

LETTER OF INTENT
Fall Mountain Farm Agritainment Venue
Special Use: Additional Parking
PCD File No. AL2611

July 22, 2026

OWNERS

Steve and Cathy Roscio
Fall Mountain Farm Company
16300 Mount Herman Lane
Monument, CO 80132

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TRAFFIC ENGINEERS

JR Engineering

Eli Farney, PE, PTOE
Connor Beekman, Project Engineer I
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SITE DATA:

Tax Schedule Numbers:

7100000355 (19.35 ac), 7129002002 (1.36 ac), 7129001003 (14.97 ac)

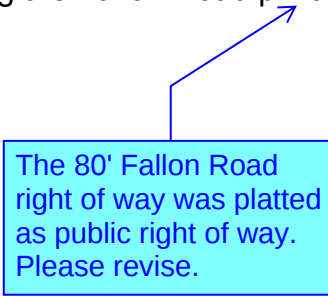
Main Parcel Address: 16300 Mount Herman Lane, Monument, CO 80132

Total Acreage: 35.68 acres across three parcels (excluding the Fallon Road ~~private~~ right-of-way)

Zoning: RR-5 (Residential Rural)

Surrounding Zoning: A-5, RR-5, F-5

Current Uses: Farm, Ranch, Agritainment



The 80' Fallon Road right of way was platted as public right of way. Please revise.

1. Overview and Summary of Request

Fall Mountain Farm (the "Farm") is a family-owned and owner-operated community farm managed by Steve and Cathy Roscio at 16300 Mount Herman Lane, Monument, Colorado 80132. The owners work the Farm on a daily basis, overseeing all agricultural and agritainment operations. The Farm raises pumpkins and beef cattle as its primary agricultural output, along with vegetables, sheep, pigs, goats, alpacas, donkeys, and other farm animals raised primarily for educational purposes. The property is zoned RR-5 and comprises 35.68 acres across three parcels.

The Farm holds an approved Site Development Plan for Agritainment use (approved March 1, 2023, PCD File PPR 2246). That approval authorizes the Farm's seasonal public-facing operations, including its annual "Autumn Adventure" event — a pumpkin patch offering hayrides, a petting zoo, farm tours, children's games and activities, game parks, a Halloween Trail, storytelling, mazes, and similar family-fun activities. This event operates from mid-September through the Halloween weekend, Thursday or Friday through Sunday, weather permitting, from 10am until 4pm or 5pm. Across a typical autumn season the Farm is open on the order of twenty days; the number varies from year to year, as October snow routinely closes days that were advertised as open. Farm products are offered for purchase, and food vendors may be on-site.

The Farm also hosts agriculture- and nature-oriented school programs for children throughout the year; provides outdoor training space to local EMT, fire, and sheriff departments; and hosts small community events including wildfire mitigation training and other small gatherings. The Farm hires local young adults for events and farm chores year-round, imparting basic life and work skills.

This Special Use application does not seek a new or expanded Agritainment use — that use is already approved. The sole request is approval to exceed 50 vehicles parked on-site at any one time during Farm events, specifically to accommodate up to 225 vehicles.

The Farm's capacity to operate at this level is not merely theoretical. During the 2025 Autumn season, the Farm accommodated on-site parking at approximately the capacity reflected in the site plan submitted with this application — the same layout accommodating up to 225 vehicles — and observed no traffic congestion, access delays, or safety issues on-site or on the surrounding road network. This demonstrated performance is consistent with, and corroborates, the findings of the accompanying Traffic Impact Study, which concluded that the Farm's fields, access infrastructure, and surrounding road network have the physical capacity to support this level of visitation without adverse operational impact.

Staff will request that you solidify these hours of operation before approval.

This seems to contradict your supplemental response letter in which you state "It is not a daily or year-round commercial use". Please clarify how these year round uses fit into the hours of operation described above.

traffic impact. Instead, it is recommended for the applicant to coordinate with El-Paso County on appropriate seasonal mitigation measures, which may include the following: dust control, roadway grading, maintenance contributions, temporary traffic control, event signage, and on-site parking/queue management during peak weekends. Existing maintenance measures should be coordinated and maintained going forward as well.

TIS page 19.

