

Ms. Ruiz and Mr. Howser,

Attached are two files that I am submitting as FORMAL OBJECTIONS to the following County projects and ask these be uploaded to the projects:

- 1) VA214: White Cottage Farm - Variance of Use
- 2) PPR2128: White Cottage Farm - Site Development Plan

I request you read them in their entirety to fully understand my personal objections, those of the surrounding neighbors, and the grave impacts that granting the Variance of Use will place upon me.

Here is a summary of the attached files.

- 1) Dale & Stephanie McGehee Letter of Objection: In this letter to the County, I set forth the reasons why my wife, Stephanie, and I object to the Variance of Use being requested by White Cottage Farm and provide examples and references pertaining to our objections. Objections 1 through 3 are how the Variance will impact our land and our surrounding neighbors. Objection 4 is more personal to my wife and I and states that granting of the Variance will prevent us from building our forever home.
- 2) Notice of Objection to the White Cottage Farm Event Center: In this letter to the County signed by 11 of the surrounding property owners, we simply state our objections and ask that the Variance of Use NOT be granted.

Again, I ask you...please...read these documents in their entirety.

If you have any questions, or if there is any additional information you need to provide or need from me, please feel free to contact me by replying to this e-Mail or call me at 303-815-9834.

Thank you for your time and consideration of these objections.

Dale McGehee

October 7, 2021

Via Electronic Mail

Ms. Nina Ruiz & Mr. Ryan Howser
Planning Manager & Planner II
El Paso County Planning and Community Development

Subj: Letter of Objection for White Cottage Farm Variance of Use Application (VA214) and Site Development Plan (PPR2128)

Dear Ms. Ruiz & Mr. Howser,

My wife, Stephanie McGehee, and I own the 10.5-acre property adjacent to and immediately south of the White Cottage Farm and have been working on plans to build our forever home on our property. This letter is to state our formal objections and request the Board of County Commissioners deny the Variance of Use and Site Development Plan requested by Ms. Shawna Schotanus, the Applicant/Owner of White Cottage Farm. We request this letter of objection be submitted in the Variance of Use project (VA214) and the Site Development Plan project (PPR2128). We will be voicing these objections at the hearings.

I first met the Applicant/Owner on or about August 4th, 2020. During this initial conversation, she stated that "I know someone on the board." Upon hearing this statement, I felt she was trying to intimidate me, or make me believe approval for her to operate the event center was guaranteed or already approved, and that I and other neighbors had no voice in the matter. I hold to the belief that the Board of County Commissioners will be fair in their evaluation of both the Variance of Use and the objections presented in this letter and the accompanying Notice of Objection signed by most landowners in the immediate vicinity of White Cottage Farm.

Each objection is categorically detailed below.

Objection #1: Unreasonable and Excessive Noise Levels

The Variance of Use Application Letter of Intent submitted by Mr. Les Gruen of Urban Strategies dated June 2, 2021, (posted to VA214, page 3, paras 3 & 4) states the following: "The proposed uses will meet air, water, odor and noise standards established by County, State and federal regulations." And "Any noise generated on the site is anticipated to be well below standards and events will be required to end by 10:00 P.M. to further ensure noise does not disturb neighboring properties."

These statements should be rejected by the Board of County Commissioners for two reasons:

1. The Applicant/Owner of White Cottage Farm has stated in writing that it has is no intention of keeping the promise of noise control made in the Variance of Use Application.
2. The Applicant/Owner already has a track record of violating the El Paso County Rural Residential Noise Ordinance 02-1, as White Cottage Farm commenced operations as a commercial event center this year without an approved Variance of Use which is required before starting commercial business activities. Approval of a Variance for this business will reward the Applicant.

Referencing reason number 1: On August 31, 2021, the Applicant/Owner emailed information on the proposed Variance to the Thompson Road Neighborhood Watch Captain, who forwarded the information on to the other members of the Neighborhood Watch. See Appendix A for a full copy of this email. Three key points in the

letter clearly indicate that the Letter of Intent submitted to the County, which contains the Applicant/Owner's promise to abide by County regulations, is not genuine. Quotes are included here and highlighted in the email:

- "We have purchased a decibel meter and have determined that 68 dB(A) from 10 a.m. to 9 p.m. is a reasonable level."
- "At this level, when you consider temperature, humidity, and wind, should never exceed 74 dB(A) which is equivalent to a vacuum cleaner."
- "This level will be measured from the closest home to the source."

