: Outdoor fishing, horseback riding, volleyball, horseshoes, picnics, swimming, hiking, wildlife viewing, etc. Events involving firearms or motor vehicles are not allowed. Events involving animals are prohibited.

B) Accessory Uses: Outdoor wedding ceremonies and indoor wedding receptions, family reunions, corporate or other retreats, school group fieldtrips, dances, private or community meetings.

C) Facilities: Gathering Hall, Picnic Tables/Shelters, Wedding Ceremony Sites.

2. Public Riding Academy or Stable

A) Primary Uses: Boarding of horses, riding lessons.

B) Accessory Uses: Events involving animals are prohibited.

II. Lot and Building Standards

A) Special Use Area Size: The minimum area required in order to operate the Special described herein is 22.2 acres.

B) Single Family Dwelling/Caretakers Residence: Lot standards will revert to the Agricultural-Two Zone District.

C) Lodge: One structure not to exceed an 8,000 square foot building footprint.

D) Gathering Hall: One structure not to exceed a 4,300 square foot building footprint (3,600 square feet maximum for seating area, 700 square feet for kitchen, bathroom, and storage areas). One story maximum.

E) Riding Arena: One structure not to exceed a 13,000 square foot building footprint. One story maximum.

F) Picnic Tables/Shelters: Two structures not to exceed a 200 square foot building footprint.

G) Wedding Ceremony Sites: Three sites with pergola or pavilion. Pergola or pavilion shall not exceed 200 square feet each. The ceremony seating area does not have a maximum square footage.

H) Maximum Building Square Footage: All buildings housing and the above listed structures or uses, exclude the single family dwelling/caretakers residence, may not exceed a combined total square footage of 27,000 square feet.

III. Parking Standards

A) The Lodge Use and Single Family Use shall meet the parking requirements found in the Parking Section of the Jefferson County Zoning Resolution.

B) Parking requirements for all other uses on site are based off of the size of the Gathering Hall. The parking requirement is 0.5 spaces per person, totaling 120 spaces for 240 people seated with tables and chairs in a 3,600 square foot seating area. Overflow parking that does not have to be paved or striped can be shown for 30 of the 120 required spaces.

IV. Lighting Standards

A) No outdoor lighting of wedding ceremony sites shall be allowed.

B) Lighting shall meet the requirements found in the Lighting Section of the Jefferson County Zoning Resolution.

V. General Requirements

A) No permanent outdoor amplification structures are allowed.

B) Food services: Events are to be catered from an outside catering company. Cooking in an onsite kitchen is allowed if permitted properly with the Jefferson County Health Department and Building Department. No catering company is allowed to operate from this location.

C) All requirements not addressed herein will follow the Agricultural-Two Zone District and other applicable sections of the Jefferson County Zoning Resolution.

D) Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving excavation, or drilling operations is not permitted within the 100-year floodplain unless a floodplain development permit is first obtained pursuant to Zoning Resolution Section 47.

E) The Water Supply is not considered a public water system by the Colorado Department of Public Health and Environment at the time of this application. If the water supply becomes a public water supply in the future the CDPHE must be notified by the property owner. To protect public health and reduce liability, the water supply must be tested according to the quality standards as described in Section 21.A. of the Land Development Regulations, Items 4.a.(1)(a) and (b)., and reviewed by the Jefferson County Department of Health and Environment at the time of the Site Development Plan submittal.

F) A well yield test in accordance with the Mountain Groundwater Overlay District in the Jefferson County zoning Resolution is required at the time of the Site Development Plan Submittal.

G) Provide an engineered method of monitoring wastewater flow and strength for the sewage disposal system that serves the Gathering Hall at the time of the Site Development Plan Submittal.

H) Provide copies of the State retail food service licenses for the mobile unit and the catering kitchen at the time of the Site Development Plan Submittal.

Statement of Intent

The intent of this special use is to allow for the operation of a Class III Commercial Recreation Facility, a public riding academy/stable, a Guest Lodge that is defined as an establishment with its surrounding lands, which offers living accommodations and outdoor recreation. There are two parcels of land included in this Special Use. This Special Use may only be operated using both parcels (22.2 acres). A separate guest lodge is not allowed to operate on each parcel. Should the owner of the 22.2 acres decide to discontinue the Special Use, the uses allowed revert to the Agricultural-Two Zone District.

Written Restrictions

I. Primary Uses

A) Use Area A:

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B) Use Area B:

1. Caretaker or Property Owner Residence. One single family structure. No short term rental or lodge use allowed in the residence.

C) Use Area A and B:

1. Class III Commercial Recreation Facility that include the following uses or facilities:
 - A) **Primary Uses:** Outdoor fishing, horseback riding, volleyball, horseshoes, picnics, swimming, hiking, wildlife viewing, etc. Events involving firearms or motor vehicles are not allowed. Events involving animals are prohibited.
 - B) **Accessory Uses:** Outdoor wedding ceremonies and indoor wedding receptions, family reunions, corporate or other retreats, school group fieldtrips, dances, private or community meetings.
 - C) **Facilities:** Gathering Hall, Picnic Tables/Shelters, Wedding Ceremony Sites.
2. Public Riding Academy or Stable
 - A) **Primary Uses:** Boarding of horses, riding lessons.
 - B) **Accessory Uses:** Events involving animals are prohibited.

II. Lot and Building Standards

- A) **Special Use Area Size:** The minimum area required in order to operate the Special Use described herein is 22.2 acres.
- B) **Single Family Dwelling/Caretakers Residence:** Lot standards will revert to the Agricultural-Two Zone District.
- C) **Lodge:** One structure not to exceed an 8,000 square foot building footprint.
- D) **Gathering Hall:** One structure not to exceed a 4,300 square foot building footprint (3,600 square feet maximum for seating area, 700 square feet for kitchen, bathroom, and storage areas). One story maximum.
- E) **Riding Area:** One structure not to exceed a 13,000 square foot building footprint. One story maximum.
- F) **Picnic Tables/Shelters:** Two structures not to exceed a 200 square foot building footprint.
- G) **Wedding Ceremony Sites:** Three sites with pergola or pavilion. Pergola or pavilion shall not exceed 200 square feet each. The ceremony seating area does not have a maximum square footage.
- H) **Maximum Building Square Footage:** All buildings housing the above listed structures or uses, excluding the single family dwelling/caretakers residence, may not exceed a combined total square footage of 27,000 square feet.

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