Overview: Frost Livestock Company seeks to obtain the Agritainment designation for the area adjacent to the Farmhouse on parcel #5700000095 with the address of 17825 Hanover Rd, Fountain CO 80817 to host educational focused Farm Dinner Events. These events will provide the people of El Paso County the opportunity to meet a local farmer and rancher, and learn about sustainable agriculture in the region. The Farm Dinners will coincide with the existing layout of the property, and no major projects are required. Frost Livestock Company has leased access for the event space to A Grazing Life LLC to execute these events. The mission of A Grazing Life is to reconnect consumers to their local producers through agricultural based events.

The Farm Dinner events consist of an introduction explaining the operations of the ranch, a tour of the historic farmhouse, a tour to see the animals, and a catered meal featuring locally sourced produce and meat. We look to host 8-10 Events from July through September.

Traffic Impacts: These events will have a minimal impact on the property and the surrounding area and would not create unmitigated traffic congestion or hazards. Per the El Paso County Engineering Criteria Manual, a Traffic Impact Study is not required for the Site Development Plan because daily vehicle trip-end generation is less than 100. The majority of event guests will be taking a shuttle to the ranch operated by Local Motive Events LLC. The nearest residence is 1 mile of roadway from the ranch entrance, and there is no other activity, business or residential, in the surrounding area. We do not anticipate any additional pedestrian and/or bicycle traffic in the area as a result of our events.

Parking: The parking area will be a gravel surfaced lot adjacent to the driveway, sized for 20 regular spaces. Handicap parking currently exists adjacent to event space. Parking areas will comply with all code found in section 6.2.5 of the El Paso County Land Use Code.

Planned Structures: There will be no additional permanent structures associated with these events. Storage of event related equipment will be in two temporary, mobile sheds parked on the property from June through September, with dimensions of 10'x15'x8. The dining area for events does not require a permanent structure, and consists of temporary tables, chairs and pop up tenting in case of inclement weather. Maximum height of pop up tents is 10 feet.

Landscaping: The existing landscaping of the property meets all county requirements. The Parking area has existing adequate trees and canopy cover. We will be adding minimal decorative landscaping to certain areas of the event space.

Drainage: The property already has proper existing drainage, and the planned events will not cause any adverse effects to the existing drainage. Seasonal portable restrooms and handwash stations will be placed in the event space from July through September and serviced weekly. All guests will have access to bottled drinking water. These events will have no impact on the FEMA Floodplain located on the property.

Lighting: Lighting associated with these events will be minimal and temporary, consisting of decorative string lighting, motion sensor lighting, and small spotlights. The event space is set back 1,700 feet from the roadway, and will cause no nuisance or hazard to adjacent ownership or right-of-way. Lighting will comply with all El Paso County Land Use Code including; lighting consistent to the character of the property, canopy lighting contained within canopy perimeter and no more than 20 foot candles, no freestanding light fixtures higher than 15 ft, and exterior lighting extinguished no later than 10pm.

Noise: Noise levels will comply with section 6.2.7 (E) of El Paso County Land Use Code.

Signage: The existing sign identifying "Frost Livestock Company" meets the Land Use Code requirements. On the day of an event, an additional temporary sign will be put at the entrance of the ranch to make entrance more visible.

The property meets all requirements for Agritainment and no special use is required.