

CU-2025-258

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 1, Whispering Woods, a subdivision in Jackson County, and also:
That part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 47, Range 30 West, Jackson County, Missouri, all described as follows: Beginning at a point on the North line of said Quarter Quarter Section, said point being 661.50 feet West of the Northeast corner of said Quarter Quarter Section, thence South 00 degrees 03 minutes West a distance of 1328.00 feet to the South line of said Quarter Quarter Section; thence South 81 degrees 28 seconds West a distance of 664.50 feet to the Southwest corner of said Quarter Quarter, thence North 00 degrees 05 minutes East a distance of 1328.00 feet to the Northwest corner of said Quarter Quarter Section, thence North 81 degrees 28 seconds East a distance of 663.50 feet to the point of beginning, Except part in roads and Except Lot 1, Whispering Woods, a subdivision in Jackson County.

CU-2025-258

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary of May 21, 2026

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Operations and Impact Plan

Additional material from applicant

Aerial of Property

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

Conditional Uses are those uses which generally are compatible with the permitted land uses in a given zoning district, but which require individual review of their location, a design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

The former facility has been in operation for over 20 years with no complaints. The alpaca farm is consistent with the general purpose and intent of the Agricultural zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends APPROVAL of CU-2026-258 for a period of 5 years.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

We're going into a conditional use permit, CU-2026-258. This is Sapphire Dream Enterprise, 34505 E. Drinkwater Road. It's for a Conditional Use Permit for a period of five years for an agritourism operation associated with the management of an alpaca farm.

Land use in the area is primarily large residential tracts on a mix of residential ranch and agricultural zone properties. There are a few tracts to the east that are being farmed. To the northwest of the applicant's property is Blue and Gray Park. This is a county-owned park.

This was the location of Returning Glory, which was an equine-assisted learning center. They had a Conditional Use Permit. It hasn't expired, but they have sold the property and moved on. The applicant is wishing to operate a small alpaca farm, which would include agritourism activities. It will focus on livestock management and have educational activities for the public. The site will also contain a boutique selling alpaca products.

The property is already set up with parking and related facilities. The restrooms have been upgraded and are now ADA compliant. A new barn has been permitted for housing livestock. The main barn will be used for demonstrations and will contain the boutique and the restroom. There are three paddocks for rotational grazing. Traffic should be low impact as the farm operates on an appointment-based visit. The plans are to hold at least eight tours monthly and four other experiences monthly, as well as some educational and interactive events. Manure will be composted on the site and used for soil improvement to minimizing the right waste runoff.

This is in the county Urban Tier.

Conditional uses are generally compatible with the permitted land in the given zoning district, but require individuals to view their location. A design and configuration and the imposition of conditions in order to ensure the appropriateness of the use in that particular location.

The former facility has been in operation as the riding center for over 20 years with no complaints. The alpaca farm is consistent with the general purpose and intent of agricultural zoning and complies with the requirements of the UDC.

Staff recommends approval of CU-2026-258 for a period of five years.

Mr. Antey: So basically we're just switching animals. Yeah, you don't need the riders. Yeah, and we don't have any resident experts on the board on alpacas.

Mr. Diehl: So this is kind of the layout of the property. Like you said, you can see there's the house on the property. There's a couple of barns over it. The one up closest to the road is the existing barn. So, we've got parking. We've got the main barn. The aerial doesn't show their newer barn. We've got grazing area over there, and then we've got grazing area in the acreage in the back, and I believe those are where they will rotate out. It's already set up for livestock anyway.

Mr. Antey: Any questions for Randy?

Mr. ___ How long is a conditional use permit?

Mr. Diehl: So generally with a first time, we give them like a short period of time to see how it works. And then when they come up for renewal, if they want to expand that to 10, 15, or 20 years, depending on their track record. The Commission can recommend a larger term. But the initial one is usually shorter.

Mr. Antey: Is the applicant present?

I'm Janeth Oland: 34505 E. Drinkwater Road, Lone Jack, 64070.

Mr. Antey: Do you have anything to add to Randy's report?

Ms. Oland: Nope, pretty accurate.

Mr. Antey: Any questions for...

Mr. Smead: I do have one question. I know Blue and Gray's near there, a lot of horses, and you're talking alpacas. Is there any concern about horses and alpacas, like particular diseases or anything?

Ms. Oland: No, they don't cross over. We also will keep ours all on the property, and we do rotational grazing so that we keep parasite prevention down, and we also vaccinate every year to keep anything. But they don't cross species.

Mr. Antey: Any other questions for the applicant?

Ms. Ryerkerk: How many alpacas do you have?

