



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 12-12 Date: 10/1/22

Location of Proposed Use:

Address: 29446 370th Street City: Redwood Falls State: MN Zip: 56283
House # Street Name

Parcel #: 52-021-2060 Township: Delhi Section: 21 Twp #: 113 Range: 36

Legal Description:

N 1040' E 420' E1/2 NW1/4 10.03A

Information about the Site:

Zoning District: Agriculture

General description of the building(s) and proposed use:

We are proposing to change our maximum capacity to 5000, rather than 1000 for our Vicki's Camp N Country Music festival.

We are also proposing to change our 21+ age limit to 18+ age limit.

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: _____ Total Height: _____

Setbacks: (Please enter in feet)

Side Yard Setback: 10' Direction: West

Side Yard Setback: 10' Direction: East

Rear Yard Setback: 10' Direction: South

Road Type: Township Setback from the Right-of-Way: 67'

Right-of-Way Width from Centerline 100 ft

Type of Sewer System:

Portable restrooms/portable sewage tank

Drainage Plan: _____, with a maxim

Natural surface water drainage

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Vicki Last Name: Friedrichs
Business Name: _____
Address: 29448 370th St City: Redwood Falls State: MN Zip: 56283
Home Phone: _____ Cell Phone: 612-799-9955 Email: vicki@vccjam.com

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____
Business Name: _____
Address: [] City: _____ State: MN Zip: _____
Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from applicant)

First Name: _____ Last Name: _____
Address [] City: _____ State: MN Zip: _____
HomePhone: _____ CellPhone: _____ Email: _____

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature *Vicki Friedrichs* Date: 8/30/2022

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

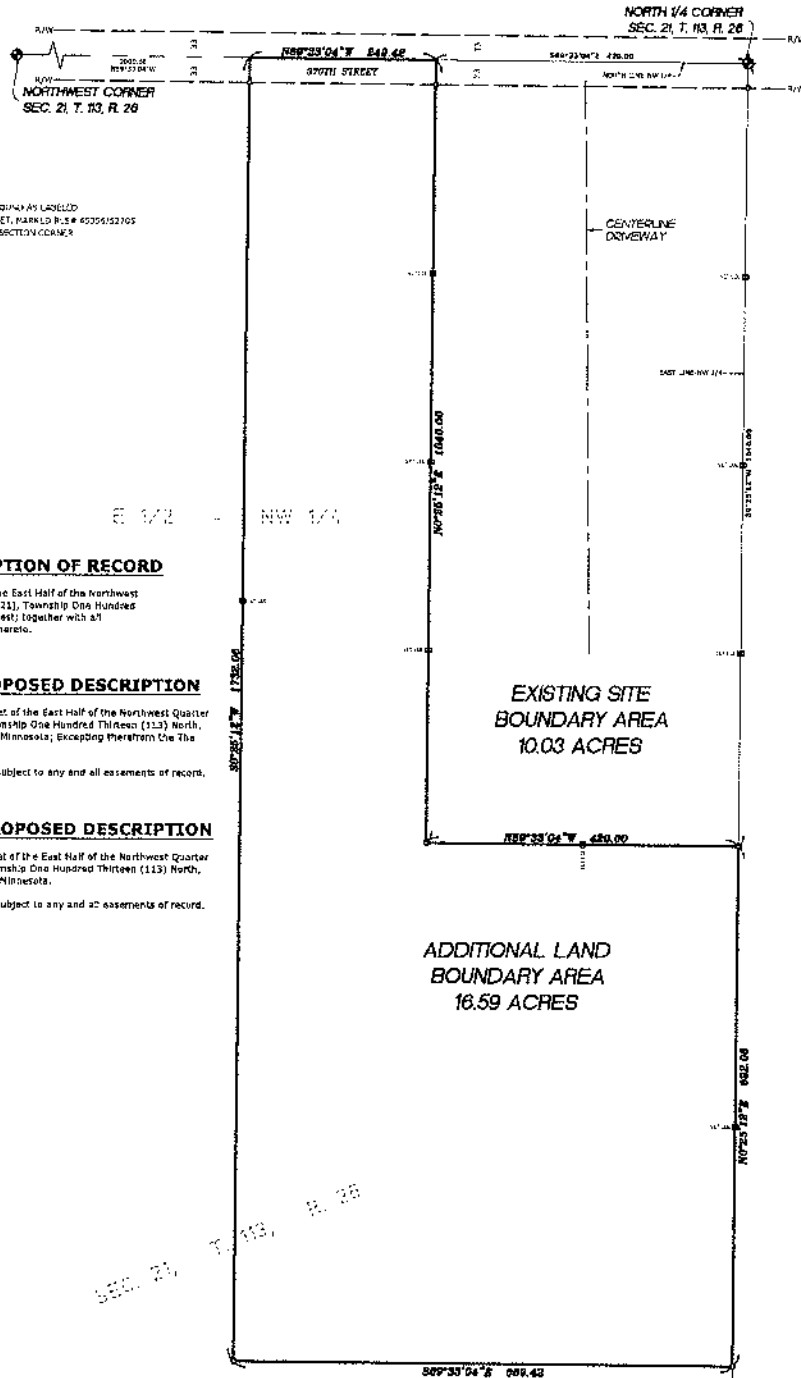
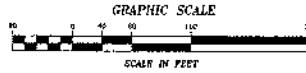
Permit Fee: \$700.00 Receipt #: 27110 Date Approved: _____