According to El Paso County Ordinance 02-1, Ordinance Concerning Noise Levels in Unincorporated El Paso County, the maximum allowable noise for Residential property or Commercial area is 55 db(A) from 7am to 7pm and 50 db(A) from 7pm to 7am; see Appendix B, Section 5(b).

The Applicant/Owner states it has been determined that 68 db(A) is a "reasonable level" even from 7pm to 9pm. How is exceeding the Noise Ordinance by 13 decibels by day and 18 decibels at night "reasonable" in a rural residential zoned area? Furthermore, this cavalier statement shows that 1) it is apparent the Applicant/Owner has not reviewed County ordinances which the property and business are subject to and 2) the Applicant/Owner has no issue with disregarding those ordinances, thus disrupting the peace and quiet of the neighboring homes. The conduct exhibited and statements made before and during this process to obtain a Variance of Use is evidence that the Applicant/Owner does not believe the rules should apply to the property or business.

Moreover, the Applicant/Owner believes this measurement should occur from the nearest house, which contradicts the place of measurement in the Noise Ordinance that clearly states the measurement shall be from the boundary of the property line (Section 6.b). Additionally, my forever home has not yet been built. I can speculate that the noise levels at my home will be significantly higher than the "closest" home from where the sound levels were measured. Sound levels measured from my property will be at the property line in accordance with the County ordinance.

Referencing reason number 2: We do not yet live on our property, but neighbors have been taking noise measurements from their property, which is much farther away from the White Cottage Farm than our property line. Our home will be approximately 50 feet from our north property line (i.e. the White Cottage Farm south property line). Measurements by my neighbors with an ANSI compliant device have shown continuous noise (lasting longer than 15 minutes) at or above 64 decibels and peaking at 74 decibels from over 500 feet away at their closest property line and in zero wind conditions. See Appendix B, section 6.c of the Noise Ordinance. Also, see Appendix C of this letter for just one documented instance.

In addition, neighbors have taken video of events at White Cottage Farm to show nighttime events. We invite you to please watch just one 18 second clip taken on July 10, 2021, at 9:03pm from approximately 1200 feet away. We ask that you watch the video for both noise levels and the bright and flashing lights, both of which are inconsistent with the surrounding harmonious rural residential neighborhood RR-5 zoning.

<https://www.youtube.com/watch?v=gYFw-oSU6R8>

Noise violations are simply a cost of doing business

According to the Noise Ordinance, fines for violating noise levels are \$30 for the first violation, \$60 for the second (within 30 days), and \$300 for subsequent violations (within 30 days of the prior violation); see Appendix B, Section 8(b). As of the date of this letter, White Cottage Farm event pricing is \$2,800 for events occurring on Monday – Thursday, \$4,800 Friday and Sunday, and \$5,800 on Saturday; see Appendix D. A maximum fine of \$300 is simply a cost of doing business. The Noise Ordinance has no further penalties no matter how many violations occur. Also, the event contract could easily state that any fines will be passed along to the customer,

thus costing White Cottage Farm nothing and not serving as a deterrent for future violations. This is a common contractual clause for events based on our web research.

The neighbors would be helpless because enforcement of the Noise Ordinance would not provide any deterrence to continuing noise from events hosted at White Cottage Farm. The only way to protect the neighbors of White Cottage Farm is to deny the Variance of Use Application.

Daily Noise Possible from Events

The Variance of Use Application Letter of Intent (posted to VA214, page 2) states “Activities are projected for four weekends and three events per weekend for the six months May through October”.

From the White Cottage Farm website, the Applicant/Owner has no intention of keeping to this restricted number of days in use. White Cottage Farm is actively marketing Monday through Thursday events at a discount of \$2,000, compared to Friday and Sunday Prices, and a \$3,000 discount compared to Saturday prices; see Appendix D. Additionally, the website states “Other Dates Available Weather Permitting”, which opens the event center to off-season usage. The Transportation Memorandum (Appendix E, Page 2) also states the intended use is year-round.

