

PRE APPLICATION REVIEW REQUEST

- The first meeting with the County's Development Review Team is a Pre-Application review meeting. Anyone with a development idea can schedule a Pre-Application review meeting to get feedback on their idea. Pre-Application meetings are free and are meant to assist property owners and applicants in understanding what is required during development review.
- At the Pre-Application meeting, members of various departments will offer comments on the development proposal. Based on the input from the meeting explaining the requirements for the proposed project, the applicant can then decide if they would like to move forward with a formal Land Use application.
- Pre-Application reviews are typically held Thursdays and Fridays of any given week at the Planning Department offices at the address at the bottom of this form. Submit the Pre-Application review request form, questionnaire, and map to the planning department. A planner will contact the applicant and set up a date and time for the Pre-Application meeting.
- The application can be submitted through our Citizen Portal at <https://accela-aca.co.weld.co.us/citizenaccess/>, mailed, emailed (mmartin@weldgov.com), faxed or dropped off at the Planning Department.
- The week following the Pre-Application meeting, the applicant will receive meeting minutes summarizing the requirements that are specific to the project discussed during the meeting. The comments, from the meeting minutes, assist you in preparing the detailed components of your formal Land Use application.
- Planning Services serves as the coordinating department. Every development proposal application is assigned a planner who serves as the primary point of contact for the project.

Office Use Only	
Case Number:	
Planner:	

Contact Information:

Name	Todd Hodges Design, LLC		
Phone	970-215-1964	Fax	
Email	toddhodgesdesign@qwestoffice.net		
Address	2412 Denby Court, Fort Collins, CO 80526		
Project Description	USR Amendment or New USR for Platte River Fort		

Property Information:

Section-Township - Range	13-5N-65W; 14-5N-65W	Zoning	A - Agriculture
Parcel Number	096113000035,096114000069,096114300079	Acreage	+/- 235 acres
Site Address	22999 & 23251 Hwy 34, Greeley, 80631	Water Source	CWCWD
Legal Description	See attachment	Sewer\Septic	Septic systems
Owner Name	Carleton & Dejong, LLC		

Is this property currently in violation? Yes No Case Number _____

Preferred date and time for meeting (Thursday or Friday): Friday 3/3/17 or Thursday 3/9/17, morning

- To view the Weld County Code, please go to www.co.weld.co.us
- To view the Weld County Property Portal, please go to <http://www.co.weld.co.us/maps/propertyinformation/>
- To view other Weld County Planning Cases, please go to <https://accela-aca.co.weld.co.us/citizenaccess/>
- Property Information for the application below can be found on the Weld County Assessor website at <http://www.co.weld.co.us/maps/propertyinformation/>

PRE APPLICATION REVIEW REQUEST

QUESTIONNAIRE:

Answer the following questions on a separate sheet. If a question does not pertain to your use, please respond with "not applicable".

Planning Questions: Planner on Call 970-353-6100 ext. 3540

1. Explain, in detail, the proposed use of the property.
2. What are the hours and days of operation? (e.g. Monday thru Friday 8am to 5pm.)
3. List the number of full time and part time employees proposed to work at this site.
4. If shift work is proposed include the number of employees per shift.
5. List the number of people who will use this site. Include contractors, truck drivers, customers, volunteers, etc.
6. If this is a dairy, livestock confinement operation, kennel, etc., List the number and type of animals.
7. Describe the type of lot surface and the square footage of each type. (e.g. asphalt, gravel, landscaping, dirt, grass, buildings)

Engineering Questions: 970-353-6100 ext. 3540

1. How many roundtrips/day are expected for each vehicle type: Passenger Cars/Pickups, Tandem Trucks, Semi-Truck/Trailer/RV (Roundtrip = 1 trip in and 1 trip out of site)
2. Describe the expected travel routes for site traffic.
3. Describe the travel distribution along the routes (e.g. 50% of traffic will come from the north, 20% from the south, 30% from the east, etc.)
4. Describe the time of day that you expect the highest traffic volumes from above.
5. Describe the existing and proposed (if applicable) direction the water flows within the property.
6. Is there a low spot on the site where water accumulates?

