

*Lafayette County Planning & Economic Development*_____

County Courthouse – 1001 Main

Lexington, MO 64067

Phone 660-259-4439

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March 31, 2017

TYPE 3-SPECIAL EVENT/ GROUP II-CONDITIONAL USE PERMIT

THE LIGHTS @ FAHRMEIER FARMS WINERY

APRIL 15, 2017

CASE FILE #4317

APPROVED

Applicant: Brett Muir, Viive Events LLC
495 E. 1000 S.
Pleasant Grove, UT 84062

Bret Fahrmeier, Fahrmeier Farms LLC
9364 Mitchell Trail
Lexington, MO 64067

Site Address: 9364 Mitchell Trail, Lexington, MO 64067 (Primary)

Sec/Town/Range: 50-28-24, 50-27-19

Parcel ID: 11-6.0-24-0-000-001.000, 11-6.0-24-0-000-001.010,
11-6.0-24-0-000-001.020, 10-4.0-19-0-000-006.000,
10-4.0-19-0-000-006.010, 11-6.0-24-0-000-008.000

Acreage: (Total) 338.5-acres

Current Zoning: Agricultural (Ag)

Plan Maps: Growth Tier - Agricultural-zoned (A)
Future Land Use - Agricultural-zoned (A)

On March 16, 2017, the Lafayette County Planning & Economic Development Commission approved the proposed Type 3-Special Event/ Group II-Conditional Use Permit with the following conditions by a 5-0 vote:

Viive Events – The Lights Festival @ Fahrmeier Farms Winery (April 15, 2017)

Conditions of Approval

1. Verification of other approvals or waivers. The Applicant (Viive Events) shall notify the Planning Administrator by no later than March 31st, 2017, that documentation of any other required permits, licenses, approvals, agreements, and consents, or waivers is available to be provided on request in order to meet the requirements of LDC § 2.8.3 and § 5.8.4. Failure to do so may mean withdrawn approval of the Conditional Use Permit – and the event must be cancelled, and proof of communication publicly cancelling the event must be provided to the County Planning Administrator. These approvals or waivers may or may not include contractual agreements as required by any of the following:
 - a. Lafayette County Sheriff's Department
 - i. Viive Events must arrive at an agreement with the Lafayette County Sheriff's Department about the total number of private security guards to safely handle the event;
 - b. Wellington-Napoleon Volunteer Fire District;
 - c. Lexington Fire District;
 - d. Wellington-Napoleon Special Roads District (WNSRD)
 - i. Viive Events must reimburse the Wellington-Napoleon Special Roads District to restore the portions of the roads within its jurisdiction used for accessing the event to pre-event condition;
 - ii. Viive Events must control dust per the approval of the Wellington-Napoleon Special Roads District for the portions of WNSRD roads used for accessing the event;
 - e. Lexington Special Roads District (LSRD)
 - i. Viive Events must reimburse the Lexington Special Roads District to restore the portions of the roads within its jurisdiction used for accessing the event to pre-event condition;
 - ii. Viive Events must control dust per the approval of the Lexington Special Roads District for the portions of LSRD roads used for accessing the event;
 - f. Lafayette County Health Department;
 - g. Lafayette County Collector (merchant licensing);
 - h. Missouri State Highway Patrol; and
 - i. Missouri Department of Transportation.
2. Applicant must provide more detail regarding lighting to include days and hours of operation, as well as information about the brightness and direction/angle of lighting to minimize light and glare impacts on neighboring properties.

3. Verification of availability of utilities, facilities and services otherwise not covered under Condition #1, such as electricity, off-site parking and shuttle service, solid waste, wastewater, drinking water;
4. Viive Events must not admit any more than 6,000 people to attend the Lights Festival @ Fahrmeier Farms, and must announce the event on their media sources as being sold out when that threshold is reached, as 6,000 people was previously stated by Brett Muir as their limit for the event.

FINDINGS OF FACT

By 12 p.m. Central Standard Time, March 31, 2017, the Lafayette County Planning & Economic Development Administrator, William D. Osborne, AICP, had received the following information regarding Viive Events LLC compliance with the conditions of approval for the Type 3-Special Event/ Group II-Conditional Use Permit:

An information permit packet online:

<https://thelightspacketandpermit.qwilr.com/n8UoRK8gR1K9>

The initial notification from Brett Muir of Viive Events for this live online document was provided Tuesday, March 28, 2017 at 9:05 p.m. Typical submittals are provided in hard copy or email attachment. That being said, on Wednesday, March 29, 2017, Lafayette County staff observed several differences between what was presented on this website link in light of what had been presented to Lafayette County staff prior to the publication date for the Planning & Economic Development Commission Public Hearing (March 8, 2017), and what was presented by Collin Larsen and Drew Dunn of Viive Events at the March 16, 2017 Public Hearing.

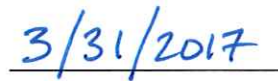
Lafayette County Planning & Economic Development staff prepared a communication highlighting these areas for response by Viive Events, including removing references to dates of activities outside of the Conditional Use Permit application request and PEDC-approved total timeframe for the event, and responding to discrepancies of information. Subsequently, Viive Events revised the information provided on their online page to ensure consistency with the PEDC Conditions of Approval.

Other agencies have provided their acknowledgments and approvals to Viive Events, and notified County Planning & Economic Development of their issued permits and licenses, and service contracts or agreements as appropriate.

Documents associated with this decision are available upon request: (816) 259-4439.



William D. Osborne, AICP
Administrator, Lafayette County
Planning & Economic Development



Date

Cc: Planning & Economic Development Commission
County Commission
Prosecuting Attorney's Office.