

Fall Mountain Farm Company
Supplemental Applicant Response Package
PCD File No. AL2611

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

Date: July 22, 2026

This package supersedes the Supplemental Applicant Response Package dated May 25, 2026, and is issued to conform that response to the current Letter of Intent, Traffic Impact Study, and site plan.

Purpose of this supplement

This supplemental response clarifies the nature of the request, groups and answers recurring public concerns, identifies mitigation measures already completed by the Farm, and offers proposed operating conditions that allow the County to approve the request with clear, enforceable controls.

Fall Mountain Farm respectfully submits this supplemental response regarding the public comments received for AL2611. We appreciate and respect the neighbors and community members who took the time to comment. We understand that residents have raised concerns about traffic, emergency access, wildfire evacuation, dust, road conditions, rural character, pedestrian safety, privacy, and neighborhood compatibility. We take those concerns seriously.

Fall Mountain Farm is not seeking to dismiss or minimize the concerns of surrounding residents. Our goal is to continue operating a seasonal agricultural and agritainment use in a safe, orderly, neighbor-conscious, and sustainable manner. We believe the request can be approved with clear and reasonable conditions that directly address the issues raised.

1. Clarifying the Nature of the Request

Several comments characterize the application as a new fivefold expansion. We understand why the number may appear that way when compared to the default 50-vehicle threshold.

This request does not create a new year-round commercial operation or a new intensity of use unrelated to past farm operations. Peak seasonal demand has already approached the requested level in prior operating seasons. The purpose of AL2611 is to place that seasonal demand under a clear County-reviewed framework with defined limits, enforceable conditions, staff-managed parking, emergency-access protections, traffic controls, boundary protections, cleanup procedures, and review.

The Agritainment use itself is already approved under the Site Development Plan for the property (approved March 1, 2023, PCD File PPR 2246). The sole subject of this application is the number of vehicles parked on-site at one time.

Agritainment activities are conducted within a defined portion of the property, identified as the Area of Use on the accompanying site plan, and are not conducted on the remainder. The Farm intends this limitation to be carried forward as a plan note or condition of approval on the subsequent Site Development Plan.

This request is limited to seasonal agritainment parking. Fall Mountain Farm is not requesting approval through AL2611 for overnight lodging, a campground, a resort, a wedding venue, a general event center, or unrelated commercial activities.

2. Summary of Public Concerns

After reviewing public comments, the recurring concerns group into five categories. Fall Mountain Farm believes each can be addressed through specific operating conditions and mitigation measures. The table below shows where each is answered in this response.

Concern category	Addressed in
Traffic, circulation, and road safety	Section 3, and the accompanying Traffic Impact Study
Wildfire, emergency access, and evacuation	Section 4
Rural residential compatibility	Section 5
Neighbor quality-of-life impacts	Sections 6 and 7
Scope and operational control	Sections 1, 9, 10, and 13

Each category is taken in turn below.

3. Traffic, Circulation, and Road Safety

Fall Mountain Farm understands that traffic and road safety are among the primary concerns raised by residents. The Farm proposes the following measures:

- No parking on public roads.
- Staffed parking during peak operating periods.
- Event-day entrance monitoring during peak arrival and departure times.
- Clear directional signage for guests entering and exiting the property.
- Internal parking direction by trained staff.
- Cones, markers, or other temporary traffic-control measures as allowed by the County.
- Staff direction to prevent stacking or confusion at the farm entrance.
- Continued internal circulation management to keep vehicles moving safely.
- Staggered arrivals through normal ticketing and operational flow when needed.
- Coordination with County staff regarding any appropriate signage at or near the entrance.

A Traffic Impact Study prepared by JR Engineering accompanies this application and addresses entrance conditions, stop-control assumptions, peak-season operations, queueing, and the relationship between the requested vehicle cap and hourly trip generation. As that Study notes, the requested parking limit is an operational cap on vehicles present on-site and is not equivalent to peak-hour traffic entering or exiting the site.

