

Site Development Plan Letter of Intent

1. **Owners of the property:**

Beth Olson
4075 Wileys Road
Peyton, CO 80831
(719) 482-5214
etional11@gmail.com

Susan Tiona
2119 Payton Circle
Colorado Springs, CO 80915
(970) 412-3413
susan.tiona@gmail.com

2. **Applicant – same as owners**

3. **Property Address:**

4075 Wileys Road
Peyton, CO 80831-7253

4. **Property tax schedule number:** 4326002021

5. **Current zoning:** RR-5

6. **Special use permit** was approved on 9/28/2022.

7. **Proposed additional structures:** As part of the special use permit approval, the existing 8-stall barn must be brought up to commercial building code standards and permitted as such. The estimated cost for this upgrade is \$110,000 (per a written estimate received on 12/8/2022). At this time, we do not have the funds to go forward with upgrading the existing barn. IN LIEU OF USING THE BARN for the commercial horse business, we are proposing to erect small, detached 10ft x12ft horse shelters in the pasture for dedicated use by the boarded horses. According to RBC105.2.1, paragraph 2, these structures will not require permitting of any kind. Please see the accompanying site map for location of these structures. The total land area to be covered will be 600 square feet and will not impact any of the existing drainage areas.

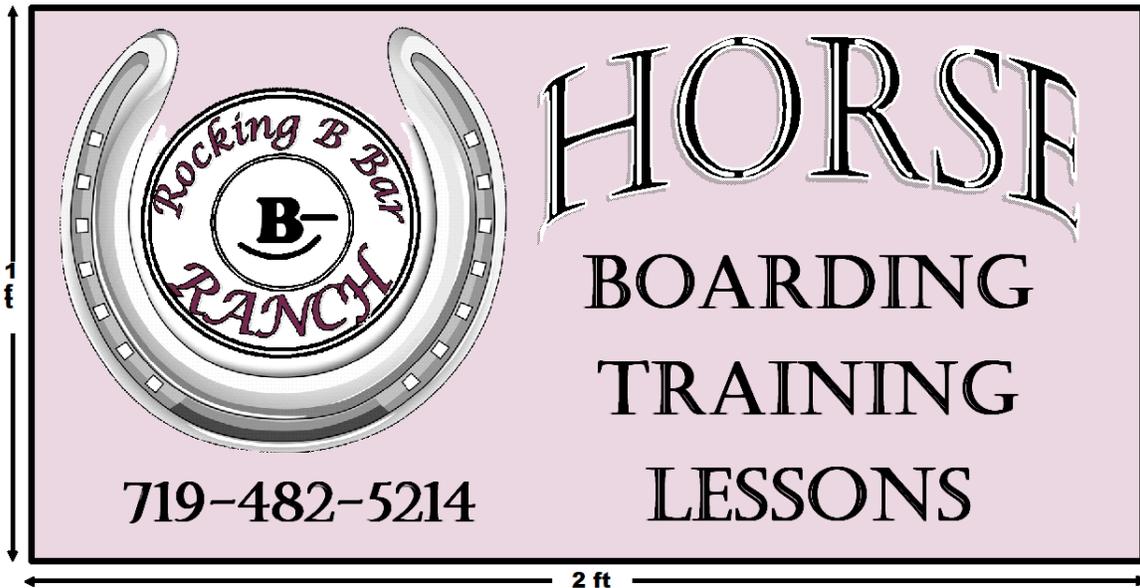
8. **Elevation drawings:** Since the barn is no longer being proposed as part of the commercial horse boarding business, I have not included anything in that regard. The elevation drawing for the shelters is roughly the following:

Proposed 10ft x 12ft Loafing Sheds



Four 4x4 corner posts in 3 feet of concrete below grade

9. **Landscaping:** Apart from a few existing, mature trees on the property (see site map), no additional landscaping will be conducted. The property will remain otherwise as open space.
10. **Lighting:** As depicted on the site map, there are two lights currently erected on the southwest face of the barn. At this time, no other exterior lighting is proposed.
11. **Parking plan:** As depicted on the site map, there will be parking located on the southeast facing side of the barn, with one section designated for handicapped space using a sign placed on the side of the barn. The number of spaces conforms to the requirement as found in Section 6.2.5 of the Land Development Code. The entire area surrounding the barn is flat with compact natural ground and is easily accessible by wheelchair or van. No additional ground surfacing, sidewalks, or curbs are proposed.
12. **Sign plan:** No free-standing signs will be erected. There will be a 1x2ft sign affixed to the gate at the entrance to the property depicting the name of the stables (example below).