Environmental Health Questions: 970-304-6420 ext. 2702

1. What is the drinking water source on the property? If utilizing a drinking water well include the well permit number.
2. What type of sewage disposal system is on the property? If utilizing an existing septic system provide the septic permit number.
3. If storage or warehousing is proposed, what type of items will be stored?

Building Questions: Inspector on Call 970-353-6100 ext. 3540

1. List the type, size (sq ft), and number of existing and proposed structures.
2. Will the existing structures be used for this USR?
3. List the proposed uses of each structure.

MAP:

Show and label the following items:

1. Existing and proposed structures, sizes and uses
2. Existing and proposed parking with dimensions
3. Nearest Public Roads
4. Proposed and Existing Access points
5. Property boundary(s)

Development Review Staff are available to assist the applicant's through this process. For questions, please visit us or call The Department of Planning Services at (970) 353-6100.

**USE BY SPECIAL REVIEW (USR)
APPLICATION QUESTIONNAIRE
(in lieu of preapplication questionnaire)**

Regarding

Property 1: "FORT"
Size: 110 Acres
Address: 22999 Hwy 34 Greeley, Colorado 80631 "Fort"
Legal Description: LOT B, CORRECTED 2nd AMENDED RECORDED EXEMPTION NO. 0961-14-4-AMRE 346, RECORDED FEBRUARY 22, 2001 UNDER RECEPTION NO. 2827354, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

Property 2: "FARM"
Size: 100 Acres
Address: 23251 Hwy 34 Greeley, Colorado 80631
Legal Description: TOWNSHIP 5 NORTH, RANGE 65 WEST, 6TH P.M. WELD COUNTY, COLORADO. THE WEST ½ OF THE SOUTHWEST ¼ (W/2SW/4) OF SECTION 13; AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ (SW/4NW/4) OF SECTION 13, LYING SOUTH OF THE PLATTE RIVER; EXCEPTING THAT SURFACE PARCEL AS CONVEYED BY THE STATE OF COLORADO, DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN RECEPTION NO. 2253238 ON JUNE 14, 1991.

Property 3: "CDOT Property"
Size: 25 Acres
Address: NA
Legal Description: PT S2SW4 14-5-65 BEG S4 COR N0D15' 585' TPOB CURVE TO L (R=5579' CHORD=N79D48'W 65') S87D04'W 587' S73D31'W 294' N45D37'W 451' CURVE TO L (R=300' CHORD=N38D09'W 78') N45D41'W 681' N89D33'E 1789' S0D15'E 766' TPOB

1. Explain, in detail, the proposed uses of the properties:

FORT PROPERTY

A. Event Center:

Applicants seek approval for use of the property as a Multi-Purpose Event Center. Proposed events include, but are not limited to: Weddings/Wedding Rehearsals, Small Concerts/Outdoor Theatre and other Live Entertainment, Private Parties, Family Reunions, Corporate Parties/Retreats, Sporting Events, and others.

Additionally, applicants seek approval to provide lodging to those guests attending events on site and to the general public by reservation.

The Fort property is approximately 110 acres and has an 11,440 sq. foot facility which is a replica of Old Bent's Fort. The Platte River Fort has 10 bedrooms, 12 restrooms, a fur room, a trading room, a luxury kitchen, a dining room that seats 45, a great room, lounge and a bar area.

In addition to the fort facility, the property has a 3,264 sq. foot rough cut timber barn which can accommodate seating for up to 250 guests.

The fort property has 2 outdoor patios, a 2,775 sq. foot interior courtyard, a fire-pit and outdoor kitchen area and upper level gas fireplace and patio area. The interior/exterior areas including the fort, barn, patios and landscaped areas can accommodate over 1,000 guests at any one time.

Applicants request unlimited number of guests annually for the Event Center and the related facilities/activities that occur on all three parcels. The Event Center will operate as a reservation only facility, but walk-in guests will be welcomed for the Bed & Breakfast and Camping described below.

Applicants seek approval for the Event Center uses to be extended to the FARM and CDOT property as additional areas to provide all of the above and below detailed uses.