Ms. Oland: Currently right now there's about 17. I've got about 10 more coming once we get the fencing completed. Our girls will be on the other side. Our boys will be on the other side. Right now I've got all the girls there.

Mr. Antey: you. Is there anyone present today that would like to speak in favor of this application?

Is there anyone present that would like to speak that is opposed to or has questions concerning this application?

I would entertain a motion to go under advisement.

Ms. Ryerkirk: So moved

Mr. Smead seconded.

Mr. Antey: All those in favor, going under advisement?

All: Aye. We're under advisement.

Mr. Antey: Will this negate the previous?

Mr. Diehl: Since they abandoned it, lack of a better term. But it follows the land, so if you have a conditional use permit and you move across the street, it doesn't go with you. It stays on that property.

Mr. Antey: Right. So the new people inherit it.

Mr. Diehl: We'll put a note in the files that it was abandoned.

Mr. Antey: That was my only question. Anybody else have any other concerns or questions on there? I would entertain a motion.

Mr. Smead: I make a motion to approve CU 2026-258.

Mr. Antey: Do I have a second?

Mr. Moreno Second. May we have a roll call vote, please?

Mr. Smead Approve

Mr. Moreno Approve

Mr. Monaco Approve

Mr. Lock Approve

Mr. Barton Approve

Ms. Ryerkirk Approve

Chairman Antey Approve

Motion Carried 7 – 0

STAFF REPORT

PLAN COMMISSION

May 21, 2026

RE: CU-2026-258

Applicant: Sapphire Dream enterprise LLC

Location: 34505 E. Drinkwater Road

Area: 20.00 ± Acres

Request: Conditional Use Permit for a period of 5 years for an Agritourism operation associated with the management of an alpaca farm.

Zoning Classification: District AG (Agriculture)

Current Land Use and Zoning in the Area:

The land use in the area is a primarily large residential tracts on a mix of Residential Ranchette and Agricultural zoned properties. A few tracts to the East are farmed.

To the Northwest of the applicant's property is Blue and Gray Park. This is a County owned park.

This location was previously Returning Glory, an equine assisted learning center.

Comments:

The applicant is wishing to operate a small alpaca farm which would include agritourism activities. It will focus on livestock management and have educational activities for the public. The site will also contain a boutique selling alpaca products.

The property is already set up with parking and related facilities. The restrooms have been upgraded and are now ADA compliant.

A new barn has been permitted for housing livestock. The main barn be used for demonstrations and the boutique.

There are three paddocks for rotational grazing.

Traffic should be low-impact as the farm operates on appointment-based visits.

Plans are to hold at least 8 tours monthly and at least 4 other experiences monthly and well as educational and interactive events.

Manure will be composted on site and used for soil improvement, minimizing waste runoff.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

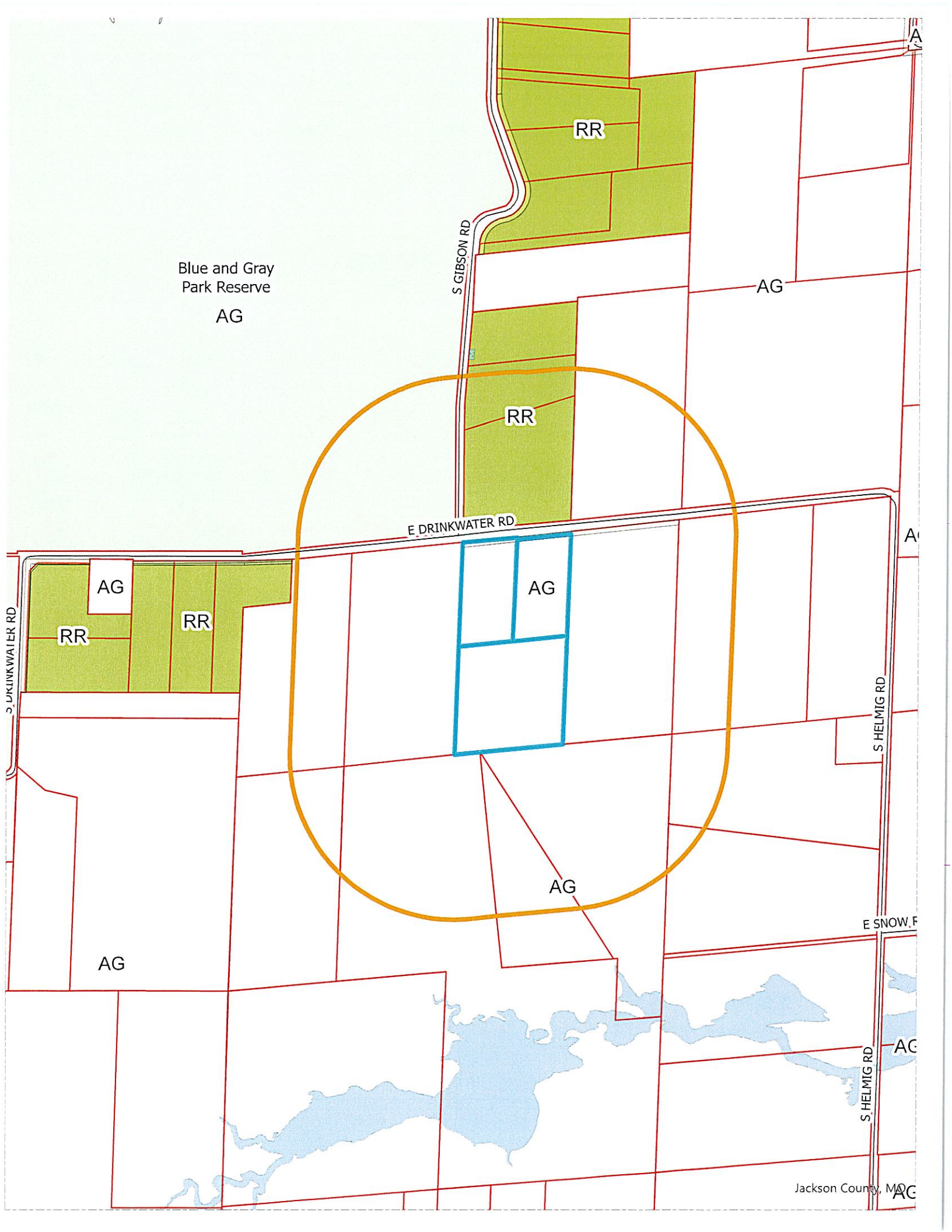
Conditional Uses are those uses which generally are compatible with the permitted land uses in a given zoning district, but which require individual review of their location, a design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

