



William Guman & Associates, Ltd.

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Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT COORDINATION

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**AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
AMERICAN PLANNING ASSOCIATION**



LETTER OF INTENT

**Fall Mountain Farm Agritainment Venue
PCD File # PPR 2246**

November 21, 2022

OWNER:

Fall Mountain Farm, Steve and Cathy Roscio
16300 Mount Herman Lane
Monument, CO 80132
(719) 800-1244
info@FallMountainFarm.com

CONSULTANT/APPLICANT:

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SITE DATA:

TSN:	7100000355, 71228002002, 7129001003
MAIN PARCEL ADDRESS:	16300 Mount Herman Lane, Monument, CO 80132
ACREAGE:	35.68
ZONING:	RR 5.0
USE:	Primary Residence, community farm, agritainment

William Guman & Associates, Ltd. requests approval of this application to allow for expanded agritainment uses on the existing site as allowed within the RR-5.0 zone district.

OVERVIEW/SUMMARY:

Fall Mountain Farm is a family-owned small community farm that raises fruits, pumpkins, vegetables, beef cattle, sheep, and other small farm animals. The owners are requesting “*agritainment*” status to be included on the property and to be open to the public for part of the year to educate guests about agricultural operations, farm to table programs, animal care and agricultural history.

A pumpkin patch will be featured for entertainment along with hayrides, a petting zoo, farm tours, children’s games and activities, apple picking, nature trails and a Halloween Trail, storytelling, mazes, and similar family-fun activities. Farm products and other small farm-related gifts will be offered for purchase. Food vendors may be on-site at times depending on scheduled activities. The resultant land disturbance based on developments to the site will total 15,378 square feet (.353 acres) of impermeable surface.

Total site area is comprised of 35.68-aces. It will remain owner-occupied in its entirety. The existing use within the RR-5 zone district of the property is for agritainment and farming, which are compatible with all proposed uses.

Surrounding and adjacent properties are also zoned RR-5.0. All adjacent property owners within 1,000’ have been notified via USPS certified mail of this application and proposal. The owners have received acknowledgment of their intent from their neighbors with no registered concerns or complaints; no adjacent property owner has opposed the application.

ACCESS:

Primary access to Fall Mountain Farm will remain via Mt. Herman Lane at the east of the site. A two-direction twenty-four-foot-wide gravel driveway and parking area for no more than 50 vehicles is proposed, with the initial fifty feet off Mt. Herman Lane being paved. Gravel footpaths and trails will lead guests from the parking lot to the farmhouse, barn, kids’ play area, small animal petting zoo, pumpkin patch, and an auxiliary prefabricated restroom structure. A ticket booth and ancillary shelter are the extent of new structures to be constructed (architectural drawings for both accompany this submittal).

Additional trails will lead to an orchard and outlying grazing pastures. All pedestrian accessible paths and parking will provide for wayfinding signage. A footpath leading west from the barn and primary agritainment areas will provide for a hiking loop for individuals and small groups and a horse-drawn hayride link. Emergency access points are located on Fallon Road (private road classification) and Mt. Herman Lane.

UTILITIES:

Existing water and wastewater are provided to the main farmhouse residence by existing well and septic. The event barn will not be serviced by water or sewer. Events will have water and drinks supplied by outside vendors for individual events. An auxiliary prefabricated mobile restroom facility will be provided and maintained by the owner.

GEOLOGIC HAZARDS:

The proposed agritainment event center is located outside of any existing floodplain and no structures exist or are proposed to be located within any drainageway. A geotechnical and soils study was not required with this application.

WILDLIFE:

No new development or construction associated within this site will negatively affect wildlife. There are no known wildlife trails or habitats located on the property.

EL PASO COUNTY ROAD IMPACT FEE PROGRAM:

This project will be subject to participation in the El Paso County Road Impact Fee Program. Upfront Road Impact fees are due at plat recordation.

WILDFIRE:

There is no proposed development or construction associated with this site and agritainment use that would negatively contribute to an increased risk of wildfire. The site is identified as having moderate wildfire risk potential by the Colorado State Forest Service. Vegetation on the site includes oak shrubland, shrubland, Ponderosa Pine and grassland.

