

**From:** [Richard England](#)  
**To:** [L'Orange, Pete](#)  
**Subject:** [EXTERNAL] 5114 Niwot Road permitting comments  
**Date:** Wednesday, April 12, 2023 11:35:59 AM

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Dear Mr. L'Orange,

I have been friends with the Duffys for about four years. Our kids play together occasionally and Jason and I get together to talk about life. I have lived in Niwot for almost nine years.

When the Duffys first purchased the 5114 Niwot Rd property they were very excited about how the opportunity fell into place. It was exciting to hear their vision. In the time since, I have gone to the property at least a handful of times. Every time there was effort being put into improving the property.

One visit included a weekend stay at "The Farmhouse" so that my wife and I could have a nice getaway and give them feedback on areas they could improve. Their intent was on improving future visitors' experiences. I was blown away by their attention to detail and the care that was put into the property overall, but particularly "The Farmhouse." We made a couple nitpicky suggestions about toasters and soaps. Within a week or so they followed up and let us know they made our suggested changes and thanked us for our input.

Over the time I have known the Duffys I have found them to have integrity and to be considerate people. I think their willingness to make improvements speaks to their willingness to mitigate any concerns the County or neighbors might have.

I am hopeful that they will have the opportunity to realize their dreams of being their own bosses (i.e. having their own profitable business) and contributing to their community with the spirit of win-win compromise and collaboration.

Thank you for considering my comments!

Will you please let me know you have received this email?

Richard England  
720.618.2415

**From:** [Christie Baryames](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Prairie Orchard Reception Hall and Vacation Rental Special Use application  
**Date:** Thursday, April 13, 2023 7:15:32 PM

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Pete L-Orange, Staff Planner with Boulder Community Planning and Permitting

**Dear Pete and the Planning Board,**

**I am unable to attend the meeting because I work to support myself so that I can live in a peaceful place.**

**This proposed site use is not compatible with this neighborhood. It will increase noise, light, traffic, increase energy consumption and carbon footprint, increase fire danger, increase traffic, negatively impact the natural wildlife and environment of the agricultural properties along Niwot road, etc.**

**PLEASE stop any and all thoughts of this moving forward.**

**Sincerely**

**Christie Baryames**

**7234 Cardinal Lane**

**23 year homeowner at this home and Boulder County resident since 1979**

**From:** [Melissa Klein Comcast Email](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] SU-22-0010, Prairie Orchard at 5114 Niwot Road, Longmont, CO 80503  
**Date:** Friday, April 14, 2023 9:01:57 AM

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Dear Mr. L'orange, as a resident of Brigadoon for over 20 years I am very concerned about the proposal of Prairie Orchard. The reason we moved to the area was for the quiet rural setting. I don't feel it is necessary, or appropriate, for this community to turn into an event destination. I am opposed to the proposed plan for Prairie Orchard.

Additionally, given the number of wildfires I have endured in this area, the idea of additional people, smoking cigarettes, etc. under probable intoxication concerns me greatly. Visitors will not be as aware of how threatening the smallest spark can be.

Thank you for your consideration,

Melissa Klein  
6204 Brigadoon Ct.  
Longmont, CO 80503

Sent from my iPad

**From:** [Ask A Planner](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Ask a Planner - Sara Roccisano - SU-22-0010 - 5114 NIWOT ROAD  
**Date:** Friday, April 14, 2023 11:40:46 AM

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Boulder County Property Address : 5114 NIWOT ROAD

If your comments are regarding a specific Docket, please enter the Docket number: SU-22-0010

Name: Sara Roccisano

Email Address: sara.roccisano@gmail.com

Phone Number: (917) 597-5193

Please enter your question or comment: hello Boulder County Planning Commission -

