



COMMUNITY DEVELOPMENT DIVISION

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<http://www.larimer.org/planning>

Review process does not result in approval or denial of a project. Comments are given to help guide the applicant in addressing areas of concern and preparing for the next application which is the Public Hearing phase. Comments are based on the application materials provided for review. Specific questions relating to comments may be directed to the staff providing those comments.

TITLE: Pawsitive Approach Sketch Plan

REQUEST: Special Review approval for a Pet Animal Facility in the FA-1 - Farming Zoning District

LOCATION: Section 26, Township 04, Range 69; 807 W. County Road 4E, Berthoud; located south of County Road 4E approximately 1,500 feet east of the intersection of County Road 4E and County Road 17

PROPERTY OWNERS/APPLICANTS: Chris & Kathleen Fischer
807 W. County Road 4E
Berthoud, CO 80513

STAFF CONTACT: Michael Whitley

FILE: #14-Z1928

SITE DATA:

Parcel Number:	94263-00-019
Total Development Area:	6.58 acres
Number of Lots:	One
Number of Residential Buildings:	One
Existing Land Use:	Single-family home
Proposed Land Use:	Single-family home, Dog training facility (Pet Animal Facility)
Existing Zoning:	FA-1 - Farming
Adjacent Zoning:	FA-1 – Farming & Berthoud PUD - Planned Unit Development
Adjacent Land Uses:	Single-Family homes, Agricultural production

Services:

Access:	County Road 4E
Water:	Little Thompson Water District
Sewer:	On-lot septic
Fire Protection:	Berthoud Fire Protection District
No. Trips Generated by Use:	Maximum of 134 trips per day

PROJECT DESCRIPTION/BACKGROUND:

The applicants own the property at 807 W. County Road 4E (Parcel 1, Henwood Exemption) which is located south of County Road 4E approximately 1,500 feet east of the intersection of County Road 4E and County Road 17. The property is 6.58 acres and is zoned FA-1 – Farming.

The property is developed with a single-family home and a number of accessory buildings.

The applicants' project description indicates that the proposed use of the property would be as a dog training facility within a new 5,000 square foot pole barn along with two outdoor training areas totaling 17,650 square feet.

A dog training facility falls under the definition of a Pet Animal Facility in the Larimer County Land Use Code. In the FA-1 – Farming zoning district, Special Review approval is required for any Pet Animal Facility with 2,501 square feet or more indoor gross floor area and/or that has any outdoor animal use area.

The property is directly north of the Little Thompson River. A small portion of the southern end of the property is in the 100-year floodplain. The portion of the property proposed to be used for dog training is approximately 300 feet north of the floodplain.

The applicant's project description contains details regarding the expected frequency and limits on the numbers of dogs for training classes, private lessons and seminars. The proposed hours of operation are from Monday to Saturday 9 am to 9 pm and Sunday from 9 am to 6 pm. No classes or seminars would be held outdoors after sunset.

REVIEW CRITERIA:

There are six review criteria the Planning Department considers when deciding whether to recommend approval of a Special Review proposal. The criteria are addressed in depth in the staff reports that are presented to the Planning Commission and the Board of County Commissioners. In the next application the applicant will be required to state how the application meets the review criteria for Special Review (Section 4.5.3) of the Larimer County Land Use Code.

Section 4.5 Special Review.

Section 4.5.3 Review Criteria: To approve a Special Review application, the County Commissioners must find the following conditions exist:

A. The proposed use will be compatible with existing and allowed uses in the surrounding area and be in harmony with the neighborhood;

Compatibility is largely determined by input from surrounding property owners. Noise, traffic and visual impacts have been raised as compatibility concerns by multiple neighbors. All feedback received to date is attached to this report.

The project description does a good job of preliminarily addressing noise. Expanding upon the information provided will help staff, the public, the Planning Commission and the Board of County Commissioners evaluate potential impacts and how those impacts will be mitigated. For example, the project description describes the use of clickers. If noise from clickers would not be detectable off-site, that information would be helpful. Also, what is the plan if a dog or dogs bark excessively?

Please refer to the attached comments from Doug Ryan with the Department of Health and Environment for a summary of noise concerns that are typical for this type of use, Larimer County's noise standards, and recommendations for items to include in a noise mitigation plan.

