


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Rad Dickson, Planner I
Daniel Torres, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: AL-19-028
Project Name: Muddy Little Cowboys Ranch
Parcel No.: 37000-00-045

OWNER:	APPLICANTS:
Randal Childers 16810 South Peyton Highway Colorado Springs, CO 80928	Randal and Linda Childers 16810 South Peyton Highway Colorado Springs, CO 80928

Commissioner District: 4

Planning Commission Hearing Date:	8/20/2020
Board of County Commissioners Hearing Date	9/8/2020

EXECUTIVE SUMMARY

A request by Randal and Linda Childers or approval of a special use to allow for agritainment within the RR-5 (Rural Residential) zoning district. The 30-acre property is located at the southwest corner of the South Peyton Highway and Myers Road intersection, and is within Section 8, Township 17 South, Range 63 West of the 6th P.M. The parcel is located within the South-Central Comprehensive Plan (1988).

The property is currently used for single-family residential purposes. The applicants are requesting approval to use approximately one-half acre of the overall 30-acre parcel for Agritainment purposes. The site plan and letter of intent submitted in association with the

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

special use depicts and describes activities and uses that meet the general standards of the specific use criteria for Agritainment. The applicants are proposing to operate the business during the months of April through September and on Tuesdays through Saturdays between the hours of 9:00 am until 6:00 pm. The applicants' letter of intent and site plan describe and depict several different components of the agritainment use, these include a small petting zoo, farm stand, teaching area, koi pond, and raised garden beds. It is their intent to host an agricultural ministry that teaches gardening and promotes a positive relationship with animals

The El Paso County Planning and Community Development Department sent notification to the adjacent property owners for the administrative special use process on May 28, 2020. Multiple complaints were received from four (4) separate landowners, two of which are immediately adjacent. Section 5.3.2(H) of Land Development Code specifies that "Any special use may be acted upon by the PCD Director. The PCD Director, in his sole discretion, is authorized to elevate a special use application to a public hearing". In this case, letters of opposition were received, and the special use application was elevated by the Director on June 2, 2020.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Randal and Linda Childers for approval of a special use for Agritainment.

Waiver(s)/Deviation(s): N/A

Authorization to Sign: N/A

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Pursuant to Section 5.3.2.C of the Land Development Code, the Planning Commission and Board of County Commissioners may consider the following criteria in approving a special use:

- The special use is generally consistent with the applicable Master Plan;

- The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create unmitigated traffic congestion or traffic hazards on the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

D. LOCATION

North:	A-35 (Agricultural)	Residential
South:	RR-5 (Residential Rural)	Hanover High School
East:	A-35 (Agricultural)	Residential
West:	A-35 (Agricultural)	Residential

E. BACKGROUND

The 30-acre parcel was legally created by warranty deed on August 6, 1968, prior to El Paso County adoption of subdivision regulations on July 17, 1972. The property was initially zoned A-4 (Agricultural) on December 22, 1983, when zoning was first established for this area of the County (BoCC Resolution 83-392a). Due to changes in the nomenclature of the Land Development Code, the A-4 zoning district has been renamed to the RR-5 (Residential Rural) zoning district.

The residence was constructed in 1986. The four (4) existing sheds, ranging in size from 352 to 1,668 square feet, were all constructed between the years of 1940 and 1980 without issuance of a building permit. Building permits were not required for this portion of the County during that time frame, therefore, they are currently considered conforming. Section 5.2.4.F of the Code states:

“Buildings or structures that are open to the public or employees shall be subject to the requirements of the building code.”

Per the Land Development Code requirements, the applicants would need to obtain a building permit for any new or existing structures if such structure were to be open to

the public or employees. The applicants are not proposing to allow members of the public or employees access to any of the existing structures, but instead limit access to the property to the farm stand and other outdoor areas.

The applicants are seeking approval of a special use to allow for Agritainment. Section 5.3.2(H) of Code specifies that “Any special use may be acted upon by the PCD Director.... The PCD Director, in his sole discretion, is authorized to elevate a special use application to a public hearing”. In this case, letters of opposition were received from neighbors, and the special use application was elevated by the Director on June 2, 2020.

F. ANALYSIS

1. Land Development Code Analysis

The applicants are requesting approval to utilize the parcel for Agritainment purposes. Footnote 7 of Table 5-1 of the Land Development Code (2019) requires approval of a special use when the parcel is less than 35 acres in size. The subject parcel is 30 acres and, therefore, requires special use approval.

Agritainment is defined in the Land Development Code (2019) as:

“An ongoing or seasonal events and/or activities, whether for remuneration or not, of an agricultural nature that are offered to the public for the purpose of recreation, entertainment, and/or education.”

The applicants' letter of intent and site plat describe and depict several different components of the agritainment use, these include a small petting zoo, farm stand, teaching area, koi pond, and raised garden beds. It is their intent to host what they refer to as an agricultural ministry that teaches gardening and promotes a positive relationship with animals. The applicants proposed use is agricultural in nature and will provide recreation, entertainment, and education to those participants. The use is seasonal and is for remuneration. The applicants propose to operate the business between the months of April through September, Tuesday through Saturday, between the hours of 9:00 am until 6:00 pm. The applicants proposed to have between 2 and 5 employees.

