

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

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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

August 23, 2024

RE: 17625 Person Drive - Oversized AG Agricultural Structure Special Use

File: AL2411

Parcel(s): 4124005006

This is to inform you that the above referenced request for approval of a Special Use application for an oversized Agricultural Structure located at 17625 Person Drive was **approved** by the Planning and Community Development Director on August 23, 2024. 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 (as amended). This approval is subject to the following condition and notations:

#### CONDITION OF APPROVAL

1. Approval is limited to the oversized agricultural structure, as discussed and depicted in the applicant's letter of intent and site plan drawings.

#### 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 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. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Ashlyn Mathy at (719) 520-6447.

Sincerely,



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AL2411



son Dr

Person Dr

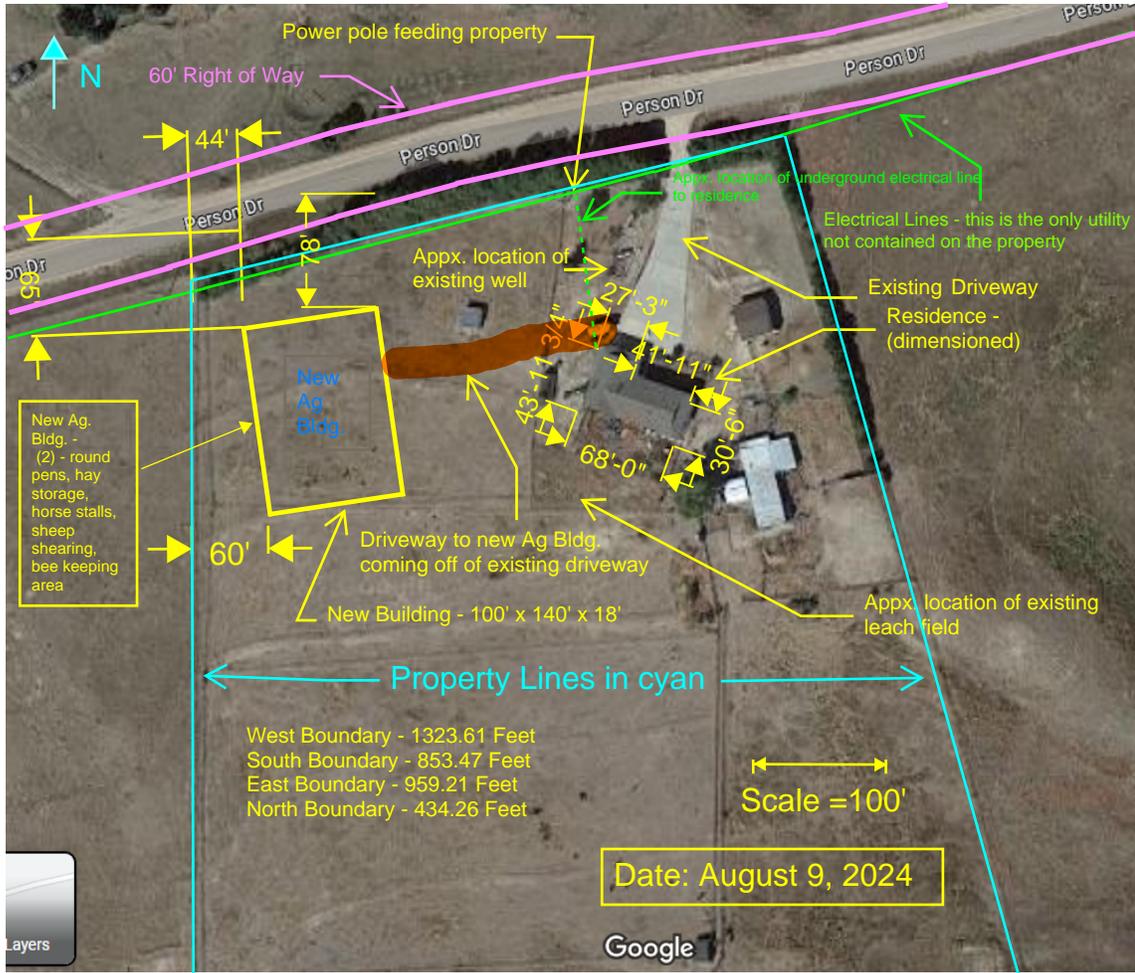
New Ag Bldg.