One set of adjacent neighbors has expressed concerns about the proximity of the outdoor activity areas, parking and proposed barn to their residence and they encourage the relocation of dog training activities to the southern end of the property. The applicants are strongly encouraged to discuss what, if any, changes to the site layout might reduce or eliminate their concerns.

The project description states that no dogs will be kept at the facility overnight. Although implied, it would be helpful to include an affirmative statement that no grooming or doggie day care services would be offered.

B. Outside a GMA district, the proposed use is consistent with the County Master Plan. Within a GMA district, the proposed use is consistent with the applicable supplementary regulations to the GMA district, or if none, with the County Master Plan or County adopted sub-area plan;

The subject property is just outside of the Berthoud Growth Management Area but it is in the Cooperative Planning Area and the Community Influence Area. The Town of Berthoud had no comments or concerns.

The current FA-1 – Farming zoning district would allow the proposed dog agility facility through the Special Review process. Because Pet Animal Facilities are allowed through the Special Review process in the Farming zoning district, the proposed use would be consistent with the County Master Plan as long as it meets the Special Review criteria.

C. The applicant has demonstrated that this project can and will comply with all applicable requirements of this Code;

The applicant must demonstrate that the proposal complies with all sections of the Land Use Code. The Public Hearing submittal materials should address the outstanding issues raised in the following analysis.

Section 8 Standards for All Development

Section 8.1 Adequate Public Facilities

Sub-Section 8.1.1 Sewage Disposal Level of Service Standards:

The property is served by an on-lot septic system.

The project description notes that dog waste will be collected immediately following elimination by the animal and deposited in an enclosed trash can which will be emptied weekly.

The Department of Health and Environment comments note that restrooms must be provided for people using the facility and that a logical location for the facilities is within the proposed indoor training building. The comments note that the installation of a new septic system requires a permit issued through the Department of Health and Environment.

Sub-Section 8.1.2 Domestic Water Level of Service Standards:

The property is served by the Little Thompson Water District which did not provide comments regarding the proposed Special Review.

Sub-Section 8.1.3 Drainage Level of Service Standards:

The Engineering Department comments indicate that a drainage report prepared by a Professional Engineer will be required for the proposed building and parking lot. Please refer to the attached comments for details.

Sub-Section 8.1.4 Fire Protection & Emergency Medical Level of Service Standards:

The subject property is in the Berthoud Fire Protection District. The district's comments are attached and relate to fire extinguishers, the occupancy load of the proposed building and egress.

Sub-Section 8.1.5 Road Capacity and Level of Service Standards:

The property takes access from County Road 4E which is classified as a minor collector. The standard right-of-way width for minor collector roads is 80 feet (40 foot half right-of-way). If the project is approved, additional right-of-way would be required to be dedicated along the County Road 4E frontage.

According to the attached comments from the Engineering Department, a traffic memorandum will be required with the Public Hearing submittal. The paving of County Road 4E would be required if the dog training operation were to increase traffic on the road to an average daily trips of 400 or more. Please see the Engineering Department comments for additional details.

Section 8.2 Wetland Areas:

There may be wetlands roughly corresponding to the portion of the property in the floodplain. As long as buildings, parking and other outdoor areas associated with the dog training facility are located at least 100 feet from the floodplain, further delineation of the wetlands will not be required.

Section 8.3 Hazard Areas:

A portion of the property is within a locally designated 100-year floodplain and that area is depicted on the Sketch Plan exhibit. Within the floodplain, the lowest openings of structures must be placed a minimum of 18 inches above the 100 year base flood elevation.

The property is not within a mapped wildfire hazard area and there are no geological hazards on the property.

Section 8.4 Wildlife:

There are no wildlife concerns on the subject property.

Section 8.5 Landscaping:

Larimer County landscaping requirements include screening and buffering, parking lot landscaping, and building perimeters (other than single-family homes). The applicant has incorporated those standards into the Sketch Plan exhibit. A landscape plan including such details as plant species and the method of irrigation should be provided with the Public Hearing submittal.

Section 8.6 Private Local Access Road and Parking Standards:

The Engineering Department comments indicate that the applicant needs to provide detailed construction plans for the parking areas showing spaces, turning radii and dimensions. The comments also note that grading plans should be prepared by a licensed Engineer.