The former facility has been in operation for over 20 years with no complaints. The alpaca farm is consistent with the general purpose and intent of the Agricultural zoning district regulations and complies with the requirements of the Unified Development Code.

Staff recommends APPROVAL of CU-2026-258 for a period of 5 years.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Blue and Gray
Park Reserve
AG

S GIBSON RD

E DRINKWATER RD

S HELMIG RD

E SNOW, F

S HELMIG RD

Jackson County, MO

RR

AG

RR

AG

AG

AG

RR

RR

AG

AG

AG

AG

S DRINKWATER RD

CU-2026-258

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
58-600-01-02-01-0-00-000	STEPHENS ROBERT	34905 E DRINKWATER RD	LONE JACK	MO	64070
58-100-03-19-00-0-00-000	PONDER JAMES & DEBORAH	11405 S GIBSON RD	LONE JACK	MO	64070
58-200-04-05-00-0-00-000	JACKSON COUNTY MISSOURI	415 E 12TH ST	KANSAS CITY	MO	64106
58-600-01-06-02-0-00-000	PHILLIPS FAMILY TRUST	11810 S HELMIG RD	LONE JACK	MO	64070
58-600-02-02-00-0-00-000	TTS INVESTMENTS LLC	2709 SW CARLTON DR	LEES SUMMIT	MO	64082
58-600-02-01-01-0-00-000	NEIDHOLDT DANIEL W	120 S CRYSLER ST	INDEPENDENCE	MO	64050
58-600-02-05-00-0-00-000	SITTER GEORGE J W & RETHA	11623 S DRINKWATER RD	LONE JACK	MO	64070
58-600-03-09-00-0-00-000	CARSON L FRANKEN TRUST	11900 S HELMIG RD	LONE JACK	MO	64070
58-600-02-08-01-2-00-000	YOUNG DILLON & ALYCIA	11820 S HELMIG RD	LONE JACK	MO	64070
58-600-01-06-01-0-00-000	PFEIFER BRENT & LORI	11800 S HELMING RD	LONE JACK	MO	64070
58-600-02-03-00-0-00-000	MASTERS PEGGY	24403 COWHERD RD	BLUE SPRINGS	MO	64015
58-100-03-01-05-0-00-000	GLAKELER STEVE & KERRY	11411 S GIBSON RD	LONE JACK	MO	64070
58-100-03-01-03-0-00-000	BARTLETT CHRISTOPHER E & PAULA	34700 E DRINKWATER RD	LONE JACK	MO	64070
58-100-04-03-00-0-00-000	SAPP MARLENE TRUST	34804 E DRINKWATER RD	LONE JACK	MO	64070
58-600-02-10-02-0-00-000	SAPPHIRE DREAM ENTERPRISES LLC	6 CLERMONT LN	SAINT LOUIS	MO	63124
58-600-02-10-01-0-00-000	SAPPHIRE DREAM ENTERPRISES LLC	6 CLERMONT LN	SAINT LOUIS	MO	63124
58-600-02-01-02-2-00-000	SAPPHIRE DREAM ENTERPRISES LLC	6 CLERMONT LN	SAINT LOUIS	MO	63124