Application Received: 10/6/22

Commission Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____
County Board Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____

BOUNDARY SURVEY

~for~ VICKI FRIEDRICHS
 ~of~ North 1040 Ft. of East 420 Ft. of E1/2-NW1/4
 Sec. 21-113-36, Delhi Township, Redwood County, MN



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊙ DENOTES IRON MONUMENT SET, MARKED R.S.# 6235152705
- ⊕ DENOTES REMAINE COUNTY SECTION CORNERS
- ⊙ DENOTES LATH SET ON LINE

EXISTING SITE DESCRIPTION OF RECORD

The North 1,040 feet of the East 420 feet of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-one (21), Township One Hundred Thirteen (113) North, Range Thirty-six (36) West, together with all encumbrances and appurtenances belonging thereto.

ADDITIONAL LAND, PROPOSED DESCRIPTION

The North 1,732.06 feet of the East 659.42 feet of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-one (21), Township One Hundred Thirteen (113) North, Range Thirty-six (36) West, Redwood County, Minnesota; Excepting therefrom the North 1,040 feet of the East 420 feet thereof.

This tract contains 16.59 acres of land and is subject to any and all easements of record.

COMBINED PARCELS, PROPOSED DESCRIPTION

The North 2,772.06 feet of the East 659.42 feet of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty-one (21), Township One Hundred Thirteen (113) North, Range Thirty-six (36) West, Redwood County, Minnesota.

This tract contains 26.62 acres of land and is subject to any and all easements of record.

NOTES

- Field Survey was completed by E.G. Rud and Sons, Inc. on 10/10/2012
- Bearings shown are on an assumed datum.
- Parcel ID Number: 22-C11-2070.
- This survey was prepared without the benefit of this work. Additional encumbrances, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to review upon receipt of a contract or an attorney's title opinion.
- Shortly after completing the survey, if believed some of the boundary corners and lath that were set were moved by an unknown party.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON
 Date: 10/10/2012 License No. 45158

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 335 Main Ave., P.O. Box 988
 Gaylord, MN 55334
 Tel. (507) 237-5212

SOUTH 1/4 CORNER
 SEC. 21, T. 113, R. 26

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

Vicki's Camp n Country Jam

The site map is at the address of: 29446 370TH St., Redwood Falls, MN, with 10 acres.