The applicants have stated that the use will be supplied with water from the existing onsite well. The well has not been permitted so it is unknown if the applicants will be allowed by the State to utilize the well water for the agritainment or if they will need to purchase water from offsite. Condition 3 requires the applicants to solidify these details and provide the Planning and Community

Development Department a copy of either the applicable well permit or provide evidence that they have obtained and can deliver and utilize an alternate legal source of water. El Paso County Public Health has approved the use of portable toilets as the means of providing human waste services while operating the seasonal agritainment use.

The property is immediately adjacent to the Hanover Junior and Senior High School. The proposed use focuses on educating the general public on gardening and animal husbandry, which could be considered a compatible and complimentary use to the adjacent school. All surrounding zoning districts are either agricultural or rural residential. The associated site plan depicts 6 vehicle parking spaces and the applicants' have stated that, "this is far more than what is needed for the foreseeable future", which is significantly lower than the maximum number of allowed parking spaces for the agritainment use (50).

The proposed scale and intensity of the agriculturally related use is generally in harmony with the rural and agricultural character of the neighborhood and will be generally compatible with the existing and allowable land uses in the surrounding area.

Potential impacts related to the proposed use could include visual, traffic, noise, and drainage. Approval of a site development plan will be required in order to initiate the use. County review and administrative approval of a site development plan will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, and parking and lighting standards.

2. Zoning Compliance

Agritainment uses on parcels less than 35 acres in size require approval of a special use and a site development plan. The RR-5 (Residential Rural) zoning district density and dimensional standards are as follows:

- Minimum lot size – 5 acres
- Setbacks – 25 feet on all sides
- Maximum building height – 30 feet
- Maximum lot coverage – 25 percent

The existing home and accessory structures meet the 25-foot setback from all property lines, are under 30 feet in height and comprise only 0.38 percent of the total lot area. Should the special use request be approved, approval of a site development plan will be required prior to initiation of the use. The site development plan review will include confirmation that all site improvements (existing and proposed) will comply with the dimensional standards included in Chapter 5 as well as the Development Standards of Chapter 6 of the Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County master plan.

Relevant policies are as follows:

Goal 6.1 a - Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.

Goal 6.5 - Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County.

Policy 5.1.1 - Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.

Policy 6.4.7 - Accommodate limited very low impact business and other employment uses in rural residential development if these serve to reduce overall levels of traffic in these areas and do not otherwise detract from the desired rural residential character, provided the requisite level of services is or will be available in a timely fashion. These uses should primarily serve the needs of local residents.

Policy 6.5.2 - Encourage appropriate opportunities for employment within rural areas.

The proposed agritainment use is in a rural/agricultural portion of the county and matches its environment in an appropriate manor. The educational focus on gardening and animal husbandry is a compatible and complimentary to the neighboring agricultural land uses and the adjacent school. The agricultural education that this use provides is becoming less common. The immediate area

near the proposed use stands to experience the largest benefit of such agricultural education. In addition, this use will provide an opportunity for community-scale entertainment and a provide a central location for community engagement.

The proposed use is not anticipated to generate a significant amount of traffic, noise, or have a significant negative visual impact upon the surrounding area. The use is rural and agricultural in nature and is not anticipated to detract from the rural character. This low impact use will help enhance a sense of community and aligns with the counties goals in policies.

4. Small Area Plan Analysis

The subject property is located within South Central Comprehensive Plan (1988). The Plan includes the following guidance (page1):

“This comprehensive plan is meant to provide a framework for the guidance of potential growth and development within the South Central Area. The plan should act as an instrument which establishes policies for the physical development of the area in a coordinated, unified manner both during short and long range. The document is not meant to be a regulatory instrument nor a complex technical report. Instead the plan is meant to provide guidance and advise County officials and landowners.”

The Plan did not contemplate Agritainment as a future use, however, there are a couple of relevant position statements:

Position statement 2.A Agriculture - The Areas rural character needs to be preserved.

Position statement 2.B Housing/Commercial/Industrial/Open Space - 4. Commercial and industrial growth, which uses little water, should be encouraged.

The proposed agritainment use is rural in nature and will preserve the rural charter of the area. The applicants propose to use portable toilets for wastewater and contend that the use will not be more water intensive than any other use that traditionally exists in this portion of the County, such as a farm.

The parcel is specifically included within District 6: Hanover Intersection Planning District. All discussion specific to this District include references to the Front

Range Toll Road, which never came to fruition, therefore, the District-specific recommendations are generally inapplicable.

Staff recommends that this application is generally consistent with the South-Central Comprehensive Plan (1988).

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes: better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 5.5 – Identify any water supply issues early on in the land development process.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Policy 6.2.1.3 – Consider opportunities to demonstrate the benefits of using non-potable sources of water and to dispel negative attitudes.

Policy 6.2.1.7 – Explore options for the use of non-potable water and further research into the use of reclaimed and renewable water.

The subject parcel is within Region 6 of the El Paso County Water Master Plan (2018). Region 6 contains no growth map and is mostly comprised of agricultural areas that are not projected to experience significant growth by years 2040 or 2060. This region does not include any large-scale central water providers. The region is characterized by primarily shallow alluvial aquifer wells as a result of the Pierre Shale, which is roughly 5,000 feet deep.

