

Christmas Holiday Temp Use - Letter of intent (9525 Burgess Rd)

APPLICATION: TBD; ACCESS PERMIT: AP20994

El Paso County Planning Director,

We are seeking approval of a Temporary Use Permit from you for our property to have our annual seasonal Christmas activity at the end of November in December before Christmas. Please review our 3rd annual request for approval of our “seasonally” and “infrequently” activity that is our once-a-year Christmas event. We are asking that this application be met with favor and conditions as necessary to gain approval to operate in 2022.

Summary: The intent of Christmas at our Farm is to have a peaceful place for families to come and make really great memories and to celebrate the “Reason for the Season”. We desire to have the name of Jesus proclaimed during Christmas! This is not a place for chaotic light shows, but a place to bring your family for traditional but simple family activities such as enjoying a cup of hot chocolate, roasting a marshmallow for a S’more, viewing and making family photos around an 18’ lighted and decorated Christmas tree, doing Christmas-themed crafts in the barn or event tent, and occasionally singing carols with each other in a homelike setting. We have trees decorated with lights in our corral that a short tractor ride will be running through periodically. To ensure a quality experience (and reduce unexpected traffic), we have a reservation system that will eliminate the risk of having too many showing up at one time and creating difficulties in managing parking / cars on site. We believe that our plans have mitigated all the areas of concern (light, noise, traffic, etc.) and look forward to receiving a Temporary Use permit, either with manageable conditions or no conditions. Please help us ensure our seasonal family-oriented activity is in compliance and good standing with the County and respectful of our neighbors and community of Black Forest.

Hours of Operation: Dates of Season - 25 November to 23 December.

Days Open & Hours - From Nov 25th to Dec 11th, we propose to be open Thursdays (5:30 to 8:30) and Fridays, Saturdays, and Sundays (3:30 pm to 8:30 pm). Also, we propose to be open every day from Dec 15th through 23rd (3:30 to 8:30). This totals to be 20 days, no more than 5 hours each in duration. Our event is by reservation only.

Expected Cars and Parking: We expect to average approximately 50 cars on site at any given time including personal vehicles. However, we are requesting a waiver to this limitation considering there may be times where some guests do not leave at the expected time and could cause a “surge” of more than 50 cars to be on site temporarily. Our parking lot, in our grass pasture south of our house, is easily accessible from our lane onto property and has plenty of space for more than 100 cars (see site map).

Vegetative Disturbance: Total land disturbance shall be less than one acre and will not negatively affect drainage to adjacent or downstream properties.

Toilets: There will be 3 portable toilets (at least one as handicap accessible) provided and they will be serviced weekly during the event. They are located on the site plan map for your review.

Barn: This 2500 sqft structure was built prior to permits being required for barns. The barn is a cinderblock and wood frame construction and was built more like a house than a barn. PPRD confirmed a permit is not required to host the public in this structure for our 2020 event. Our barn is

“grandfathered” and didn’t require a permit since it was built prior to the 1985 requirement and no modifications requiring permitting have been done or will be. Emails from 2020 included in application for your reference.

Black Forest Fire Department: Commitment letter from the Black Forest Fire Department included in application as requested.

Nativity Animals: Two goats and two sheep will be in our corral for viewing. Hand sanitation pumps will be provided outside and inside.

Concessions: Store bought hot cider and hot chocolate (made with purchased filtered water) are available to our guests. Store bought Graham crackers, marshmallows, and Hershey’s chocolate are also available for guests to roast over our fire pit for smores.

Light and Noise Mitigation:

Light - We have given careful consideration regarding how to provide necessary light for safety, while not impacting our neighbors in any way. All activities are lit by standard and tasteful white Christmas lights (C9/C7/and minis) and Christmas decorations to include our parking areas. There will be no flood lights used, or any direct lighting (other than normal lights from the outside of the barn) that could interfere in any way with neighbor’s property. These lights are strategically and tastefully placed to allow for safe walking conditions on site, and to and from the parking area. Given that we have 20 acres, we were able to place the vast majority of our events in the South east part of our lot where our barn is located. This location places our guests as far from all the neighbors as possible. We have wood fencing for privacy.

Noise – There will be no loud music outside, and all activities are designed for families to enjoy a peaceful, classical, traditional Christmas experience. Activities in the Barn will not be “rowdy” in any way. Our hours of operation also have all guests leaving the premises by 8:30 pm with lights needed for safe egress to be turned off shortly after all guests have safely left. No activity will exceed the residential allowable decibel levels.

Activity location – All activities are at a minimum 25’ off of the property lines, but almost all are at least 175’ or more. No infringement on ROW / Easements of any kind

Overall: We look forward to addressing any concerns and receiving approval for this year. Thank you for your consideration and we welcome your questions.

Patrick & Elisa Clark, Matt & Amber Tanner