1. **LAYOUT OF PROPOSED CAMPING AREA:** The site map shows the camping area will be off of 370th St., shown with Campground A & B. Each site will be 25'x40', separated from each other. Each camper will back into each site, which they will all be facing a 16' clear unoccupied space, which will have access to the road. The camping area will not have any poison ivy or noxious weeds. The sites will be mowed and have adequate drainage. The sites are relatively flat, with no greater than 8% grade or one inch drop per linear foot. A campground manager will be on site 24 hours. The furthest camp site will not be more than 300' from any portable toilet.
2. **WATER SUPPLY SOURCE:** Each camper will bring in their own water supply for inside their campers. There will not be any buildings that provide running water for any attendee.
3. **SANITARY DUMP STATIONS:** Each camper would be responsible for dumping their own camper after the festival at the dump station of their choice.
4. **TRASH/GARBAGE LOCATION & REMOVAL PLANS:** There will also be an adequate number of covered/watertight containers. There will be 3-4 of the 30 yard roll off box/containers throughout the camping area and venue area, see site plan. Southwest Sanitation (from Marshall) will remove the garbage as often as necessary to prevent nuisance conditions.
5. **STAFFING PLANS & EMERGENCY CONTACT:** Vicki Friedrichs – CEO & Emergency Contact. Greg Knight – VP of Operations. Staffing plans will be worked on/finalized after the permit is approved. There will be hired staff as well as volunteers.
6. **RESTROOMS:** Toilets will be provided at four different locations in the campgrounds and the concert area, see site map. There will be a total of 12 portable toilets, 2 which will be ADA. The portable toilets will not be more than 300' from any site.
7. **APPROVAL FROM THE LOCAL UNIT OF GOVERNMENT:** In order to get the approval from Nick Brozek from Redwood County Land Use and Zoning on the approval for the Conditional Use Permit, he suggested I work with the following...which I am doing currently:
 - a. Minnesota Department of Health Get from Jason Kloss, if needed
 - b. Southwest Health and Human Services Working with Jason Kloss already
 - c. Redwood County Sheriff 507-637-4036
 - d. Delhi Township Board of Supervisors 507-641-5372 (Carrie Werner, Clerk)
 - e. First responders Sheriff/Township should have these numbers
 - f. Redwood County Highway Engineer 507-637-4056

Thank you so much for taking the time to look this all over and for your consideration. I look forward to working with you to make this a safe and successful event!

I hope to hear from you soon, and please don't hesitate to call/contact me with any questions you may have. ☺

Thanks!