B. Bed and Breakfast:

Applicants request using the Platte River Fort as a Bed & Breakfast providing overnight accommodations for up to 35 guests at a time. The capacity of overnight guests was determined to be 35 based on the current septic capacities.

The Platte River Fort has 4 suites with private bathrooms, 3 bedrooms with shared (but separate) men's/women's restrooms and 3 bunkrooms with 2 shared $\frac{3}{4}$ bathrooms. A caretaker will stay in one of these rooms or in the adjacent farmhouse.

Check-in at the Platte River Fort will be at 4:00 p.m. and check-out will be at 10:00 a.m. Breakfast will be served at approximately 8:00 a.m. Sandwiches, light snacks and non-alcoholic drinks will be provided for purchase to all of our guests. Upon receipt of a liquor license, alcohol will be served only to guests over 21 years of age. Souvenirs, candy, t-shirts, and personal hygiene items will be available for purchase in our trading room during designated hours. The Bed & Breakfast will operate as a drop-in (during peak season) and as a "by reservation" facility.

C. Tent, RV, and Yurt Camping

Applicants request approval to add 72 camping sites comprised of 46 RV sites, 20 tent sites and an additional 6 Yurt sites (for a total of 12) on the FORT property. These sites will only be available from April-October and will not have electric or sewage hook-ups.

D. Activities

Applicants request approval to provide the following activities on this property: Archery, Skeet Shooting, Hiking, Biking, Bird Watching, Wildlife Viewing, Hayrides, Tubing and Swimming in the South Platte River, Lawn Games, Cross Country Skiing, Snowshoeing, Snow Tubing, Swimming, Dancing and others.

E. Continuation of Previously Existing/Approved Uses Including:

a. Agricultural Uses:

We will continue the historical use of this property as agricultural land including farming, grazing, raising cattle, sheep, goats, chickens, alpacas, llamas, horses and/or other farm animals.

b. Extended Education Facility:

We plan to continue to use the property as an extended education facility hosting children from local/state schools and youth programs for day/overnight use. We anticipate providing day/overnight field trips primarily in the months of August, September, October, March, April and May.

c. Overnight Adventure Camp:

The process of forming a non-profit 501(c)(3) for the purposes of providing services to families and children going through the process of divorce/other life changing experience is ongoing. Applicants anticipate launching the overnight camp for children ages 10-17 by year 2020. Applicants anticipate offering two-week long (4 overnight) camps with up to 80 children per week- for a total of 160 children in the months of June and/or July. This use/program will not begin until completion of the Yurt Village and additional bathroom/shower facilities are completed- which is dependent on the financial success of the Event Center and Bed & Breakfast.

d. Therapeutic Family Retreats:

Therapeutic retreats for families going through the transition of divorce will continue to be offered. We anticipate offering 4 retreats per year to approximately 12 individuals per group for a total of 48 participants. The retreats will be 3 days/2 overnights.

e. Ropes Course:

Construction of a Ropes Course for use with all above mentioned groups, and additional day use is still planned. The Ropes Course is anticipated to be used for corporate team building, athletic teams, and school/community groups.

f. Hunting Lodge:

The Platte River Fort will continue to be utilized as a hunting lodge and will provide waterfowl hunting. We currently are approved to provide overnight accommodations for up to 20 guests at any one time and request to increase that number to capacity. We also host occasional trap shooting, dog training events and an archery range. Platte River Fort is collaborating with Ducks Unlimited, the National Fish and Wildlife Organization and Colorado Parks and Wildlife to restore and retain waterfowl habitat and to create an educational program and walking tour for our guests and other invited members of the public.

g. Oil and Gas Walking Tour:

This use has been removed from the plan because all oil and gas tanks and batteries have been removed from the property.

FARM PROPERTY

The farm property is comprised of approximately 100 acres and has an 1890's farmhouse, old milking barn and 5 other barns/sheds. Our skeet shooting area is located on the farm property. The parking lot for the FORT facility is also located on the farm property.

This property is currently zoned agricultural and continues to be used for farming and grazing.