Development Services engineering is in discussion to determine the estimated proportional mitigation/maintenance that is expected to be required by the developer and the estimated associated cost. An update will be provided to the applicant/owner by 8/17 as discussions regarding this were not finalized prior to the review comment deadline.

A development agreement is expected to be required at the Site Development Plan phase.

Please revise statements in the LOI that might contradict with what is written above and what is discussed in the TIS.

2. Background: State and County Support for Agritainment

The State of Colorado actively supports Agritainment operations. House Bill 14-1280 (enacted April 21, 2014) promotes the growth and success of agrotourism by limiting certain civil liabilities, with the General Assembly expressly finding that “the state and its citizens derive numerous economic and personal benefits from these activities.”

El Paso County responded to that state legislation — and to increasing requests from rural landowners — by adopting Agritainment regulations in 2017, allowing the use by right in qualifying zoning districts. The associated staff report stated the purpose as follows:

“The purpose of adding ‘Agritainment’ to the Land Development Code is to encourage the preservation and utilization of ranches and farms in El Paso County and to address the numerous requests by the Planning and Community Development Department to initiate agriculturally related entertainment uses. Introduction of ‘Agritainment’ uses in the rural areas of the County could help provide supplemental income to landowners, which may increase the long term sustainability of the farm or ranch.”

Fall Mountain Farm’s request directly serves this stated purpose. Limiting parking to 50 vehicles would undermine the Farm’s ability to operate at a commercially sustainable level, threatening the long-term viability of the agricultural operation the Code was designed to protect.

3. The Parking Request

The Farm’s property is zoned RR-5 and is in excess of 35 acres; Agritainment is therefore a permitted use with the sole use-specific operational constraint of no more than 50 vehicles on-site at any given time. The Land Development Code establishes no additional use-specific numeric limits on patrons on-site, total patrons per year, hours of operation, or operating days per year for this use. Trip generation, peak-hour traffic volume, and related operating characteristics are addressed through the County’s engineering review process under the Engineering Criteria Manual — criteria the Farm has satisfied through the accompanying Traffic Impact Study prepared by JR Engineering, which found no adverse operational impact. The narrow issue before the PCD Director is the number of vehicles parked simultaneously during peak hours of the Farm’s busiest event days.

The Farm requests approval to park up to 225 vehicles on-site at any one time during Agritainment events. The Farm’s fields and access infrastructure have the demonstrated physical capacity to accommodate this number of vehicles in an orderly manner, as shown on the accompanying site plan and confirmed by the Traffic Impact Study prepared by JR Engineering, which analyzed background traffic counts together with site-generated trips derived from the Farm’s own attendance records.

See comment on page 2.

This sentence is not factual as PCD planning works in conjunction with DPW engineering on the review of applications. Please revise or remove.

Parking Area Description

The approved Site Development Plan includes a formal parking area accommodating 47 vehicles, together with two additional spaces for the owners' vehicles, within the fifty-vehicle limit applicable to the approved use. For most of the year the lot is pasture, grazed by the Farm's cattle and sheep. During events, it serves as the primary visitor parking area. It contains clear signage and natural stone delimiters to convey traffic flow, is separated from neighboring residences by distance, terrain, and mature scrub oak, and is re-seeded as needed after events to maintain soil health and stability.

Overflow parking, bringing the total to up to 225 vehicles on-site, utilizes adjacent mowed fields on the Farm's own property, with layout, signage, and traffic flow as shown on the accompanying site plan. These fields are managed and re-seeded after events as needed to maintain soil stability, water infiltration, and surface water quality. No new paved impervious surface is proposed for the overflow areas. Since acquiring the property, the owners have implemented drainage improvements — including retention ponds, flow diversions, and measures to disperse surface flow — which have been observed performing effectively through multiple heavy-storm seasons over the past five years. A drainage report will be submitted with the subsequent Site Development Plan application, and hydrological impact and drainage will be addressed at that time. Outside the event season these fields return to agricultural production as grazing pasture for the Farm's cattle and sheep; the owners have observed them recovering fully between seasons. Relief from the surfacing standard of Land Development Code Section 6.2.5(C)(2)(c) is requested for the parking areas, as described in Section 4.G below.

clarify what the "event season" is specifically

Parking Operations and Mitigation

The Farm employs dedicated parking staff to assist guests entering and exiting the parking areas, ensuring safe and orderly flow. Clear wayfinding signage is in place throughout. The vegetated parking surface naturally mitigates water runoff and protects water clarity. The Farm re-seeds parking areas after events as needed to maintain soil health.