DISTRICTS SERVING THE PROPERTY:

Lewis Palmer School District No. 38, Tri-Lakes Monument Fire Protection, Intermountain Rural Electric Association (IREA), Pikes Peak Library

1. The Fall Mountain Farm agritainment use is consistent with the applicable Your El Paso County Master Plan (adopted May 2021):

YOUR EL PASO MASTER PLAN CRITERIA:

PLACETYPE:

Rural. *Land Use: Primary Agriculture, Parks/Open Space. Farm/Homestead Residential*

Mountain Interface. *Land Use: Primary Parks/Open Space. Supporting: Commercial Services (Limited), Tourism Commercial (Arts, Entertainment)*

PRIORITY DEVELOPMENT AREAS:

Housing and Communities Framework. *Mountain Interface, Rural, Large Lot Residential*

RECREATION & TOURISM:

Justification Statement: The proposed Fall Mountain Farm agritainment venue will expand the County's recreation and tourism option and enhances tourism in unincorporated areas of the County.

Supported by:

Core Principle 7: *Maintain and expand the County's recreation and tourism options.*

Goal 7.1: Support high-quality sustainable outdoor recreation as a key amenity for residents and visitors.

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Goal 7.2: Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Goal 7.3: Plan for and provide a variety of parks, trails, and open space within the region.

Niche Experiences:

“The rising demand for niche travel and customized experiences is even more crucial to address. Small group tourist experiences provide tourist attractions in a more controlled setting and offer an alternative way to spend your leisure time in the region while avoiding crowds in public spaces and at events. Small group activities can include... horseback riding sessions... Forming partnerships with small businesses and outdoor recreation providers and giving them a platform to offer travel experiences for tourist

ECONOMIC DEVELOPMENT:

Justification Statement: The proposed Fall Mountain Farm agritainment venue will provide a new option for fun and recreation for residents and guests.

Supported by:

Goal ED1 – Recruit new businesses and spur the development of growing sectors.

Objective ED1-3: To help activate spaces, provide more options for fun and recreation to residents.

Objective ED1-4: *Attract more visitors to the County by emphasizing development of entertainment uses in Regional centers.*

Objective ED1-5: *All residents to manage compatible, low intensity personal businesses from their home to create greater opportunities for new companies to be established.*

RECREATION & TOURISM:

Justification Statement: The proposed Fall Mountain Farm agritainment venue introduces new recreational and tourism opportunities for residents and visitors.

Supported by:

Core Principle: Maintain and expand the County’s recreation and tourism options.

Goal RT1 – Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

ENVIRONMENT:

Justification Statement: The environmental impact proposed by expansion of an agritainment venue at the Fall Mountain Farm site is minimal.

Supported by:

Core Principle: Prioritize and protect the County’s natural environment.

Goal E1 – Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during all steps of the planning and approval process.

Objective E1-1: *Establish or expand public or private neighborhood parks, reserves and other protected areas (e.g., wildlife sanctuaries and private reserves).*

Fall Mountain Farm will be compatible with the rural character of the surrounding neighborhood and will be harmonious with existing and permitted land uses in the area.

The barn will maintain the existing harmony of the existing Fall Mountain Farm farmhouse and that of the existing neighborhood in which this agritainment venue will be located. New development on the 35.68-acre site is proposed to occur away from existing neighboring homes. Minimal light or noise intrusion will occur. Operating hours of the venue will be almost exclusively during daylight hours on most weekdays and on the weekend, with a rare exception of an evening holiday event. Outside vendors will cater food and drink and no new temporary or permanent food preparation facility is proposed.

The impact of this proposed use does not overburden or exceed the capacity of nearby public facilities and services. Drinking water for the venue will be provided by caterers and restroom facilities will be provided by an auxiliary facility maintained by the owner. There is no anticipated increased impact to the existing well and septic system which serves the existing farmhouse.

Fall Mountain Farm will comply with applicable local, state and federal laws and regulations related to air, water, light, and noise. There are no anticipated or foreseen impacts to wildlife at this location. Business operations will only occur during daylight hours, so there are no requirements for “dark sky” compliance. An agritainment venue at this location will comply with all applicable County rules, regulations and ordinances.

END.