Applicants seek approval for the Event Center uses and/or activities to be extended to the FARM and CDOT property as additional areas to provide all of the above and below detailed uses. In addition, applicants seek approval to add Cabins, Barns a Riding Arena for small equestrian/rodeo events and Camping on the FARM property.

- a. Agricultural Uses:** We will continue the historical use of this property as agricultural land including farming, grazing, raising cattle, sheep, goats, chickens, alpacas, llamas, horses and/or other farm animals.
- b. Tent and RV Camping:** Applicants request approval to add 100 camping sites comprised of 70 RV sites and 30 tent sites. These sites will only be available from April- October and will not have electric or sewage hook-ups.
- c. Cabins:** Applicants request approval to add 8-10 cabins to the site as indicated on the site map. These units will be available year round.
- d. Shower/Restroom Facility:** Applicants request approval to add restroom/shower facilities for camping and cabin guests.
- e. Horse Barn and Riding Arena:** Applicants request approval to add an additional Barn and Riding Arena in order to host small Equestrian/Rodeo Events.
- f. Activities:** Applicants request approval to provide the following activities on this property: Archery, Skeet Shooting, Hiking, Biking, Bird Watching, Wildlife Viewing, Hayrides, Tubing and Swimming in the South Platte River, Lawn Games, Cross Country Skiing, Snowshoeing, Snow Tubing, Swimming, Dancing and others.

CDOT PROPERTY

The CDOT property is comprised of approximately 25 acres and is currently used for open space and was used for grazing prior to the 2013 flood.

Applicants request approval to offer RV and Tent Camping on this property and to utilize this property to serve as the primary access point for all camping activities on all three parcels. We believe access from this point is the safest option for RV's and other camping vehicles.

- a. Tent and RV Camping:** Applicants seek approval to offer 10 RV spaces and 10 tent camping sites on this property.

b. Highway Access: Applicants request a change in access point for this property to be moved to the current access recently created by CDOT. Applicants hope to use this access for all camping activities on the CDOT, FORT and possibly FARM properties.

c. Lazy River: Applicants seek approval to add swimming and tubing along the already existing stream which flows through the property into the South Platte River.

2. Explain how this proposal is consistent with the intent of the Weld County Code, Chapter 22 of the Comprehensive Plan.

This Use by Special Review application has been prepared utilizing the process outlined in the Weld County Code and Procedural Guide.

The uses proposed will be compatible with the existing and future development of the surrounding area as permitted by the existing zone district and with future development as projected by Chapter 22 of this Code and any other applicable code provisions or ordinances in effect, or the adopted Master Plans of affected municipalities.

- The property is not located within the I-25 Mixed Use Development area.
- The property is not located within an Intergovernmental Agreement Boundary.
- Surrounding land uses include residential, commercial, oil/gas production facilities and agricultural uses.

The Comprehensive Plan states, “The County will cooperate with the applicant in evaluating the objectives of the applicant and the options available to the applicant while ensuring the health, safety and welfare of County residents.” Through this application development process, the applicants have carefully considered the health, welfare and safety of participants to this site.

The applicants have been working closely with Weld County Planning Services, Weld County Public Health and Weld County Public Works.

3. Explain how this proposal is consistent with the intent of the Weld County Code, Chapter 23 (Zoning) and the zone district in which it is located.

Section 23-3-10 of the Weld County Code states, “The A (Agricultural) Zone District is intended to provide areas for the conduct of agricultural activities and activities related to agriculture and agricultural production without the interference of other, incompatible land USES.” The Platte River Fort will continue the agricultural uses which will have a symbiotic relationship with event center activities which are best suited to rural areas.

According to Section 23-3-20 (N), temporary group assemblages are a use by right in the agricultural zone. This USR will allow for increased frequency of events and simplify permitting processes.

The recreational activities requested fall under the approved accessory uses in the agricultural zone, under Section 23-3-30 (R). Section 23-3-40 (C-5) states that guest farms and hunting lodges are also allowed as special review uses in this zone district.

The Agricultural Zone District continues to be the best zone for uses employed at the Platte River Fort.