4. Compliance with Section 5.3.2 – Criteria for Approval

Section 5.3.2 of the El Paso County Land Development Code establishes the criteria for approval of a Special Use. Each criterion is addressed below.

A. The special use is generally consistent with the applicable Master Plan.

The Farm is located within the Tri-Lakes Key Area as identified in the *Your El Paso County Master Plan* (adopted May 2021). The Plan describes Tri-Lakes as an “activity and entertainment center” and states that “future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities.” The Farm’s Agritainment operation is an agriculturally-based entertainment use that directly strengthens the community’s entertainment options in a manner fully consistent with existing rural character.

The property is within the Mountain Interface placetype, which the Master Plan describes as preserving “the integrity of the mountainous/eastern foothills area of the Front Range while addressing the needs of existing residents in the area.” The placetype identifies Tourism Commercial (Arts, Entertainment) among its supporting land uses, and the Plan explains that such uses appropriately include “services associated with the natural features that draw customers from across the County and region.” Fall Mountain Farm’s Agritainment operation is precisely this kind of use — an agriculturally-based, nature-oriented visitor experience rooted in the rural foothills setting and drawing families from across the region. The Farm is served by adequate existing road access via Doolittle Road and Mt. Herman Lane, allowing it to function without new major-roadway infrastructure that would be inconsistent with the placetype’s preservation goals. The Plan’s stated priority for this placetype is preserving the natural environment, and the Farm advances that priority directly by using existing fields for seasonal event parking — screened by distance, terrain, and existing mature scrub oak — rather than constructing permanent paved surfaces. The Farm’s operation thus supports both the tourism-commercial function the placetype contemplates and the environmental preservation it prioritizes.

The property is further designated within an “Area of Change: Minimal Change — Developed.” The Master Plan describes these as areas that “have undergone development and have an established character,” that are “largely built out,” and where the objective is that “their overall character can be maintained.” The requested parking Special Use is fully consistent with this designation. Fall Mountain Farm is an established, operating farm with a defined character; approving seasonal event parking on those existing fields introduces no new paved impervious surface, no permanent structures, and no change to the property’s year-round appearance, which remains indistinguishable from ordinary grazing fields outside of event periods. The Special Use maintains the established character the designation is intended to protect.

The request is further supported by the following specific Master Plan goals and objectives:

- **Core Principle 7 / Goal RT1:** Maintain and expand the County’s recreation and tourism options by supporting high-quality, sustainable outdoor recreation as a key amenity for residents and visitors. The Farm’s Autumn Adventure is precisely this type of experience — locally rooted, seasonally appropriate, and broadly accessible to families across the region.
- **Goal 7.2:** Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas. The Farm is located in unincorporated El Paso County and draws visitors from the surrounding region. The Farm is a member of the local visitor’s center.
- **Goal ED1 / Objective ED1-3:** Recruit new businesses and provide more options for fun and recreation to residents. The Farm is an established small business providing seasonal recreation that cannot function sustainably at 50-vehicle capacity.
- **Objective ED1-5:** Allow residents to manage compatible, low-intensity personal businesses to create greater opportunities for new companies. The Farm is owner-operated, with the owners actively engaged in its daily management and operation.
- **Goal E1 / Objective E1-1:** Consider environmental impacts during all steps of the planning process, and support private reserves and protected areas. The Farm’s use of existing fields for overflow parking — rather than paved lots — actively protects the rural and natural character of the property. The areas identified as Natural Area on the accompanying site plan are maintained in a natural state so as to preserve and protect the land.

Compatibility has changed with the request to increase parking. The parking compatibility is what is in review with this application. Please discuss any intentions to screen and landscape the parking areas pursuant to Section 6.2.2.C.

The Master Plan does not specifically address on-site vehicle parking counts for Agritainment uses; the Plan acknowledges it is “general in nature” and cannot address every issue in sufficient detail. The County’s own designation of Agritainment as a permitted use in this zone district is the strongest evidence of Master Plan compatibility. The parking Special Use is the narrow additional step that allows the permitted use to function as intended.

B. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.

The Farm and all surrounding and adjacent properties are zoned RR-5. The Farm’s Agritainment use is a permitted use in this district — compatibility has already been determined by the County. The parking Special Use does not change the nature of the use; it allows an already-compatible use to serve its intended audience.

Many permitted uses in the RR-5 zoning district routinely generate vehicle gatherings of comparable or greater magnitude, including dairies, farms, kennels, wholesale nurseries, public parks and open spaces, ranches, religious institutions, tree farms, and agricultural stands. The Land Development Code does not impose use-specific limits on vehicle counts, patron numbers, hours, or operating days for these uses. The Farm’s Agritainment use is less impactful than many of these alternatives because it is strictly

This statement is not accurate. Similar to the ECM, the Land Development Code Table 6-2 also limits parking by specific use. Please revise this statement.

Unresolved V1 Comment: The Department of Public Works Engineering Criteria Manual does address criteria relating to the number of vehicle trips per day and the peak hour traffic and the number of operating days per year is a factor for engineering requirements. Please revise.

seasonal, occurs primarily during daylight hours, generates only passenger vehicles rather than commercial trucks or heavy equipment, and is confined to a defined area of the Farm's own property.

In accordance with County procedure, notice of this application was provided to surrounding property owners within the notification radius established by the County. During the notification period, public comments were received both in support of and in opposition to the application. The Farm has submitted a supplemental response addressing the concerns raised — including traffic, emergency access and wildfire evacuation, rural character, neighbor privacy, and operational scope — and has proposed a set of specific, enforceable operating conditions responsive to those concerns. The comments and the Farm's responses are set out in the Supplemental Applicant Response Package submitted with this application and incorporated by reference. Notably, the property owners most directly affected by the Farm's operations are among the application's supporters. The owner sharing the Farm's longest common boundary — approximately one-half mile, and the property closest to both the event and parking areas — supports the application, as does the owner whose frontage adjoins the Farm's main entrance and bears the most direct traffic effect, along with the neighboring owner receiving the next-most traffic. The Farm's event and parking areas are set well back from surrounding residences, with intervening distance, terrain, and existing mature scrub oak on the Farm's property. The nearest opposing residence is over 750 feet from the edge of the event area, and the hayride route maintains a separation of over 250 feet from the nearest opposing home, with mature scrub oak along the intervening boundary. Operations occur almost exclusively during daylight hours, producing minimal light or noise intrusion. The visual character of the Farm is maintained year-round; outside of event periods the overflow areas revert to ordinary pasture.

C. The impact of the special use does not overburden or exceed the capacity of public facilities and services.

A Traffic Impact Study (TIS) was prepared by JR Engineering (Eli Farney, PE, PTOE) in accordance with the El Paso County Engineering Criteria Manual, Appendix B: Transportation Impact Study Guidelines. The Study analyzed the intersections serving the Farm and found that all study movements operate at acceptable levels of service with the full addition of Farm-generated traffic, with no queuing or operational concerns identified. Site-generated traffic was estimated from the Farm's ticket-sales records, using one sales transaction as a proxy for one vehicle. Because the Farm's visitors are predominantly families arriving together in a single vehicle — a pattern confirmed by the Farm's operators across both in-person and online sales — this provides a reasonable and appropriately conservative basis for estimating vehicle trips, an approach reviewed and endorsed by the project's traffic engineer. JR Engineering recommends that the County accept the traffic operations in the vicinity of the Farm, concluding that the site does not adversely impact traffic operations at nearby intersections. The TIS accompanies this application and its findings are incorporated by reference. On that basis, the parking Special Use does not overburden or exceed the capacity of public facilities and services.

See comment on Page 2. The County agrees that traffic operations do not appear to present an issue at this time but the roadway maintenance/mitigation was addressed in the TIS and should be included here.

JR Engineering further noted that because the area surrounding the Farm is generally built out, future growth is expected to be minimal, and long-term traffic conditions are anticipated to remain similar to those analyzed.

