

Joanne Kohl

From: Dan Victoria
Sent: Tuesday, April 1, 2025 10:19 AM
To: Joanne Kohl
Subject: FW: TUP extension request for Marchand Ranch

From: Tiffany Foster <tiffany.theranch@gmail.com>
Sent: Monday, March 31, 2025 4:03 PM
To: Dan Victoria <dan.victoria@fremontco.com>
Subject: TUP extension request for Marchand Ranch

CAUTION: This sender is located outside of your organization.

To whom it may concern,

Upon the recommendation of the planning and zoning department of Fremont County I am asking for an extension of my TUP for Marchand Ranch Wedding & Event Venue.

I have completed my SRU and am under the understanding that we have everything needed to move forward to satisfy the SRU per Fremont County's regulations.

We are requesting an extension in order to negotiate the terms of CDOTs comments to obtain my access permit onto county road 323A. With that said we have a pathway to satisfy CDOTs terms. As you know these processes seem to take more time than expected regardless of how "simple" the process is said to be.

I want the board to know how grateful I am for your leniency and commitment to helping small businesses like mine. I know this TUP has been meet with many unexpected challenges and extensions.

I do feel that given the chance Marchand Ranch Wedding and Event Venue will continue to serve the many small businesses, families, and individuals whose livelihoods are directly impacted by its continued success. I urge you to recognize the profound role Marchand Ranch plays in driving tourism, sustaining local businesses, and strengthening the economic fabric of Cañon City.

Since its inception, Marchand Ranch has been a catalyst for growth, bringing thousands of visitors to our town each year—visitors who might otherwise never have discovered the beauty and offerings of Fremont County. In 2025 alone, a conservative estimate places that number at 9,000 guests, with projections exceeding 12,000 in 2026 and growing steadily in the years to come. These guests do more than simply attend a wedding; they book hotel rooms, dine at our restaurants, frequent our coffee shops, explore our local attractions, and participate in activities that sustain our tourism industry.

Unlike other forms of tourism that can contribute to gentrification, wedding tourism brings revenue without altering the fundamental character of our community. It is the perfect balance—preserving the

charm, history, and authenticity of Cañon City while providing meaningful and sustainable economic benefits.

Marchand Ranch is not an isolated entity looking to thrive at the expense of others; rather, it is a thriving hub that nourishes the entire local economy. Approximately 80% of the vendors we work with are local businesses, from caterers and photographers to florists and lodging providers. One beloved local caterer has shared that Marchand Ranch has literally changed his family's life due to the increased and consistent business it provides. Another wedding contractor, who is on-site most weekends, has said that Marchand Ranch was the answer to her prayers—it allowed her to remain in the wedding industry while staying in Cañon City, ensuring that she and her husband could continue fostering children through DHS.

Beyond individual businesses, Marchand Ranch aligns with the goals of the Fremont County Tourism Council (FCTC), whose recent think tank focused on two key questions: how to attract more people to Fremont County and how to encourage them to stay longer. Weddings at Marchand Ranch do exactly that, drawing in thousands of visitors annually, most of whom come with the intention of staying the night and experiencing the best our city has to offer.

The impact of these visitors extends beyond numbers—it is woven into the stories of the families who can now sustain their businesses, the local workforce that remains employed, and the entrepreneurs who have been able to pursue their dreams because of the steady influx of clientele. Marchand Ranch is not just a venue; it is a vital contributor to the well-being of our entire community.

While Marchand Ranch is a for-profit business, we have always prioritized giving back to the community that has embraced us. We actively seek opportunities to support local nonprofits by providing our space at no cost for fundraisers and community events. We believe that success is best when it is shared, and we are committed to ensuring that our venue serves not just as an economic driver, but as a gathering place that uplifts those in need.

Cañon City thrives when we work together, supporting the industries that uphold our economy and enrich our community. Marchand Ranch is a cornerstone of this effort, and we hope to continue serving as a bridge between visitors and the incredible businesses that make our town special.

Thank you for your time, consideration, and dedication to the prosperity of Cañon City. We welcome the opportunity to discuss this further and to work collaboratively toward a future that benefits us all.

Sincerely,

Tiffany Foster
Venue Owner
Marchand Ranch
Wedding & Event Venue
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