

Re-submittal Form

Case Name/ Number: RCU2023-00006

Case Manager: Cody Spaid

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: Three Responses

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

COVER PAGE

8-10-23

RCU2023-00006

Commenting Division: Development Engineering 2nd Review. Mr. Arthur Gajdys.

My Response / request. I am seeking an exception to the request from Arthur Gajdys request for hiring a professional engineer to review and stamp a trip generation analysis. Greg Labrie offered and performed a trip generation analysis and deemed we will not have an adverse impact on the existing roadway. Furthermore we live on a dirt road. This road runs east and west with NO route to the pavement. The roads to the east and west that run north and south DO route to the pavement. Our road rarely sees traffic like the roads to the east and west do that run to the pavement. Im hoping with that being said we can save money and not have to hire another engineer.

Commenting Division. Planner Review. 2nd Review. Mr. Cody Spaid.

Responses are on pages 3-7.

Commenting Division: Environmental Analyst Review 2nd Review. Mrs. Megan Grant.

My Response / request. I do not have proof of the well. This homestead was built in 1922. The well installed was prior to Colorado Department Water requiring permits. I have spoken to the Water Department and it appears nothing from me is needed at this time. When we need it serviced at some point the Service Company will certify it. I'm hoping not to have to hire someone just for that until that time is needed. Your comment saying, we should have been provided with this information at purchase. We agree with but unfortunately, we have nothing from closing about the well. Since all this was installed before my time at this property and we have been here 8 years we have had no problems with the water. Im asking if we can bypass this request at this time?

Its my understanding all three 2nd resubmittal requests have be addressed. Maybe not satisfied but addressed. Please let me know if Im missing something or if I need to address something further.

Thanks Kevin.

PLN01: REQUEST:

Conditional use permit to allow for a commercial kennel (dog boarding operation) in the Agricultural-3 zone district.

PLN02: 4-09-02-13 KENNEL, COMMERCIAL

- Number of Dogs and/or Cats Permitted: The maximum number of dog and/or cats permitted in a commercial kennel can be found in Section 4-23. The maximum number of dogs and/or cats allowed does not apply to offspring under five (5) months of age, belonging to one of the adult animals. The numbers of animals on property over 35 acres in size shall not be regulated. **We read this and will comply. We are now approved by PACFA the regulatory agency for the Colorado Department of Agriculture. They came and did site visits. We passed exams and were provided a certificate to be licensed by the State of Colorado.**

- Minimum Space Requirements:

Dogs: Each dog shall be provided a minimum space equal to the following equation:

Width of Kennel = Length of dog from nose to base of tail + 2 feet.

Length of Kennel = Width of Kennel + 2 feet.

Height of Kennel = Head height of dog standing on all four legs + 1 foot.

We read this and will comply. We are now approved by PACFA the regulatory agency for the Colorado Department of Agriculture. They came and did site visits. Passed exams and were provided a certificate to be licensed by the State of Colorado. They would not have given us a state license if the cages didn't comply during their site visit.

Please upload pictures and/or plans of kennels showing width, length, and height

See Page 7 .

- Waste Disposal: All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.

We read this and will comply. This was addressed in the last submittal and hopefully it was a sufficient response.

- Pest Control: Environmental and/or chemical and scientific controls shall be provided for pest control.

Per the last submittal and being approved and regulated by the State of Colorado we will do what is necessary to control pests at whatever means are necessary.

- Drainage: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

This does not apply.

- Washroom: A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers. Please indicate this on new site plan.

This was in the last submittal.

- Operator License Required: All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture. Please upload to documents tab.

We are licensed by the State of Colorado Agricultural Department and their regulatory agency PACFA.

- Permanent Resident on Property Required: A person responsible for the commercial kennel, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the name and phone number of a responsible party shall be posted on the front of the kennel, on the front door of the caretaker's residence, and in an area visible to any person initially entering the premises. Any dwelling unit constructed to house the owner or employee shall meet the applicable zone district requirements.

Understood & will comply.

- 4-25-05 COMMERCIAL KENNEL AND CATTERIES

- The operation of Commercial kennels and/or catteries is allowed in Agricultural, Commercial and Industrial Zone Districts. Commercial kennels and/or catteries shall not be conducted without first having obtained a conditional use permit and approval of a management plan from the Board of County Commissioners.

- Offspring Not Limited: The total number of dogs and/or cats allowed under the Conditional Use Permit shall not apply to offspring under five (5) months of age, belonging to one of the adult animals.

- Management Plan Required: A management plan detailing how the facility will be operated shall be submitted prior to issuance of a Conditional Use Permit.

- Minimum Standards: In addition to the requirements of Section 4-23-04, commercial kennels shall meet the following minimum standards:

- A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.

- All breeding and boarding kennel operators shall be licensed by the appropriate governmental authority.

- A person responsible for the commercial kennel or cattery, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the kennel shall be posted with the name and phone number of a responsible party.