Drinking water for events is supplied by vendors. Portable restroom facilities are provided and maintained by the Farm owners. There is no anticipated increase in demand on the Farm's existing well or septic system. The use does not overburden utilities, emergency services, or any other public facility.

D. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.

Primary vehicle access to Fall Mountain Farm is via Mt. Herman Lane at the east side of the property. The TIS confirms that all study intersection approaches operate at acceptable levels of service with the addition of Farm-generated peak-hour traffic, with queue lengths remaining nominal at all approaches. No traffic congestion or hazard conditions are identified.

The Farm employs dedicated parking staff during events to manage ingress and egress safely and efficiently. Clear wayfinding signage guides visitors from the public road to their designated parking areas. On-site signage is highly visible and clearly directs visitors for ingress and egress. 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. The 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. Both parties agree to keep the gate openings unobstructed and their interior roads passable by ordinary passenger vehicles and emergency response vehicles. The executed agreement is submitted with this application.

The three gate openings are depicted and labeled on the accompanying site plan as emergency egress gates, not for routine access. No routine guest, staff, vendor, or delivery traffic is proposed, permitted, or signed through those gates at any time. They are opened only by trained staff and only under emergency conditions, as set out in the operating conditions the Farm has proposed in its Supplemental Applicant Response Package.

Because the Farm's adequate legal access is independently established via Mt. Herman Lane and Fallon Road, and because the south gates provide emergency-only

Staff would not recommend showing these on the plans if they are not official record.

egress rather than a route of access, the Farm respectfully submits that a recorded access easement across the adjoining property is not necessary to satisfy the access criterion of Section 5.3.2. Requiring a permanent recorded easement would impose a lasting encumbrance on a neighboring owner's property in order to formalize a contingency that, by its terms, operates only during a governmentally declared emergency. The Farm is prepared to discuss this point with County staff and to accept reasonable conditions confirming the emergency-only character of these gates.

Please see comments on the site plan drawing regarding the emergency access and revise LOI/Supplemental Response as needed. I understand the justification presented in this LOI but the County is not able to approve access onto/through adjacent property unless there is a legal joint access and maintenance easement. Feel free to contact engineering if you have any questions.

E. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.

Fall Mountain Farm operates almost exclusively during daylight hours, eliminating any dark-sky or exterior lighting compliance concerns. The overflow parking surface remains vegetated, which naturally manages water infiltration and surface runoff, protecting water quality. The Farm re-seeds parking areas after events as needed to maintain soil health and water clarity.

The Farm's operations do not generate significant air emissions, noise beyond that expected of a rural seasonal public event, or other environmental impacts. The Farm has complied and will continue to comply with all applicable local, state, and federal laws and regulations. The Colorado-mandated Agrotourism liability disclosure required of all Agritainment operators has been posted at the Farm. No overlay zoning (CAD-O or otherwise) is identified as applicable to the subject property.

F. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.

As confirmed by the JR Engineering TIS, the Farm's operations at the requested parking level do not create adverse traffic conditions or safety hazards. Parking is managed by dedicated staff on private property with clear signage and controlled traffic flow.

To the contrary, the Farm's Agritainment operations positively contribute to the welfare of El Paso County residents. The Farm provides families — especially children — with direct educational exposure to agricultural operations, farm animals, and rural life. It employs local young adults, teaching life and work skills. It supports community events and first-responder training. These benefits to public welfare are real, ongoing, and well-established.

G. The special use conforms or will conform to all other applicable County rules, regulations, or ordinances.

The Farm's Agritainment use was approved pursuant to a Site Development Plan (March 1, 2023) and operates in conformance with all applicable Land Development Code requirements. Three items of relief are requested in connection with this application, as described below. The Farm has met and will continue to meet all applicable County rules, regulations, and ordinances. Mineral rights for the three parcels

comprising the Farm were researched with the El Paso County Clerk and Recorder on January 23, 2025, confirming no severed mineral estate owners exist; the completed certification is submitted with this application.

The first two items concern the Engineering Criteria Manual and are supported by the accompanying Traffic Impact Study; the third concerns the Land Development Code parking standards.