Section 8.7 Road Surfacing Requirements:

This section is not applicable to this proposal. The internal drive aisle surfacing requirements are found in Section 8.6.

Section 8.8 Irrigation Facilities:

There doesn't appear to be an irrigation ditch on or adjacent to the property but during the site visit one of the applicants indicated that a private lateral runs north-south along the western property line. The applicants are advised to ensure that site

improvements and construction activities associated with the proposed dog training facilities don't interfere with any rights others might have associated with the lateral.

Section 8.11 Air Quality Standards:

There are no comments regarding air quality at this time.

Section 8.12 Water Quality Management Standards:

A drainage report will be required with the Public Hearing submittal and that report should address water quality measures needed on this site.

Section 8.13 Commercial Mineral Deposits:

There are possible floodplain deposits underlying the subject property. The applicant will be responsible for identifying and noticing all mineral rights owners of all hearing dates and times, as established by law.

Section 8.14 Development Design Standards for Land Division.

None of the standards in this section currently apply to this proposal.

Section 8.15 Site Lighting:

The project description indicates that outside lighting would be limited to the parking lot and building door entrances only. Lighting can be a nuisance to surrounding property owners and a source of complaints. Staff encourages the applicant to seek feedback on proposed lighting from surrounding property owners during the neighborhood meeting, particularly regarding freestanding light poles. All lights will need to be shielded to prevent off-site glare and a photometric plan will be required if freestanding poles are proposed.

Section 8.16 Fences:

All fencing must meet the requirements of this section of the Land Use Code.

D. The proposed use will not result in a substantial adverse impact on property in the vicinity of the subject property;

The proposed Pet Animal Facility has raised concerns from some neighboring property owners regarding impacts, particularly traffic, noise and visual impacts.

An upcoming step in the process is to hold a neighborhood meeting. The purpose of the neighborhood meeting is for a two-way exchange of information and for the applicants to gain feedback from neighbors on the proposal prior to making a public hearing submittal.

E. The recommendations of referral agencies have been considered.

The applicant will need to review all referral comments received for the proposal and address them with the Public Hearing application as appropriate.

F. The Applicant has demonstrated that this project can meet applicable additional criteria listed in Section 4.3 Use Descriptions.

Section 4.3 of the Land Use Code contains the use descriptions and specific development standards for a variety of uses organized by land use categories (agricultural, residential, commercial, institutional, etc.). The Pet Animal Facility use description describes thresholds for review processes. There are no standards found in Section 4.3 that must be addressed by the applicant.

COMMENTS GENERATED BY SKETCH PLAN REVIEW

The Planning Department and other review agencies commented on the proposal according to the development standards that are detailed in Section 8 of the Larimer County Land Use Code (LCLUC). The complete comment letters are attached to this report with some of the main points summarized in the report. Please refer to the attached referral comments. Each of these comment responses should be addressed with the Public Hearing application submittal.

Although not discussed in this report, the Health Department comments advise the applicant to check with the Colorado Department of Agriculture, Animal Industry Division regarding potential state licensing requirements.

Signs are limited to one identification sign per street frontage subject to a maximum sign area of 20 square feet per sign face.

SUMMARY & CONCLUSIONS:

The purpose of today's meeting is to provide the opportunity for the applicant and County Development Services Team to discuss the positive and negative aspects of the Pawsitive Approach Special Review proposal. The Development Services Team's job today is to inform the applicant of concerns and issues that may hinder or prevent a project from being approved by the Board of County Commissioners which has the final authority to approve or deny applications. This information is provided to assist the applicant in deciding if a project should be pursued and, if so, what changes could be made. It is the applicant's responsibility to utilize this information to improve the proposal, to locate additional information, to formulate justifications for the Special Review during the public hearing, or to decide to abandon the project. **The result of this meeting does not result in either approval or denial of an application but is intended to be informational in nature.** Sketch Plan Review is only the most preliminary step in the Special Review process in Larimer County. Site Plan Review may also be required after Special Review approval.