Vicki Friedrichs
612-799-9955

29446 370th St., Rdwd Hls



septic

house

well

Safety Plan

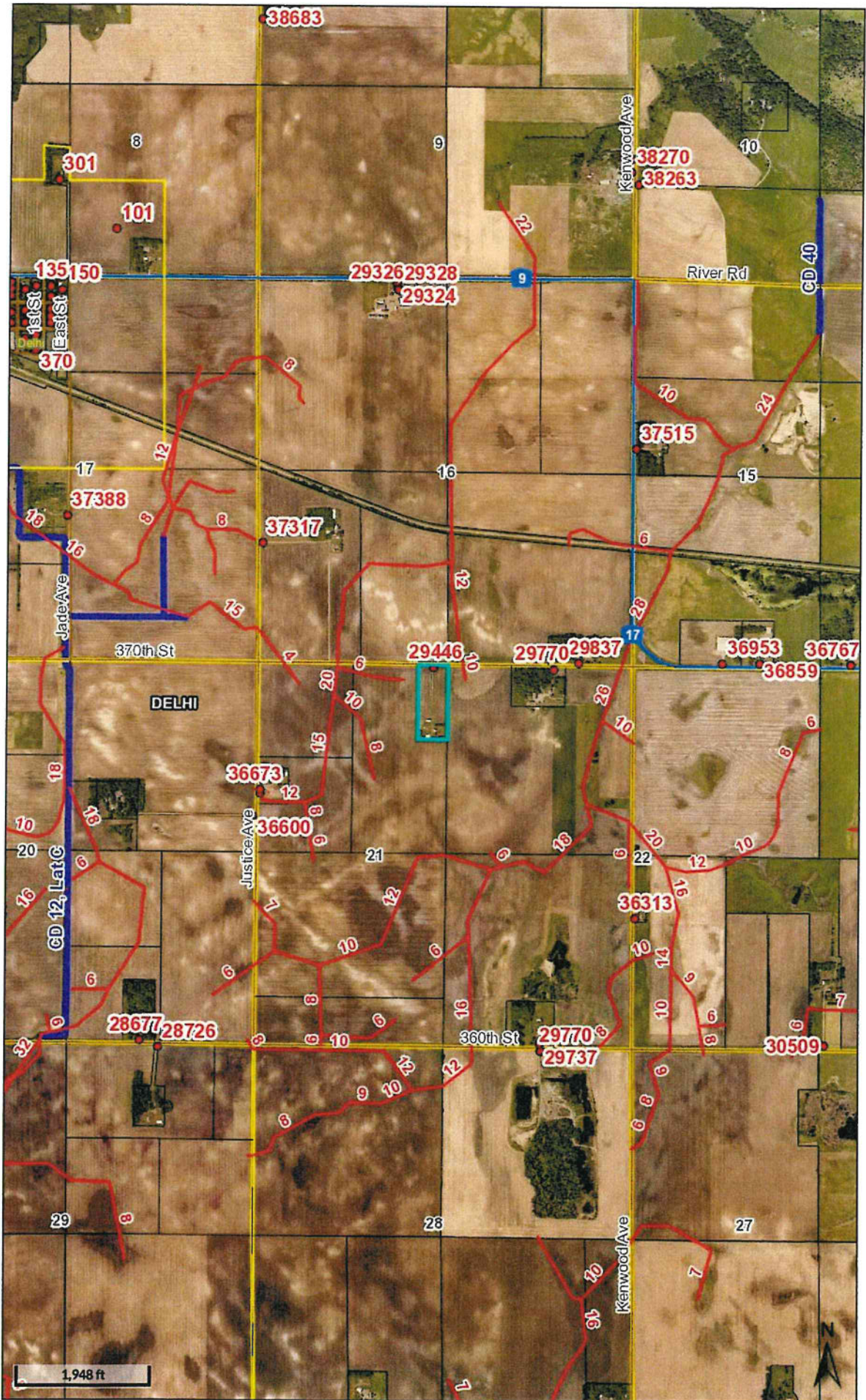
1. Safety Plan

- a. We will strive to protect the patron's health, safety and welfare
 - i. Plan, train, monitor
 1. All staff/volunteers will be required to do these things
- b. Security
 - i. Professional team
 - ii. On-site 24/7
- c. First Aid
 - i. Stations clearly marked
- d. EMS **contact hospital**
 - i. On-site 24/7
- e. Traffic
 - i. Specific road for ambulance/fire truck/sheriff to come in and out
 - ii. Keep the campers flowing and leave room for local vehicles to get by
 - iii. No long term parking on township roads leading to venue
 1. Try to have an appointment time for campers
 - iv. Entrances and exits on each side of campground
 - v. Signage and traffic controllers
 1. On area roads to direct campers to correct campground
 2. On area roads to direct day ticket attendees to correct parking areas
- f. No ATVs/4-Wheelers/Golf Carts
 - i. Only security will have ATVs
 - ii. Only staff/volunteers will have golf carts
- g. Fencing to control crowd movements
 - i. Around entire perimeter (324' W/E x 2 and 890' N/S x 2 = 2,428')
 - ii. Around backstage/artist area
 - iii. Around concert area

2. Emergency Plan

- a. Severe Weather
 - i. Communication with National Weather Service (NWS)
 1. Start week before and all during event monitoring
 2. Specific VCCJam person in charge of collecting weather info
 3. Contact at NWS: Brent Hewett (952-361-6671) Brent.hewett@noaa.gov
 - ii. Evacuation
 1. Safe shelters
 - a. Campers, buildings, basement
 1. Shielded from debris/glass
 2. Shelters clearly marked
 - b. Pre-determined evacuation routes
 - c. Evacuation will be an "ordinary event" with well training
 1. Address crowd control (panic) and have orderly
 2. Handling people with special needs
 3. Fasten down items such as vendor carts, trash cans, signage
 4. Shut down concert
 5. Take down banners/lighting that could injure
 6. Info delivered via loud speakers, social media, police, website
- b. Catastrophic Event (shooting/mass fatality incident/violence/bomb threat/fire)
 - i. Work with sheriff/fire department/security
 - ii. Evacuation if necessary