The conclusion is that the noise will not be limited to just weekends but has great potential to be an everyday occurrence.

We request the Board of County Commissioners deny this Variance of Use to avoid unreasonable and excessive noise levels.

Objection #2: Insufficient Parking, Increased Road Noise and Increased Wear and Tear on Thompson Road

The Variance of Use Application Letter of Intent (posted to VA214, page 3) states “The site plan for the proposed variance of use provides adequate parking, traffic circulation, open space, fencing screening and landscaping. The landscape plan that accompanies this application shows 34 parking spaces...”

We believe this grossly underestimates the number of parking spaces needed as well as understating the traffic impact on Thompson Road. We have counted upwards of 50 cars at events. On September 7, 2021, we counted 48 vehicles visible at an event held at White Cottage Farm; see Appendix F for photographs taken on this date. Additionally, due to potentially hundreds of vehicles transiting from Hodgen Road to the event center and back to Hodgen Road on any given week, excessive wear and tear will occur on Thompson Road, a County maintained gravel road. Property owners living on or off of Thompson Road have a respect for this wear and tear and typically drive more slowly to prevent the all-too-common washboard effect. Most visitors will have no concern for this gravel road where we live. Neighbors will then implore the County to grade and groom the road beyond the County’s normal maintenance cycle. Please reference the Transportation Memorandum to find the numbers are based on a maximum capacity event of 100 people and only 20 vendor and event support staff which contradicts the size of events as stated on the White Cottage Farm website; see Appendix E, Page 4, Table 1 and Appendix G. Additionally, while the Transportation Memorandum states that the event center operations could occur year-round, it does not take this into consideration for the traffic analysis.

In addition to the above, the Site Development Plan shows the proximity of the parking area and driveway which White Cottage Farm has installed; see Appendix H. The parking area is approximately 40 feet from our property line and the driveway is approximately 20 feet from our property line. The amount of noise and disturbance which this will create in the vicinity of our house site will be excessive and further disturb the peace and quiet we expect on our rural residential zoned property.

We request the Board of County Commissioners deny this Variance of Use due to insufficient parking, increased road noise and increased wear and tear on Thompson Road.

Objection #3: Creation of both a Public and a Private Nuisance

The Variance of Use Application Letter of Intent (posted to VA214, page 2) states “The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area...”

The noise levels planned by the Applicant/Owner, as stated in the email to the Neighborhood Watch Captain, as well as the increased amount of traffic on Thompson Road, is completely inconsistent with the harmonious nature of rural residential areas and is highly detrimental to the surrounding neighborhoods.

If the County approves the Variance of Use, this will create both a public nuisance (an act, condition, or thing that is illegal because it interferes with the rights of the public generally) and a private nuisance (involves the use of one's property in a manner that causes significant harm to another individual's use or enjoyment of their private land). Because there is a County Noise Ordinance in effect, the violation of this ordinance will create a public nuisance by violating our rights afforded by the rural residential zoning. In addition, repeated events on an almost daily basis with increased traffic and noise would interfere substantially and unreasonably with the enjoyment of our private land, thus also creating a private nuisance.

We request the Board of County Commissioners deny this Variance of Use to avoid the creation of both a public and private nuisance.

Points of Clarification: Letter of Intent Discrepancies

Discrepancy in Letter of Intent Objections

In the Variance of Use Application Letter of Intent (posted to VA214, page 1) it states that “Neighbors have been notified of the plans for White Cottage Farm at social events by the owner and via mailed notification. There have been no objections to the proposed use ...”

Stephanie and I received the notification on or about May 2, 2021. On May 3, 2021, I called Mr. Gruen at 10:20am, left a message and he returned my call at 10:32am; we spoke for eight minutes. During this conversation I voiced my strongest objections to the event center Variance of Use Application and informed him this would have a profound impact on my property and the forever home my wife and I plan to build. I purchased the property on March 30, 2017, and have made improvements in preparation for the build (well drilled on June 10, 2019; electrical service installed on June 19, 2019), as well as our ongoing architectural planning since December 27, 2018 and our recent submission for permits. Mr. Gruen has evidently disregarded my objection.