New Ag. Bldg. -  
(2) - round pens, hay storage, horse stalls, sheep shearing, bee keeping area

File Number:  
AL2411

1. 1 dwelling unit per 15 acres - 1 dwelling unit on this property - 4 occupants total - 2 adults and 2 children.
2. Please see individual attachments for property offset dimensions for structures - residence and 2 barns

## 17625 Person Dr., Peyton, CO. 80831



File Number:  
AL2411



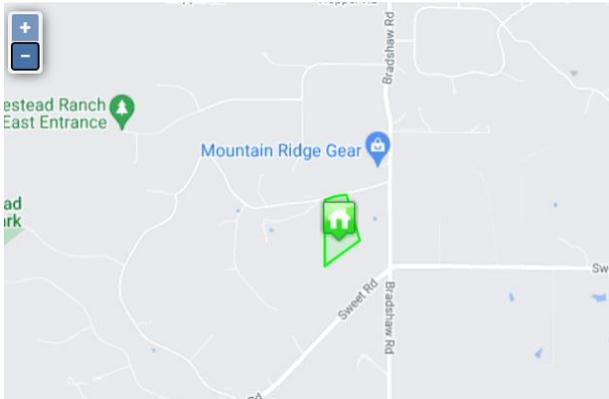
August 8, 2024

El Paso County  
Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Letter of Intent  
Application for Special Use Permit for Metal Barn Construction

The owner of the property is Evan & Heidi Hiatt; phone (303) 717-9710; [ehiatt.656@gmail.com](mailto:ehiatt.656@gmail.com).  
The applicant is Mark Walp, 3I, LLC; 719-493-2252; [mark@3iLLcContracting.us](mailto:mark@3iLLcContracting.us).

The property address is 17625 Person Dr., Peyton, CO 80831. The property tax schedule number is 4124005006. Legal Description is Lot 1 Crocker Sub No3. The parcel is zoned A-5 and is not subject to overlay zoning.



This special use permit is submitted in compliance with the applicable requirements of the current Land Development Code and per the review criteria standards, 5.3.2. This special use permit is generally consistent with the applicable Master Plan.



The Hiatt's property is located within a zoned rural, agricultural area of the county, north of the town of Peyton. The new ag building will be compatible with the existing and allowable agricultural land uses in the surrounding area.

The Hiatt's property has an existing well and access to the electric grid. The proposed agricultural building is an addition to a property with an existing residence and a few out buildings and will not have any direct bearing, overburden or exceed the capacity of public sanitation, electricity, public transport, education facilities or healthcare services. The proposed ag building will not add to or create unmitigated traffic congestion or traffic hazards. The use of the ag building is for the personal use of the Hiatts and is not intended to change or propose to change the intensity of normal traffic.

The proposed ag building will be constructed in compliance with the local building codes and Colorado building regulations.

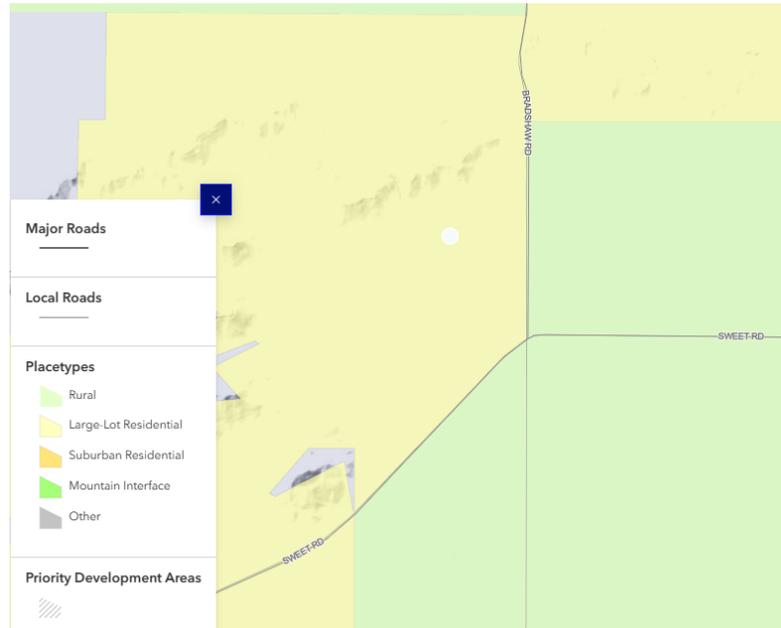
The ag building will provide an indoor area for livestock and additional support to the existing use of the property and will in no way impact public safety or welfare.