13. **Waste management:** The main waste issue for equine applications is the manure. Horse manure is packed full of beneficial nutrients and microorganisms and is considered an ideal natural fertilizer. Management of horse manure waste will be through a combination of spreading the manure for fertilization of the pasture areas and removal of the waste from the property by hauling it away for disposal or recycling as fertilizer.
14. **Drainage plan:** There is an existing shallow gully area running through the southwest corner of the property (see site map). This gully is preexisting and was presumably put in place purposefully by the land developers at the time the subdivision was constructed. No changes to the existing drainage plan will occur, and no additional needs for drainage are anticipated by this equine application.
15. **Traffic impact:** There is one entrance to the property at 4075 Wileys Road. This driveway has already been permitted for commercial use. Very little impact to the traffic pattern on Wileys Road is anticipated. If, for example, a given horse boarder comes to the facility three

times per week on average, and if the facility is full to capacity with eight horses being boarded, then at most 24 extra cars per week will traverse the roads leading up to the property. Beth will also give a few lessons per week – perhaps as many as 10 – so the maximum number of extra cars going to and from the property on any given day will be less than five. In addition, the times at which the boarders and riders will be allowed to access the property will be limited to normal waking hours and will also be limited by normal daylight hours as the arena and shelter areas do not have any additional lighting being proposed.

According to the Engineering Criteria Manual, Appendix B.1.2D, a transportation impact study is not required for this project, based on the following:

D. No TIS Required. No TIS is required if all of the criteria below are satisfied:

- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10 – **This project is expected to generate 5 or less daily vehicle trip-end traffic**; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways – **This project does not involve and additional proposed minor or major roadway intersections**; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends – **This project does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends**; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property – **This project does not involve any projected heavy truck traffic. At the most, this project may involve the addition of an occasional light-duty truck with horse trailer, but this usage is consistent with traffic already accommodated within and adjacent to the property**; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained – **Acceptable level of service on the adjacent public roadways, accesses, and intersections will be maintained**; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems – **According to the El Paso County Sheriff's department, there are no reported roadways or intersections in the immediate vicinity having a history of safety or accident problems**; and (7) there is no change of land use with access to a State Highway – **This project does not involve any change of land use with access to a State Highway**.
- Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic – **This proposed use project will not generate any new pedestrian traffic**.
- Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic – **This proposed use project will not generate any new bicycle traffic**.

16. **Water access:** A new well permit was issued on 10/6/2022 (permit #328735) allowing for commercial use of the existing well for a “commercial business described as a small commercial stables.” The well is now fully permitted for both domestic and stock uses.
17. **Utilities on the Property:** Utilities already to the property include electric (through Mountain View Electric), propane (above ground storage tank on the premises) and water (private well). There are no proposed additional utilities associated with this project. Existing utilities are as shown below:



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Site Plan Map—1/30/2023

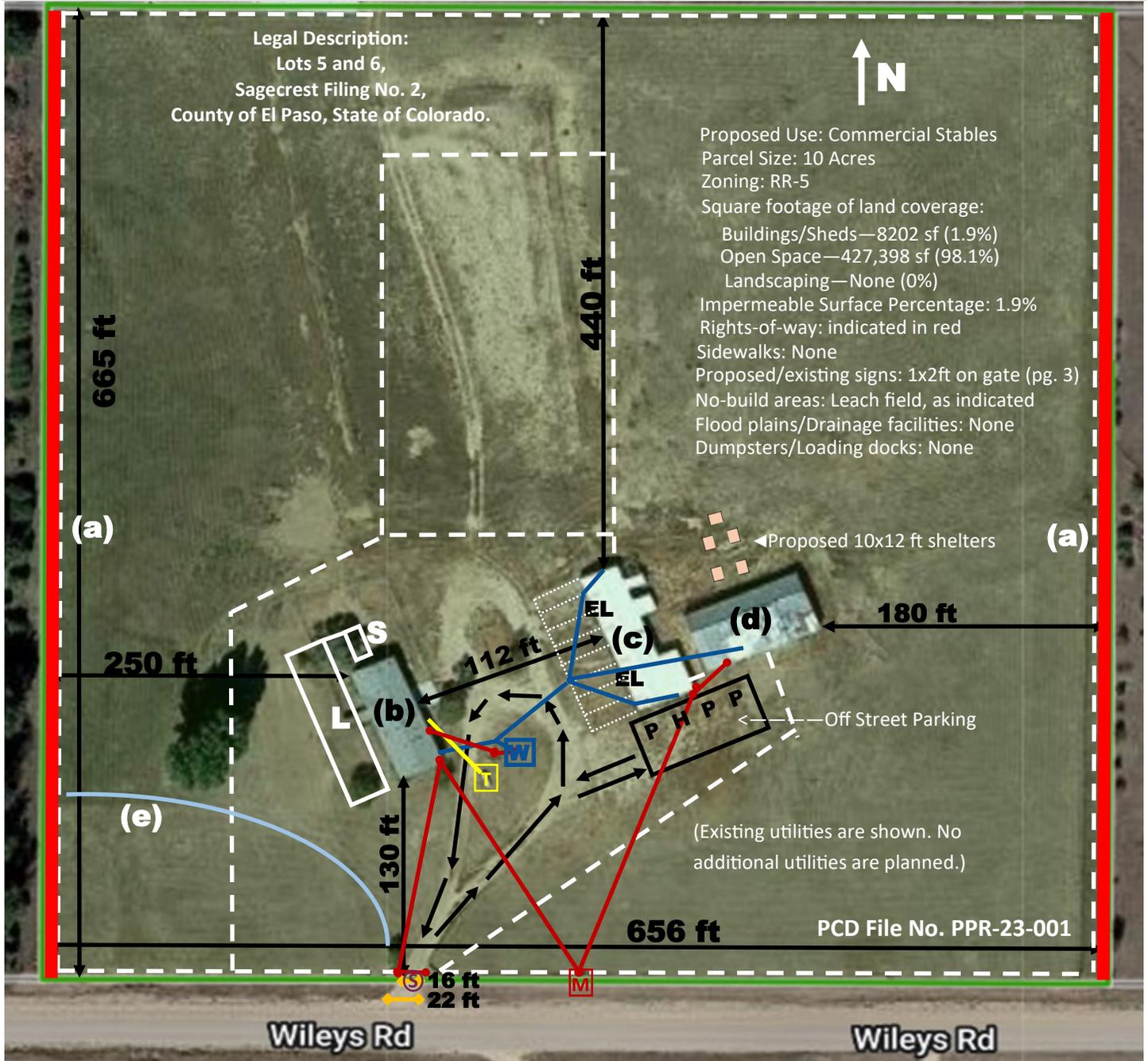
4075 Wileys Road

Peyton, CO 80831

Signature Box:

Approved

By: *Justin Kilgore*
 Planning Manager
 Date: 02/08/2023
 El Paso County Planning & Community Development



Scale: 100 feet



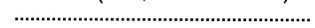
Traffic Flow:



Fence (4 ft, twisted wire):



Fence (6 ft, steel cable):



Legend:

- (a) 10-ft easements/rights-of way along the east and west sides the property █
- (b) Residence—2156 sf; manufactured home; 8 foot ceilings
- (c) Barn for housing private horses and chickens/ducks—2406 sf; 8 foot walls, 12 foot peak
- (d) Shed for agricultural (non-commercial) use—3040 sf; 10 foot ceilings
- (e) Existing drainage ditch/gully ~