Discrepancy in Letter of Intent Numbers of Guests

In the Variance of Use Application Letter of Intent (posted to VA214, page 2), it states “The maximum number of guests and vendors assumed to be on the property at any given time were calculated at 100 guests and 25 vendors for the largest events”. However, the White Cottage Farm website clearly advertises a capacity of 120 guests; see Appendix G. Presuming 25 vendors for an event this size, that would be 145 people maximum (vs. 125).

Objection #4: Granting the Variance of Use for White Cottage Farm Will Prevent the Building of Our Forever Home and Lead to the Sale of Our Property

Throughout this document I have presented objections as to why the Variance of Use for White Cottage Farm should not be granted. This last objection is of a far more personal nature. You see, my wife and I sold our cabin in the mountains of North Carolina located near Stephanie's parents in early 2017 and utilized those proceeds to purchase our property at 16860 Thompson Rd and make improvements to the land with the intent of building our forever home. In early 2020, we applied for a Vacation/Replat of our 10.5 acres (SF2111) with plans to provide our son 5 acres to build his forever home. This land was to house Stephanie and I, our daughter and her family, and our son and his family; all eight of our grandchildren were to reside on the property with us. Various roadblocks postponed our build into 2020 when the pandemic hit and the cost of building materials skyrocketed, further postponing our build into 2021. During this past summer, we sold our home of ten years in Falcon and moved into a rental property in preparation for breaking ground for our forever home in September, and our home builder submitted our plans to the County for permitting; the septic permit was issued on July 31, 2021 and all required documents were received by the County for the building permit on August 20, 2021. However, White Cottage Farm commenced operations and we quickly realized the impact the event center would have on our peace and quiet, with three events occurring the week of August 15, 2021.

Therefore, we have further postponed our build until the Variance of Use is resolved and have concluded that if the Variance is granted, we will not build on our property. Additionally, the land will be useless to us, and we will sell at a significant financial impact.

We plead with the Board of County Commissioners to deny this Variance of Use as it will prevent the building of our forever home, lead to the sale of our property, and is in direct violation of the large-acre rural residential zoning which is intended to provide residents with peace, quiet, safety and serenity for our homes, our families, our animals, and the surrounding area. We relied on the County's intentional designation of rural residential zoning in the area when we purchased our property, which could be quickly taken away by the County's approval of the Variance of Use for White Cottage Farm. The event center is not compatible with the rural residential zoning of the surrounding neighborhoods.

Thank you for your attention and consideration of our objections.

Dale D. McGehee Stephanie McGehee

Dale and Stephanie McGehee
Owners: 10.5 acres at 16860 Thompson Road
Mailing Address: 10957 Mount Evans Dr, Falcon, CO 80831
Phone: 303-815-9834

APPENDIX A:

Email from the Applicant/Owner on August 31, 2021

From: "missshawna" <missshawna@comcast.net>
To: "duckster1" <duckster1@centurylink.net>
Sent: Tuesday, August 31, 2021 9:04:44 AM
Subject: White Cottage Farm

Good morning Captain,
Could you please forward this to the neighborhood watch group for me....

Hello neighbors,

I am the property owner at 16910 Thompson Rd. (White Cottage Farm). I have met many of you at our BBQ last year but there are some that I still have not. It has come to my attention that there is some concern about events being held at the farm and how they might impact my neighbors. I would like to reassure everyone of my intentions. My goal is to have this be a positive addition to the neighborhood, not a negative one. I have been working with Urban Strategies and El Paso County for over a year to determine suitable limits regarding number of guests, traffic impacts, noise limits, and security. Most events would be on weekends between May and October. We have had some practice events over the past few months to help us determine what policies we think should be acceptable and that will not have a negative impact on the neighbors. Through this process we realized that noise levels and traffic seem to be the main concern. We have purchased a decibel meter and have determined that 68 dB(A) from 10 a.m. to 9 p.m. is a reasonable level. At this level, when you consider temperature, humidity, and wind, should never exceed 74 dB(A) which is equivalent to a vacuum cleaner. This level will be measured from the closest home to the source. We initially thought that 10pm was a reasonable time for music to end but have since decided that all music should end by 9pm. and we may need to move any music inside as early as 7:00pm. Trees will also be planted along the East and South side of the property to add privacy as well as reduce noise. I am also considering an arrangement with a shuttle service to reduce the amount of traffic on Thompson Rd. For security purposes, a minimum of two staff members would be onsite during any event. I hope that this information will help ease your concerns and I welcome your input. Please feel free to give me a call, email, or stop by and we can chat.