The Farm's position is that the responsible solution is not to leave seasonal demand unmanaged, but to approve a defined cap with clear operational controls.

4. Emergency Access and Wildfire Evacuation

Several comments raised concerns about wildfire evacuation and emergency access. Fall Mountain Farm shares the seriousness of those concerns.

The Farm's adequate legal access is provided by Mt. Herman Lane and Fallon Road. These are the routes by which the Farm is served for all routine purposes and by which emergency responders reach the property, and they are independent of any arrangement with any adjoining owner.

Separately, and in addition to that access, the Farm has entered into a written Mutual Emergency Egress Agreement, dated July 5, 2026, with the owner of the adjoining property to the south. That agreement establishes a mutual, reciprocal, revocable license over three gate openings on the shared boundary line, permitting egress toward Spaatz Road solely during a Declared Emergency — an official evacuation order or emergency declaration issued by El Paso County, the Colorado Division of Homeland Security and Emergency Management, or other competent governmental authority. The agreement is reciprocal: the adjoining owner and members of that household may likewise use the Farm's interior roads for emergency egress if their normal exit is blocked. The executed agreement is submitted with this application.

These three gate openings are depicted and labeled on the site plan as emergency egress gates, not for routine access. They are not a secondary entrance, not an alternate guest exit, and not a means of relieving traffic at the main entrance. No routine guest, staff, vendor, or delivery traffic is proposed, permitted, or signed through them at any time. They are opened only by trained staff, and only under the emergency conditions the agreement describes.

Farm staff, including parking attendants, are trained on when these gates may be opened and how to direct traffic through them. Because the Farm has this option available in a declared emergency, farm traffic in such an event need not rely solely on the main entrance or interfere with residents using the same primary road network.

The Farm owners have also been active participants in neighborhood wildfire planning and mitigation. The neighborhood Community Wildfire Protection Plan identified several high-risk and very-high-risk gullies and ravines that could act as chimney paths, funneling high-intensity wildfire into the neighborhood. Before the Farm's work, these areas were choked with flammable brush and trees and were not readily passable for firefighters. The owners created drivable access paths into those high-risk areas and reduced fuel loads so that firefighters can more easily reach them.

These measures show that emergency access and wildfire mitigation have not been ignored. To the contrary, emergency access and wildfire risk in the immediate area have been improved by work completed in connection with the Farm.

Fall Mountain Farm is willing to formalize emergency and fire-safety measures as conditions of approval, including:

- Maintaining emergency access lanes during operating hours.
- Keeping the emergency egress gates clear and usable during seasonal operations.
- Training parking attendants on emergency egress procedures.

- Prohibiting guest parking in emergency access routes.
- Maintaining event parking areas in mowed, managed condition during the operating season.
- Prohibiting parking on unmowed vegetation.
- Providing an event-day emergency contact number.
- Coordinating with emergency-service providers as requested.

The following measures are already in place at the Farm. They are described here as existing practice rather than offered as conditions of approval. Smoking is prohibited throughout the property, and guests who do not comply are asked to stop or to leave. The Farm does not conduct bonfires, fire-pit fires, or similar open burning during a Red Flag Warning, or during any Stage 1 or Stage 2 fire restriction imposed by El Paso County. Fire extinguishers are staged in staff-supervised areas. In June 2026 the site was walked with the fire authority on a courtesy basis, covering site ingress and egress, structure separation, and burn-permit requirements; appropriate burn-permit categories were identified and no fire-safety concerns were raised regarding the event site.

5. Rural Residential Compatibility

Fall Mountain Farm understands that many residents value the rural character of the surrounding area. The Farm shares that value. The purpose of the Farm is agricultural, educational, seasonal, and family-centered.

