

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.

Guests per event: 75

Hours of Operation: We seek to host 8 Farm Dinner Events confined to 4 weekends between July through September (example: an event on Saturday and Sunday of the same weekend, 2 separate events). 4 of the Dinners will be held on Saturdays, 2 on Sundays, and 2 on Fridays over the course of the season. No events will take place during the week. A single event is from 5pm – 10 pm

Event Traffic: The Ranch Shuttle Bus will make 1 trip to and from the ranch over the course of the event, arriving at 5 pm and departing the ranch at 9:30 pm. The Shuttle has a capacity of 45 guests and we estimate the shuttle to be full for each event. If demand exists we will offer a second shuttle to accommodate. We estimate the remaining 30 guests will drive independently to the ranch in 10 vehicles (average of 3 people per vehicle, most guests come in groups of 2-4). Guests will arrive between the hours of 5pm – 6:30pm and depart the ranch between 8:45pm – 10pm.

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. If needed there is ample overflow parking alongside the driveway entrance in to the ranch. All parking will be directed by event staff members.

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.

Our request complies with the Agritainment Regulations of the LDC in the following ways; The property is zone RR-5 making it eligible for Agritainment, The property exceeds the 35 acre minimum requirement, the proposed use will not have more than 50 vehicles at a time, no overnight accommodation is included in the proposed use, The proposed use of Farm Tours, Garden Walks, Farm Dinners, and Farming Demonstrations fall within the EPC General Standards and Events for Agritainment.

Interstate 25

Old Pueblo Rd.

Hanover Rd

Scale: 1 Mile

Property Boundary  
Dimensions:  
Total Area= 830.33 Acres  
Perimeter = 26,469 Ft

5,150 feet

Entrance with  
Sign

1600 feet

1200 feet

8,403 feet

Event Space –  
“See Detail”

Approved

By: Craig Dossey, Executive Director

Date: 07/29/2019

El Paso County Planning & Community Development



PPR-19-023

# Event Space Site Plan - Scale: 1" = 80ft.

Apache Plume  
Bushes

Main Driveway to Entrance on Hanover Rd.  
1,700. ft to entrance

Existing greenery and canopy coverage for parking lot

Parking Lot - 90x60 - 5,400 sq. ft  
See Parking Exhibit

Lighted walkway  
and Drive way

Existing handicap parking area  
and shuttle bus turnaround.  
See Parking Exhibit - 45'x54' - 2430  
sq ft

## Event Space Dimensions

Total area = 6.82 acres

Perimeter = 2,170 ft

Existing Cottonwood Trees

14 Total in Event Space

Event Space  
Boundary - Defined by  
lighted Fence

556ft  
Temporary Decorative Flower  
Planters on Perimeter of  
Courtyard

Existing Ranch House  
4,645 sq ft.

ADA Route

Existing courtyard for guest  
Receiving area 81'-34' - 2,754 sq ft

763ft

Existing Flower Garden  
105'x34' - 3,750 sq ft

Portable Restroom and  
Handwashing area - See floor plan  
16'x16' - 256 sq ft

Farm Tour  
Route - - -

Farm Tour Loading  
Area

Dining Area -

Temporary tents, tables and chairs, and  
temporary decorative flower arrangements  
in vases, pots and hanging planters  
16'x100' - 160 sq ft