ShawNa

White Cottage Farm/Sisterhood Vintage Designs
16910 Thompson Road
Colorado Springs, CO 80908
C: 719-209-0625
missshawna@comcast.net
www.whitecottageguestfarm.com

APPENDIX B

El Paso County Ordinance 02-1, Ordinance Concerning Noise Levels in Unincorporated El Paso County Section 5 thru 8 are below. For the entire Ordinance, please visit <https://assets-clerkandrecorder.elpasoco.com/wp-content/uploads/CTB/Ordinances/02-1-Noise-Levels.pdf> to view the entire Ordinance.

J. Patrick Kelly El Paso Cty, CO 202135914
 08/15/2002 03:23
 Doc \$0.00 Page
 Rec \$0.00 4 of 10

2. To exceed the sound levels provided for in Section (5) and as measured as provided for in Section (6), below.
3. To operate a motor vehicle in a public right of way and exceed the sound level provided for in Section (5) and as measured as provided for in Section (6), below.
4. Knowingly and repeatedly sounding any horn or other auditory signaling device on or in any motor vehicle on any public right-of-way or public space, except as a warning of either danger or emergency.

SECTION 5. Maximum Permissible Noise Levels:

(a) Sound levels shall be measured in db(A) as provided for in Section 6 of this Ordinance.

(b) During the time periods indicated below, and on the types of property indicated below, the sound levels permitted by this Ordinance shall be observed:

| <u>Land Uses</u> | <u>Maximum Noise [db(A)] 7:00 a.m. - 7:00 p.m.</u> | <u>Maximum Noise [db(A)] 7:00 p.m. - next 7:00 a.m.</u> |
|--|--|---|
| Residential property or Commercial area | 55 db(A) | 50 db(A) |
| Industrial area or Construction Activities | 80 db(A) | 75 db(A) |
| Non-specified areas | 55 db(A) | 50(db)(A) |

(c) In the hours between 7:00 a.m. and 7:00 p.m., the noise levels permitted by this section may be exceeded by ten (10) db(A) for a period not to exceed fifteen (15) minutes in any one (1) hour period.

(d) Vehicles operating in the public right of way shall observe the following sound levels:

| <u>Vehicle class (GVWR)</u> | <u>Maximum noise in Speed Limit 35 m.p.h. or less zone</u> | <u>Maximum noise in Speed Limit over 35 m.p.h. zone [dbA]</u> |
|--|--|---|
| Manufacturer's gross vehicle weight rating (GVWR) over 10,000 pounds (4,536 kg), or any combination of vehicles towed by such motor vehicle. | 86 | 90 |

Any other motor vehicle or combination of vehicles towed by any other motor vehicle, including automobiles, vans, light trucks or motorcycles.

80

84

(e) Construction Activities are subject to the sound level permitted for industrial areas only for the period within which construction is to be completed pursuant to any applicable construction permit issued by proper authority or, if no time limitation is imposed, for a reasonable period of time to complete the project. At any other time, construction activities are subject to the sound level for the areas indicated above (residential, commercial, industrial, or non-specified).

SECTION 6. Classification and Measurement of Noise: For the purposes of measuring any noise to determine whether a person has violated Section 4(a)(2) or 4(a)(3) of this Ordinance, the following test measurements and requirements shall be applied:

- a. Any noise originating within a public right of way or other public land shall be measured at a distance of at least 25 feet from the noise source.
- b. Any noise originating on private property shall be measured at or within the boundary of the property from which a noise complaint is made.
- c. The noise shall be measured on a weighing scale on a sound level meter of standard design and quality and in accordance with the standards promulgated with the American National Standards Institute.
- d. For the purposes of this Ordinance, measurements with sound level meters shall be made when a wind velocity at the time and place of such measurement is not more than five (5) miles per hour, or more than twenty-five (25) miles per hour with a windscreen appropriately attached to the microphone.
- e. Vehicle noise shall be measured at a distance of at least twenty-five (25) feet from the near side of the nearest lane being monitored and at a height of at least four (4) feet above the immediate surrounding surface.