This request is not for a new subdivision, resort, wedding venue, campground, lodging operation, or year-round entertainment use. It is a request to allow the Farm to continue seasonal agritainment operations with a defined parking cap and operating controls. The use is limited in time, season, and purpose. It is not a daily or year-round commercial use.

The Farm is willing to accept conditions that make this clear, including limiting approval to seasonal agritainment use; no overnight lodging, campground, resort, wedding venue, or general event-center use under AL2611; no unrelated year-round commercial entertainment use; a defined operating season and hours; a defined maximum vehicle cap; no public-road parking; and administrative review after the first approved operating season if requested by the County.

6. Neighbor Boundaries, Privacy, and Guest Behavior

Several comments raised concerns about visitors approaching fence lines, interacting with neighboring animals, wandering near private property, or creating privacy impacts. The Farm proposes the following measures:

- Additional signage stating that neighboring properties, fences, homes, and animals are private and may not be approached.
- Guest rules prohibiting crossing barriers, approaching neighboring animals, or entering neighboring property.
- Removal from the Farm, without refund, for guests who violate boundary or trespass rules.
- Adjustment of hayride procedures or route buffers where practical to reduce impacts to adjacent residences.
- A direct operating-hours contact number for nearby residents to report immediate issues.

As a matter of current operating practice, the Farm's hayride drivers are instructed not to stop near private homes or private-property views for photographs. In addition, features lying outside the Area of

Use identified on the site plan, including trails in the upper portion of the property, are not open to event guests.

7. Trash, Restrooms, and Cleanup

Fall Mountain Farm does not want neighboring properties affected by visitor trash or improper guest behavior. The Farm proposes additional trash receptacles near exits, parking areas, and activity areas; staff patrols during operating hours; end-of-day cleanup of farm activity areas and property edges; regular restroom servicing during peak attendance; an immediate response procedure for time-sensitive neighbor concerns; and continued monitoring of fence-line areas and access points after event days.

8. Dust and Road Conditions

Fall Mountain Farm understands that dust and dirt-road conditions are important to surrounding residents. The Farm is willing to work with County staff regarding reasonable dust and road-impact measures, including on-site speed-control signage; guest instructions to drive slowly and respectfully on surrounding roads; parking attendants and entrance staff reminding guests to follow local traffic rules; coordination with County staff on practical dust-control or road-maintenance measures; and avoiding public-road parking so that vehicles remain on-site.

The Farm recognizes that road maintenance is a legitimate concern and is willing to work constructively with staff on reasonable mitigation. The accompanying Traffic Impact Study addresses seasonal mitigation measures in further detail.

9. Clarification Regarding Target Shooting

One public comment raised concerns regarding target shooting. Fall Mountain Farm respectfully clarifies that no shooting range is proposed, requested, or part of AL2611. This application is limited to seasonal agritainment parking. Fall Mountain Farm will not conduct or allow target shooting during public agritainment operations.

10. Prior Operating History and the Purpose of Approval

Public comments show that many people believe this application creates a completely new operating condition. That is not the practical reality. Peak seasonal demand has already approached the requested level during prior operating seasons. The purpose of this application is to establish a clear County-reviewed cap, operating plan, and enforceable conditions for managing that demand safely. Across prior operating seasons, the Farm is not aware of any law-enforcement response to the property arising from event operations.

Approval creates control. With approval, the County can set clear expectations and enforceable standards, including a maximum vehicle count, no public-road parking, staff-managed parking, emergency access requirements, guest-boundary rules, trash and restroom procedures, traffic-control expectations, operating limits, and review after the first approved season.

11. Community Value and Preservation of Agricultural Use

Fall Mountain Farm provides agricultural education, family-centered seasonal experiences, animal interaction, youth programs, and connection to the land. It is an active farm that raises pumpkins and beef cattle, and its fields remain in agricultural production year-round, grazed by the Farm's cattle,

sheep, donkeys, and other livestock outside the event season. Many public comments describe the Farm as a meaningful community asset and a place where children and families experience agriculture in a way that is increasingly rare.