Lighted Walkway

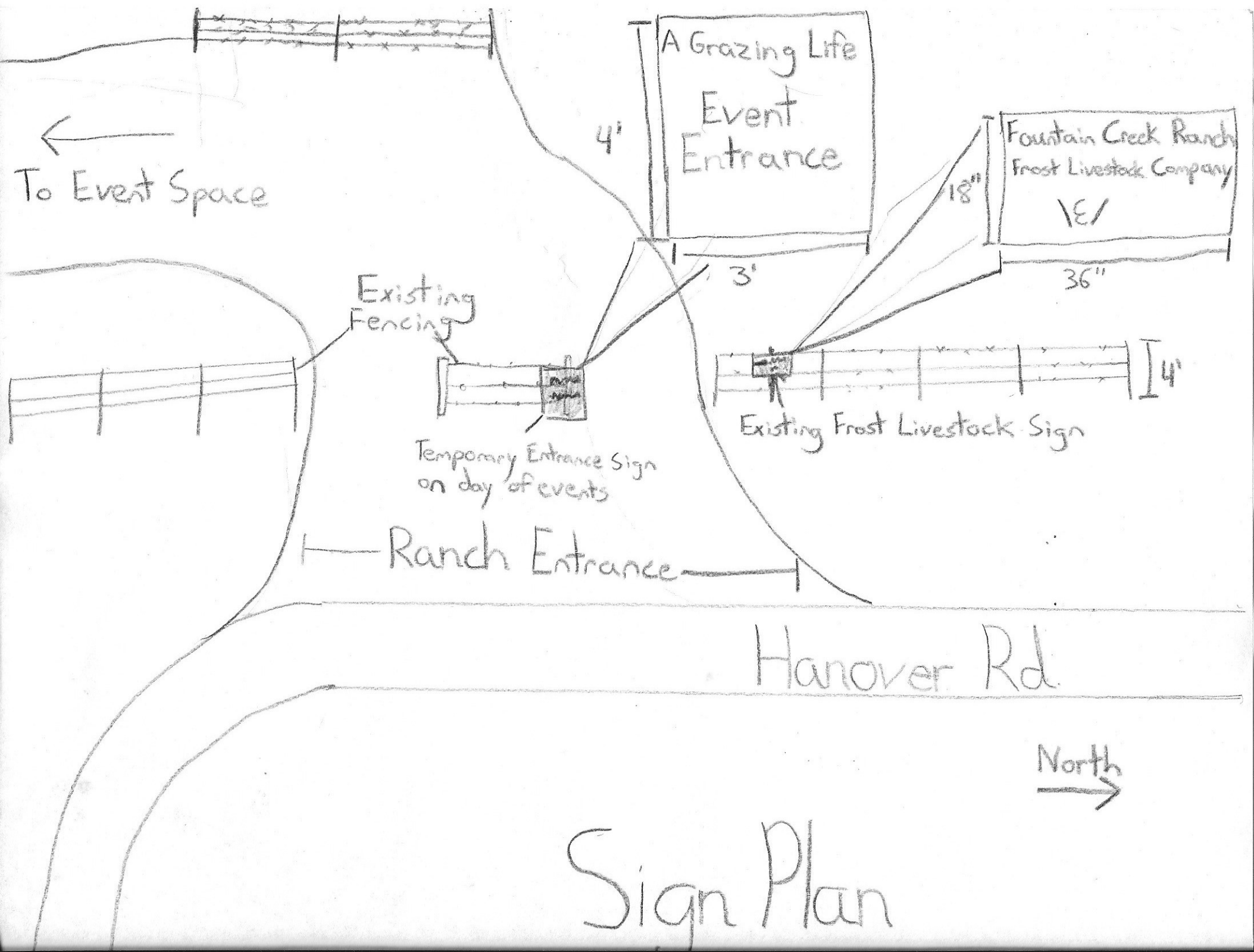
Temporary Storage Sheds  
10'x15' Each - Total 300 sq ft  
On property June - Sept.

Existing Concrete Slab with vines  
along perimeter of Chain Link Fence  
120'x60' - 7,200 sq ft

The parties responsible for this plan have  
familiarized themselves with all current  
accessibility criteria and specifications and the  
proposed plan reflects all site elements required  
by the applicable ADA design standards and  
guidelines as published by the United States  
Department of Justice. Approval of this plan by El  
Paso County does not assure compliance with the  
ADA or any regulations or guidelines enacted or

promulgated under or with respect to such laws.

