

Fall Mountain Farm Company Summary of Changes to the Application Package

PCD File No. AL2611

October 7, 2026

Special Use Request to Allow Agritainment Parking Greater Than 50 Vehicles

Submitted to: El Paso County Planning and Community Development Department

Applicant: Fall Mountain Farm Company / Steve and Cathy Roscio

This summary identifies the changes between the package provided to County staff by email on August 31, 2026 and the package submitted with this resubmittal.

1. Purpose of this summary

In place of redlined documents, this summary identifies each change made to the application package since the version provided to staff on August 31, 2026, so that reviewers can find what is new without re-reading each document in full.

The revisions respond to the September 2, 2026 meeting with County staff and to staff's follow-up correspondence of September 3, 10, and 17, 2026. The vehicle limit requested is unchanged at up to 225 vehicles on-site, as are the parking layout and counts shown on the site plan.

2. Package Contents

Document	Provided August 31, 2026	This submittal
Letter of Intent	v3.2, dated August 31, 2026	v3.3, dated October 7, 2026. Revised; see Section 4.
Supplemental Applicant Response Package	v3.2, dated August 31, 2026	v3.3, dated October 7, 2026. Revised; see Section 5.
Site Plan	Dated August 11, 2026	Dated October 7, 2026. Revised; see Section 6.
Traffic Impact Study (JR Engineering)	Dated August 24, 2026	Unchanged. Developer's Statement now signed; see Section 7.

3. Items from the September 2 Meeting and Staff Follow-Up

The table below lists the items discussed with staff and where each is addressed in the package.

Item	Where addressed
Accessible (ADA) parking, with the County's standard accessibility note (staff, September 3)	Site plan, ADA Parking Area Detail: note added verbatim. LOI Section 4.G.
Parking lot landscaping, including landscaped parking islands	LOI Section 4.B. Supplemental condition 11 (new). Site plan notes at both parking areas.
Dust control and re-seeding practices (staff, September 17)	LOI Section 3, Parking Operations and Mitigation (new summary), and Section 4.E. Supplemental Section 9.
Doolittle Road: the Farm's proportional share of additional seasonal maintenance	LOI Section 4.C. Supplemental Section 9.
Operations within the existing 50-vehicle limit continue unaffected	LOI Section 1. Supplemental Section 2 and condition 16.
Parking attendants on busy days	Already addressed; no change. LOI Sections 3 and 4.D; Supplemental conditions 4 and 5.
Other farm uses, well below the 50-vehicle threshold	Already addressed; no change. LOI Section 1; Supplemental Section 6.
Easement consent for the hayride crossing not required (staff, September 10)	No change required.

4. Letter of Intent, v3.2 to v3.3

Section	Change
Title block and signature	Dated October 7, 2026. The date under the signature, which still read July 22, 2026, is corrected.

Section	Change
1. Overview and Summary of Request	“Farm events” now reads “Agritainment events.” New sentence: <i>“Operations within the 50-vehicle limit permitted by right continue as approved under PPR 2246 and are not affected by this request.”</i> New sentence: on no more than five days each season, a pre-scheduled private group outing offering the Farm’s seasonal Agritainment activities may continue into the early evening, concluding no later than thirty minutes after the end of civil twilight, under the same 225-vehicle limit and staffed parking as any other operating day. The summary of the Traffic Impact Study is restated in the Study’s own terms: the site does not adversely impact traffic operations at the nearby intersections; the 225-vehicle limit is a reasonable operational cap for the seasonal use; and the Study recommends that the Farm coordinate with the County on seasonal roadway mitigation.
3. The Parking Request (opening)	“Criteria the Farm has satisfied” now reads “criteria the Farm has addressed.”
3. Parking Area Description	New sentence: the formal lot’s drive aisles were originally dressed with a fine stone that has since largely worked into the native soil.
3. Parking Operations and Mitigation	The general re-seeding sentences are replaced by a summary of the Farm’s dust-control and ground-cover practices: in-season watering and light re-grading of the entry driveway and drive aisles; off-season tilling, furrowing across the slope, and a winter cover crop on the parking stalls, with late-spring re-seeding and summer grazing; summer seeding and pre-season re-grading of the drive aisles; spring ripping, tilling, and overseeding of the overflow fields, with summer grazing and pre-season mowing; and the reduction in runoff, erosion, and dust the owners have observed.
4.B. Harmony with the neighborhood	New sentence: parking lot landscaping, including landscaped parking islands, will be provided in compliance with Section 6.2.2.C and detailed on the Site Development Plan.
4.C. Public facilities and services	New sentence reconciling the Study’s general description of the season (“Thursday or Friday through Sunday, mid-September to late October”) with the season described in Section 1. The development agreement at the Site Development Plan phase is now described as addressing the Farm’s proportional share of any additional seasonal maintenance of Doolittle Road beyond the County’s routine maintenance.
4.D. Traffic and legal access	The closing clause “and they are independent of any arrangement with any adjoining owner” is removed as no longer applicable.