The applicants are currently utilizing a well for the existing single-family residence and agricultural uses on the property. The County has not received a copy of a well permit associated with the property. Recommended Condition of Approval No. 3 requires the applicants to solidify these details and provide the Planning and Community Development Department a copy of either the well permit or provide

the county with a legal source of water. The applicants have conveyed that they will be using portable toilets for wastewater disposal.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Conservation District⁽⁰⁸⁾ was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicants indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

Please see the Parks section below for information regarding The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No potential hazards were identified in the review of the application.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential.

3. Floodplain

The property is not located within a defined floodplain as determined by FEMA Flood Insurance Rate Map panel number 08041C1225G, dated December 7, 2018.

4. Drainage and Erosion

The property is located within the Finch Ranch (CHCH0400) drainage basin, which is an unstudied basin and, therefore, contain no drainage basin or bridge fees. No public drainage improvements will be required as there are no anticipated drainage or erosion impacts identified with this request.

5. Transportation

The property is accessed from South Peyton Highway. South Peyton Highway is classified as a rural minor arterial in the 2016 Major Transportation Corridor Plan

(MTCP). A traffic impact study was not required due to the proposed special use not being expected to generate 100 daily vehicle trips more than the property would be expected to generate without approval of the special use request. No public roadway improvements will be required.

Approval of this special use does not approve the current access location or permit multiple access points. Access will be reviewed at the site development plan stage. An access permit will be required at the time of building permit approval and shall meet the requirements of the Engineering Criteria Manual (2019).

H. SERVICES

1. Water

All water for the site is currently served by an onsite well. The applicants shall provide the Planning and Community Development Department a copy of either the well permit or provide the county with a legal source of water per Condition 3.

2. Sanitation

Wastewater is provided by an existing onsite wastewater treatment system (Permit No. ON0038396). The El Paso County Health Department has approved the use of portable toilets in association with the operation of the Agritainment use.

3. Emergency Services

The property is within the Hanover Fire Protection District. The Fire Department was sent a referral and responded by stating the following:

“Hanover Fire Department has no issue with project. The only issue that we see is the dedicated bus parking. The parking will need to be in a location where emergency vehicles will have access and egress without having to move any other vehicles to do so.”

The final bus parking location will be reviewed with the site development plan to ensure the District concerns are adequately addressed.

4. Utilities

Electrical service is provided by Mountain View Electric Association. There is no natural gas provider.

5. Metropolitan Districts

The property is not within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a special use application. The Parks Master Plan (2013) does not identify any planned or existing trails or parks in the vicinity of the subject parcel.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a special use application.

I. APPLICABLE RESOLUTIONS

Approval Page 39

Disapproval Page 40

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.2 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. The special use shall be limited to Agritainment as described in the applicants' letter of intent and as shown on the site plan. Any subsequent addition or modification to the operation or facility beyond that described in the applicants' letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial increase, then such addition or modification shall be subject to a new special use application.
2. No structure on the property shall be used for employees or the general public unless a building permit has been granted and the structure is shown on the site development plan.
3. The applicants shall provide the Planning and Community Development Department a copy of either the well permit or provide the county with a legal source of water.

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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 9 adjoining property owners on August 11, 2020, for the Planning Commission meeting. Responses received to date are included; others may be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Plan
Public Comment Received to Date

El Paso County Parcel Information

File Name:

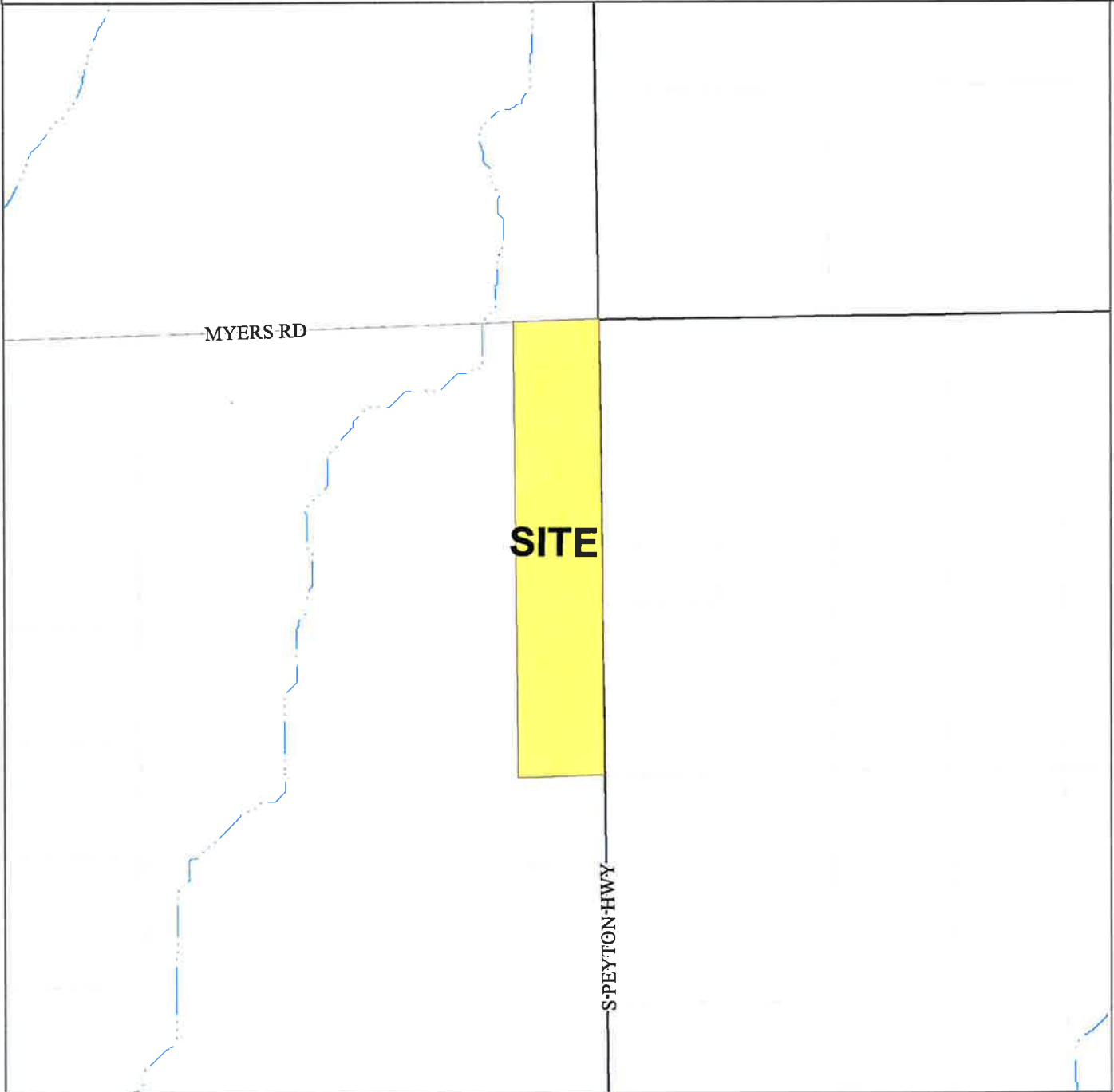
PARCEL	NAME
3700000045	CHILDERS RANDAL DEAN

Zone Map No.

Date:

ADDRESS	CITY	STATE
16810 S PEYTON HWY	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80928	9415



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Letter of Intent for
16810 S Peyton Hwy, Colorado Springs CO 80928
Randal and Rosalinda Childers
(719) 683-5233

We currently own the lot located at 16810 S Peyton Hwy, a 30 acre lot that is zoned RR-5. It is our intent to begin a children's agricultural ministry that will teach people basic self-sufficiency gardening tips, ideas and suggestions on how to improve their personal health through improved food sources, to raise and care for small animals that can help expand their options, expand knowledge of herbs and local flora for health, water gardening (to include koi ponds) for alternate fertilization choices, and many other subjects as well.

The lot is located at the southwest corner of the intersection of Myers Rd and S Peyton Hwy. There is available power and phone lines brought to the location. The lot currently contains our primary residence, a barn, two sheds and a well shed that provides water to the property. We propose to add a fenced area for a small petting zoo, that we plan to have completed by end of Spring, so that people can have direct interaction with small animals that could be considered pets, a farm stand as a point of sale for the various items and handmade crafts that we will produce.

We plan to be open from April through September from 9am to 6pm Tuesdays through Saturdays. Any teaching periods would be during these hours, but none are scheduled ahead of time. There are no additional employees. Staff are the owners of Muddy Little Cowboy Ranch, LLC. We will be accepting teens from the high school next door for volunteer hours, but this will be on an

occasional, as-needed basis.

Parking, as noted in the site plan, will be 9'x18' slots in dimension, with about 4-6 slots, which should be far more than any need for the foreseeable future.

There will be no waste water resulting from this Special Use. Septic requirements will be taken care of through the use of a porta-potty (with the ability to increase the number if that ever was needed). Water for the vegetable plants and animals is provided by a well located on the property, as noted in the site plan.

Children have been our whole life from ministering to missionary work to being a preschool educator to fostering children. We would like to be able to continue to educate children in El Paso Country on agricultural life. It would benefit many children and their families to be able to come to this location at very low or no charge.

We don't anticipate a significant increase in Average Daily Trips (ADT) of more than 8 per day. For the foreseeable future, most, if not all, of our ADT is anticipated to be from normal traffic in the area deciding to stop while making their normal travels.

Also, the land that will be utilized is land that we are already using. Estimation is approximate 1/2 acre where any visitors will simply join us where we are at. There is no anticipated expansion of current useage level, and no additional disturbance of land.

There is no negative impact to the South Central Plan. This Agritainment is not of significant size to even be considered low level development. The only potential impact to the South Central

Plan is potentially to raise local awareness of the region which could only result in a net positive effect to any potential development of an anticipated possible Hanover Interchange in conjunction with a possible Front Range Toll Road. The location is outside of all foreseen land use requirements for the possible toll road and interchange as communicated within the South Central Plan.

As has been explained to us from EDARP, the purposes of an agritainment license is to allow for small scale public access and business without having to go through a full scale commercial licensing process.