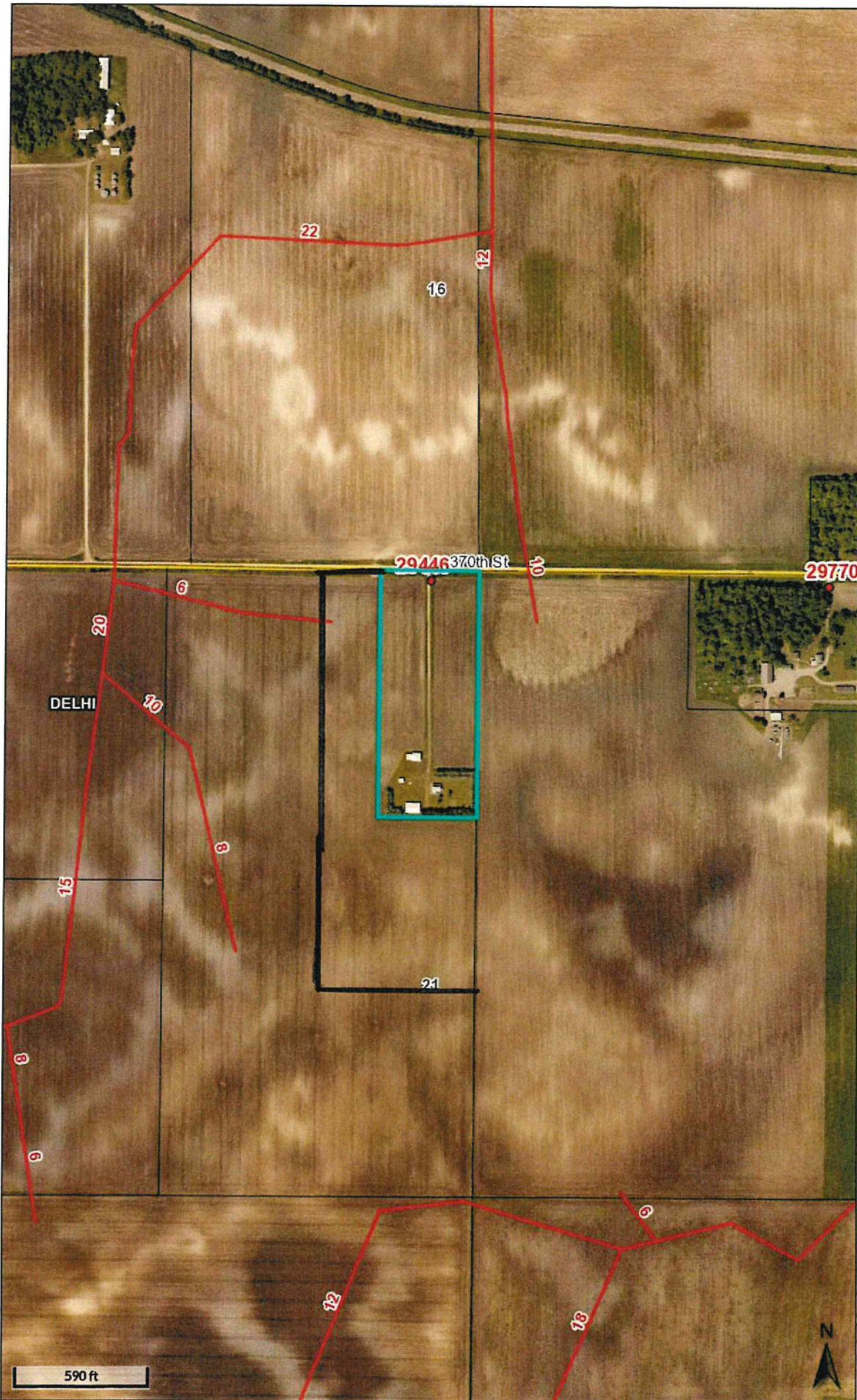
Friedrichs neighborhood map



- ### Legend
- Municipal Boundaries
 - Surrounding Counties
 - Townships
 - Open Ditch
 - Drain Tile
 - Address Points
 - Parcels
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