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

May 6, 2026

RE: Public Hearing: CU-2026-258
Sapphire Dreams Enterprises

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Sapphire Dreams Enterprises, requesting a Conditional Use Permit for a period of 5 Years for an Agritourism operation associated with the management of an alpaca farm at 34505 E. Drinkwater Road.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on May 21, 2026, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO. 64050

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2026-258

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

- a. Applicant(s) Name: Sapphire Dream Enterprise LLC
Address: 34505 E Dunkwater Rd
Lapeck Missouri 64070
Phone: 816-519-4063
- b. Owner(s) Name: Jackie King
Address: 16 Clermont Ln St. Louis MO 63124
Phone: 314-306-3348
- c. Agent(s) Name: Jana Foland

1 JanaFoland@gmail.com

Address: 34505 E Dinkwater Rd
Lone Jack MO 64070
Phone: 816 519 4063

d. Applicant's interest in Property: Agricultural & Business

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: Agri-tourism - Alpaca Farm for a period of 5 years; property described as follows: a tract of land 20 square feet/acres in size located at 34505 E Dinkwater Road. Present Zoning District: Jackson County

3. Legal Description of Property: (Write Below or Attached 9)

Attached N/A

4. Present Use of Property: Agricultural

5. Proposed Use of Property: Alpaca farm with agri-tourism activities and a farm boutique.

6. Estimated Time Schedule for Development: April 2020

7. What effect will your proposed development have on the surrounding properties?

Traffic impact will be minimal and consistent with agricultural usage. The operation is quiet, clean and visually compatible with surrounding areas.

8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

9. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. Water West Central Electric PWS#15
- b. Sewage disposal Septic tank w/ lateral lines
- c. Electricity West Central Electric
- d. Heating mini split HVAC system - no gas
- e. Fire and Police protection Lowjack Fire Protection

10. Describe existing road width and condition: Corner of Gibson's Drinkwater
20^{ft} width - asphalt

11. What effect will proposed development have on existing road and traffic conditions? Impact will be minimal - Entrance for

guests directly off Drinkwater & Gibson intersection

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? N/A

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): Not

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature		Date	
Property Owner(s)	<u>[Signature]</u>		<u>4.9.20</u>
Applicant(s):	<u>[Signature]</u>		<u>4.9.20</u>
Contract Purchaser(s):	<u>[Signature]</u>		<u>4.9.20</u>

STATE OF Missouri
COUNTY OF Jackson

On this 9th day of April, in the year of 2020, before me the undersigned notary public, personally appeared Jacqueline Heflin King
NA

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Alex Ingram Commission Expires 08/20/2028



Conditional Use Permit – Project Description & Operations and Impact Plan

Applicant: Sapphire Dream Enterprise LLC

Property Address: 34505 E Drinkwater Rd, Lone Jack MO 64070

Parcel Number:

Zoning District: Jackson County Missouri

1. Description of Proposed Use

The applicant is requesting a Conditional Use Permit to operate a small alpaca farm with agritourism activities and a farm boutique. The farm will focus on sustainable livestock management, rotational grazing, fiber production, and educational experiences for the public. Agritourism activities will include guided alpaca interactions, farm tours, and seasonal events. The boutique will sell alpaca fiber products, handmade goods, and farm-related merchandise.

This use is agricultural in nature, low-impact, and compatible with the surrounding rural character of the area.

2. Livestock & Farm Operations

- The farm maintains a small herd of alpacas for fiber production and educational purposes.
- Animals are managed using rotational grazing, low-impact pasture practices, and humane handling.
- All livestock areas meet or exceed Missouri animal welfare and fencing standards.
- No large-scale commercial livestock or high-density operations are proposed.
- Manure is composted onsite and used for soil improvement, minimizing waste and runoff.

3. Agritourism Activities

Agritourism will be small-scale and appointment-based to limit traffic and maintain a quiet rural environment. Activities may include:

- Guided alpaca walks or interactions
- Educational farm tours

- Fiber demonstrations
- Seasonal events (e.g., shearing day, holiday markets)
- Photography sessions by appointment

All activities are family-friendly, low-noise, and conducted during daytime hours.