Not all of our 30 acres will be used for the proposed plan for the agritainment. What we do for our personal use recently and in any future does not need to be addressed for the purposes of this agritainment special use variance. We do have a zipline that we've already placed for the use of our son and any friends that he may have over from time to time. We had originally planned on putting up some structures when we first took possession of the property years ago, but quickly changed our minds about those plans at the request of our neighbors when they pointed out that they might impede their view of Pikes Peak. We've expressed this to both Stephen and Tammy Smith on the few occasions they were willing to speak with us. Even when we first moved in, the Smith's asked us to temporarily relocate the Cinderella Carriage because they were having a wedding, and didn't want to risk it being in any of their wedding photos. We complied, and moved it back next to S Peyton Hwy after they were done.

Except for land that seems to be completely unused, we've noticed large livestock (horses and cattle) virtually everywhere in the area. The animals that we plan on having are rabbits, chickens and

goats. I'm not sure how these would be of any noticeable impact to anyone standing more than 20' away from them. The Petting Zoo area that is intended for children to have a comfortable hands-on contact with animals only permanently houses two chickens. We will know well in advance of any significant number of children coming, and will at that time bring a couple other animal types into the enclosure for the purpose of their visit, and returned after they depart.

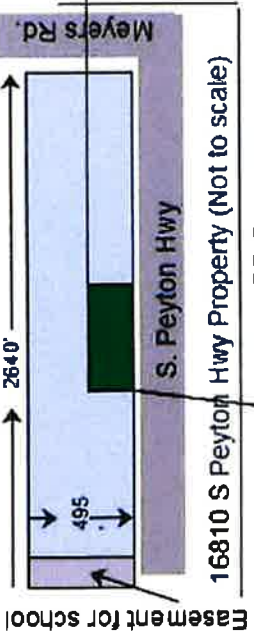
Since this is for the purposes of teaching, and not large scale agricultural production, like some "real farmers" in the area, there is no increase in the water usage that is already done.

What we are attempting to provide is not only for children in the immediate area, but for all of the surrounding areas of El Paso County.

Finally, we are still working with the youth group that we started. We currently have about 20 teens that attend.

Thank you for your time and consideration.

Randal and Rosalinda Childers



(Expanded view of shaded area, also not to scale)

Legend:

Black Text: Existing

Green Text: Recent repairs/renovations

Red Text: Proposed changes

Note: All areas are approximations and not to scale

Personal use area

Existing Fencing

Existing Fencing

Proposed porta-potties for guests (One, possibly two)

Proposed teaching / picnic area with seating and tables

Proposed casting 200 sheds 10'x20' (approx)

Land Use: Dirt Road Year Built: 1960

Army stand

Anticipated flow of traffic

Existing Unimproved Dirt "Driveway"

Proposed Parking Spaces about 9x18

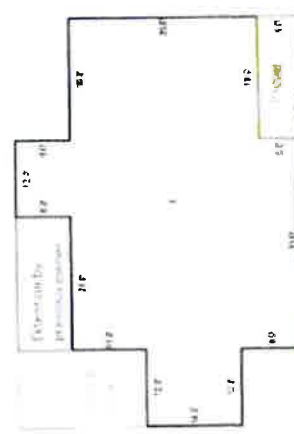
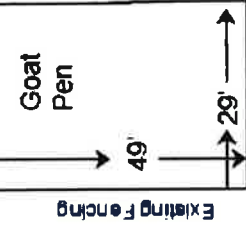
Existing Gate

Existing Gate

Existing Fencing

Existing Fencing

South Peyton Hwy



Rad Dickson

From: Elizabeth Balusek <rogers03@hotmail.com>
Sent: Sunday, June 7, 2020 5:51 PM
To: Rad Dickson
Subject: Permit requested

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

To whom it concerns

As a member of the Hanover community; This note is meant to provide support to the permit requested for Muddy Little Cowboy Ranch LLC and their proposed plan. This is provide many opportunities to the Hanover residents and students. The high school students are required to have 60 volunteer hours to graduate; authorizing this permit will provide volunteer opportunities within walking distance from the high school. Living in a rural community there are not many volunteer opportunities currently in the local area for the students.

Thank you for your consideration in the proposed permit

Elizabeth Balusek
26339 Myers Rd
CS CO 80928

Rad Dickson

From: Teresa Carpenter <daletere29@yahoo.com>
Sent: Tuesday, June 9, 2020 4:41 PM
To: Rad Dickson
Subject: RE: Randy and Linda Childers

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19050 Enoch rd Colorado Springs Co 80930

[Sent from Yahoo Mail on Android](#)

On Tue, Jun 9, 2020 at 4:15 PM, Rad Dickson
<RadDickson@elpasoco.com> wrote:

A street address is needed

From: Teresa Carpenter <daletere29@yahoo.com>
Sent: Tuesday, June 9, 2020 3:13 PM
To: Rad Dickson <RadDickson@elpasoco.com>
Subject: RE: Randy and Linda Childers

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Do you need a street address or email I am fine with what ever will help.

[Sent from Yahoo Mail on Android](#)

On Tue, Jun 9, 2020 at 2:45 PM, Rad Dickson

<RadDickson@elpasoco.com> wrote:

Are you okay with providing an address that I can upload to the Childers file?

From: Teresa Carpenter <daletere29@yahoo.com>
Sent: Tuesday, June 9, 2020 2:27 PM

To: Rad Dickson <RadDickson@elpasoco.com>
Subject: Randy and Linda Childers

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To whom it may concern.