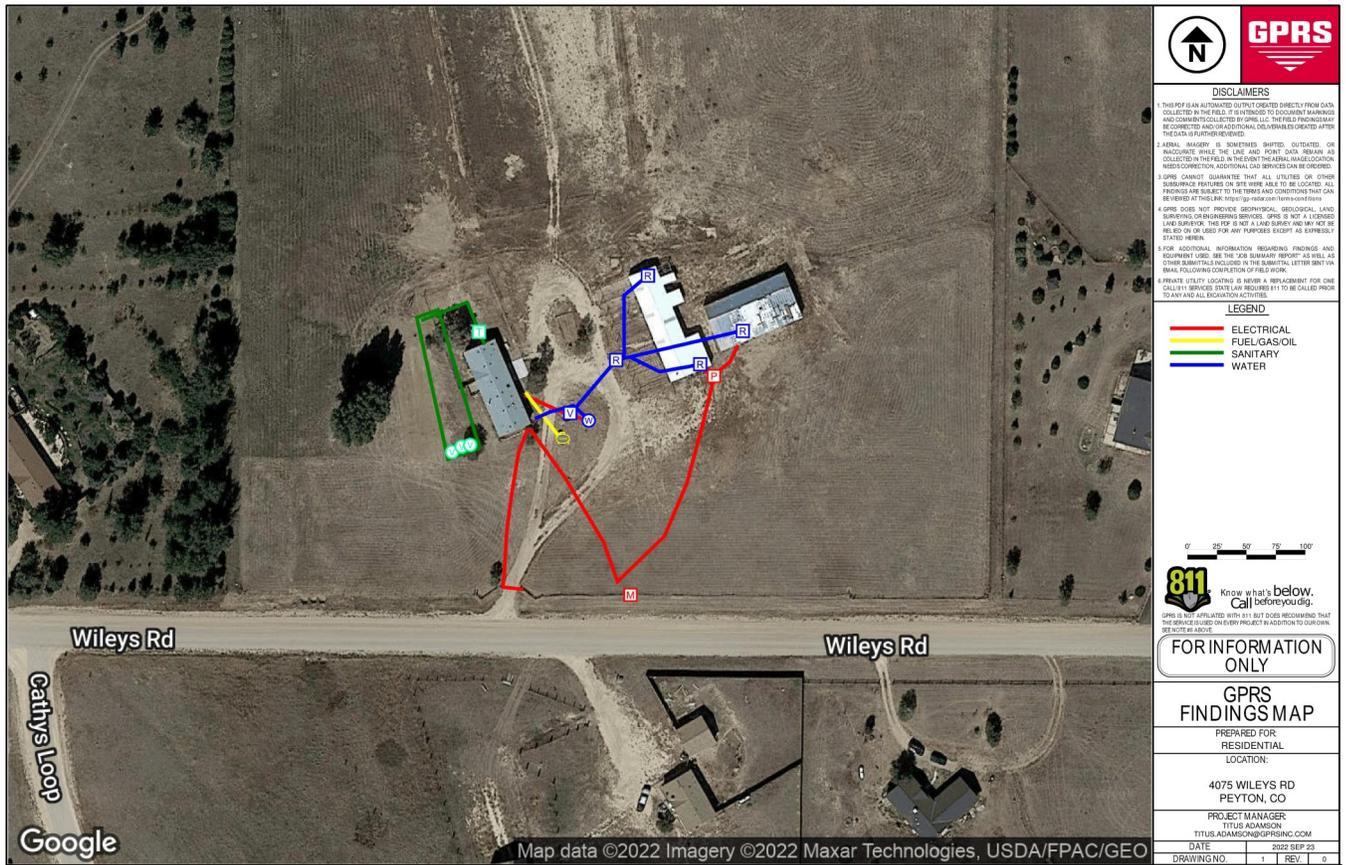
Ⓢ 1x2ft sign to be mounted on gate; see 3rd page below

P = standard parking x 3 (at least 1 per 5 stalls); H = handicapped parking x 1 (1 per 25 standard parking)

W = well; L = leach field; S = septic tank; EL = exterior light (1600 LM each, 8 ft high); Proposed horse shelters █

Utilities: Electric — Meter M Water — Gas — Tank T ** PLEASE ALSO SEE 2nd PAGE BELOW **

4075 Wileys Road — Utilities Locate Map



387513

PCD File No. AL-22-15



387513



ELEVATION PLANS

The proposed loafing shed (shelters) will conform to this elevation plan:

Proposed 10ft x 12ft Loafing Sheds



Four 4x4 corner posts in 3 feet of concrete below grade

LANDSCAPING PLANS

Nothing is submitted under this section because the existing barn is NOT going to be converted to commercial use. It will remain private only. There will be NO additional landscaping other than as depicted on the Site Map.

LIGHTING PLANS

Nothing is submitted under this section because the existing barn is NOT going to be converted to commercial use. It will remain private only. There will be NO additional lighting added to the property as part of this commercial use project.