Review of the Pawsitive Approach Special Review Sketch Plan application has raised a few issues of concern which the applicant should take into consideration before submitting for

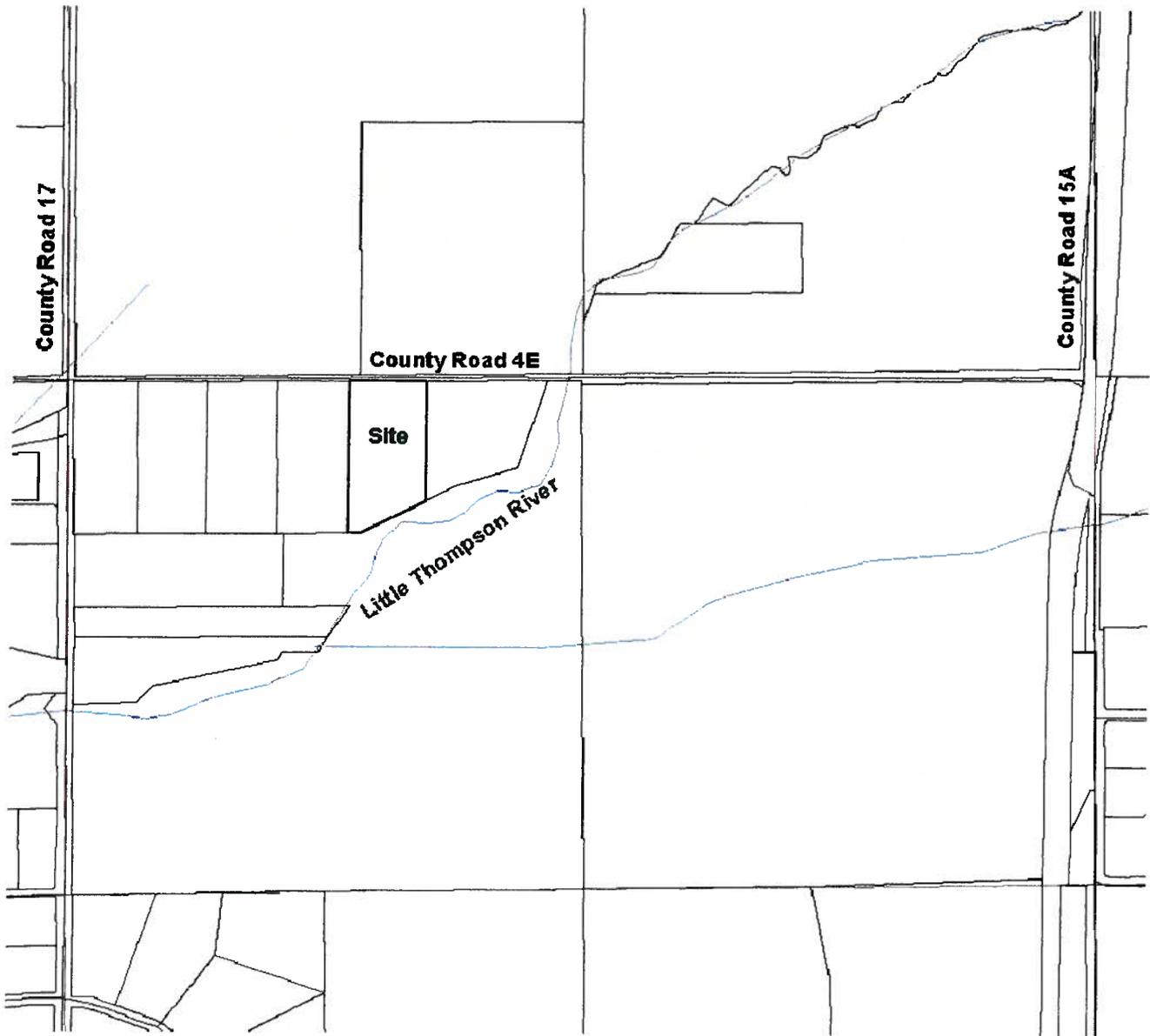
the next step in the development review process. The most significant issues that must be addressed are the compatibility concerns of surrounding property owners.