I am writing this letter on behalf of the Childers, and their dream of establishing a place for people to learn a little about country life and have fun.

The Childers moved to Hanover in 2017 and almost immediately made a positive impact on the Community. They attended Hanover Community Church and found there was no youth group for their son to participate in. So they started one, and under their leadership the youth group grew to twenty-four young teens. Which is outstanding considering the distance many have to travel to participate, and the size of our congregation.

Their dream of creating a fun environment for families to come and enjoy activities that are geared for family involvement should be something everyone approves of. One negative comment should not ruin the benefits so many will enjoy. They have done an enormous amount of work to create the "Muddy Little Cowboy Ranch" it would be a shame to deny this opportunity for families of Hanover, and Colorado Springs to enjoy all of the activities they have been working so hard to achieve.

Thank you for your interest in the Childers dream.

Sincerely,

Dale and Teresa Carpenter

Sent from my iPad

REQUEST LETTER FOR APPROVAL OF PROJECT

10 June 2020

Planning and Community Development Department
2880 International
Circle, Suite 110
Colorado Springs, Co
80910

**SUBJECT: REQUEST FOR APPROVAL OF PROJECT MUDDY LITTLE COWBOY RANCH
AGRITAINMENT, FILE NUMBER AL1928**

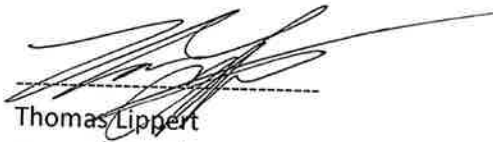
Approving authority,

I would like to request approval for AL1928, Muddy Little Cowboy Ranch Agritainment project. The said project has been proposed in order to open a small agricultural and small animal husbandry teaching ministry and farming practices. The project will also include a small country style store that will sell produce and a few locally made crafts.

The project managers (the Childress family) are pillars of our community and are a credit to this great country. We are firm believers that this project will be managed and maintained in the highest of standards and will make a positive impression to all those who visit.

If you have any questions, please feel free to contact us at any time.

Very Respectfully



Thomas Lippert
Owner/operator
Quarter Moon Ranch

Board President
Quarter Moon Ranch Scholarship

Major, USMC Ret.

719-660-5087



Angel Rupe-Lippert
BSN, UC Health

Owner/operator
Quarter Moon Ranch

Board Vice President
Quarter Moon Ranch Scholarship

719-424-2288

Rad Dickson

From: Lyndsey Lynch <lyndsblynch@gmail.com>
Sent: Thursday, June 11, 2020 9:33 PM
To: Rad Dickson
Subject: Letter regarding parcel 3700000045

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Good evening,

I am writing a letter in support of the future development of parcel 3700000045, where Linda and Randy Childers plan to open an educational garden and farm area. I currently teach at Hanover JrSr high school in math and reading intervention and have three children in district. I can't speak for our administration but I know having a farm school within walking distance of our building will not only strengthen our biology/botany curriculum, but it will allow our students to connect to the world in a more physical way.

My family loves visiting the Childers' home already, we have stopped over to visit and socialize, the entire area is arranged in a way that lends itself perfectly to exploration and learning.

I would expect a wonderful space like this to benefit our small farming community, and like one of our high school students stated, it might even motivate more folks to move out to Hanover because of the wide open spaces, caring neighbors, and strong values- which would increase the value of our homes and help our rural school district too.

Thank you for your consideration.

Lyndsey Lynch

Rad Dickson

From: Nina Ruiz
Sent: Friday, June 19, 2020 5:12 PM
To: Rad Dickson
Subject: FW: Approval of Intent Letter

Please add to the file.

From: Craig Dossey <craigdossey@elpasoco.com>
Sent: Friday, June 19, 2020 1:27 PM
To: Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com>
Cc: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Approval of Intent Letter

Commissioner,
Thanks for the email. It will be added to the file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

On Jun 19, 2020, at 11:53 AM, Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com> wrote:

Hi, Craig. I'm not sure of the request they are referring to, but looks like a land use issue. If so, can you add it to the support pile? Thanks,

v/r,

Longinos Gonzalez Jr., Lt Col, USAF (retired)
El Paso County Commissioner District 4
Office: (719) 520-6414
Cell: (719) 272-1185

From: Bardelec <bardelec@aol.com>
Sent: Friday, June 19, 2020 11:31 AM
To: Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com>
Subject: Fwd: Approval of Intent Letter

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This e-mail does not seem to be arriving at raddickson's office. So I am forwarding it to you.

-----Original Message-----

From: Bardelec <bardelec@aol.com>
To: raddickson <raddickson@elpasoco.com>
Sent: Fri, Jun 19, 2020 11:13 am
Subject: Fwd: Approval of Intent Letter

-----Original Message-----

From: Bardelec <bardelec@aol.com>
To: raddickson@elpasoco.com <raddickson@elpasoco.com>
Sent: Tue, Jun 9, 2020 10:42 pm
Subject: Approval of Intent Letter

June 9, 2020

Dear Commissioners:

This letter is in reference to Muddy Little Cowboy Ranch - Proposal AL 1928 for parcel ID 3700000045 by Linda, Randy, and Troy Childers,

My husband, James Day, and I, Neta Day, were born into the community of Hanover Colorado in 1941 and 1942. Andrew and Effie Million, who were Neta's grandparents, homesteaded in Hanover in 1917. We are both members of the Kirk Hanna Cemetery Board, the Chico Basin Cemetery Board, and James is on the Hanover Community Church Board. We have lived on the Million homestead property for 47 years.