438ft

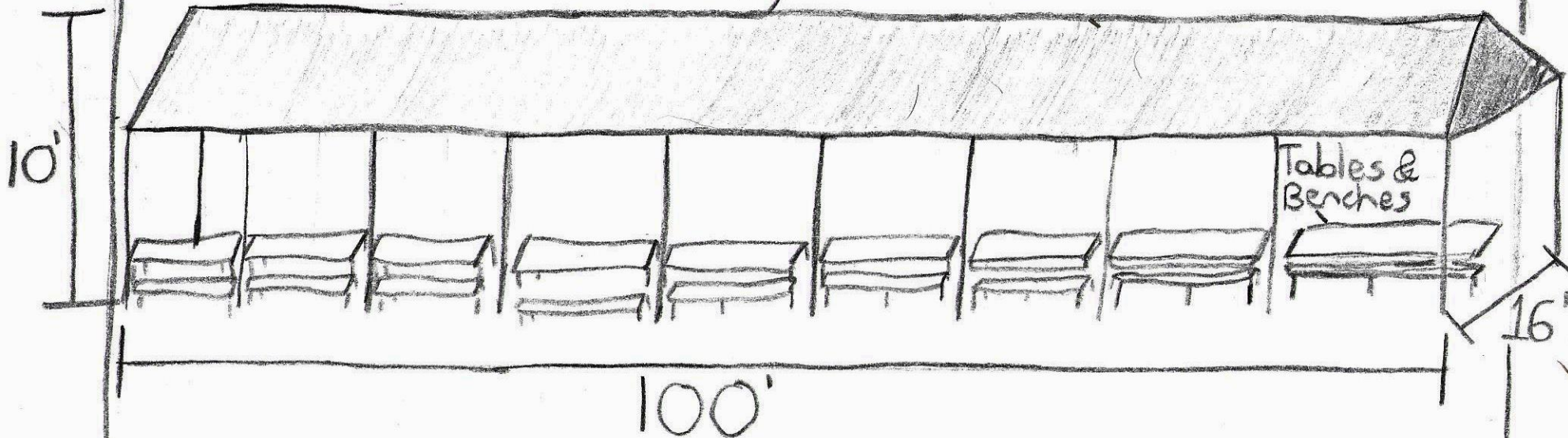




Elevation Plan - Dining Area

Existing Concrete Slab

Temporary Pop Up Tents



Tables & Benches

100'

16'

10'

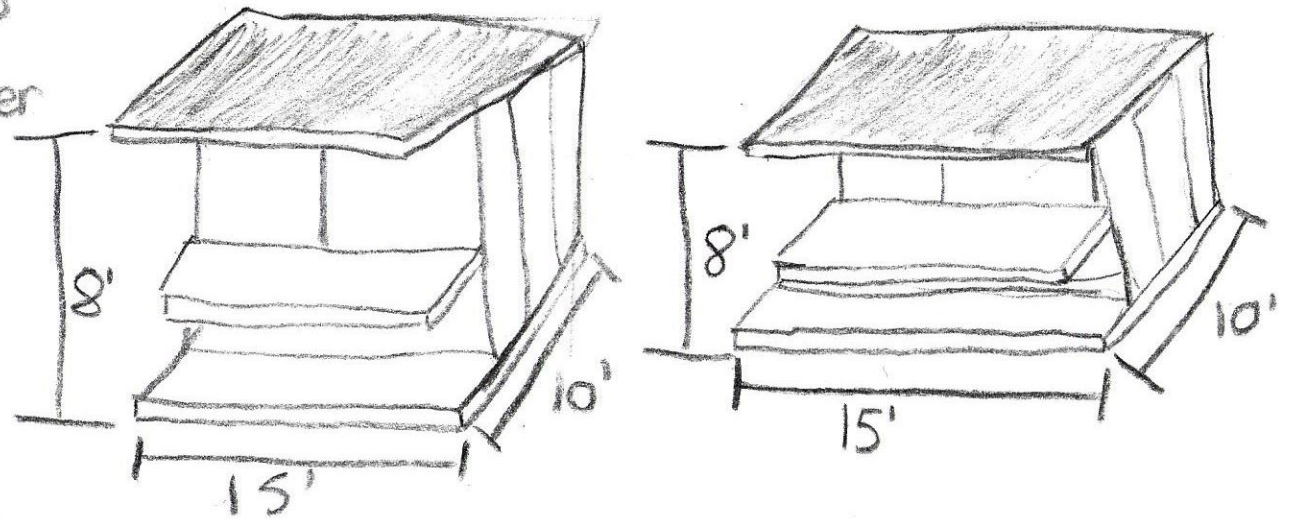
4'