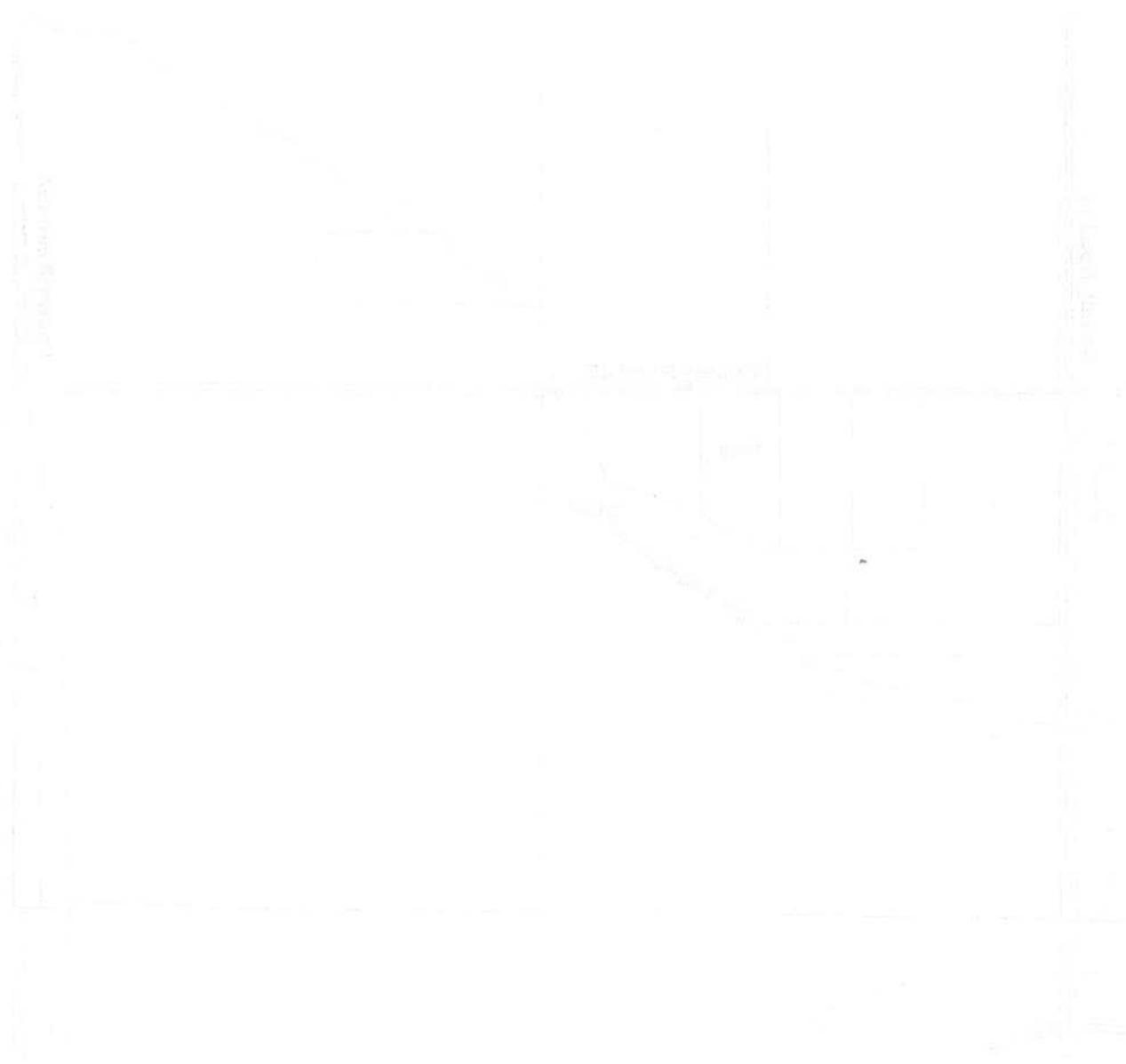
Before submitting a formal application for the Pawsitive Approach Special Review Public Hearing submittal, the applicant is required to perform a neighborhood

meeting. The applicant should work with Planning Staff to coordinate a meeting time and place for the neighborhood meeting. The time and location should be convenient for the affected property owners that may attend. The meeting place should be at or near the project site or at a convenient, neutral location.

