

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

**O:** 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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July 5, 2023

RE: Special Use – Agricultural Exemption  
File: AL-23-008  
PID: 5100000264

This is to inform you that the above referenced request for approval of a Special Use application for an agricultural structure exemption located at 16845 Thompson Road was **approved** by the Planning and Community Development Director on July 5<sup>th</sup>, 2023. Agricultural structure exemptions from the building code that exceed the allowable size in Section 5.2.5.B of the Land Development Code require approval of a Special Use permit. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2022).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. Approval is limited to the proposed approximate 11,520 square foot structure, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Driveway Access Permits are required for all access points onto a county road and there is no Driveway Access Permit on file for the existing driveway. Application for a Driveway Access Permit through EDARP (<https://epcdevplanreview.com>) is required.
3. The Agricultural Structure must be used solely for one or more of the following:
  - a. Shelter for livestock (including hen chickens) or for the storage of the feed and equipment relating to the care, training, raising, and/or maintenance of the livestock (including hen chickens); or
  - b. Agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch; or
  - c. Agricultural implements and machinery, such as tractors and tractor attachments, when used as part of a farming or ranching operation as defined in Chapter 1 of this Code.

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NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and may require a public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. An approved Agricultural Structure Exemption from the Building Code application is required prior to construction. An affidavit signed by the property owner(s) shall be filed with the Clerk and Recorder acknowledging the use of the structure being limited to an approved agricultural use. The structure must meet design standards set forth in Section 5.2.5.C of the Land Development Code. Initiate the Agricultural Structure application here: [https://epcdevplanreview.com/Applications/Create\\_Email](https://epcdevplanreview.com/Applications/Create_Email)

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6442.

Sincerely,



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AI-23-008



# Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910  
 Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

## Type C Application Form (1-2B)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

Administrative Special Use (mark one)

- Extended Family Dwelling
- Temporary Mining or Batch Plant
- Oil and/or Gas Operations
- Rural Home Occupation
- Tower Renewal
- Other \_\_\_\_\_

Construction Drawing Review and Permits (mark one)

- Approved Construction Drawing Amendment
- Review of Construction Drawings
- Construction Permit
- Major Final Plat
- Minor Subdivision with Improvements
- Site Development Plan, Major
- Site Development Plan, Minor
- Early Grading or Grading
- ESQCP

Minor Vacations (mark one)

- Vacation of Interior Lot Line(s)
- Utility, Drainage, or Sidewalk Easements
- Sight Visibility
- View Corridor

Other: \_\_\_\_\_

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 16845 Thompson Rd.	
Tax ID/Parcel Numbers(s) 5100000264	Parcel size(s) in Acres: 80
Existing Land Use/Development:	Zoning District:

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): Lynn and Shelly Still	
Mailing Address: 16845 Thompson Rd., Colorado Springs, CO 80908	
Daytime Telephone: 719-963-1582	Fax:
Email or Alternative Contact Information: still@still6.net	

**Description of the request:** (attach additional sheets if necessary):

Special Use Permit for Ag Exemption Structure Size. This application is for a special use permit to allow for construction of a enclosed riding arena and feed storage facility.

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



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**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): Lynn and Shelly Still	
Mailing Address: 16845 Thompson Rd., Colorado Springs, CO 80908	
Daytime Telephone: 719-963-1582	Fax:
Email or Alternative Contact Information: still@still6.net	

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:

Owner (s) Signature:

Applicant (s) Signature: \_\_\_\_\_

Date: 5/15/2023

Date: 5/15/2023

Date: \_\_\_\_\_

# Letter of Intent for Special Use Application

To El Paso County Planning and Community Development:

May 15<sup>th</sup>, 2023

Re: Proposed 11520 SF (72'x160') enclosed riding arena and feed storage to be located at 16845 Thompson Rd, Colorado Springs, CO 80908. Parcel # 5100000264. This is an 80 acre parcel.