1,948 ft

FRIEDRICHS SITE MAP



- Legend**
- Municipal Boundaries
 - Surrounding Counties
 - Townships
 - Open Ditch
 - Drain Tile
 - Address Points
 - Parcels
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Conditions for Permit No. 12-22 (Vicki Friedrichs – Vicki’s Camp n Country Jam)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall obtain garbage dumpsters and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpsters and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. The approved waste hauler shall remove the waste and refuse from the garbage dumpster and other appropriate waste storage receptacles, and thereafter, dispose of the waste and refuse in a proper manner and in accord with all applicable laws, rules, and regulations. A copy of all disposal records and receipts shall be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
7. The permit holder shall abide by and ensure compliance with all local, state, and federal fire code and occupancy requirements.
8. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
9. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
10. Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal law, rules, and regulations. At least one parking space shall be provided per 4 people, excluding attendees who camp in the camping areas. The permit holder shall provide safe walking areas, or shuttle, between the festival grounds and the

parking areas. Parking and/or loading on the public road or within the road right-of-way is prohibited.

11. Lighting on the site shall not be directed to shine at, or onto, neighboring properties, or the public road right-of-way.
12. The permit holder shall take all reasonable precautions to ensure that the sound of the event will not carry unreasonably beyond the boundaries of the festival location, nor shall carry on past the hour of 12:00 am (midnight), or commence before the hour of 8:00am, no more than 3 consecutive days per year (i.e. one weekend per year), except that early camper arrivals are allowed during the week prior to the event. This is permitted as an annual event. Adding other events on the site will require the permit holder to first apply for and obtain a new Conditional Use Permit.
13. Event attendees shall not trespass on neighboring properties.
14. Future expansion of the site to include additional camping areas or performance areas, or increasing the number of attendees over 5000 attendees, shall require a new Conditional Use Permit.
15. The permit holder shall provide emergency plans for approval by the Redwood County Sheriff and the Redwood County Zoning Administrator by no later than April 1, 2023. These plans shall address the health and safety of the attendees, inclement weather, fire, ambulance service, and crowd control. The emergency plans shall be subject to periodic review by the County Board of Commissioners, which may seek and rely on the expertise of the Sheriff, Highway Engineer, Fire Marshall, Emergency Manager, or any other official or expert.
16. Security guards, either regularly employed, duly sworn off-duty licensed peace officers licensed in Minnesota, or private uniformed guards working under a Protective Agent Services License issued by the State of Minnesota, sufficient to provide adequate security must be provided by the permit holder.
17. The event holder shall inform the county Sheriff, the Zoning Administrator, and the hospital in Redwood Falls about the dates of the event each year.
18. The permit holder shall maintain a contract with the provider of the portable toilets to maintain and empty the toilets as needed during the festival, and provide additional toilets if needed. The permit holder shall also contract with a licensed sewage contractor to provide sewage removal service for the campers, in the event a camper requires it.
19. The permit holder shall clean up all debris, trash, and temporary structures from the site within 1 week after the end of the event, including, in cooperation with the landowner, any debris that has migrated into neighboring fields.

20. A fence will completely enclose the festival site, of sufficient height and strength to prevent non-ticket holding people from accessing the site during the festival. The fence shall have an adequate number of gates to allow people to safely leave the festival site.
21. Fire protection shall be determined by the fire chief that has jurisdiction over the area in which the festival is located.
22. Personal campfires shall not be allowed at the event or in the campground. However, the permit holder may have group campfires, tended and monitored by event staff. The permit holder shall use only local approved firewood.
23. The route, or routes, for traffic to and from the event shall be set by the County Board of Commissioners, with the advice of the Redwood County Sheriff, Redwood County Highway Engineer, and the Delhi Township Board of Supervisors. Each year, prior to the weekend of the event, the permit holder shall apply adequate dust control measures to the gravel roadway in front of each residence along said route or routes.
24. Underage consumption of alcohol shall not be allowed.
25. These permit conditions are intended to replace the conditions attached to permit #14-21, previously issued for this annual event.
26. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