My name is Sara Roccisano and I live in New York City. Why is someone like me writing to you? Because I had the pleasure of spending a few hours during the day at Prairie Orchard in June 2022. I am a world traveler, travel content creator, founder of Embolden Adventures, and author of a soon-to-be released memoir. And I am a friend of the Duffys. I have visited 42+ countries, 6 continents, and traveled nearly 500,000 miles (17x around the world). When I say Prairie Orchard is a gorgeous idea that I am excited to see come to fruition, I mean it. I would love to have my wedding there one day. the place is stunning and has positive, loving energy to it. It feels like a sacred space that is ready to welcome spiritual retreats and loving life moments for those who can see its worthiness. And I have come to love Stephanie and her husband. They are solid people who truly care about their vision, entrusting goodwill, respect, and beauty into their dream-soon-to-come-true. I understand that they have tried their very best to honor and respect their neighbors wishes and concerns. I really do hope that you all can reach a wonderful, satisfactory resolution that makes all parties happy so therefore more happy parties, retreats, and celebrations can take place at this marvelous destination. I am so looking forward to returning to Prairie Orchard one day soon. All the best and good luck to all. -Sara Roccisano sara.roccisano@gmail.com

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [kyle wente](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Re: SU-22-0010, Prairie Orchard at 5114 Niwot Road, Longmont, CO 80503  
**Date:** Saturday, April 15, 2023 12:22:05 PM

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To: Pete L-Orange, Staff Planner with Boulder Community Planning and Permitting

Re: SU-22-0010, Prairie Orchard at 5114 Niwot Road, Longmont, CO 80503

From:  
Kyle Wente  
7141 Oriole Ln, Longmont, CO 80503

Thank you for your time. I am writing to oppose the Prairie Orchard Project.

My primary concerns are:

1) My kids. This project will increase the general traffic, but more importantly the alcohol induced traffic along some of the most heavily bike and pedestrian trafficked roads in the county. Both directions from the location are heavily traffic areas from dawn until dusk. My kids are riding their bikes along this road now and the last thing we need is more distracted traffic. While I appreciate the effort to limit hours and alcohol service, let's not kid ourselves, I think we have all been to enough venues/weddings where these regulations are circumvented - and typically in ways that lead to even more consumption. Despite what I am sure are the best intentions (and effort), the same will happen here.

2) Please do not set a precedent of Exceptions to the traditional land uses within this area. The local community residents have chosen to live in this area for the quieter lifestyle. As a community, we want the opposite of the Prairie Orchard proposal. If we continue to allow these exceptions, we set a terrible precedent that will be difficult to revert.

Thank you for your consideration.

Regards,  
Kyle  
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Kyle Wente  
cell: (217) 821 4165

**From:** [Ali Mead](#)  
**To:** [L'Orange, Pete](#)  
**Subject:** [EXTERNAL] SU220010 Additional Opposition Petition Signatures - Apr 17, 2023  
**Date:** Monday, April 17, 2023 7:17:34 PM  
**Attachments:** [SU220010 Additional Opposition Petition Signatures - Apr 17, 2023 - 7-09 PM.pdf](#)





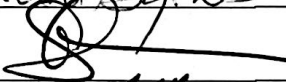
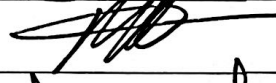
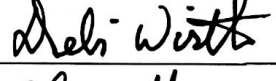

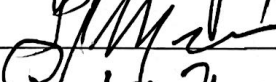

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Dear Mr. L'Orange,  
Attached please find additional petition signature pages in opposition to Prairie Orchard docket: SU-22-0010 to be made part of the public record.  
Thank you,  
Ali Mead

Sent from my iPhone

The undersigned live on Niwot Road agricultural properties, in Brigadoon Glen, or in the Lake Valley, North Rim and Haystack Mountain area. **We are neighbors united in opposition to the proposed Prairie Orchard special use application for a Reception Hall and Vacation Rental** located at 5114 Niwot Rd. (Boulder County Docket SU-22-0010) because the proposed uses fail to meet the following Review Criteria:

The lot fails to meet minimum zoning requirements (the 3.65-acre parcel has been "nonconforming" in the Agriculture zone district since October 11, 1965), the use is not compatible with the surrounding area due to the nature and intensity of the proposed activities, extent of site disturbance, removal of vegetation, the effect on significant natural areas and environmental resources, disturbance of plant and animal habitat (including a wildlife migration corridor), significant negative impacts on the transportation system and creation of traffic hazards, plus the uses will create significant visual impacts and light, air, water and noise pollution, without adequate buffering or screening.