4. Farm Boutique

A small on-site boutique will operate inside an existing or approved structure. The boutique will:

- Sell alpaca fiber products (yarn, roving, handmade goods)
- Offer farm-made or locally sourced artisan items
- Operate limited hours or by appointment
- Generate minimal traffic and noise

5. Buildings & Structures

Existing and planned structures include:

- Main barn (existing)
- Mini barn for livestock housing (approved or pending)
- Fenced pastures for rotational grazing
- Small boutique space within an existing structure

All structures comply with setback requirements and agricultural use standards.

6. Utilities & Infrastructure

- **Water:** Provided by existing service; any new lines installed by licensed professionals.
- **Electric:** Installed by licensed electricians as required for lighting and safety.
- **Septic:** New septic system is permitted and approved for use.
- **Parking:** Gravel or grass parking area designated for visitors; no street parking is required.
- **Access:** Property is accessed via existing driveway; no new entrances are needed.

7. Traffic & Noise Impact

- Visitor traffic will be low and spread out through appointment-based scheduling.

- No amplified sound, concerts, or high-noise activities.
- No evening events will be occasional and will not require extreme lighting or amplified sound.
- Traffic impact is minimal and consistent with rural agricultural use.

8. Environmental & Community Compatibility

- The farm uses organic-leaning practices, soil conservation, and rotational grazing to protect land quality.
- No hazardous materials, industrial processes, or high-volume waste.
- The use enhances rural character and provides community education and local economic benefit.
- The operation is quiet, clean, and visually compatible with surrounding agricultural properties.

9. Hours of Operation

- Farm visits and boutique hours: By appointment for daytime and limited evening hours
- No late-night or high-traffic operations

10. Applicant Responsibilities

The owner will:

- Maintain all structures and grounds
- Ensure visitor safety
- Comply with all county regulations
- Coordinate inspections as required
- Operate the farm in a manner respectful to neighbors and the rural environment

SITE PLAN DESCRIPTION (Updated)

The property contains an established working farm with existing agricultural structures, fenced pastures, and agritourism components. The primary structure on the property is an existing 100' x 36' barn, which is divided into two functional areas:

- 50' x 36' Venue Area: Used for small agritourism gatherings, educational demonstrations, fiber workshops, and boutique-related activities.

- 50' x 36' Animal Stall Area: Houses livestock in a clean, low-impact environment with proper ventilation, bedding, and access to fenced pastures.

Surrounding the existing barn are three fenced dry lots, these lead out to pasture paddocks used for rotational grazing and livestock management. These paddocks are positioned to maintain healthy pasture rotation, reduce soil compaction, and support sustainable grazing practices.

The new structure is a 14' x 28' metal-sided mini barn. It is suitable for livestock housing with proper ventilation, bedding and access to fenced pastures. The building will have two fenced dry lots that lead out to pasture paddocks.

The site plan includes:

- Existing 100' x 36' barn (venue + stall areas)
- Three surrounding paddocks for rotational grazing
- Smaller 14' x 28' barn
- Visitor parking area
- Boutique area within the existing barn
- Driveway access and internal walking paths for agritourism activities

All structures meet required setbacks and comply with agricultural zoning standards.

TRAFFIC & PARKING STATEMENT (Updated)

Traffic generated by the alpaca farm, agritourism activities, and boutique will remain low-impact. The farm operates primarily through appointment-based visits, small tours, and limited events held within the 50' x 36' venue area of the existing barn. This scheduling approach naturally spreads out visitor arrivals and prevents congestion.

Visitors access the property using the existing entrance to the Northwest of the residential driveway, and no new entrances or roadway modifications are required.

Parking is provided on-site in a designated gravel or grass parking area located near the main barn and boutique. This area accommodates typical visitors' volume and ensures all vehicles remain off public roads.

Noise and traffic levels will remain consistent with rural agricultural use. Limited nighttime events with no amplified sound, or high-traffic activities may be planned. The overall traffic impact is expected to be minimal, with no adverse effects on surrounding properties or county roadways.

NEIGHBOR IMPACT STATEMENT

The proposed alpaca farm, agritourism activities, boutique, and associated barns will have minimal impact on neighboring properties. Alpacas are quiet, low-impact livestock that do not generate excessive noise, odor, or traffic. All animals are housed within fenced paddocks and barns, and manure is managed through regular removal and composting practices that prevent runoff or nuisance conditions.

Agritourism activities are small-scale and appointment-based, ensuring that visitor numbers remain low and spread throughout the week. No large events, amplified sound, or overnight activities are planned. All visitor parking is located onsite, keeping vehicles off public roads and away from neighboring properties.

The operation enhances the rural character of the area and provides educational and community value without creating adverse effects on surrounding landowners.

Overall, the project is designed to be quiet, clean, and respectful of neighbors, with no anticipated negative impacts on noise, traffic, lighting, or property enjoyment.