4. What type of uses surround the site (explain how the proposed use is consistent and compatible with surrounding land uses).

The site is surrounded by agricultural, residential and commercial properties. The goal is to maintain many portions of the property in its current state- as open land with pasture, river bottom and farming areas. It is our goal to introduce individuals from urban areas to the property in order to increase awareness and appreciation for farming/ranching and to enjoy open land/recreational areas.

The agricultural use of surrounding properties is seen as complimentary and necessary to the programming planned for the site. The utilization of the property as an educational facility while maintaining the current farming/ranching, pasture and open space features of the property is consistent with surrounding land uses.

Applicants are currently exploring collaboration with Ducks Unlimited, National Fish and Wildlife, and Colorado Outdoors in order to maintain and enhance the current natural habitat for waterfowl. We are also exploring a possible collaboration with History Colorado and the Colorado Agri-tourism Association.

It is our goal to be stewards of the property and help educate others as to the needs and uses of open space. Part of the educational programming of the programs listed above will include education about agriculture, water, energy development and the importance of managing and securing these resources.

To the best of applicants' knowledge, all surrounding property owners are in support of expanding the use of the property to include an Event Center, a Bed & Breakfast and Camping. This type of facility is not available anywhere along the front range- and as such, has been met with great support and excitement.

5. Describe, in detail, the following:

a. Number of people who will use this site:

(All numbers reflect maximum capacity. It is anticipated that it will take 7-10 years to reach this capacity. As some types of events increase, others will necessarily decrease. Therefore, the below numbers indicate high, rather than low, estimates.)

Existing Uses

Agriculture:	# 1-4	One to four people are on the site daily for agricultural operations.
Educational:	# 1,400	Extended Learning Facility: We anticipate similar numbers to what was requested and approved previously – approximately 1,400 per year. This is primarily weekday traffic.
Camp:	# 160	Overnight Adventure Camp: Applicants anticipate offering two-week long (4 overnight) camps with up to 80 children per week- for a total of 160 children in the months of June and/or July. Primarily weekday and weekend traffic.
Family:	# 48	Therapeutic Family Retreats: We anticipate offering 4 retreats per year to approximately 12 individuals per group for a total of 48 participants. Weekend traffic.
Hunting:	# 320	Hunting Lodge: We are currently approved to provide overnight accommodations for up to 20 guests per night. For approximately 16 weeks. We offer 3day/2night

hunting packages during the months of October-March.
Weekend traffic.

Ropes Course: # 200	The ropes course will primarily be utilized by guests already on the property for other events. Additional participants may come from local schools or businesses for team building activities.
Yurt Village: #2,304	Camping in Yurt Village: Each Yurt sleeps 4-6 people with anticipated use from April-May. Primarily weekend traffic.
Staff: # 15	During peak season an average of 15 staff and contractors are on the property.
Sub-total: #4,451	For current uses

Proposed Uses

Event Center:

Weddings: # 6,000	We anticipate hosting up to 40 weddings per year with an average guest list of 150 for a total of 6,000 people per year. This is almost exclusively weekend traffic.
Large Events: # 6,000	We anticipate hosting up to 6 large (350-1,000 guests) events per year. Anticipated events include small concerts, outdoor theatre, live entertainment, non-profit fundraisers (Cattle Barron's Ball), school reunions, large association events (Western Dairy Association). Weekend traffic.
Celebrations: # 4,800	We anticipate hosting a variety of other life celebration parties: birthday, anniversary, memorials, graduation, and retirement parties. We project 48 parties per year with an average guest list of 100 for a total of 4,800 people. Weekend traffic.
Reunions: # 400	We anticipate hosting 4 family reunions per year with total overnight occupancy of 35 and combined day use at 100 total for a total of 400 people annually. Weekday and Weekend traffic.
Corporate: # 960	We anticipate 48 Corporate Meetings or Retreats per year with 5-30 guests at a time for a total of 960 guests annually. Weekday traffic.
Sports Events: # 600	We anticipate hosting athletic events 1-2 times per week with 25-100 participants from May-October.
Equestrian/ Rodeo: # 750	We anticipate hosting 5-10 small equestrian/rodeo events per year with 30-75 participants.