NAME (Please Print)	ADDRESS	PHONE NUMBER	SIGNATURE	DATE	E-MAIL ADDRESS
KAREN MANDERY	7019 N. 63RD ST	3-818-3316		4/14	karen@surfbbp.com
TROY MANDERY	7019 N. 63RD	3-818-3375		4/15	troy@surfbbp.com
THOMAS BYRNES	6224 BRIGADOON CT.	3-817-1411		4/15	TBYRNES7@comcast.NET
Elaine Byrnes	6224 Brigadoon Ct.	3-817-8090		4/15	ebyrnes9@comcast.net
Sahra Cohen	7171 N. 63rd St.	3-704.6747		4/15	tedandsahra@me.com
RON WIRTH	7141 STRATH ST.	720-289-1430		4/15	RdWIRTH@comcast.NET
DEBI WIRTH	7141 STRATH ST.	303-589-7488		4/15	DEBIWIRTH@comcast.NET
Elizabeth Murphy	6243 Brigadoon Ct	303-921-6518		4/14	emintyfresh@yahoo.com
PETER MOORE	6019 BRIGADOON DR.	303-641-6000		4/15	PETER MOORE.COM
ROCHELLE MOORE	6019 BRIGADOON DR.	303-641-9000		4/15	ROCHELLE@PETERMOORE.COM





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NAME (Please Print)	ADDRESS	PHONE NUMBER	SIGNATURE	DATE	E-MAIL ADDRESS
BRANDY MAHAN	4692 PALMER CT - Niwot	760-464-6876	Brandy Mahan	4/15/23	brandymahan212@gmail.com
DAVE DODD	4692 Palmer Ct Niwot	303-915-1871	[Signature]	4/15/23	dave.d.ki@comcast.net
Kathleen Dodd	4692 Palmer Ct	970-471-9433	Kathleen Dodd	4/15/23	Kathie.dodd@comcast.net
PAM ASH	4696 palmer ct	363 449-1229	Pamela ash	4-15	ashpamchris@comcast.net
Joani Golomb	4677 Palmer CT	240-401-5767	Joani Golomb	4-15	
Grant Safranek	4643 Palmer Ct	303 717 4583	[Signature]	4/15/23	grant-safranek@hotmail.com
SUEAN WIENTZEN	4639 PALMER CT	720-261-9164	[Signature]	4-15-23	
RICHARD NOBMAN	4519 PALMER CT	970-759-2811	Richard Nobman	4-15-23	NOBMAN@FRONTIER.NET
JAMES CALDWELL	4546 PALMER CT	303-406-9612	James Caldwell	4/15/23	herdeyjhanna.orr@gmail.com
Heidi Orr	4600 Palmer Ct	720 308 2203	Heidi Orr	4-15-23	
DIANE L. AMEND	4612 PALMER CT	650-245-4612	Diane Amend	15 APR 23	dianeamend2002@yahoo.com
Tina Metivier	4652 Palmer Ct Niwot CO	303-443-2730	Tina Metivier	4/15/23	metivier4@comcast.net
Stephen Metivier	4652 Palmer Ct.	303-443-2730	Stephen Metivier	4/15/23	
Justin & Janna Pratt	4680 Palmer Ct.	405-315-0859	[Signature]	4/15/23	jan.kayash@gmail.com