Owners: Lynn and Michelle (Shelly) Still, 719-963-1582, still@still6.net

Zoning: Residential RR-5

This letter of intent outlines our intent for requesting a special use permit for an agriculture exemption to allow for the construction of an enclosed riding arena and feed storage building for agriculture/farm use. The purpose of this structure is to provide an enclosed facility for personal horse riding and storage of animal feed. The construction of this structure enables the property owners the ability to ride and exercise horses year-round whereas the weather along the Palmer Divide makes it prohibitive to ride and exercise our horses year round.

Building plans and materials for this structure have been professionally designed and manufactured by a Colorado licensed engineering firm (Sunward Steel Buildings, Denver CO). Plans were presented for permitting to EL Paso County Regional Building but rejected by El Paso County Zoning due to the square footage of the proposed building being greater than allowed based on house square footage. The proposed structure is an enclosed 11520 SF but current zoning limits the size to 6020 SF since the property is currently zoned RR-5 despite the location actually containing 80 acres.

Granting the special use exemption is generally consistent and applicable to the El Paso County master plan and will be in harmony with the character of the neighborhood. The neighborhood is largely a rural setting with many neighbors and property owners owning horse, cattle, llamas and other livestock. There are several horse facilities and large enclosed riding arenas in the area. The structure is compatible with the current allowable land uses in this area.

The impact of the special use will not overburden or exceed the capacity of public facilities and services under this special use request. No public facilities will be impacted due to this request.

The special use will not create unmitigated traffic congestion or hazards since this is for private use under the agricultural exemption. The proposed location of the structure is adjacent to the property owners barn and house and only for personal use.

This special use will comply with all Federal, local and State laws concerning air, water, light and noise pollution.

The special use will not be detrimental to the public health safety and welfare of the present or future residents of El Paso County and currently is not. This special use will conform to all rules and regulations such as farming, ranching, and agricultural related use only.

There is no applicable overlay zoning impact for this property / special use.

We sincerely appreciate your consideration for this Special Use request and will be glad to answer any questions regarding its construction and use.

Sincerely,

Lynn and Shelly Still

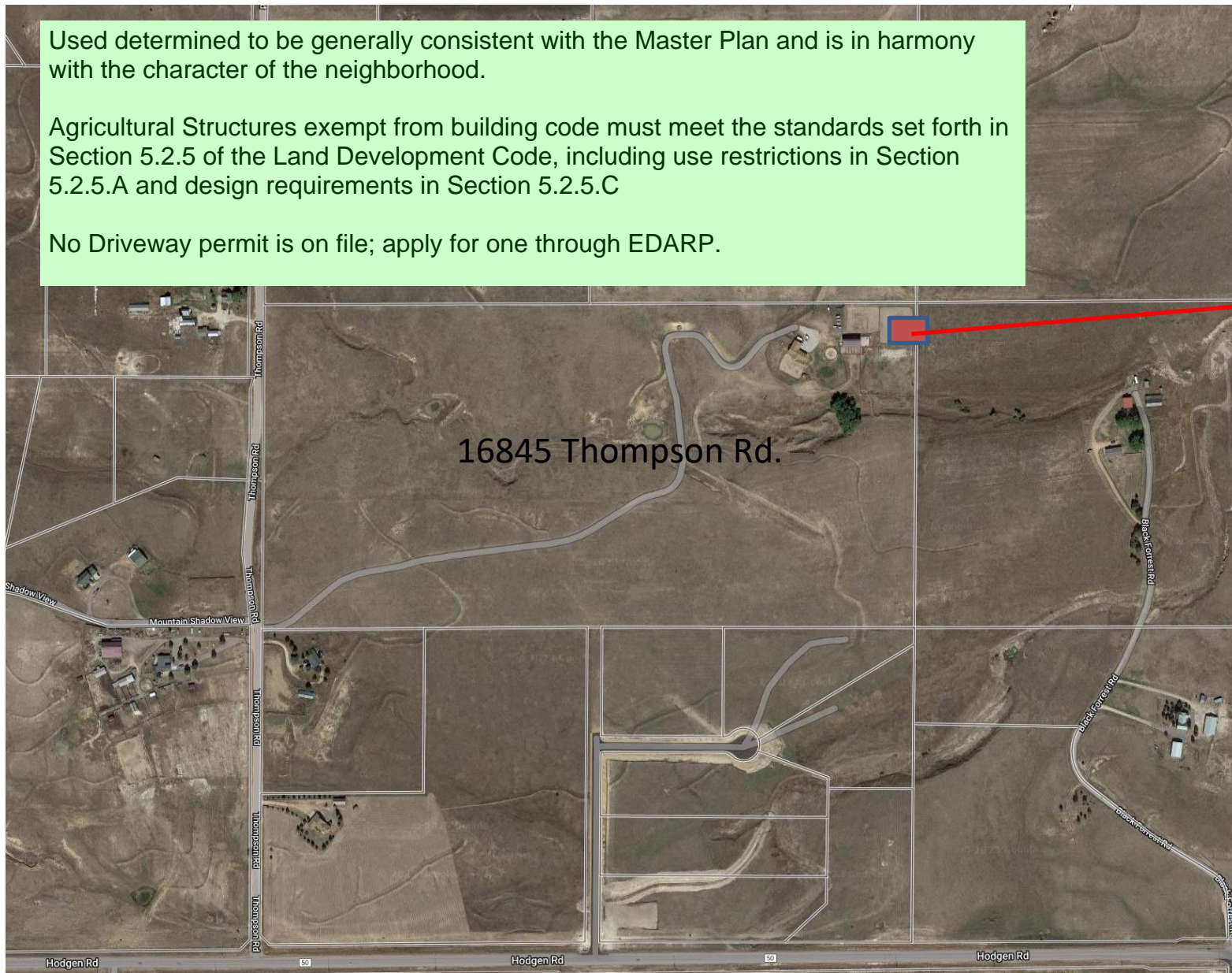
Used determined to be generally consistent with the Master Plan and is in harmony with the character of the neighborhood.