COMPATIBILITY WITH SURROUNDINGS STATEMENT

The proposed use is fully compatible with the surrounding rural and agricultural environment. The property is in an area characterized by open land, farms, and low-density residential uses. Alpaca farming, rotational grazing, and small-scale agritourism are consistent with the agricultural zoning and complement the existing landscape.

All structures — including the existing 100' x 36' barn with venue and stall areas, the three surrounding paddocks, and the proposed 14' x 28' mini barn — are typical of agricultural properties and visually blend with the rural setting. The barns use neutral metal siding and traditional farm design, maintaining the aesthetic of the area.

Agritourism activities are modest in scale and focused on education, fiber production, and farm experiences, which align with the county's goals for supporting agricultural enterprises and rural economic development. The boutique operates within an existing structure and does not introduce commercial intensity beyond what is appropriate for the district.

The operation preserves open space, maintains agricultural land use, and supports the rural character of the community. No adverse visual, environmental, or operational

impacts are expected, and the project strengthens the agricultural identity of the surrounding area.

UTILITIES & SERVICES STATEMENT

Utilities and services for the alpaca farm, agritourism activities, boutique, existing barn, and new mini barn will be provided in a safe, compliant, and low-impact manner. All utility installations requiring licensure, including water, electrical, plumbing, and HVAC work—will be completed by licensed professionals and permitted as required by Jackson County.

Water Service

Water service is available on the property. Water will be used for livestock care, cleaning, and general agricultural needs. All water lines will be installed to code, with proper frost protection and shut-off valves. No high-volume water use is anticipated.

Electrical Service

Electrical work will include lighting, outlets, and any necessary circuits to support livestock care, agritourism activities, and boutique operations. All electrical installations will comply with the National Electrical Code and local requirements.

Septic & Wastewater

The property's septic system has already been approved and permitted. It is sized appropriately for the existing structures and proposed uses. Any bathroom facilities associated with the venue or boutique will utilize the existing permitted septic system and will be ADA compliant.

Heating, Ventilation & Airflow

The Main barn will have a new MINI Split HVAC system for the boutique and bathroom facilities. It will be installed by licensed professionals. Ventilation in both barns is designed to support animal health and visitors' comfort.

Fire & Emergency Access

The property is accessible via the existing driveway, which provides clear access for emergency vehicles. Open space around all barns and paddocks ensures safe maneuverability. No hazardous materials are stored onsite beyond typical agricultural supplies.

Solid Waste & Manure Management

Manure from alpacas is managed through regular removal and composting practices. Compost is used onsite for soil improvement, reducing waste and preventing runoff. General solid waste from agritourism or boutique activities is minimal and disposed of through standard residential/agricultural waste services.

Stormwater & Drainage

All structures are positioned to maintain natural drainage patterns. No changes to existing drainage systems are required.

Overall Impact

Utility use for farming, agritourism activities, and boutique is low-impact, consistent with agricultural zoning, and fully supported by existing infrastructure. All installations will meet or exceed county code requirements, ensuring safe and reliable service without adverse effects on neighboring properties or public utilities.

2025-2027 Sapphire Charm Alpaca Farm Business Plan

A division of Sapphire Dream Enterprise

Presented by Jana Foland

This is a plan to brand this farm under the leadership of Jackie King and Jana Foland. With the intent to grow and develop the business to a thriving Agritourism and Breeding source. The plan will include a 3-phase outline to grow in the agritourism commerce. It will also encourage community involvement and excitement for events and product sales.

Mission Statement:

Sapphire Charm is where we connect families and community with the peaceful beauty of alpacas. Through education and engaging experiences, we share our love for these animals, fostering a deep appreciation for the breed and offering unique high-quality products that reflect the heart of our farm.

Motto:

“Learn, Live, Love the Alpaca Life”

Catch Phrase:

“Peace in the Pasture”

Business Description:

Sapphire Charm is an Alpaca farm located in Lone Jack, Missouri. We will breed and raise the Suri Alpaca predominately and care for a small variety of other livestock to include by not limit to the Huacaya breed of alpaca, Llama, and chickens. Currently the farm is home to approximately 8 head with the intent to grow the herd and continue to expand the business. Our main business structure is a working farm, breeding, and harvesting fiber. It is our intent to develop a community relationship through educational tours, experiences and events as well as to provide consumers with high quality products from the Alpaca.

Target Market:

The Target market for our farm is the rural communities in and around Jackson County and the Kansas City Metro area. The intent is to cater to those that have a desire to learn about this exciting new farm animal and its renewable resources. To bring them into an intimate curated encounter with the Alpaca. We will provide products to the market for local and worldwide fashion consumers. We hope to expand to those that would be arts and crafts enthusiasts and have need for the fleece that we provide as well as those looking for a new event or relaxation venue to hold classes, group meetings or just refresh themselves in the natural setting.