Existing Chain Link Fence  
Around Entire area

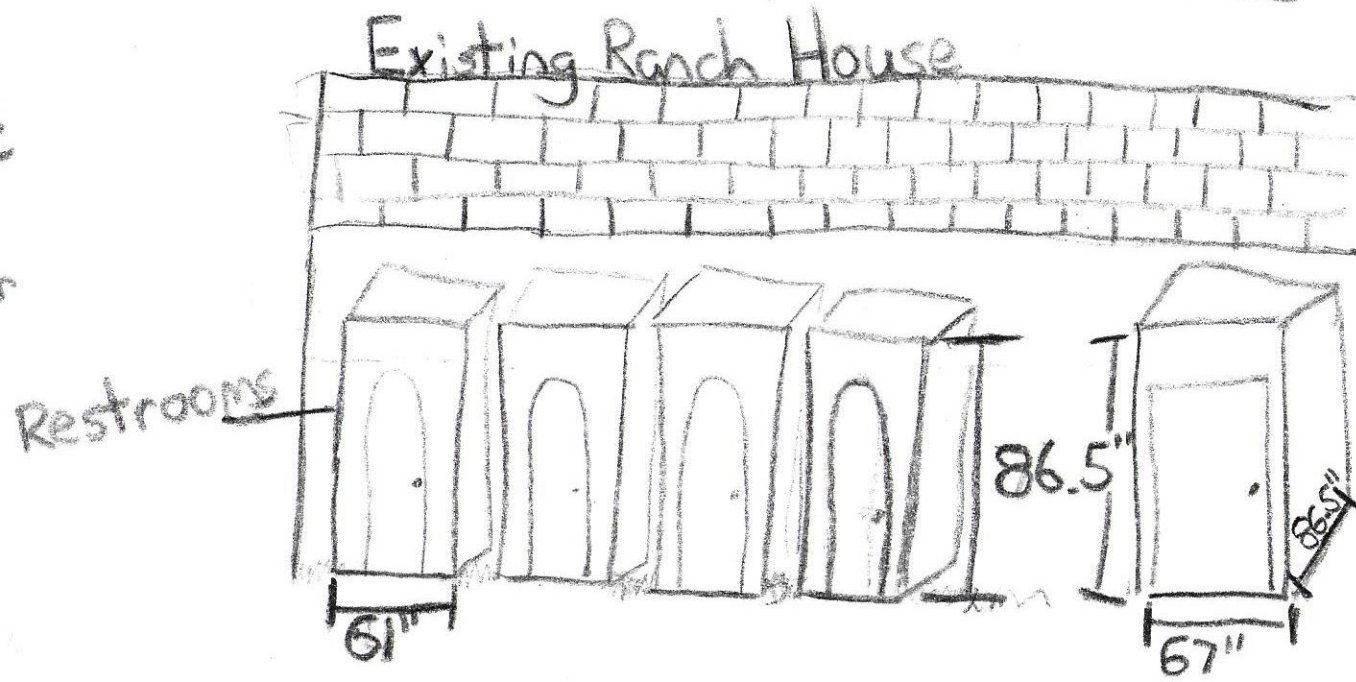
Entrance  
&  
Exit

# Elevation Plan - Temporary Storage Sheds & Restroom Area

2 Temporary storage sheds  
on property June - September



1 Handicap restroom &  
4 Portable restrooms  
on property June - September





## Dining Area Floor and Photometric Plan

**Existing Concrete Slab 120' x 60'**

**Dining Area 100' x 16' – 1,600 sq ft. - Temporary  
Pop Up Tents, Tables and Chairs**

**String Lighting Hanging From Tent**

**Spot Lights off Chain Link Fence**

**Area for Music and  
Dancing**

**25' x 25'**

**Spot Light off Chain  
Link Fence**

**Existing Chain Link Fence**

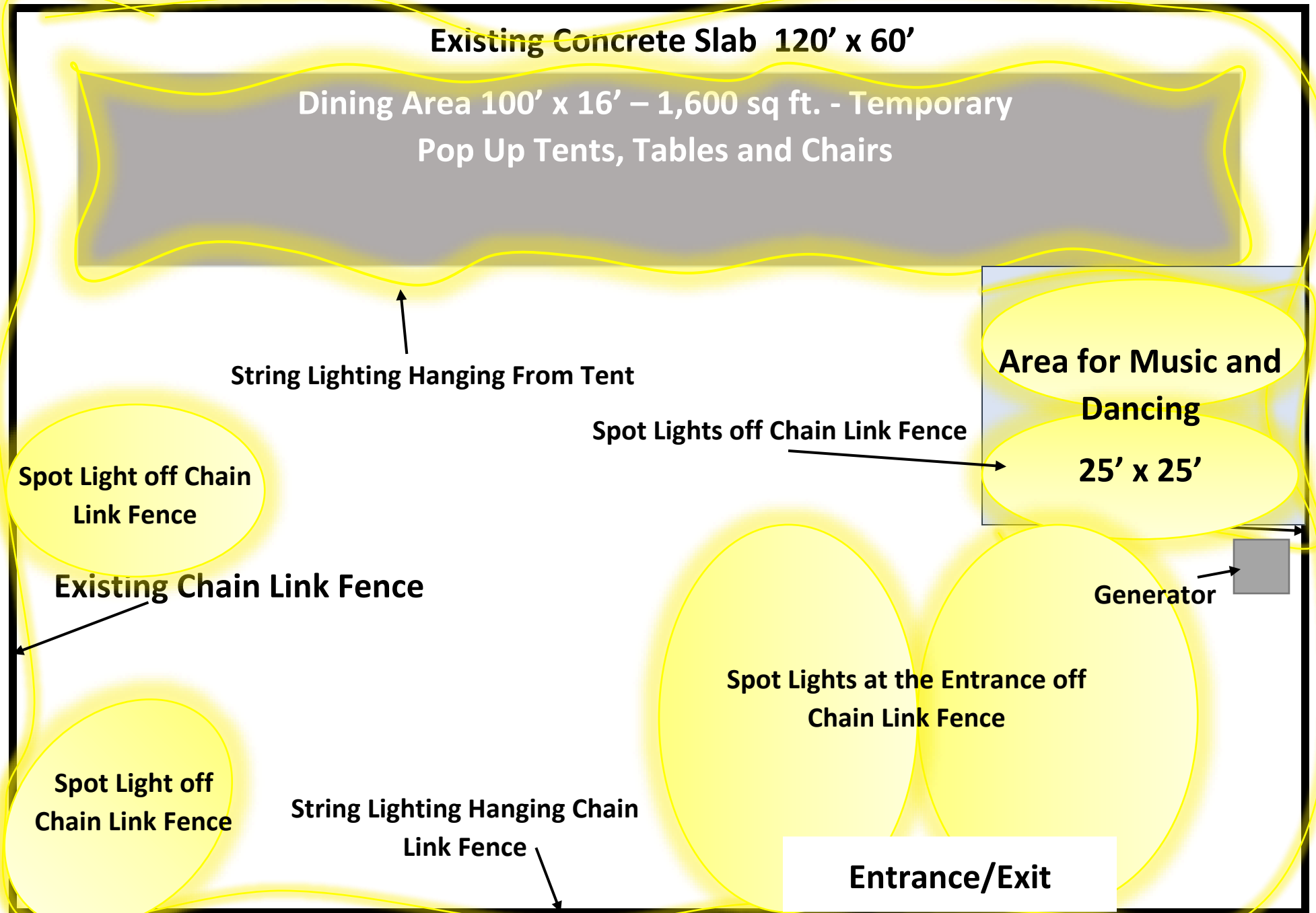
**Generator**

**Spot Lights at the Entrance off  
Chain Link Fence**