Section	Change
4.E. Air, water, light, and noise	The re-seeding sentence now states that the parking areas are kept under managed ground cover year-round, as described in Section 3.
4.F. Public health, safety, and welfare	The Study's conclusion is restated in its own terms, together with its recommendation of continued event-day traffic management, which the Farm provides.
4.G. Other County rules	Paving: "would not be proportional" now reads "may not be proportional," matching the Study. Accessible parking: adds that the Site Development Plan will carry the County's standard accessibility note, which also appears on the accompanying site plan.

Sections 2, 4.A, 5, and 6 are unchanged.

5. Supplemental Applicant Response Package, v3.2 to v3.3

Section	Change
Title block	Dated October 7, 2026.
2. Clarifying the Nature of the Request	New clause: <i>"operations within the 50-vehicle limit permitted by right continue as approved and are not affected by this request."</i>
3. Summary of Public Concerns	In the table, the neighbor quality-of-life row now refers to Sections 7, 8, and 9, adding Dust and Road Conditions (Section 9).
5. Emergency Access and Wildfire Evacuation	The closing clause "and they are independent of any arrangement with any adjoining owner" is removed, as in LOI Section 4.D.
6. Rural Residential Compatibility	"Small-scale, non-commercial activities" now reads "small-scale activities."
9. Dust and Road Conditions	Adds the Farm's proportional share of any additional seasonal maintenance of Doolittle Road beyond the County's routine maintenance, through a development agreement at the Site Development Plan phase, and refers to the dust and ground-cover summary in the Letter of Intent.
14. Conditions: condition 8	"Maintained as mowed, managed vegetated surfaces" now reads "maintained in mowed, managed condition."
14. Conditions: condition 11 (new)	<i>"Parking lot screening and landscaping, including landscaped parking islands, in compliance with Land Development Code Section 6.2.2.C, as detailed on the Site Development Plan."</i> Former conditions 11 through 17 are renumbered 12 through 18.

Section	Change
14. Conditions: condition 16 (formerly 15)	“Public operating hours limited to a seasonal window...” now reads “Parking of more than 50 vehicles limited to a seasonal window...”, consistent with Section 2. The seasonal window and standard daily hours are unchanged. New sentence: <i>“On no more than five days per season, a pre-scheduled private group outing within this window, offering the Farm’s seasonal Agritainment activities, may continue after 5:00 p.m., concluding no later than thirty minutes after the end of civil twilight, under the same vehicle limit, staffed parking, and entrance monitoring as any other operating day.”</i>

No other sections are changed.

6. Site Plan, August 11 to October 7, 2026

Item	Change
ADA Parking Area Detail	The County’s standard accessibility (ADA) note is added verbatim.
Parking lot landscaping	Note added at both parking areas: <i>“Parking lot landscaping, including landscaped islands, per LDC 6.2.2.C; to be detailed on the Site Development Plan.”</i>
Area of Use	Refined from 835,481 sq ft (19.18 ac) to 718,400 sq ft (16.49 ac). The Production Fields, and the retention pond area and berm north of the Apple Orchard, now lie outside the Area of Use. The boundary is also adjusted in several other places to follow the areas in use more closely. All event parking, the drives and entrance, the hayride route, the event areas, and the Apple Orchard remain inside. The note “Special Use outside this area is prohibited” is unchanged.
Title block	Dated 2026-10-07.
Labels	Minor label correction (“Service Trail - Not for Event Use”).

The parking layout and counts (225 vehicles) are unchanged.

7. Traffic Impact Study and Road Impact Fee

The Traffic Impact Study prepared by JR Engineering, dated August 24, 2026, is not revised. The Developer’s Statement on page 2 is now signed. The Study’s general description of the operating season is reconciled with the Letter of Intent in LOI Section 4.C.

Table 6 of the Study, and the Road Impact Fee Acknowledgement Form already on file, state a road impact fee of \$24,244, computed on the earlier 19.18-acre Area of Use. At the same rate of \$1,264 per acre, the refined 16.49-acre Area of Use corresponds to approximately \$20,843 before any PID adjustment. As noted on the Acknowledgement Form, the fee is to be verified at PPR.