REDWOOD COUNTY PLANNING COMMISSION

Vicki Friedrichs

Conditional Use Permit Application #12-22

October 25, 2022

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____



TO: Whom It May Concern

**FROM: Nick Brozek ^{AB}
Land Use and Zoning Supervisor
Redwood County Environmental Office**

DATE: October 12, 2022

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Vicki Friedrichs pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Ms. Friedrichs is proposing to increase the maximum number of attendees to 5,000 attendees per day, set attendee age requirement at 18 and over, and expand the camping area, at the annual country music and camping festival on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The East Half of the Northwest Quarter (E1/2NW1/4) of Section 21, Township 113 North, Range 36 West, Delhi Township.

A public hearing thereon will be held before the Redwood County Planning Commission at a meeting starting at 1:00 o'clock p.m. on Tuesday, the 25th day of October, 2022, in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Vicki Friedrichs (w/encl)

Redwood County Government Center - Environmental Department
P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us



NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Vicki Friedrichs pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Ms. Friedrichs is proposing to increase the maximum number of attendees to 5,000 attendees per day, set attendee age requirement at 18 and over, and expand the camping area, at the annual country music and camping festival on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

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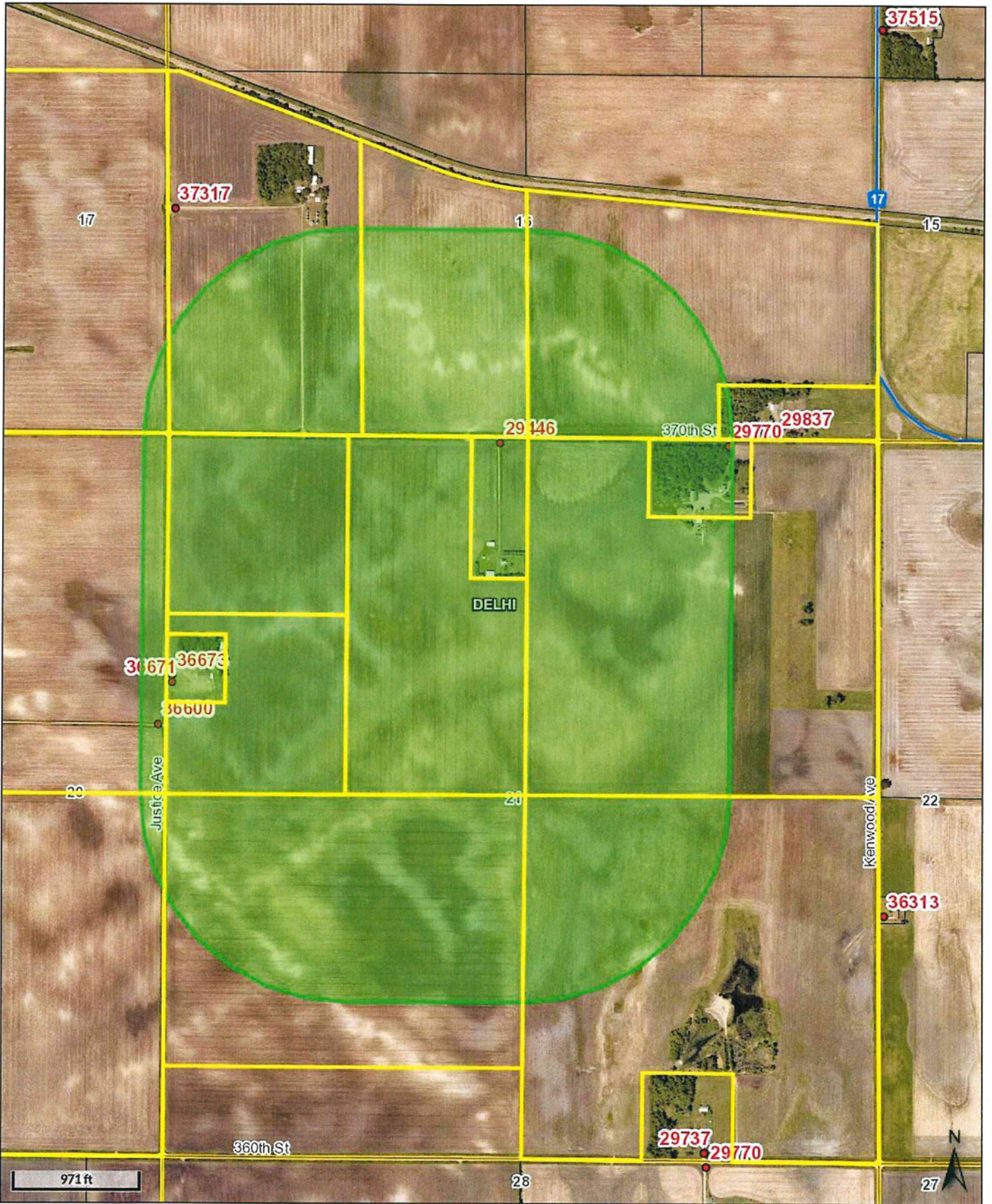
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If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