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NAME (Please Print)	ADDRESS	PHONE NUMBER	SIGNATURE	DATE	E-MAIL ADDRESS
HILARY OPPERMANN	7194 STRATH	303-594-6585	Hilary Oppermann	4/11/23	hilary.oppermann@colorado.edu
Charles Oppermann	7194 Strath	303-594-5707	Charles Oppermann	4/10/23	coppermann@wkre.com
Kyle Rounak	4917 OXFORD RD.	(303)827-4988	Kyle Rounak	4/12/23	kyle.rounak@gmail.com
RONALD ROGL	6620 NIWOT RD	303-530-3565	Ronald Rogl	4/15/23	ronaldrogl@gmail.com
Thomas Jacobsen	5529 Niwot Rd.	720-648-9993	Thomas Jacobsen	4/15/23	tomjacob@yahoo.com
Corey Heil	6789 Niwot Rd	303-772-4287	Corey Heil	4/15/23	CHeil@MSN.COM
JIM QUICK	6893 NIWOT RD	303-619-8513	Jim Quick	4/15/23	jimquick22@gmail.com
Larry Longseth	6766 D 63 <sup>RD</sup> ST	303-530-0246	L Longseth	4/16/23	lloseth@hotmail.com
Teresa Longseth	6766 N 65 <sup>RD</sup> ST	303-530-0246	T Longseth	4/16/23	tlongseth@msn.com
DAREL P. FENTRESS	7175 N. 45 <sup>TH</sup> ST.	303-859-1047	Darel P. Fentress	4/15/23	—

**From:** [Jordon Belfast](#)  
**To:** [L"Orange, Pete](#)  
**Subject:** [EXTERNAL] SU-22-0010  
**Date:** Monday, April 17, 2023 1:08:44 AM

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Hello my name is Jordon Belfast, I grew up at 7087 Niwot road, I have been there since 1990. I have recently been made aware of SU-22-0010. I have several concerns I would hope you will consider.

Once the 64 car limit is reached (if enforced at all) there will inevitably be parking overflow creating a dangerous situation. Large numbers of possibly intoxicated wedding guests driving through the area at night would not be positive. We have already had several car accidents, one fatal in front of the house over the years. It has become a dangerous road unfortunately. The speed limit is largely ignored.

Then there is the issue of wild life habit. Many rare and endangered species inhabit the area. Bald eagles, Great Horned Owls, Blue Heron to name a few. Increased traffic, light and noise pollution will no doubt have an impact on the ecosystem.

This area has for my entire life been a quiet agricultural farming community. Allowing the use of residential property for large commercial events by an owner who does not live there would not be positive or as far as I can tell legal.

If a person who owns and lives on the property wants to have a wedding, that's normal. Owning property but not living on it and using it for year round commercial business it isn't zone for, would fundamentally change the area for the worse. Without a doubt.

Thank you for your time, I appreciate the opportunity to voice my concerns.

To: Pete L-Orange, Staff Planner with Boulder Community Planning and Permitting

Re: SU-22-0010, Prairie Orchard at 5114 Niwot Road, Longmont, CO 80503

Hello,

I am writing this letter to express my concerns about the project mentioned above and the related zoning change requested. Listed below are a few of those concerns;

**1.) Safety**

We currently live at the NW corner of Niwot and 63<sup>rd</sup> Street. This intersection is already quite congested with recreational traffic and vehicle traffic both as a destination and for the surrounding community. Adding potentially 250-300 people per event (500-600 car trips could be possible) through this intersection in any given day of an event would be very impactful. Many of whom will likely have been drinking. Also, we use Niwot Road heading West past the proscribed event business and have great concern about the potential for cars parking on Niwot Road in front of the proposed venue. This would cause grave safety issues with the aforementioned recreation and vehicle traffic. Also, the cars turning in and out of the proposed event space is a huge safety concern as there are no turn lanes existing.