Bed & Breakfast:	#1,000	We anticipate approximately 1,000 guests over the course of a year to utilize the Platte River Fort Bed & Breakfast. This will be primarily weekend traffic.
Camping:	# 1,000	We anticipate approximately 1,000 guests per year from April-October. These sites do not have electric or water hook-ups.
Not Specified:	#1,000	We anticipate approximately 1,000 additional guests that may/may not fit in to the above categories.
Total:	<u>#22,510</u>	

b. Number of employees proposed to be employed at this site:

We currently have 1 full-time employee, 2 part-time employees and 9 part-time seasonal employees. These employees are responsible for management and business planning, event coordinating, property management/maintenance, caring for livestock, landscaping, cleaning and event set up/take down.

c. Hours of operation: Hours of operation will vary based on programming:

- i. Event Center will operate by reservation only 8 a.m.- midnight daily.
- ii. Bed & Breakfast will operate by reservation and walk-in. Check in daily at 4:00 p.m. Check out daily at 10:00 a.m.
- iii. Extended Educational Facility operates from 8 a.m.- 4 p.m.
- iv. Overnight Adventure Camp operates from Sunday 9 a.m. – Thursday 4 p.m.
- v. Therapeutic Family Retreats operates from Friday 3 p.m. – Sunday 5 p.m.
- vi. Rope Course will operate daily from 8 a.m.- 8 p.m. (daylight hours).
- vii. Hunting Lodge will operate by reservation only. Check in 2:00 p.m. Friday. Check out Sunday at dusk.
- viii. Oil and Gas Walking Tour will operate daily from 8 a.m.- 5 p.m.

d. Type and number of structures to be erected (built) on this site

Upon approval of the above proposed uses the following structures will be added:

i. Fort

1. Existing

- a. Fort facility
- b. Barn
- c. Loafing Shed
- d. Outdoor Kitchen
- e. Small bird cleaning shed
- f. Tornado shelter
- h. Equipment Shed

2. Proposed

- a. Additional Bathrooms/Showers near barn area, including additional septic system

- b. Hunter's/Swimming Pool Locker Room
- c. Swimming Pool
- d. Additional Bedrooms in current loafing shed
- e. Additional Parking Areas with lighting
- f. Commercial Kitchen attached to current barn
- g. Amphitheatre
- h. Campsites (roads, fire-pits)
- i. Storage shed
- j. Spa
- k. Yurts with additional septic/restrooms and showers

3. All existing and proposed structures will be used for this USR.

ii. Farm

1. Existing

- a. House (1,200 square feet)
- b. Milk Barn
- c. Horse Barn
- d. Garage
- e. Corn Crib
- f. Pump House
- g. Office

2. Proposed

- a. Cabins (8-10)
- b. Camp sites
- c. Horse Barn
- d. Arena
- e. Restroom/Shower Facility
- f. Parking

3. The existing buildings will not be used for this USR. They will continue to be used as a single family dwelling. The proposed structures will be used for this USR.

iii. CDOT

1. Existing: none

2. Proposed

- a. Camp sites
- b. Entrance with sign and arch

3. Proposed structures will be used for this USR

e. Type and number of animals, if any, to be on this site

- i. Approximately 30 Longhorn cattle;
- ii. Petting zoo- 2 sheep, 2 goats, 2 lamas, 2 horses, 12 chickens and other farm animals;
- iii. Animals will be kept in compliance with the agricultural zone district.

f. Kind of vehicles (type, size, weight) that will access this site and how often

i. Event Center:

Weddings: It is anticipated that personal vehicles including cars, pick-ups, and vans will access this site. 95% of the traffic for

these uses will occur during the weekend, during non-business hours. Average 150 guests with 2-4 guests per vehicle= 38-75 vehicles per wedding up to 40 times per year.

Large Events: It is anticipated that personal vehicles including cars, pick-ups, and vans will access this site. 95% of the traffic for these uses will occur during the weekend, during non-business hours. Average 425 guests with 2-4 guests per vehicle= 100-200 vehicles per event six times per year.