A financially sustainable farm is also one of the best ways to preserve the agricultural and rural character of this property. If small agricultural operations cannot operate at a sustainable seasonal level, properties like this become increasingly vulnerable to sale, fragmentation, or redevelopment pressure.

12. Items of Relief Requested

As set out in the Letter of Intent submitted with this application, the Farm requests three items of relief: acceptance of seasonal mitigation measures in lieu of roadway paving under ECM Section 2.2.7; acceptance of the existing access spacing under ECM Section 2.4.1; and acceptance of managed vegetated surfacing for event parking, with a stabilized accessible surface at the designated accessible parking area, under Land Development Code Section 6.2.5(C)(2)(c). Each is supported in the Letter of Intent and, for the first two, by the accompanying Traffic Impact Study.

The Farm defers to County staff on how these items are appropriately processed and conditioned, and will comply with the determinations reached through the Engineering Criteria Manual and Land Development Code review process.

13. Proposed Conditions of Approval

1. Maximum of 225 vehicles on site at one time, counting guests, staff, vendors, and operational vehicles, consistent with the parking counts shown on the approved site plan.
2. Approval limited to seasonal agritainment use, conducted within the Area of Use identified on the approved site plan.
3. No public-road parking.
4. Staffed parking during peak operating periods.
5. Event-day entrance monitoring during peak arrival and departure periods.
6. Clear internal circulation and parking direction.
7. Emergency access lanes maintained during operating hours.
8. Three gate openings on the south boundary line maintained for emergency egress toward Spaatz Road under the Mutual Emergency Egress Agreement dated July 5, 2026, and signed on-site as emergency egress gates, not for routine access.
9. Those gate openings used only for emergency egress, opened only by trained staff, and not used for routine guest, staff, vendor, or delivery access at any time.
10. Parking attendants trained on emergency-egress procedures.
11. General event parking areas, including overflow areas, maintained as mowed, managed vegetated surfaces during the operating season. The designated accessible parking area, its access aisles, and the accessible route are excepted from this condition and will be constructed as a stabilized accessible surface meeting accessibility requirements.
12. No parking on unmowed vegetation, except within the designated accessible parking area and accessible route described in the preceding condition.

13. Accessible parking provided in compliance with the Americans with Disabilities Act, in the location shown on the approved site plan, with the required number of accessible and van-accessible spaces, compliant access aisles, and an accessible route to the entrance.
14. Boundary signage near sensitive property lines.
15. No guest access to neighboring fence lines, animals, or private property, and no guest use of areas outside the Area of Use identified on the approved site plan.
16. Trash receptacles and staff cleanup patrols during and after operating hours.
17. Direct event-day contact number for nearby residents.
18. Public operating hours limited to a seasonal window running from mid-September through the Halloween weekend, with the Farm open to the public between the hours of 10:00 a.m. and 5:00 p.m. Guest departure and end-of-day site closeout continue for a reasonable period after closing.
19. No overnight lodging under AL2611.
20. No campground, resort, wedding venue, or general event-center use under AL2611.

14. Conclusion

Fall Mountain Farm respectfully asks the County to approve AL2611 with reasonable conditions. The public comments raise understandable concerns, but those concerns are capable of being addressed through specific, enforceable operating measures. The Farm has already invested significant effort into emergency access, wildfire mitigation, staff-managed parking, internal circulation, and community-serving agricultural operations.

The request should not be viewed as a new uncontrolled expansion. It should be viewed as a request to formalize, regulate, and condition existing peak seasonal demand so the Farm can operate safely, predictably, and transparently.

Fall Mountain Farm remains willing to work cooperatively with County staff, reviewing agencies, emergency-service providers, and neighbors to ensure the use remains safe, limited, seasonal, agricultural, and compatible with the surrounding area.

Respectfully submitted,

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