SECTION 7. Exceptions: The provisions of this Ordinance shall not apply to:

- (a) Any noise resulting from any authorized emergency vehicle responding to an emergency call or acting in time of emergency;
- (b) The operation of aircraft, or other activities which are preempted by federal law, with respect to noise control;
- (c) Operation of agricultural equipment;

- (d) Noise related to the normal operation of a railroad;
- (e) Any use of property for purposes of athletic or special outdoor events or any speed or endurance events involving motorized or other vehicles, but such exception is effective only where such use is authorized by resolution, variance, permit, or nonconforming use authorized by the political subdivision or governmental agency having lawful jurisdiction to authorize such use; or
- (f) Commercial well drilling.

SECTION 8. Violations and Penalties:

- (a) Violation of this Ordinance shall constitute a Class II petty offense. Violations of this Ordinance may be enforced through the penalty assessment procedure set forth in Section 16-2-201, C.R.S.
- (b) The graduated fine schedule for the penalty assessment procedure is:
 - \$ 30.00 for the first violation.
 - \$ 60.00 for the second violation within thirty (30) days of the first violation.
 - \$300.00 for each successive violation within thirty (30) days of the prior violation.
- (c) In addition to any other penalty, persons convicted of a violation of this Ordinance shall be subject to a surcharge of \$10.00 payable to the Clerk of the Court.
- (d) Any Law Enforcement Officer of El Paso County is authorized to issue citations, summons and complaints for violation of this Ordinance.

SECTION 9. Prosecution: All prosecutions for all offenses under this Ordinance shall be by the Fourth Judicial District Attorney according to the Colorado County Court Rules of Criminal Procedure.

SECTION 10. Effective Date: This Ordinance shall become effective for all covered activities 30 days after publication of the Title which occurs after the Second Reading by the County Commissioners.

SECTION 11. Severability: If any provision of this Ordinance is determined to be unconstitutional by any court of competent jurisdiction, the remaining provisions shall be deemed unaffected by said determination.

APPENDIX C

Decibel readings on August 16, 2021, after 7pm

Readings taken with a VLIKE6708 Digital Sound Level Meter which is compliant with the ANSI (American National Standards Institute) standards as specified in the El Paso County Noise Ordinance 02-1 for unincorporated areas, Section 6.c.



APPENDIX D

Information taken from the White Cottage Farm website (whitecottageguestfarm.com) on Sept. 21, 2021
White Cottage Farm Weekday and Weekend Rates = Indication that all days of the week are being actively marketed, not just weekends. Pricing = Indication that noise violation fines are simply a cost of doing business and can be passed on to customers. Website has been taken down on or before October 6, 2021.



[Home](#) [Pricing/Packages](#) [Venue](#) [About](#)

[Schedule A Tour/Contact](#)

Booking May Through October

(Other Dates Available Weather Permitting)



| | |
|-------------------------------|--------|
| Monday through Thursday | \$2800 |
| Fridays and Sundays | \$4800 |
| Saturday | \$5800 |

(Add \$250 for Friday, Saturday, or Sunday of a holiday weekend)

Additional fees based on the number of guests:

APPENDIX E

Transportation Memorandum conducted by LSC Transportation Consultants; excerpts Pages 2 & 4.

The applicant estimates the following:

- About one-third of the events would host about 100 guests (the maximum)
- About one-third of the events would host about 75 guests (75 percent of maximum)
- About one-third of the events would host about 50 guests (50 percent of maximum)

The venue would operate year-round with the following seasonal variation assumptions:

- Twelve events per month from May through October (about two to three events per weekend, with potentially some weekday evening events as well)
- Two events per month from November through April (about one event every other weekend)

Guests would travel to and from the site via personal/passenger vehicles. A few off-site employees would travel to/from the site to work the events. Vendors and wedding service providers (approximately 20 persons total for capacity events) would travel to/from the venue using their company or business-use personal vehicles in support of the events. Vendors would include event coordinators, caterers, florists, photographers, videographers, bands, DJs, etc.