We are delighted to recommend and approve what the Childers wish to do on their property since it is much like a homestead on a smaller scale. It is to be a small agricultural and small animal husbandry teaching ministry that provides insight that animals and plants come from God. Linda, who has teaching experience, will provide science in their teaching of agriculture and care for animals.

They will be selling animals for pets to be enjoyed further by their visitors who will arrive on a small scale, one school bus or one church bus at a time. I believe they have ample parking space for this project that will include a small country store that will sell produce and a few crafts.

The Childers are a kindhearted family with a penchant for sharing their love of animals and gardening with all who come into their life. We have worked with this family on numerous projects in the community.

It will be a pleasure to have them provide a place where kids, teens, and families can touch, feed, and learn about small animals and plants in our small community atmosphere.

Sincerely,

James E. Day
Neta B. Day

719-683-2319 or 719-661-0506
BarDElec@aol.com

Resident address: 17125 Loop Rd
Colorado Springs, Co 80928

Mailing address: PO Box 187
Fountain, Co 80817

Rad Dickson

From: Ann Hanna <ahanna@fvs.edu>
Sent: Monday, June 22, 2020 10:06 AM
To: Rad Dickson
Subject: Childers - Special Use Zoning

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Hello -

My name is Ann Hanna and I am writing on behalf of the Childers family to express my support for their request for special zoning. I have been part of the Hanover community for over 30 years. I am the president of the board of the Hanover Community Park and Projects (Kirk Hanna Community Park), my kids went through Hanover school, and I sat on the school board for a time.

I own and operate Hanna Ranches Inc, a fourth generation cow-calf operation. I believe all children should be afforded the opportunity to engage with agricultural production and understand where their food comes from. More and more as a society we are disconnected from our food sources. The Childers proposal is an excellent opportunity to offer experiential learning to the children of the greater Hanover community, especially since our community currently does not have anything like this.

Thank you for your consideration. Feel free to contact me if you have any questions.

Regards,
Ann Hanna
719-287-7830

Roger & Delene DeGroot
22255 Hanover Rd.
Colorado Springs, CO 80928

June 14, 2020

Rad Dickson
El Paso County Planning
Colorado Springs, CO

Re: File # AL1928
Parcel # 3700000045

Dear Mr. Dickson,

We are writing this letter to oppose the Special Use application by the Childer's and Muddy Little Cowboys. From the letter of Intent, I have a few questions. How many animals do they propose to have in their petting zoo if it is only 10' x 20'? This doesn't sound like a very large area for animals to be penned in waiting for people to just stop by. What are the plans for the increased water usage? Is their water well adjudicated for commercial use, as I would think agritainment would be considered a business? I would think they may need to put a meter on their well and pay to have water augmentation like us real farmers. I guess this would be a question for the Water Division.

We own several acres in El Paso County and have been farming for 40 years. We know what real agriculture is and I don't believe someone that proposes to teach children about agriculture can do that on ½ acre.

Thank you for considering the denial of the Special Use Variance for the Childer's property.

Respectfully,

Roger & Delene DeGroot

Rad Dickson

From: Alan Agee <alanagee7@gmail.com>
Sent: Thursday, June 11, 2020 3:13 PM
To: Rad Dickson
Subject: File No AL-1928 - Address: 16810 S. Peyton Highway

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Dear Mr. Dickson - I believe my property is to the North of the subject property. I concur with my neighbor, Steve and Tammy Smith, and object to the development project for the reasons stated by Mr. and Mrs. Smith.

Please let me know if you have any questions. 719-337-0711.

Alan Agee, Member of EEPC, LLC

Rad Dickson

From: Tammy Smith <smithjtj@gmail.com>
Sent: Monday, June 1, 2020 12:48 PM
To: Rad Dickson
Subject: Fwd: 16810 s Peyton Hwy

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Good Afternoon Mr Dickson

I have attached a better photo of the new entrance that went that went in before I spoke to you on the phone. This is what prompted my call.

This is north of the proposed location. As you can see in the photo looking South where the trees are located that is where their proposed location is to the county.

Thank You
Tammy Smith

----- Forwarded message -----

From: Tammy Smith <smithjtj@gmail.com>
Date: Mon, Jun 1, 2020 at 9:49 AM
Subject: 16810 s Peyton Hwy
To: <Smithjtj@gmail.com>



Rad Dickson

From: Tammy Smith <smithjtlj@gmail.com>
Sent: Sunday, June 14, 2020 7:52 PM
To: Rad Dickson
Subject: muddy little Cowboy 2nd complaint letter From Stephen and Tammy Smith and Family

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Hello Rad Dickson,

This letter is being sent to further inform and express our concerns again about the proposed project at the Childers property located at 16810 S Peyton HWY 80928

I am the land owner located at 16625 & 16805 S. Peyton Hwy which is directly east of the proposed project. My wife and I own 45 acres zoned A-35. We have lived in the community going on 16 years. We received a letter form the Childers on 6/24/2019; the letter we received was a letter of notice, it clearly stated that we would be notified and have a chance to respond at a public hearing or we would be given information to contact El Paso County.