Celebrations: It is anticipated that personal vehicles including cars, pick-ups, and vans will access this site. 95% of the traffic for these uses will occur during the weekend, during non-business hours. We project 48 parties per year with an average guest list of 100. Average 2-4 people per car= 25-50 vehicles. Weekend traffic.

Family Reunions: It is anticipated that personal vehicles including cars, pick-ups, and vans will access this site. 75% of the traffic for these uses will occur during the weekend, during non-business hours and 25% of this use will occur during the week. We project 4 reunions per year with an average guest list of 35 overnight guests and 65 day use guests. Average 2-4 people per car= 25-50 vehicles. Weekend/weekday traffic.

Corporate Retreats: It is anticipated that personal vehicles including cars, pick-ups, and vans will access this site. 95% of the traffic for these uses will occur during the week. Guests will arrive one day and depart either the same day or 1-3 days later. Project 48 retreats per year with 20 guests per event. 1 person per vehicle = 20 vehicles per day 48 days out of the year.

- ii. Bed & Breakfast: It is anticipated that personal vehicles including cars, pick-ups, and vans will access this site. It is anticipated that 80% of the traffic for these uses will occur during the weekend, during non-business hours. We anticipate 7-10 vehicles per day during peak season (April-October) for this service. During non-peak, we expect 0-2 vehicles per day.
- iii. Extended educational facility: It is anticipated that school busses will access the site- type, size and weight consistent with previous use. We project one bus per week during the months of August, September, October, March, April, and May.
- iv. For camp, therapeutic retreats, ropes course and the hunting lodge it is anticipated that personal vehicles including cars, pick-ups and vans will access this site with numbers consistent with previously approved uses.
- v. The expected travel routes for the FORT/Event Center will be exiting off of Hwy 34 at the intersection of Hwy 34 and WCR 47. Traffic will exit to the north and travel down the eastern most side of the interior lane. As traffic exists the site, they will travel along the western most side of the interior lane to Hwy 34.

- vi. The expected travel route for the Farm will be the current access point off of Hwy 34 on the eastern side of the property.
- vii. The expected travel route for the CDOT property will be to/from the access point created by CDOT on the farthest west point of the property along "Old" Hwy 34 (or 18th street). This will provide the in and out access for camping vehicles.
- viii. Travel Distribution
 - a. It is anticipated that 90-95% of all traffic utilizing our properties will come from the west heading east. The other 5-10% will come from the east heading west on Hwy 34.
- ix. Traffic volumes:
 - a. It is anticipated that 70-75% of the traffic volume will occur on weekends and during non-business hours. The large events, weddings, and parties generally occur on Saturdays and Sundays with some occurring on Friday evenings.

g. Who will provide fire protection to the site

Union Colony Fire Protection District currently provides fire protection to the "fort" site. Platte Valley Fire District provides fire protection to the "farm" site. Union Colony Fire Protection District provides fire protection to the "CDOT" site.

Applicants anticipate filing a change to Platte Valley Fire Department in Kersey for all three properties as the firehouse is in closer proximity to the property.

h. Water source on the property (both domestic and irrigation)

FORT: The owners of the property own 3 shares of Union ditch irrigation water which are used in the farming operations. There is also a Central Weld County Water District domestic water tap for the Fort facilities. A copy of the tap agreement is included in the submittal packet. An additional domestic well has been drilled on the site for the landscaping. The well permit is attached hereto.

FARM: A Central Weld County Water District domestic tap provides water to the farm house. There is also a domestic well that is used on the property. The property also has an irrigation well which has not been used. The Latham Ditch irrigation shares for this property were sold.

CDOT: The parties have a water case pending regarding junior water rights associated with this property.

i. Describe the existing and proposed direction the water flows within the property.

Water flows from the south to the north east making its way to the South Platte River.

j. Is there a low spot on the site where water accumulates?

The tail water for the Union Ditch flows onto the FORT and FARM property. Generally, this water is dispersed naturally in the flood plain and flows through a number of channels

back into the South Platte River. At times of water table levels or flooding, the water accumulates in the flood plain.

k. Sewage disposal system on the property (existing and proposed)

FORT

Two septic systems service the FORT structure. See attached septic permits.