Competitors:

The competition in this area is limited. There are less than 4 similar Alpaca Agritourism farms within a 50-mile radius. While there are other options for product sales in the way of winter attire, once we showcase the benefits of the alpaca fiber over other options, we are confident that people will be open to new items. There are currently no other Alpaca clothing boutiques offering the same product line within a 50-mile radius. Big farms that sell the Alpaca as seed stock could be competitive on livestock sales but with location and education through mentorship, we hope to be able to offer better options to those in our state and local regions.

Market Opportunities:

We have the opportunity to reach a market locally through an onsite store and for the sales and promotion of the products that can be sourced from the Alpaca farm and animals themselves. We will also have a strong presence through our Website and the use of Social Media platforms to reach those that may want to explore the Alpaca world and the benefits it provides. Community events and experiences will help us take advantage of promoting our farm and products. We will encourage Educational tours, Trekking tours, Photography settings, Pasture Picnic and Special events. We will contact the local schools and home school groups for educational opportunities as well as the local 4H and FFA charters. In the near future we would like to expand to provide other products and services that are missing in the area, such as rental space and possible Glamping opportunities.

Marketing Activities and Outlets:

Website, AOA, Suri Network, Openherd

Social Meida, Facebook, Instagram, TikTok, YouTube, LinkedIN, Etsy

4-H and FFA, Community events and Craft shows, Sponsorship options, School Events,

Photo Sessions, Onsite Store, Nursing home or community outreach visits

Economic Threats:

The economic threats would be not having enough engagement in the local community. Not advertising to reach a network of individuals that could spread word of mouth for product sales, events or interest in general. The other downfall would be not having a strong enough presence on the social media platform and online to reach those that use these tools to find their destinations, interests, shopping and new interests. Weather could play a part in the husbandry and farming practices as well as interruption in Events scheduled at certain times of the year.

Differentiators:

We are different from other local farms because we provide an opportunity to engage in a species that is not saturated in this area. We can offer education on the process of a working farm as well as provide a product that is not usually seen or experienced by the community. We have knowledge to help expand the interest in this animal and provide an experience that creates memories.

Revenue Streams:

Our plan is to provide revenue to the farm through transactions of sales in product lines, tours and experiences, farm events and bi product of compost and fiber. The goal being to use ALL parts of the animal. A large amount of income will be in the services we provide for breeding, boarding and offering tours and events for the general public. We may also have a source from large animal sales and any boarding that is provided. Future revenue may come in rental and campsite offerings, sponsorship programs, and small venue options. We have a goal to also partner with our local photographers to offer a beautiful landscape for photo opportunities. There is also a possibility to reach out to other small local businesses to offer a cross sales partnership.

Revenue Goals:

Our goals will be presented in charted formation. We plan to set goals by the quarter and by which area of Revenue stream/activity it is produced. We will compare each year to the previous and evaluate market trends to determine what is working and what can be improved upon.

The following is a 3-phase plan to implement the development of the business and the farm in general.

Major milestones will be created and reached with each level of the phases. This will be adjusted quarterly and improved upon with each success or changed if something is not working.

Phase 1- To run from December 2025- April 2026

- ❖ -Locate and Purchase a Farm for operation within the Kansas City Missouri metropolitan area
 - Set up the property for the Working Farm and housing of Livestock as well as the Product Sales location.
 - Implementing facilities to accommodate groups and high traffic flow for the purpose of agritourism.
- ❖ -Branding and Design- Set up logo, branding colors, marketing materials and such for showcasing the aesthetic and position we want the business to portray. A brand that is set apart and offers and elevated experience for the public.
- ❖ -Online presence- Set up a Website and Social Media Presence (ie Facebook, Instagram, TIKTOK) to showcase the farm in a high end yet friendly and educational way. It will gather interest and aid as a marketing “word of mouth” avenue for events and knowledge and sales.
- ❖ -Make contacts- Through community events, online presence, visitors, and other growing farms. This will help to develop a strong working relationship with the community as well as Alpaca organization. This is an avenue to build on the breeding lines and add quality lineage to the breed. It will also help to develop partnership opportunities for other small businesses in the area.
- ❖ -Product Sales- Develop a welcoming store on site and establish an online presence for product sales. Have regular store hours as well as being open after tours and events. Products to be purchased directly and marked up for profit in the first 6 months and then look into the possibility of a Fiber Bank/Mill option once animals are shorn to

have product made from directly sourced fiber. Also adding homemade crafts and personalized products from the Alpaca community. Selling not only Alpaca products but Branded farm logo options as well.

