

7042 Baker Lane is zoned AR-IV. In order to do the business endeavors we wish to explore, we believe Agri-entertainment is the best fit due to the venue location being on a farm, as well as the activities we plan on being related to agriculture and nature. We would like to have a conditional use for Agri-entertainment in order to do the proposed following:

Our goal for Ivy Rose Farm is to offer classes, tours, therapy sessions, horsemanship lessons, and catered farm dinners that all work with animals and/or nature from an agricultural/outdoor based lens. We do not wish to be an event space for hire for parties - no weddings. All activities would be focused on teaching and sharing skills, farm education, or sessions for mental/physical health utilizing animals/nature/agriculture. We have attached some sample calendars to show that the high end of traffic weekly should not exceed 30-35 cars. Most weeks we anticipate the number to be less than this, and we plan on encouraging carpooling where applicable. As we grow, we will adjust calendars accordingly so that the traffic is not exponentially increased.

- Classes and events put on by Ivy Rose Farm will mainly use the barn/arena area, but also horse pastures will be used for some of the classes that involve learning about the local plants etc.
 - Monthly classes around farming, animal husbandry, animal care, plant uses, crafts, and community building, etc. Classes limited to 15 people, most expected to generally have around 5-10 attendees. We estimate there would be anywhere from 2-4 classes a month. Some types of classes might also have a smaller max limit, further limiting the number of cars. There might be a rare occasion where a class might have up to 20-25 people, where families are attending together - so still not expecting there to be 25 cars for a 25 person class. Most classes are geared towards adults, and will be at the 15 person limit.
 - Occasional events put on by Ivy Rose Farm, such as farm to table catered dinners, farm related gatherings (local farmer meet ups, for example), etc. Likely to be every 2-3 months. We would not be renting out the space as an event space for other businesses or private events.
 - Some classes might be partnered, with an outside teacher coming to teach one specific class in partnership with Ivy Rose Farm. For example, a yarn spinning class might feature a guest teacher that's a local craftsperson and the class would include discussions and possible demonstrations on shearing wool/fiber.
- Equine and farm animal assisted therapy programs in the arena and barn area, sometimes might go out into the horse pastures
 - We wish to provide space for therapist to utilize our space and animals to provide psychotherapy and/or support groups
 - These programs would also be limited to 1-2 times a week, depending on the community needs and scheduling/traffic
 - Individual sessions with therapist and their clients would be limited to 1-3 times per week

- Farm tours will mainly take place around the barn and arena area, sometimes going into horse pastures.
 - Farm tours of the different animals and their roles and purpose on the farm, 1-4 times a week (no more than 2x a day, a total of 1-3 days a week)
 - In the event of rain, the arena would be used to do portions of a farm tour that might normally be out in the weather. Guests can still meet all of the animals, as some would be set up in the arena in these cases.
- Continue with our goat dairy operation, cottage food, and farm products - our existing milk parlor will be moved next to our new barn, cottage food would continue in our farmhouse cottage (as was approved when we got that license).
- Limited horseback riding lessons in the arena and barn area, some possible trail riding around pastures
 - Lessons would be limited to less than 4 clients a week, focused on horse care and basic riding (Western). No outside trainers except for possible one time special trainings. For example, an equine massage class taught by a professional, one time. We are not interested in hosting competitive horse shows etc.

As this is also our personal residence, we especially plan on limiting the number of weekly visitors. The numbers of frequency above would be combined into a calendar that would limit how many times/days each of these would occur. Please see attached sample calendars. Please note these are just work ups of what a month might look like, none of these programs are actually currently scheduled. All programs, events, etc would be ticketed/by appointment only. There would not be regular business hours, as we are not open to the public.

We plan on having a sign just at the entrance of the farm, no road signage as we are off of a dead end street. The arena will have lights for the inside of the riding area, and the barn will have a few outside lights - but otherwise we do not have plans for any major lighting that would affect any neighbors. The parking areas will have lighting coming from the barn and shed, and not need any additional lights. We will be putting in a septic system for the waste water from the barn/arena, and are putting in drainage systems to control flow and limit erosion. The arena and barn are far enough away from property boundaries that the space is a natural buffer. There will also be more trees and shrubs planted along buffer areas, to create even more of a buffer.