DATED: October 7, 2022

Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office

Mailed notification area
Vicki Friedrichs CUP application



AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by Vicki Friedrichs, Permit Application No. 12-22

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

- 1. Notice of Public Hearing on *Application for Conditional Use Permit*; and**
- 2. Notice of Public Hearing**

were duly served upon:

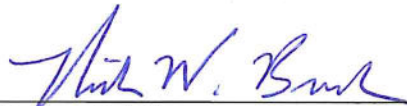
SEE ATTACHED

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 12th day of October, 2022.

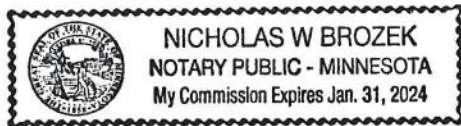


Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 12th day of October, 2022, by Lali Ortega.



Notary Public



Parcel ID	NAME	C/O	Address	OWCITY	OWSTAT	OWZIPF
520163030	AMBERG/FAYTH A/ETAL		29322 CO HWY 9	REDWOOD FALLS	MN	56283
520212050	ANDERSON/DALTON H/8	MARGARET R	36671 JUSTICE AVE	REDWOOD FALLS	MN	56283
520214040	BREY/STANLEY J & JANET J	REVOCABLE TRUSTS	PO BOX 583	BIG LAKE	MN	55309
520211040	BUNTING/DELORES A/ETAL		29770 370 ST	REDWOOD FALLS	MN	56283
520164020	BUNTING/DOUGLAS W & LYNN		29837 370 ST	REDWOOD FALLS	MN	56283
520212070	GALSTAD MILLER/BETTY ANNA		1280 S GOULD ST	REDWOOD FALLS	MN	56283-2798
520212040	KRAMER/KERRY L		37317 JUSTICE AVE	REDWOOD FALLS	MN	56283
520164060	MOLDESTAD/WILLIAM H/SR	SORENSEN/MICHAEL A & GAIL V	38870 JUSTICE AVE	REDWOOD FALLS	MN	56283
520213020	SERBUS/NORBERT & CYNTHIA		76064 270 ST	RENVILLE	MN	56284
520164040	THE 214 TRUST	% ERIC A MOLDESTAD	10133 SUMMIT CANYON DR	LAS VEGAS	NV	89144
520212060	GALSTAD FARM LLC		29446 370 ST	REDWOOD FALLS	MN	56283
520174020	SHARON HOLLATZ		501 HANCOCK ST W	STILLWATER	MN	55082-5725
520204080	ROSS & PEGGY DOLEZAL	% CARRIE WERNER, CLERK	35940 CO HWY 6	REDWOOD FALLS	MN	56283
	DELHI TOWNSHIP BOARD OF SUPERVISORS	% CAROL GERMAN, CLERK	36898 CO HWY 6	REDWOOD FALLS	MN	56283
	CITY OF DELHI		685 FRANKLIN AVE	REDWOOD FALLS	MN	56283
520201040	BRUCE & TAMARA BLAINE		36600 JUSTICE AVE	REDWOOD FALLS	MN	56283