**2.) Precedent of Approval of Non-Residential/Commercial Business in a Rural, Agricultural and Residential Neighborhood**

We have spent many years fighting the development of our rural area especially commercial businesses. We moved to this rural area to avoid the added congestion of commercial businesses and we would not have moved to this area had there been existing commercial businesses. This would set a precedent that would make it much easier for continued commercial development in our rural community.

**3.) Does Not Align with Boulder Comprehensive Plan and is Unnecessary**

The proposed use is unnecessary. There are many reception halls, community gathering places and wedding venues available in the vicinity: Lone Hawk Farm located at 10790 N. 49th Street, Boulder Flower Farm located at 4114 Oxford Road, Yellow Barn Farm, 9417 North Foothills Hwy, the ST. Vrain, 635 3rd Avenue, Crane Hollow Farm, 1443 Crane Hollow Rd, Jubilee Acres, 15293 N 107th St. Adding one here would not be compatible with the homes in the surrounding area and incongruent with the rural character of the community.

**4.) Noise and Light**

The most recent venue in the community at the former Haystack Golf Course created an example of how this type of business can negatively impact surrounding community. Many of the home owners in the area suffered through years of conflict over the noise in their back yards from events at the former venue.

We sincerely hope you can keep our community rural and void of commercial development and as it has been zoned for many years.

Sincerely,  
Troy & Karen Mandery  
7019 North 63<sup>rd</sup> Street  
Niwot, CO 80503  
troy@surfbbp.com

**From:** [Elaine Byrnes](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] SU-22-0010, Prairie Orchard at 5114 Niwot Road, Longmont, CO  
**Date:** Tuesday, April 18, 2023 11:00:35 AM

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To: Pete L-Orange, Staff Planner with Boulder Community Planning and Permitting

Re: SU-22-0010 Prairie Orchard at 5114 Niwot Rd., Longmont, CO

From: Tom and Elaine Byrnes

We are writing in to express opposition to the proposed special use permit for the Prairie Orchard Event Center and Reception Hall plus Vacation Rental. We sold our home in Boulder and purchased in Brigadoon Glen in 1978. We wanted to live in a quiet, rural Boulder County setting. Our plan was to get away from the noise and the congested roads in Boulder. We feel there will be a negative impact to the following:

1. Traffic has increased and become an issue on Niwot and 63rd roads through the years. The traffic gets backed up at the 4 way stop. We feel the Event center's high occupancy will add to this congestion. The shuttle does not appear to be mandatory so people can and will chose to drive to the Event Center. With the high volume events happening on the weekend, this will impact bicycles and runners, who are also out in high volumes on the weekends. We already experience cars parked on the shoulders of 63rd and Niwot roads due to the "home/church" located on the NE corner of those roads.
2. We enjoy the wildlife in our neighborhood; fox, black bears, bobcats, coyotes, birds. What effect will the noise, people, and traffic have on the wildlife? We believe it will have a negative impact on the wildlife and drive them to find new habitat.
3. With the constant concern of wildfires in our area (we have been evacuated 3 times), large group celebrations with alcohol, a fire pit, possible cigaret or marijuana butts, represent a huge concern for more fire dangers.

We would ask that this special use permit be denied.

Thank You,  
Elaine and Tom Byrnes

Sent from my iPad

**From:** [Wufoo](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Ask a Planner - Erica Cooper - SU-22-0010 - 5114 Niwot Road  
**Date:** Tuesday, April 18, 2023 2:21:31 PM

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Boulder County Property Address : 5114 Niwot Road

If your comments are regarding a specific Docket, please enter the Docket number: SU-22-0010

Name: Erica Cooper

Email Address: emcooper8@gmail.com

Phone Number: (574) 220-7753

Please enter your question or comment: I'm writing in support of the Prairie Orchard reception hall and vacation rental. I visited the property recently and it is just beautiful, already set up to be an amazing event experience. This would be an asset to the community and I would love to attend and host events in this space!

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.