The proposed improvements are being designed per applicable county rules and regulations of the El Paso County Master Plan. 5.2.5 (A); 5.2.5 (B) & (C)1,2

The Hiatt's proposed ag building is located 1.6 miles from Homestead Ranch Park and  $\frac{3}{4}$  mile from the proposed Palmer Divide Trail public open spaces with regards to the El Paso County Master Plan.

The Hiatt ag building will be a General Steel structure, constructed of a metal frame, metal panels, dirt and concrete floors. The proposed structure will not pose any additional fire hazard. In regards to El Paso County Public Health, the proposed structure will not contain any restroom facilities.

El Paso County Enumerations will not be applicable. The structure will be erected on an existing addressed property, 17625 Person Dr .



The Hiatt residence is a 15-acre residential parcel purchased on 3/7/22. The Hiatt's are looking to build a structure to shelter their livestock, agricultural machinery and have an indoor arena so they can exercise their horses out of the elements. The Special Use Permit request is submitted in compliance with the applicable requirements of the current land development code and per the review criteria standards 5.3.2. The special use process considers the location, design, configuration, intensity, and other relevant factors pertaining to the proposed uses. The use of the property has not changed nor has the intensity of the use changed.

The proposed permit demonstrates conformance with the following standards listed in 5.2.5:

- (A) **Use of Agricultural Structure.** The structure is designated as a shelter for livestock and agricultural machinery.
- (B) **Size of the Agricultural Structure.** The structure exceeds the listed allowance and requires a special use permit.
- (C) **Exterior Appearance of Agricultural Structure.** 1. The structure will have appropriately sized doors to allow for livestock and agricultural machinery to enter and exit the structure. 2. The structure will have the following design features: Dutch doors, appropriate exterior for building type, interior and exterior stalls.



And standards listed in 5.2.32 (C):

- (1) **Location of Barns, Corrals, and Stables.** The proposed barn location is located at least 25' from the front, 25' from the side, and 25' from the rear parcel boundary line.
- (2) **Not Located Over Onsite Wastewater Treatment System.** The proposed structure will be constructed approximately 140 feet from the onsite wastewater treatment system.

**Stormwater Run Off.** The structure will not cause adverse stormwater runoff impact to adjacent or downstream properties. The natural grade of the lot falls towards the south west corner of the property. Currently there is an overflow pond on the property that should contain all water runoff from the property or new building. The amount of runoff is not expected to increase with the addition of the new building, total water runoff should remain the same.

The Hiatt's agricultural structure intended sole purpose is providing shelter to 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 for the storage of agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch, or for the shelter of agricultural implements and machinery such as tractors, plows, harrows, fertilizer spreaders, seeders, balers, harvesters, and similar agricultural implements and machinery when used as part of a farming or ranching operation, as intended in C.R.S. 30-28-201(1).

Please advise me if additional information or documentation is required.

Sincerely,  
3I, LLC

Mark Walp  
General Manager



Person Dr

File Number:  
AL2411

North Boundary - 434.26 Feet

House - offset  
dimensions

129'-8 3/4"

105'-4"

296'-10 1/2"

781'-0"

West Boundary - 1323.61 Feet

East Boundary - 959.21 Feet

South Boundary - 853.47 Feet

Google

Person Dr

File Number:  
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North Boundary - 434.26 Feet

West Boundary - 1323.61 Feet

East Boundary - 959.21 Feet

South Boundary - 853.47 Feet

Lower Barn - offset dimensions

230'-0"

69'-1"

405'-2 1/4"

685'-7 3/4"

Person Dr

File Number:  
AL2411

Upper Barn - offset  
dimensions



North Boundary - 434.26 Feet

West Boundary - 1323.61 Feet

East Boundary - 959.21 Feet

South Boundary - 853.47 Feet

Google