On friday May 22, 2020 a grand entry to the north of the proposed property was enacted..This prompted my wife and I to go online and research all the details of the proposed project. The Childers explain that the project will be contained to half an acre around the existing property/home. Shortly after the Childers took possession of the home in 2018 they installed a zipline and parked a large wedding carriage directly in front of my home and they have now erected this grand entry roughly 300 yards north of where the plans stated the entrance would be. The Childers also let it be known that they plan on holding weddings and events on the property, Which I would imagine would take additional buildings. I do believe expansion is not only in their thoughts for the future, but has already begun.

In addition we found a letter of intent that states they plan on having a petting zoo and farm stand as a point of sale for various items and homemade crafts that they will produce. They plan to run their proposed project from 9:00 AM to 6:00 PM Tuesdays through Saturdays. This property is zoned RR-5, it is not zoned for business. This raises concerns to include use of water, sanitation, drainage, noise and traffic.

As stated earlier we have lived on this property for going on 16 years, we moved here to live a more quiet and peaceful life. We have invested hard work, time, money and love; to accomplish our American dream. My land value will be affected by this proposed project. Our mountain views are already being impacted by them completing a zipline, carriage and grand entry, that is not in their proposed plan to the county..

In a letter that we found online from Dale and Teresa Carpenter it states that this is the Childers' dream to establish a place for people to learn about country life and have fun. What about the dreams of others of building a quiet place to retire. Our dream!

Also in the same letter Teresa also did not state that our community church as we understand severed ties with Mrs Childers. She no longer part of the youth group.

As an adjoining land owner I Stephen Smith and my Wife Tammy Smith along with our family members who are registered voters in El paso county and heirs to this property request that this variance not be approved or allowed.

Regards
The Smith Family
Steve & Tammy Smith
Levi & Amy Smith

Jake & Katie Smith
Tom & Karlie Kohones
Kenneth & Erica Kohones

Rad Dickson

From: Tammy Smith <smithjtj@gmail.com>
Sent: Monday, June 1, 2020 12:48 PM
To: Rad Dickson
Subject: Fwd: 16810 s Peyton Hwy

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Good Afternoon Mr Dickson

I have attached a better photo of the new entrance that went that went in before I spoke to you on the phone. This is what prompted my call.

This is north of the proposed location. As you can see in the photo looking South where the trees are located that is where their proposed location is to the county.

Thank You
Tammy Smith

----- Forwarded message -----

From: Tammy Smith <smithjtj@gmail.com>
Date: Mon, Jun 1, 2020 at 9:49 AM
Subject: 16810 s Peyton Hwy
To: <Smithjtj@gmail.com>



Rad Dickson

From: Tammy Smith <smithjtlj@gmail.com>
Sent: Friday, June 19, 2020 3:56 PM
To: Rad Dickson
Subject: objection letter for project 16810 S. Peyton Hwy 80928

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Mr Dickson.

Thank You for putting the new entrance photo into EDARP. I would like this letter uploaded into EDARP.

The new entrance was erected before a decision was made at the county for the 1/2 acre proposed project. This new entrance is not part of their intended proposed project. Located North of the proposed project The Childers now have 3 entrances. Our driveway is pretty much smack in the middle.

No consideration of our lives in what we do.

Some insight to the Smith Family..

I am a Host Home provider, going on eight years. I serve people with disabilities, Registered with the State of Colorado. Registered with two agencies in El Paso County for people with disabilities. We serve 24 hours a day 7 days a week. I have two people with disabilities in our home now,

One going on 5 years the other for 3 years now, who I adore and love. I also do respite and give other people with disabilities a vacation, away from the hustle and bustle of town.

They love it out here and we give our love, time and support to all that come into our lives and home. Their lives matter.

I have meetings, appointments, day programs, which has halted due to Covid-19. It will continue sometime when the state of Colorado allows.

I have Agency people coming to our home, this is going to have a huge impact on our lives.

Our son and daughter-in-law in Fountain have foster children in their home and they come and enjoy our little farm.

This project directly impacts our lives and the people we serve.

We do not appreciate the letter from Thomas Lippert stating The Childers are pillars of the community, What are we,, low blow..

He has no clue who we are. So do not judge us. Like our lives do not matter because they do.

I could tout our credentials which are many. This is not what this is about.

His letter is totally bias with the Marine Corp connection. I feel that he will use his community influence.

I looked up his property on the county, Family! So he has been here and knows everyone.

This is about a special use permit. Agritainment that joins completely on the west of our property with the Childers, that is only divided by a small 2 lane paved road.

I know what the word agritainment involves. Agritainment special use opens the door. It has become a big business.

Also in Mr Lipperts letter, there is a store going up.

Where did this come from, this is not in the proposed project. Is this why now when a decision was to be made,

now a public hearing because they are starting the second phase. Why did they not plan a community public meeting at the church when they moved in July 2018, they knew exactly what their plan was when they bought the place and started on the project right away.

Regards
Tammy Smith



MUDDY LITTLE COWBOY
RANCH