This land use does not match a typical ITE Land Use category (ITE – Institute of Transportation Engineers) for use in estimating trip generation. Therefore, a project-specific trip-generation estimate, based on this operational information, is included in this report.

SITE ACCESS

Two site access points are located at 16910 Thompson Road, approximately 2,580 feet north of Hodgen Road (centerline distance). This report presents recommendations for access closure/modifications for purposes of serving the proposed wedding venue. A copy of the site plan is attached for reference.

STUDY AREA ROADWAYS

Hodgen Road is a two-lane paved roadway, which extends east from the intersection of Roller Coaster Road/Baptist Road to Eastonville Road. Hodgen Road is a Rural Minor Arterial (east of Highway 83). The roadway also extends west from Roller Coaster Road, continuing west as Baptist Road. Hodgen also. The speed limit on Hodgen Road is 55 mph in the vicinity of Thompson Road. El Paso County's 2060 MTCP shows Hodgen Road as a four-lane Rural Principal Arterial (180 feet of right-of-way per the *Engineering Criteria Manual (ECM)*). No auxiliary turn lanes currently exist at the stop-sign-controlled intersection of Hodgen/Thompson.

Thompson Road extends approximately 1.5 miles north-to-south between Hodgen Road and Walker Road. Thompson Road is identified in the *El Paso County Road System – 2016* report as a two-lane, gravel, Local roadway. The posted speed limit along Thompson Road is 30 mph. Right-of-way width on Thompson Road is 60 feet, while the roadway width is 24 feet.