- ❖ -Shows- Attend at least 3 shows a year with to show as a quality farm and growing business. Gain acknowledgement and status for breeding, stud fees, sales and future growth.

Phase 2- May 2026- December 2026

- ❖ -Breeding program- Attempt to breed all eligible females. If not usable for the breeding program, then evaluate if they are an asset for the agritourism facility. Every animal can have a purpose even if it is for sale revenue. Possibly add to the breeding program by 2-4 animals male or female that will advance the herd and add new lineage and genetic power.
- ❖ -Genetic Testing- To add to the genetic testing and advance options of Stud fees or breeding sales in females and juveniles. Using histograms, Biopsies, EPD, Lineage, Show history, Breeding ability and Cria care.
- ❖ -Animal Sales/purchases-
 - Sell at least 2 Alpaca or Stud/breeding fees. Using sources from social media, Open herd, AOA website, Show flyers, Auction and farm contacts. Using the categories that were stated in the breeding program to determine who should be up for sale.
 - Add 4-8 new animals to the agritourism or breeding program. Adding a varied livestock (Huacaya breed, Llama, Chicken, Goat/Sheep possibilities)
- ❖ -Product Sales- Increase sales from store fronts by 25%. Use educational avenues to showcase the benefits of the Alpaca fiber over other options and the elegance and longevity that it provides.
- ❖ -Fleece Sales- Contact local and area weaving guilds, as well as reach out to fiber pools for sales of raw fiber from shearing. May donate up to 10# (approx. 5 bags) of seconds for advertising purposes.
- ❖ -Compost Sales- Educate the public on the usefulness of the Alpacas by product and market online as well as locally in the store. Sell in small quantities as well as bulk option.
- ❖ -Events- Hold 1 event for education purposes; Hold 2 events for community to be fun and interactive. Get connected with AOA Farm Days for advertising in September.
- ❖ -Tours and Experiences- Schedule at least 8 tours monthly. Schedule at least 4 other experiences monthly

Emergency Medical and Birthing issues

Farm maintenance: Field and Land care, Utilities Vehicles

Employment: Salaries and medical, clothing

Shows: Entries, Travel, Veterinary costs

Supplies: Office, medical, laboratory, marketing materials

Store Product stock



State of Missouri
Denny Hoskins, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC014663332
Date Filed: 9/10/2025
Denny Hoskins
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
SAPPHIRE DREAM ENTERPRISES, LLC
(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:
Any purpose(s) allowed under Missouri law.

3. The name and address of the limited liability company's registered agent in Missouri is:
Jackie King 6 Clermont Ln Saint Louis, MO 63124-1304
Name Street Address: May not use PO Box unless street address also provided City/State/Zip

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual
(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*
(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Burnheimer, Mark Alan</u>	<u>10631 E Cherry Bend Rd</u>	<u>Traverse City MI 49684-5247</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:
 The limited liability company gives notice that the series has limited liability.

New Series:
 The limited liability company gives notice that the series has limited liability.

New Series:
 The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Mark Alan Burnheimer

Address: Email: mab@bc-legal.com

City, State, and Zip Code: _____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

6 Clermont Ln

Saint Louis, MO 63124-1304

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Mark Alan Burnheimer

MARK ALAN BURNHEIMER

09/10/2025

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



Denny Hoskins
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

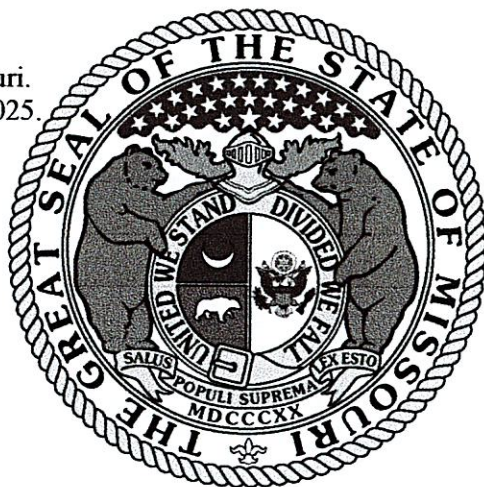
SAPPHIRE DREAM ENTERPRISES, LLC
LC014663332

filed its Articles of Organization with this office on the 10th day of September, 2025, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Denny Hoskins, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 10th day of September, 2025, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 10th day of September, 2025.

Denny Hoskins
Secretary of State



Blue and Gray
Park Reserve

S GIBSON RD

E DRINKWATER RD

Main
Barn

Small
Barn

Grazing Area

Parking

Grazing Area



5:41



34505 E Drinkwater Rd, L



Parking
PARKING

BATHROOMS STORE
VENUE STALLS

~~SMALL~~
BARN

Septic



5:41



34505 E Drinkwater Rd, L