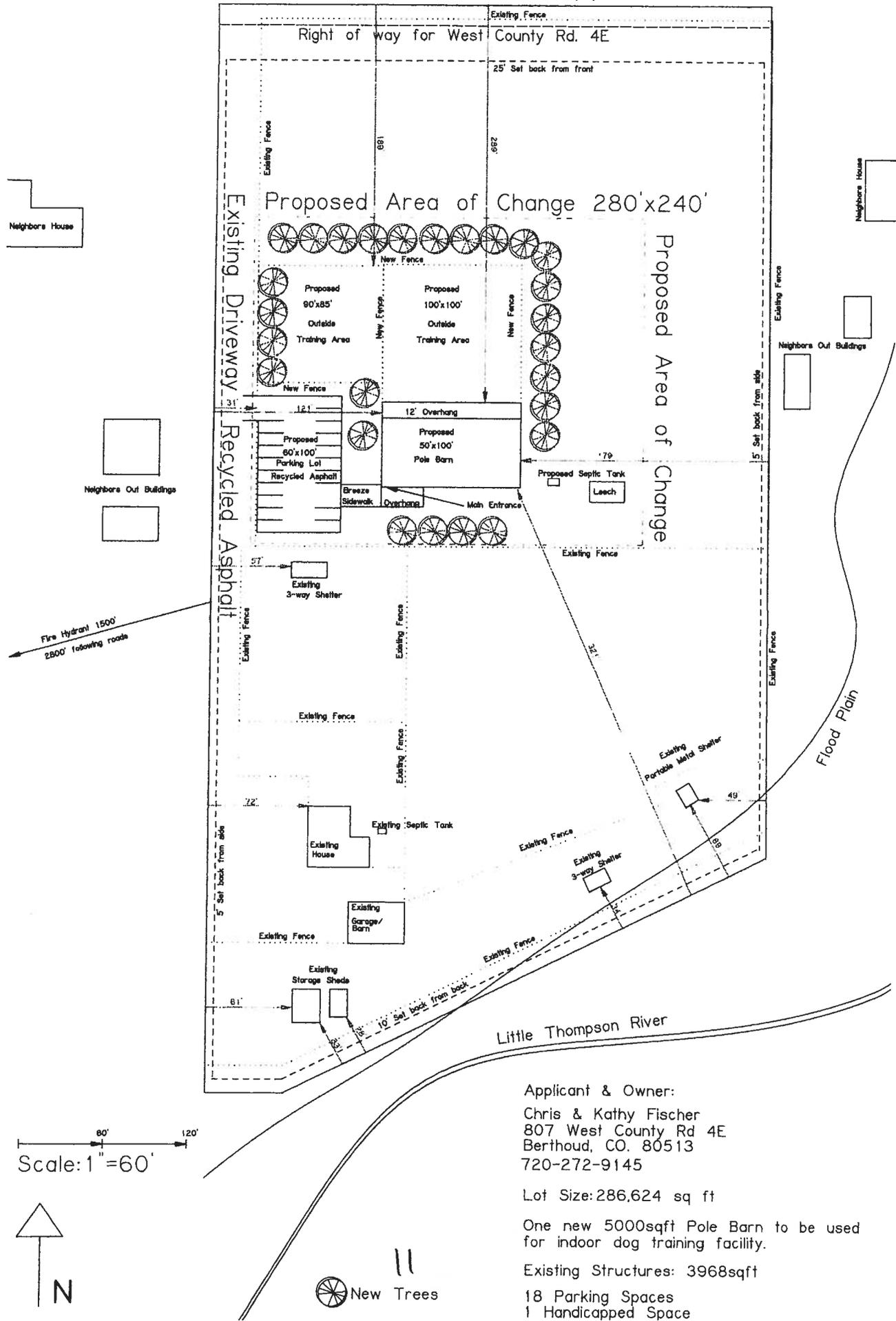
The applicant will be responsible for submitting the neighborhood meeting information to the Planning Department. The Planning Department will then mail the neighborhood meeting notice to property owners in the vicinity of the proposal. Notice of the meeting must be sent to the affected property owners and residents at least fourteen (14) days prior to the scheduled neighborhood meeting. The Staff Planner will attend the neighborhood meeting as a resource for process questions. Staff will not be participating as a facilitator, note taker, or otherwise have a role in the meeting.

Should the applicant decide to proceed with this item to the Public Hearing phase, a complete Special Review Public Hearing application must be submitted. Before submitting such an application the applicant must have a pre-application meeting with the Planning Department to discuss submittal requirements. An application package will not be accepted until a pre-application conference has been conducted.





