

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

April 28, 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
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Reid Olson, Transportation Engineer II

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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 (37.56 ac including Fallon Road private ROW)

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, nature trails, a Halloween Trail, storytelling, mazes, and similar family-fun activities. Farm products and farm-related gifts 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, astronomy star parties, 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. As documented in the accompanying Traffic Impact Study, the Farm’s fields, access infrastructure, and surrounding road network have the physical capacity to support this level of visitation without adverse operational impact.

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 operational constraint of no more than 50 vehicles on-site at any given time. Notably, the Land Development Code places no limit on: the total number of vehicle trips per day, the total number of patrons on-site at any given time, total patrons per year, hours of operation, or the number of operating days per year. The only 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 (September 2025), which was based on actual traffic data collected at the Farm during operations.

Parking Area Description

The approved Site Development Plan includes a formal parking lot accommodating 47 vehicles. This lot is mowed grass for most of the year, used to graze 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 screened from neighboring properties by earthen berms planted with native trees, and is re-seeded as needed after events to maintain soil health and stability.

Overflow parking for up to 225 total vehicles utilizes adjacent mowed grass 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. Because the overflow areas are living grass rather than impervious surface, any hydrological impact is minimal and self-correcting between seasons.

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 parking surface — maintained mowed grass — 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 Large-Lot Residential placetype, which identifies agriculture, parks/open space, and commercial as supporting land uses. The Farm’s Agritainment use is a hybrid of all three: it combines agricultural operations with commercial farm-stand activities in a park-like rural setting. The Plan also emphasizes preservation of farmland and scenic views within this placetype — using mowed grass fields for seasonal event parking rather than constructing permanent impervious surface is entirely consistent with that preservation goal.

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 local tourism boards and chambers of commerce.
- **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, who are 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 grass fields for overflow parking — rather than paved lots — actively protects the rural and natural character of the property. The entire upper half of the farm is maintained in a natural state, other than for trails, 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 — 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 limit vehicle counts, traffic volumes, hours, or patron numbers for any of these uses. 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.

All adjacent property owners within 1,000 feet have been notified of this application. No complaints regarding adverse impacts — noise, dust, safety, or neighborhood character — have been received from neighboring properties in connection with the Farm’s operations. The parking areas are screened from neighboring properties by earthen berms with native tree plantings. Operations occur almost exclusively during daylight hours, producing minimal light or noise intrusion. The visual character of the Farm is maintained year-round; overflow parking areas are indistinguishable from ordinary grass fields outside of event periods.

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; September 22, 2025) in accordance with the El Paso County Engineering Criteria Manual, Appendix B: Transportation Impact Study Guidelines. The Study analyzed two intersections: (1) Doolittle Road/Site Access & Mt Herman Lane, and (2) Doolittle Road

& Lindbergh Road. Traffic data was collected by All Traffic Data Services on Saturday, September 13, 2025, and supplemented with actual Farm traffic data from recent operations.

Key findings of the TIS:

- **Levels of Service:** All movements operate at LOS B or better at both Study intersections with the full addition of Farm-generated traffic. No operational issues are identified.
- **Queue Lengths:** 95th-percentile queue lengths are nominal (under 25 feet) at all approaches at both Study intersections. No queuing issues are identified.
- **Intersection Capacity Utilization:** 15.2% (ICU Level of Service A) at Doolittle Road/Site Access & Mt Herman Lane; 28.2% (ICU Level of Service A) at Lindbergh Road & Doolittle Road. Both figures indicate substantial residual capacity in the existing road network.
- **Recommendation:** JR Engineering recommends that the County accept the traffic operations in the vicinity of Fall Mountain Farm, finding that the site does not adversely impact traffic operations at nearby intersections.

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 in 2025.

In addition, the owners have consulted with El Paso County road maintenance personnel regarding road condition and capacity on the roads serving the Farm. Those personnel indicated no concerns at the Farm's operating level and expressed support for the application, further corroborating the engineering findings of the TIS.

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 LOS A or B with the addition of Farm-generated peak-hour traffic, and that 95th-percentile queue lengths are 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. Emergency access is available via both Mt. Herman Lane and Fallon Road (private road classification), as well as Spatz Road via the adjoining property to the south.

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 is maintained mowed grass, 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. No waivers or administrative relief are requested in connection with this application. 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.

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.

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 TIS prepared by JR Engineering (September 2025) confirms that the addition of Farm-generated peak-hour traffic results in LOS A at all study intersection approaches, with the sole exception of the northbound approach at Doolittle Road & Lindbergh Road, which operates at LOS B — explicitly characterized by the engineer as not an operational concern.

Intersection capacity utilization at both study intersections remains well within acceptable ranges: 15.2% at Doolittle Road/Site Access & Mt Herman Lane, and 28.2% at Lindbergh Road & Doolittle Road — both ICU Level of Service A. These low utilization figures indicate substantial residual capacity in the existing road network well beyond what the Farm's operations require.

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 (September 2025) confirming LOS A or B 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 actual Farm traffic data;
- 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;

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- Informal confirmation from El Paso County road maintenance personnel of no concerns regarding road condition or capacity at the Farm's operating level.

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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