- Any dwelling unit newly constructed to house the owner or employee shall meet the applicable zone district requirements.

- Exemptions: Those operations exempt from obtaining a conditional use permit shall be as follows:

- o A public or private zoological park; or
- o A public animal pound; or
- o A veterinary hospital operated by a licensed veterinarian; or
- o A research institution using animals for scientific research; or
- o An animal shelter operated by an organized humane society; or
- o A pet shop; or
- o A circus.
- o Although exempt from obtaining a conditional use permit, these operations shall meet all the requirements for a private kennel as outlined in Section 4-23-04.

Understood.

PLN03: UPDATE SITE PLAN:

- Please submit a site plan that encompasses all of the site, showing all existing and proposed structures with dimensions to each property line.

This was submitted last round.

- Please upload parking plan. (See Section 4-13)
- Is fence already existing? If Not, will need fence permit. Same with building, will need to meet A-3 standards.

OK we will get this once we can after the plans are reviewed in planning. See plans attached. Please keep in mind we are trying to operate at a very very small level. Just a handful of dogs. WE are not trying to be a big box style boarding facility you would find in a city. We're trying to help neighbor's dogs being watched in a comfortable environment while our neighbors take a vacation.

- Include photos or elevations of kennels

See picture on last page plus we are now approved by PACFA the regulatory agency for the Colorado Department of Agriculture. They came and did site visits. Passed exams and were provided a certificate to be licensed by the State of Colorado. We would not have received a license if the kennels were not sufficient.

PLN05: Please see section 4-16-03 NOISE for noise requirements.

Understood and addressed last round.

PLN06: Contact the water board for well permit information

There is an existing well. See request on cover page.

PLN07: Please submit a trip generation letter.

See request on cover page.

PLN08: 2-02-09-06 CRITERIA FOR APPROVAL

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

The conditional use is permitted in the applicable zone district.

The conditional use is consistent with the purposes of these standards and regulations.

The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

The conditional use permit has addressed all off-site impacts.

The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.

Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

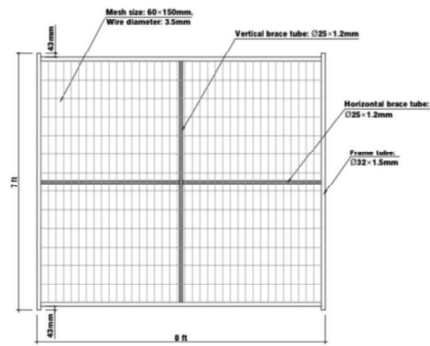
HAI AO FENCING SYSTEM

No. B-01-2, ZERUN INDUSTRIAL AREA,
ZONGSAN ROAD, RAOYANG, HEBEI, CHINA

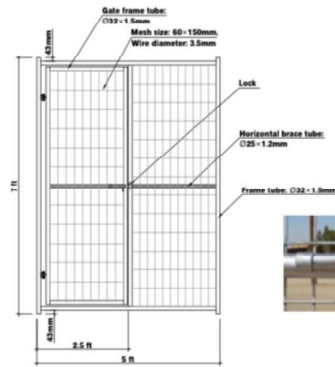
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No.1



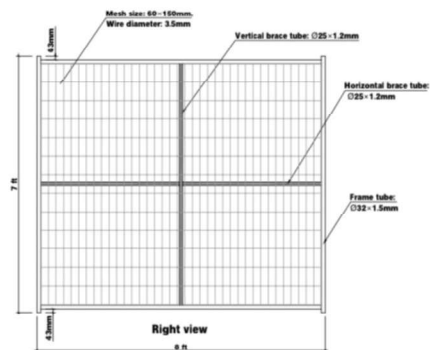
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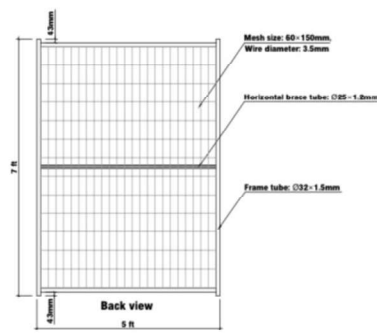
Front view



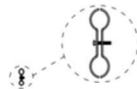
Lock



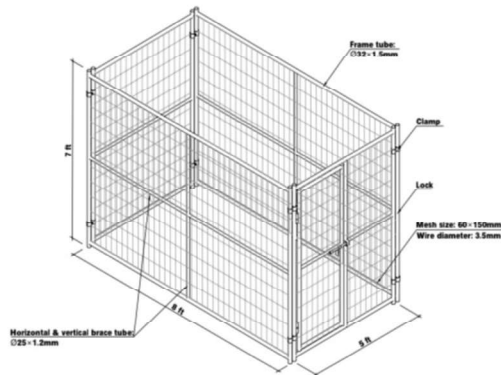
Right view



Back view



Clamp



Client	Kevin McGrath
Checked By	Jean
Date	20220726