First, under ECM Section 2.2.7 (Pavement Design), an existing gravel roadway is suitable for pavement when a development causes the projected average daily traffic to exceed 200. The Study's traffic engineer concludes that because the Farm is a seasonal use operating a limited number of days each fall, full roadway paving would not be proportional to the Farm's year-round traffic impact, and recommends instead that the Farm coordinate with the County on appropriate seasonal mitigation measures. The Farm requests that the County accept that recommendation and not require paving.

Second, under ECM Section 2.4.1 (Access Design Criteria), accesses are to be separated by a distance equal to the entering sight distance. The Farm's existing access does not satisfy that spacing with respect to the residential driveway to the east — a condition that predates this application and is not altered by it. The Study's traffic engineer concludes that expected queues from Farm-generated traffic do not block that driveway and recommends that the existing spacing be accepted; the owner of that driveway has submitted a letter to the County in support of this application, stating no concerns regarding traffic or road use. The Farm requests that the County accept the existing access spacing.

Third, under Land Development Code Section 6.2.5(C)(2)(c), parking areas in rural areas serving more than 25 vehicles are to be surfaced with asphalt, concrete, Modular Porous Block Pavement, or the equivalent. The Farm requests relief from that surfacing standard for its event parking areas — both the existing 47-vehicle parking area and the seasonal overflow areas — and proposes instead to continue serving event parking on existing managed vegetated fields, with a stabilized accessible surface provided at the designated accessible parking area as described below. The Farm offers the following grounds:

This will be discussed with Planning Supervisor prior to the next submittal.

- Proportionality of the season. The parking areas carry event traffic on a limited number of days each fall and stand as agricultural fields for the remainder of the year. A permanent paved surface would be disproportionate to the intensity and duration of the use it would serve.
- Actual loading well below capacity. The areas are sized to accommodate the busiest afternoons of the season, but that peak is reached only rarely, and capacity is not a measure of wear. The overflow area lying east of the accessible parking area was used on five operating days during the 2025 season and reached capacity on only two of them, and was used on three operating days during the 2024 season. These figures are the owners' operating observations rather than metered counts, and the Farm offers them as indicative rather than exact. The point they illustrate is that a surface sized for a peak occurring on a handful of afternoons accumulates far less loading over a year than the paving standard is written to address.

- Water quality. The vegetated surface functions as the water-quality Best Management Practice the Section contemplates, providing infiltration and dispersed sheet flow in place of the concentrated runoff a paved surface would generate. The Farm re-seeds and manages the areas to maintain that function.
- Site imperviousness. The County has identified total site imperviousness of less than ten percent as a relevant threshold for this property at the Site Development Plan stage, and paving the event parking areas would work directly against that objective.
- Agricultural use of the surface. These fields remain in genuine agricultural production, grazed by the Farm's cattle, sheep, donkeys, and other livestock outside the event season. That is consistent both with the working-farm character on which the Agritainment use rests and with the Mountain Interface placetype's stated priority of preserving the natural environment.

The Farm requests that the County accept this approach under the "or the equivalent" provision and the water-quality Best Management Practice provisions of Section 6.2.5(C)(2)(c)(i), or in the alternative that the County make an alternative surfacing determination under Section 6.2.5(C)(2)(c)(iv). The Farm does not ask the County to accept an unmanaged surface. The parking areas are maintained in mowed, managed condition throughout the operating season; parking on unmowed vegetation is not permitted; parking and circulation are directed by trained staff; and the owners repair, level, and re-seed the surfaces with their own field equipment as needed, including during the weeks the Farm is open. The Farm anticipates that the specific surfacing conditions will be settled with County staff through the subsequent Site Development Plan review, and defers to staff on their appropriate form.

The Farm defers to County engineering staff on all three items and will comply with the determinations reached through the Engineering Criteria Manual and Land Development Code review process. Apart from these three items, no waivers or administrative relief are requested.