**Spot Light off  
Chain Link Fence**

**String Lighting Hanging Chain  
Link Fence**

**Entrance/Exit**

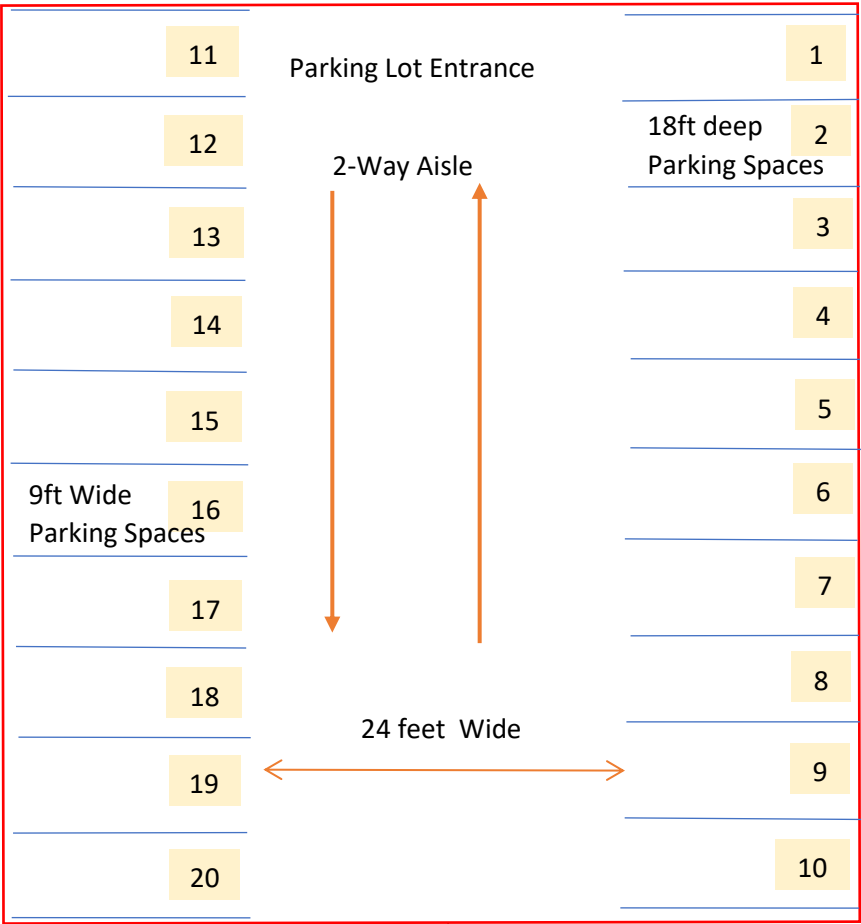




# Parking Lot Floor Plan

To Vegetable Gardens (not in event space)

Main Driveway to Entrance  
off Hanover Rd.



Apache Plume  
Bushes Spaced 10  
ft. apart

NOTE: spaces will be designated by wooden dividers

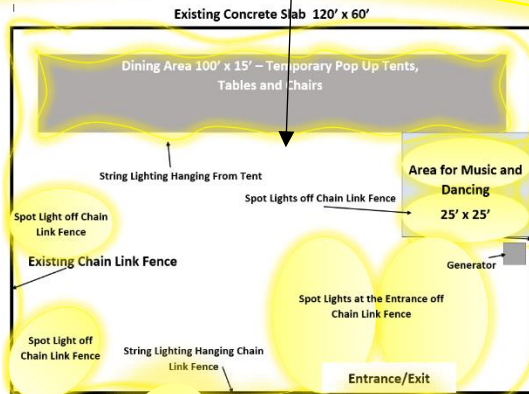
To Ranch House and Handicap Parking

Guest Walk Way  
to Event Space

# Restrooms, Court Yard, and Storage Shed Area Floor and Photometric Plan

Existing Concrete Slab & Dining Area  
- 120' x 60' – See Dining Area Exhibit

String lighting on existing fence to  
define Event Space



Lighted Walkway with String Lighting  
on posts and solar spotlights on  
ground along walkway

To Parking Area – See Exhibits

Existing Fenced Courtyard Area for  
Receiving Guests – 81' x 34'

Existing Motion Sensor Spotlights on  
Ranch House

Temporary Storage Sheds – 15' x 10'  
– 150 sq ft each

4 Portable Restrooms & 1 Portable  
Handicap Restroom – 61" x 61" and  
67" x 86.5"

Existing Motion Sensor Spotlights on  
Ranch House

Existing Ranch House –  
4,645 sq ft. (Inside not used  
for events)

## Lighting Plan

The proposed Lighting Plan consists of decorative string lighting and eight battery powered outdoor motion sensor lights for the event space. The decorative string lighting will be used to light and define the event space boundaries, walkways, and tented dining area. The motion sensor lights will be used to light the dance floor area, the restroom area, the courtyard, and parking lot.