An additional septic system is needed to service the barn area and any new bedrooms built in the existing loafing shed.

An additional septic system has been previously approved to service the Yurt Village.

FARM

The FARM property has a new (2013) septic system. Permit attached hereto.

Applicants seek approval to add an additional septic system on the farm property for Barn, Arena, Cabin and Camping guest usage.

CDOT

There are no current or planned septic systems on the CDOT property.

l. If storage or warehousing is proposed, what type of items will be stored

Storage will consist of basic equipment for the uses as described above and maintenance of the property.

Tools, lawn equipment, and farming equipment are stored in a shed away from public access. All chemicals including fertilizer, gas, cleaning supplies, paint, oil, etc. are stored away from the public, and to the extent possible in locked cabinets or sheds.

6. Describe the type of lot surface and the square footage of each type.

The parking lots and interior roadways are gravel. Approximately 3-4 acres of the FORT property are landscaped with sod, flowers, bushes and concrete walkways. The interior courtyard of the fort and areas in front of the barn are gravel. Other areas are sod or natural grasses.

7. Explain the proposed landscaping for the site. The landscaping shall be separately submitted as a landscape plan map as part of the application submittal.

We have attached the landscape plan.

8. Explain any proposed reclamation procedures when termination of the Use by Special Review activity occurs. N/A – The use is not expected to terminate.

9. Explain how the storm water drainage will be handled on the site.

Storm water drainage will be maintained consistent with the previously approved site. The proposed minimal additions to the site will not negatively impact storm water drainage.

10. Explain how long it will take to construct this site and when construction and landscaping is scheduled to begin.

It will take 10 years (or more) to complete additional construction. Architectural plans, landscaping plans and construction will begin upon approval of use and per the phasing plan.

11. Explain where storage and/or stockpile of wastes will occur on this site

Storage and/or stockpile of wastes will not occur on this site. If necessary, we will work with the Health Department concerning a waste handling plan for common trash that will be collected. We will most likely use the current trash hauler that has serviced the site in the past. We currently have two large dumpsters and order additional dumpsters as needed for large events.

12. Please list all proposed on-site and off-site improvements associated with the use (example: landscaping, fencing, drainage, turn lanes, etc.) and a timeline of when you will have each one of the improvements completed.

- a. Turn lane on Hwy 34 for left hand turn for traffic coming from the west heading east. (2017)
- b. Improve access on CDOT property with sign, gate and arch (2018)
- c. Cabins, RV sites, tent sites (2018-2027)
- d. Arena and horse barn (2025)
- e. Fencing along ditches (2017)
- f. Gravel roads throughout property (2022)
- g. Landscaping for camping areas (2025)
- h. Storage facility (2020)
- i. Yurt pads (2020)
- j. Lighting for parking lots and entrance/exit (2017)
- k. Multi-purpose irrigated turf (2019)
- l. Additional bathrooms/showers near new bedrooms and barn area, including additional septic system (2020)
- m. Hunter's/Swimming Pool locker room (2020)
- n. Additional bedrooms in current loafing shed (2020)
- o. Additional parking areas with lighting (2017)
- p. Commercial kitchen attached to current barn (2025)
- q. Amphitheatre (2018)
- r. Swimming pool (2020)
- s. Campsites (roads, fire-pits) (2018)
- t. Culvert/Bridges over irrigation ditches (2017).

12. Additional Notes:

- a.** Parking exists for the existing and proposed uses and an area has been delineated for additional parking if needed.
- b.** We have been in contact with CDOT and will be working closely with the Greeley office for a change of use application for the existing access based on their direction. A copy of the originally approved access permit is included in the application packet.
- c.** The site is served by a gravel access road from Highway 34 that was reviewed and approved as part of the original application submittal. Dust should not be an issue for this site based on the vegetative cover and very low traffic volume into the facility on the roadway.



SITE MASTER PLAN

PLATTE RIVER FORT

MARCH 6, 2017

WELD COUNTY, COLORADO