Agricultural Structures exempt from building code must meet the standards set forth in Section 5.2.5 of the Land Development Code, including use restrictions in Section 5.2.5.A and design requirements in Section 5.2.5.C

No Driveway permit is on file; apply for one through EDARP.

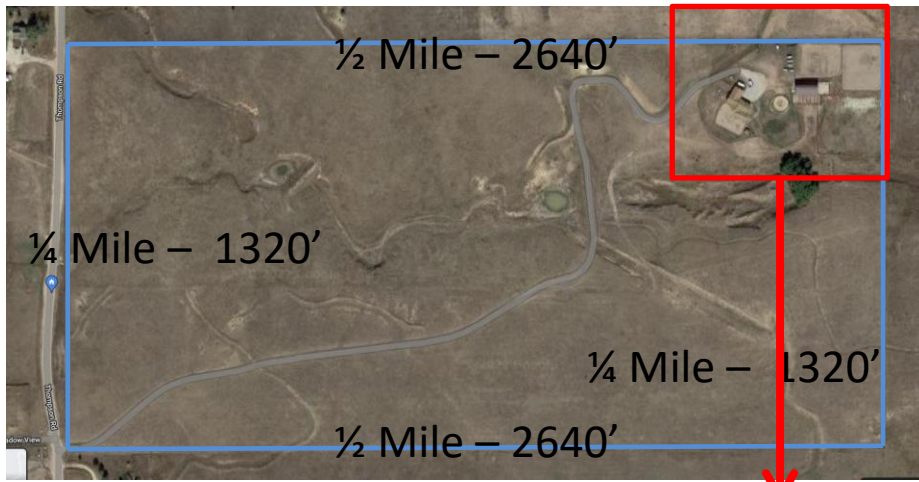


Proposed  
Built Site





## Parcel Overview



Applicant: Lynn and Michelle Still

Phone: 719-963-1582 Email: [still@still6.net](mailto:still@still6.net)

Property Address: 16845 Thompson Rd.

Legal Description: NE4SW4, NW4SE4 EX RD SEC 19-11-65

Parcel #: 5100000264

## Build Area Detail