The one motion sensor light for dance floor area will be mounted on the existing chain link fence that is 5 ft. high. There will be two motion sensor lights for the parking lot area mounted on 10 ft. tall temporary posts. The two existing motion sensor lights for the restroom area are mounted on the existing farm house, 10 ft high. There is one existing motion sensor light for the handicap parking area mounted on the farmhouse, 10 ft. high. There are two existing motion sensor lights mounted on the farmhouse above the doorways in the courtyard area, 8 ft. high. These motion sensor lights will provide adequate lighting for safety and convenience of the event guests. The cut off angle for these exterior light sources will not exceed 90 degrees and will not be above the horizontal plane. All of these lights will have 600 lumens per lamp.

The decorative string lighting for the tented dining area will be substantially confined to the ground directly beneath the canopy. The string lighting defining the walkway areas and event space boundaries will be strung on temporary posts 4 ft. high. All the string lighting will not exceed 10 ft. candles or .1 ft candles measured at the property boundary.

All lighting during the principle use's non-operating hours will be reduced to the motion sensor lighting. There will be no other lighting necessary for security.

There will be no upward lighting used in the event space.

No lighting for the intended use will exceed 10 ft. candles.

The lighting for the intended use will have no impact on adjacent properties or the public right of way. The nearest adjacent property is over one mile away from the event space. The nearest public right of way is ¼ mile from the event space. The event space is surrounded by dense Cottonwood trees that conceals all light from the adjacent public right of way. The lighting at the property boundary will be less than .1 ft. candles.

The motion sensor lights and string lighting will be consistent with the style and architecture of the proposed site. The poles for the temporary motion sensory lights in the parking area will be wood, so there will be minimal glare from the posts. The motion sensor lights will be metal halide.

The proposed lighting will not make it difficult for pilots to distinguish airport lights or cause any hazard whatsoever.

The proposed lighting will not include any of the prohibited lighting listed in the El Paso County Development Code Chapter 6 Section B.3.a.

All lighting will be extinguished by 10pm.

Please consider the unique remoteness of the property and the minimal lighting proposed as reasons to forego a Photometric Plan for the site. We understand the need for the county to assess all potential lighting impacts of adjacent properties and Public Right of Way, but we believe one can reasonably assess this risk through our lighting plan and conclude that all lighting impacts to the adjacent properties and public right of way will meet (and be well within) El Paso County Requirements. Also consider:

- The Nearest adjacent property boundary is over 1 mile from the proposed event space.
- The nearest public right of way is over 1/4 mile from the proposed event space, and the event space is surrounded by dense trees that will conceal any light.
- The adjacent property is the Hannah Ranch, which is a direct relative of Jay Frost, the owner of the proposed event space property. These Ranches are nearly one in the same. Not including the Hannah Ranch, the nearest residential property is 3.5 miles away from event space.
- The proposed lighting uses battery powered motion sensor lights, and string lighting similar to holiday lighting.
- The majority of events will be during the daytime.
- The proposed lighting will only be in use 21 hours for the entire year
- The proposed lighting will be set up immediately prior to an event and taken down immediately after.

The El Paso County Development Code lists exemptions for the following:

- Holiday lights in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday. Holiday lights may be of any type, number, area, height, location, illumination or animation, except that they shall not produce incident or reflected light that may be confused with or construed as a traffic control device
- Temporary use of low wattage or low voltage lighting for public festivals, celebrations, and carnivals approved as a temporary use

Our proposed lighting and use would be significantly less than what is used for “Holiday Lights”, and the Battery Powered Motion Sensor Lights and String Lights are temporary and extremely low wattage.

We have requested Photometric Plans to be done by numerous third party engineers in El Paso County and all of them have strongly advised against doing a Photometric plan for such a small and temporary project, advising to save the time and money. Some have even refused all together to take on such a small project.

Our lighting plan will comply with all EPC lighting standards.

Please consider this lighting plan to be sufficient to asses the lighting impact to adjacent properties and Public Right of Way.