Accessible parking will be provided in compliance with the Americans with Disabilities Act. The Farm will designate an accessible parking area near the main entrance, in the location identified on the accompanying site plan, containing at least the number of accessible spaces required for a parking facility of this size together with the required proportion of van-accessible spaces, arranged in a single row with compliant access aisles serving every space. An accessible route connects the access aisles to the ticketing and entrance area, separated along its length from the vehicular drive, at grades and cross-slopes within accessibility tolerances and with flush, at-grade transitions requiring no ramps. Unlike the general event parking areas, the accessible spaces, access aisles, and accessible route will be constructed as a stabilized accessible surface — firm, stable, and slip-resistant as accessibility requirements demand — rather than left as vegetated field. The accessible parking area as currently laid out provides stall dimensions, access-aisle widths, and an accessible route width that meet or exceed the applicable minimums. Final dimensions and the specific surfacing material will be confirmed with County staff at the Site Development Plan stage. Trained parking staff will be available during events to assist visitors as needed.

5. Definition of Use and Use-Specific Standards

“Agritainment” is defined in the El Paso County Land Development Code as agriculturally-related entertainment activities conducted on a working farm or ranch. Fall Mountain Farm unambiguously meets this definition: it is an active working farm raising pumpkins, beef cattle, vegetables, and farm animals, on which seasonal public-facing recreational and educational activities are conducted. The owners work the Farm daily and are actively engaged in all aspects of its agricultural and agritainment operations.

Agritainment is a permitted use on the subject property by right, given its RR-5 zoning and acreage exceeding 35 acres. The applicable use-specific standard — the 50-vehicle on-site limit — is the precise subject of this Special Use request. All other use-specific standards applicable to Agritainment are met and will continue to be met.

Agritainment activities at the Farm are conducted within a defined portion of the property, identified as the Area of Use on the accompanying site plan. Agritainment use is confined to that area and is not conducted on the remainder of the property, which is devoted to agricultural production, grazing, the owners’ cabin, and land maintained in a natural state. Nature trails are not available to event guests, and trails and other features lying outside the Area of Use are likewise not open to them. The Farm intends this limitation to be carried forward as a plan note or condition of approval on the subsequent Site Development Plan. The Area of Use identifies where the Agritainment use occurs; it does not subdivide, reduce, or otherwise alter the subject property, which remains 35.68 acres across three parcels under common ownership. The acreage threshold governing Agritainment as a use permitted by right is met by the property itself and is unaffected by the Area of Use delineation.

6. Access and Traffic

Primary access to Fall Mountain Farm is from Mt. Herman Lane via Doolittle Road. The existing driveway and parking infrastructure were reviewed and approved as part of the 2023 Site Development Plan. The Traffic Impact Study prepared by JR Engineering confirms that the addition of Farm-generated peak-hour traffic results in acceptable levels of service at all study intersection approaches, with substantial residual capacity remaining in the existing road network and no operational concerns identified.

The engineer’s analysis was based on traffic data collected in the vicinity of the Farm and supplemented with site-generated trips derived from the Farm’s ticket-sales records, using one transaction as a proxy for one vehicle. Because the surrounding area is largely built out, future growth and long-term traffic conditions are anticipated to remain similar to those analyzed.

7. Conclusion

Fall Mountain Farm respectfully requests approval of a Special Use Permit to allow parking of up to 225 vehicles on-site at any one time in connection with its approved Agritainment operations. The request is supported by:

- A professionally prepared Traffic Impact Study by JR Engineering confirming acceptable levels of service at all study intersection approaches and recommending County acceptance of traffic operations at this level;
- Physical site capacity to safely accommodate 225 vehicles in an orderly manner, as shown on the accompanying site plan and confirmed by traffic engineering analysis based on the Farm's ticket-sales records;
- Staff-managed parking accommodated peak seasonal demand in an orderly manner during the 2025 season, with no traffic congestion, access delay, or safety incident observed on-site or on the surrounding road network;
- Certification that no severed mineral estate owners exist for the subject parcels;
- Full compliance with all Section 5.3.2 approval criteria, as demonstrated in Section 4 above;
- Consistency with the *Your El Paso County Master Plan* goals supporting rural agritainment, recreation, tourism, and economic development;
- Alignment with the County's own stated purpose for adopting Agritainment regulations — preserving and sustaining working farms and ranches in El Paso County;

Approval of this Special Use will allow Fall Mountain Farm to continue serving El Paso County families and fulfilling the County's own vision for viable, sustainable rural agritainment operations.

Respectfully submitted,



Steve & Cathy Roscio, Owners

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16300 Mount Herman Lane
Monument, CO 80132

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info@FallMountainFarm.com

July 22, 2026