Table 1: Estimated Event Day and Average Daily Vehicle Trip Generation

| Guest Description | Event Daily (24hr) Trip Generation Estimates | | | | | | Event Peak-Hour Trip Generation | | | |
|--|--|----------|---------------------------------|---------------------|-----------|---------------------------|---------------------------------|----------------------------|----------|-----------|
| | Daily Person-Trips | | Estimated Avg Vehicle Occupancy | Daily Vehicle-Trips | | Pre-Event Peak-Hour Trips | | Post-Event Peak-Hour Trips | | |
| | In | Out | | In | Out | In | Out | In | Out | |
| White Cottage Farm Management and Staff Residing Off-Site | | | | | | | | | | |
| Event staff/employees | 2 | 2 | 2 | 1.0 | 2 | 2 | 0 | 0 | 0 | 0 |
| Event Guests (Wedding Party Guests) ^{1, 10, 11} | | | | | | | | | | |
| 100% of Capacity (33.3%) | 100 | 100 | 100 | 3.0 | 33 | 33 | 33 | 1 | 1 | 25 |
| 75% of Capacity (33.3%) | 75 | 75 | 75 | 3.0 | 25 | 25 | 25 | 1 | 1 | 25 |
| 50% of Capacity (33.3%) | 50 | 50 | 50 | 3.0 | 17 | 17 | 17 | 0 | 0 | 17 |
| Vendors and Event Support Providers ^{8, 9} | | | | | | | | | | |
| Caterer | 6 | 6 | 6 | 3.0 | 2 | 2 | - | - | - | - |
| Florist | 2 | 2 | 2 | 1.0 | 2 | 2 | - | - | - | - |
| Photographer | 1 | 1 | 1 | 1.0 | 1 | 1 | - | - | - | - |
| Videographer | 1 | 1 | 1 | 1.0 | 1 | 1 | - | - | - | - |
| Officiant | 1 | 1 | 1 | 1.0 | 1 | 1 | - | - | - | - |
| Rentals | 2 | 2 | 2 | 1.0 | 2 | 2 | - | - | - | - |
| Reception MC ³ | 1 | 1 | 1 | 1.0 | 1 | 1 | - | - | - | - |
| Musician(s) | 4 | 4 | 4 | 2.0 | 2 | 2 | - | - | - | - |
| Misc. other vendors | 2 | 2 | 2 | 2.0 | 1 | 1 | - | - | - | - |
| Sub-Total | 20 | - | - | Sub-Total | 13 | 13 | 1 | 1 | 0 | 3 |
| Total Maximum Single-Event Day Vehicle-Trips (at 100% Capacity) ³ | | | | | 48 | 48 | 34 | 2 | 1 | 28 |
| Total 75% Capacity Single-Event Day Vehicle-Trips (at 75% Capacity) ³ | | | | | 40 | 40 | 26 | 2 | 1 | 28 |
| Total 50% Capacity Single-Event Day Vehicle-Trips (at 50% Capacity) ³ | | | | | 32 | 32 | 18 | 1 | 0 | 20 |
| Calculation of Average Daily Trips (Event and Non-Event Days) | | | | | | | | | | |
| 60 | Event Days (Annually) ⁷ | | | | | | | | | |
| 48 | Event Days (Peak Season: May - October) ⁷ | | | | | | | | | |
| 12 | Event Days (Non-Peak Season: November - April) ⁷ | | | | | | | | | |
| 1.14 | Peak 3-months - Average Daily Non-Event Day Owner trips/day (Tours) ⁴ | | | | | | | | | |
| 0.29 | Annual Average Daily Non-Event Day Owner trips/day (Tours) ⁴ | | | | | | | | | |
| 13 | Overall Annual Average Daily Trips ¹² | | | | | | | | | |
| 29 | Overall Peak Seasonal Average Daily Trips ¹² | | | | | | | | | |
| 97 | Max Total Single-Event Day Vehicle-Trips ^{4, 5} | | | | | | | | | |
| 80 | Average of Single Event Day Vehicle Trips | | | | | | | | | |
| ¹ Assumes average vehicle occupancy of 3 persons per vehicle using personal vehicle | | | | | | | | | | |
| ² If separate from musicians | | | | | | | | | | |
| ³ Sum of "in" + "out" vehicle-trips | | | | | | | | | | |
| ⁴ Peak hour "in" = 2:00 p.m. - 3:00 p.m. | | | | | | | | | | |
| ⁵ Peak hour "out" = 8:15 p.m. - 9:15 p.m. | | | | | | | | | | |
| ⁶ Tour = owner meets prospective client/bride on-site, each driving separately | | | | | | | | | | |
| ⁷ Tours would occur 2x per week on weekdays, accounting for 4 total trips/tour | | | | | | | | | | |
| ⁸ Assumes 90% of weddings occur on Saturday | | | | | | | | | | |
| ⁹ Peak arrival time of providers and wedding party is 1:00 p.m. - 2:00 p.m. | | | | | | | | | | |
| ¹⁰ Vendors must end by 10:00 p.m. | | | | | | | | | | |
| ¹¹ Peak arrival time for guests arriving at the wedding is 2:00 p.m. - 3:00 p.m. | | | | | | | | | | |
| ¹² Most guests depart by 9:00 p.m. and all guests have departed by 10:00 p.m. | | | | | | | | | | |
| ¹³ Average of event and non-event days for the period | | | | | | | | | | |

APPENDIX F

White Cottage Farm Event on September 5, 2021. 48 vehicles were visible and counted on the White Cottage Farm property as viewed from our property and Thompson Road, far in excess of the existing parking lot capacity of 34 vehicles.



APPENDIX G

Information taken from the White Cottage Farm website (whitecottageguestfarm.com) taken on Sept. 21, 2021
Discrepancy between Variance of Use Letter of Intent posted to VA214 and the White Cottage Farm website.
Number of guests is advertised at 120 (vs. 100 stated in the LOI) and presuming 25 vendors, that would be at least 145 people (vs. 125 stated in the LOI) with accompanying vehicles on the property. Website has been taken down on or before October 6, 2021.



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" The pavilion seats 120 guests and still has plenty of room for your dance floor "

The original 1909 farmhouse is available for an overnight bridal party suite, as well as the "bunkhouse" for the groom and groomsmen to get ready on the big day. There are several locations and vignettes on the farm designed specifically for capturing beautiful portraits. The covered barn pavilion seats 120 guests and still has plenty of room for your dance floor. Our bar trailers make a great addition to any event. Whether used as a wine, lemonade, or whiskey bar they are always a huge hit. We are also the home of Sisterhood Vintage Designs which provides vintage seating areas, antique furniture, china, accessories, and all of the details to make your event truly unique. Many of these items can be viewed [HERE](#).

