

LETTER OF INTENT
Fall Mountain Farm Agritainment Venue
Special Use: Additional Parking

PCD File No. AL2611
October 7, 2026

OWNERS

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

(719) 800-1244
info@FallMountainFarm.com

TRAFFIC ENGINEERS

JR Engineering

Eli Farney, PE, PTOE
Connor Beekman, Project Engineer I
Reid Olson, Transportation Engineer II

7200 South Alton Way
Suite C400
Centennial, CO 80112

efarney@jrengineering.com

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

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 on a schedule of up to four days per week — Thursday through Sunday — within a defined public operating window of 10:00 a.m. to 5:00 p.m., held seasonally from mid-September through the Halloween weekend. Guest departure and end-of-day site closeout continue for a reasonable period after the 5:00 p.m. close as guests make their way to their vehicles and exit the property. 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. Across a typical autumn season the Farm has operated for approximately twenty days; the actual number varies from year to year due to operational timing, extended harvest conditions, and October snow, which routinely closes days that were advertised as open. Farm products are offered for purchase, and food vendors may be on-site.

Separately from the seasonal Agritainment event, the Farm also hosts agriculture- and nature-oriented school programs for children, provides outdoor training space to local EMT, fire, and sheriff departments, and hosts small community events including wildfire mitigation training. These activities are small in scale, do not approach the 50-vehicle threshold already permitted by right for Agritainment use, and are therefore unaffected by — and not part of — this Special Use request, which concerns only the ability to exceed 50 vehicles during Agritainment events. They do not constitute a daily or year-round commercial use of the property. The Farm uses local young adults for farm chores and event support as needed throughout the year, 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 Agritainment events, specifically to accommodate up to 225 vehicles. Operations within the 50-vehicle limit permitted by right continue as approved under PPR 2246 and are not affected by this request.

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 operating experience is consistent with the accompanying

Traffic Impact Study, which concludes that the site does not adversely impact traffic operations at the nearby intersections and that the requested 225-vehicle limit is a reasonable operational cap for the seasonal use, and which recommends that the Farm coordinate with the County on appropriate seasonal roadway mitigation.

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 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 addressed through the accompanying Traffic Impact Study prepared by JR Engineering. The Traffic Impact Study addresses trip generation, peak-hour operations, and related engineering criteria for the County’s review.

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.

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. Its drive aisles were originally dressed with a fine stone that has since largely worked into the native soil.

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 – the mid-September-through-Halloween-weekend operating period described in Section 1 above – 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.

Parking Operations and Mitigation

The Farm uses 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 Farm manages dust and ground cover on its parking areas year-round with its own equipment. During the season, after hot, dry event days, the Farm waters the entry driveway and the parking-area drive aisles with its water truck, typically together with a light re-grading that helps the surface hold moisture. After the season, the parking stalls are tilled, furrowed across the slope to hold water, and planted to a winter cover crop; in late spring they are re-seeded, usually to a dryland perennial pasture mix, and grazed through the summer. The drive aisles are lightly seeded over the summer and re-graded before the season opens. The overflow fields are cross-ripped, lightly tilled, and overseeded with perennial grasses each spring, grazed through the summer, and mowed before the season. With this year-round cover and the drainage measures described above, the owners have observed noticeably less runoff and erosion from these areas during heavy storms, and dust from the parking areas has not been a significant problem.

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 bureau.

- **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.

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, reflecting the County's determination that Agritainment is compatible with RR-5 zoning as a category of use. The Land Development Code separately governs parking intensity by specific use (Table 6-2), which is the narrower question this application addresses. The parking Special Use does not change the nature or location of the Agritainment use; it requests approval for the Farm to serve its existing, already-compatible audience at a higher vehicle count.

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 a use-specific numeric cap on patrons, hours, or operating days for these uses; vehicle trips and peak-hour traffic are instead addressed through the County's Engineering Criteria Manual, as this application does through the accompanying Traffic Impact Study. The Farm's Agritainment use is less impactful than many of these alternatives because it is strictly 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.

The property's natural topography — rolling hills and gullies — together with dense existing vegetation, particularly mature scrub oak and stands of pine and fir, already provides substantial visual screening toward many surrounding directions. In addition to this natural buffering, the parking areas depicted on the accompanying site plan incorporate purpose-built screening — a 5'8" screening fence, landscaped berms, and evergreen and ponderosa tree plantings — placed to shield the parking areas from roadways and adjacent residential properties, consistent with Land Development Code Section 6.2.2.C. 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. 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. The Study describes the operating season in general terms — Thursday or Friday through Sunday, mid-September to late October; this is the same autumn season described in Section 1, and the Study's peak-hour analysis is drawn from the Farm's busiest operating days.

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.

The TIS recommends that the Farm coordinate with the County on appropriate seasonal roadway mitigation measures, which may include dust control, roadway grading, maintenance contributions, temporary traffic control, event signage, and on-site parking/queue management during peak weekends. The Farm agrees to coordinate with County staff on these measures and to enter into a development agreement at the Site Development Plan phase addressing the Farm's proportional share of any additional seasonal maintenance of Doolittle Road beyond the County's routine maintenance, and will comply with the terms reached through that process.

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 uses 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.

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 parking areas are kept under managed ground cover year-round, as described in Section 3.

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.

The JR Engineering TIS concludes that the site does not adversely impact traffic operations at the nearby intersections, and recommends continued event-day traffic management, which the Farm provides. 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 may 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:

- 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, and the Site Development Plan will carry the County’s standard accessibility note, which also appears on the accompanying site plan. 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 outside the event area 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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