Other buildings notes:

- The existing barn structure will be half demolished (taking down the older parts of the structure that are in disrepair). The other half of this existing shed will have three walls put up as an additional shelter for goats.
- Our well pump house needs to be made bigger to accommodate new filters and equipment, it just needs to be expanded about 4-5 feet.
- We plan on building a new residence next year, and the existing residence will be demolished.
- The new barn currently being built will have an extended roof line covered area, with a short breezeway covering to connect it to the covered arena. This will be to keep the horses dry in rain when walking from barn to arena.

- We will likely need to add a few small sheds for storage - these will be around the existing cottage and around the half of the existing shed that is not demolished. Nothing larger than a 12x12, most we picture being just your standard small garden shed for hanging tools etc (around 2ft by 3-4ft)

Property Lines:

The property that directly adjoins our property is only land, there are no residences on that parcel. That property is used as pasture for horses, and the section that adjoins our property is minimally used by the horses. Although the nearest property line is approximately 185 feet from the main event site, the nearest residence is approximately 575 feet and is owned by us and operated as a short term rental that is mostly occupied on weekends. The nearest full time occupied residence is approximately 975 feet from the space. From the nearest property line to the nearest residence (our STR) is approximately 425 feet of pasture and woods. The parking area is approximately 100 feet from that same property line. The parking area is approximately 500 feet away from the nearest residence (our STR).

Conditions:

1. We would like to add a condition that would not allow the venue to be used for hire for weddings. We have no desire to host weddings, and in an effort to show our neighborhood that we do not wish for any future use of the property to be used as a for hire wedding venue - we wish to make it a part of our conditioned use.
2. We would like to add a condition that would allow for outdoor amplification, limited to within an approved decibel limit provided by the county. We plan on many of the classes and events being outdoors, and although most would not require amplification - we would like to be able to play music for example during a dinner. We have done our own sound checks with our STR property next door, and would work with the county to an agreeable decibel level. These instances would be rare, and not be situations where loud amplification would be necessary or desired.

Sample Calendar - November 2023

<u>MONDAY</u>	<u>TUESDAY</u>	<u>WEDNESDAY</u>	<u>THURSDAY</u>	<u>FRIDAY</u>	<u>SATURDAY</u>	<u>SUNDAY</u>
		1 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	2 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	3 Evening class (max size 15 people, typically 3-7 cars averaging 2 people per car)	4 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	5 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)
6 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	7	8 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	9 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	10	11 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	12 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)
13	14 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	15	16 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	17	18 Farm dinner (max 30 people, including families so likely 4-10 cars depending)	19 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)
20 Available time slots for up to 2 therapy sessions total (approximately 2-4	21 Closed for Thanksgiving	22 Closed for Thanksgiving	23 Closed for Thanksgiving	24 Closed for Thanksgiving	25 Closed for Thanksgiving	26 Closed for Thanksgiving

cars)						
27	28 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	29	30 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)			

Sample Calendar - May 2024

<u>MONDAY</u>	<u>TUESDAY</u>	<u>WEDNESDAY</u>	<u>THURSDAY</u>	<u>FRIDAY</u>	<u>SATURDAY</u>	<u>SUNDAY</u>
		1 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	2 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	3	4 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)	5 Available AM slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours) PM Class (max size 15 people, typically 3-7 cars averaging 2 people per car)
6	7 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	8	9 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in	10 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	11 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	12 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)

			pairs/groups)			
13 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	14	15 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	16 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	17 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)	18	19 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)
20	21 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	22	23 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	24 Farm dinner (max 30 people, including families so likely 4-10 cars depending)	25 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	26 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)
27 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	28	29 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	30 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	31 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)		

Sample Calendar - September 2024

<u>MONDAY</u>	<u>TUESDAY</u>	<u>WEDNESDAY</u>	<u>THURSDAY</u>	<u>FRIDAY</u>	<u>SATURDAY</u>	<u>SUNDAY</u>
						1 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)
2 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	3	4 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	5 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	6	7 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)	8 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)
9	10 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	11	12 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	13 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	14 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	15 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)
16 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	17	18 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	19 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in	20	21 Farm dinner (max 30 people, including families so likely 4-10 cars depending)	22

			pairs/groups)			
23	24 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)	25	26 Weekly evening 6:30 PM - 8 PM animal assisted group session (max 10 people, could be up to 10 cars depending on if folks come individually or in pairs/groups)	27 Class (max size 15 people, typically 3-7 cars averaging 2 people per car)	28 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)	29 Available slot for farm tours (Average 1-2 cars, possibly up to 4-5 cars if larger group. 15 people max for tours)
30 Available time slots for up to 2 therapy sessions total (approximately 2-4 cars)						