Title: Sketch Plan for Pawsitive Approach



Applicant & Owner:
 Chris & Kathy Fischer
 807 West County Rd 4E
 Berthoud, CO. 80513
 720-272-9145

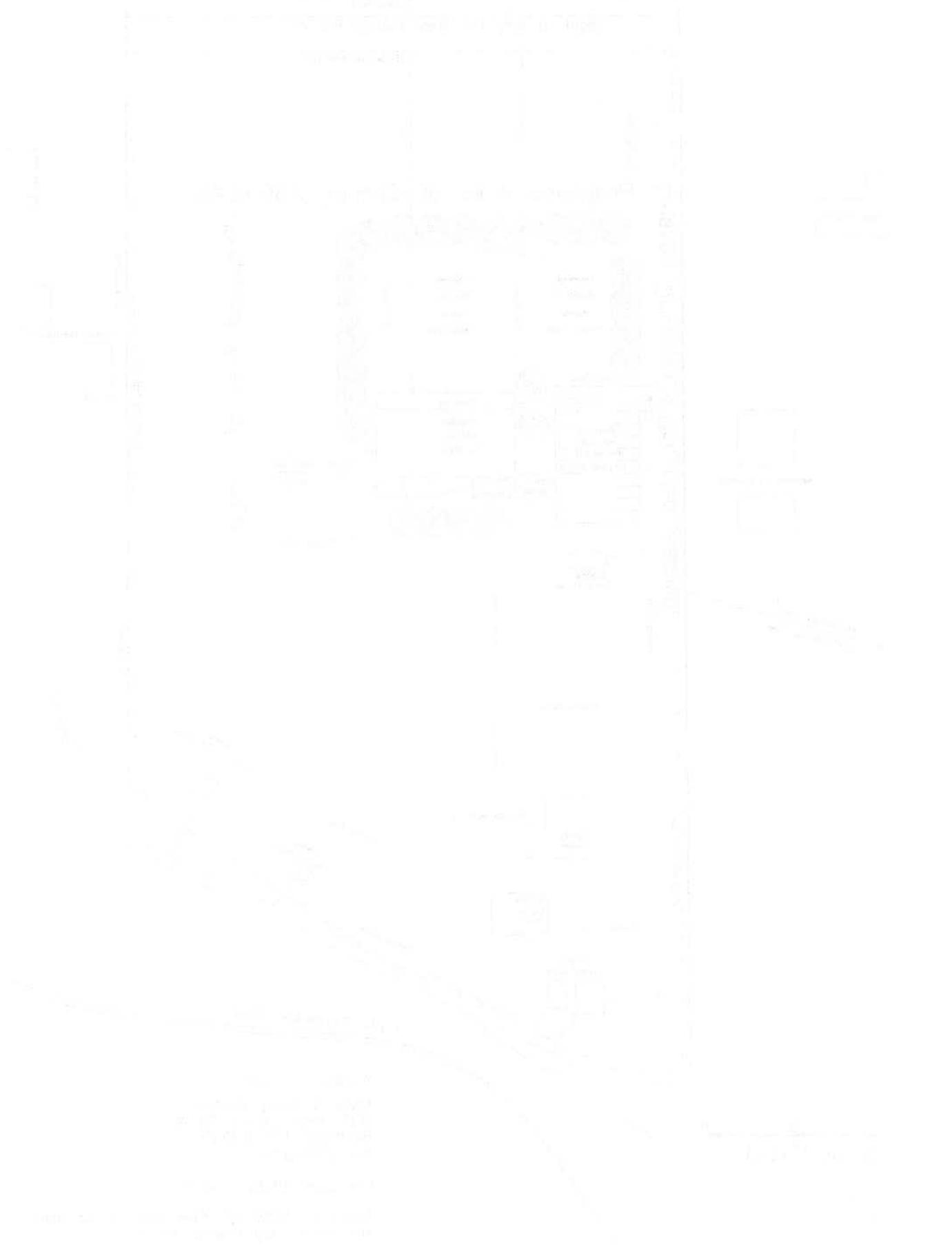
Lot Size: 286,624 sq ft

One new 5000sqft Pole Barn to be used for indoor dog training facility.

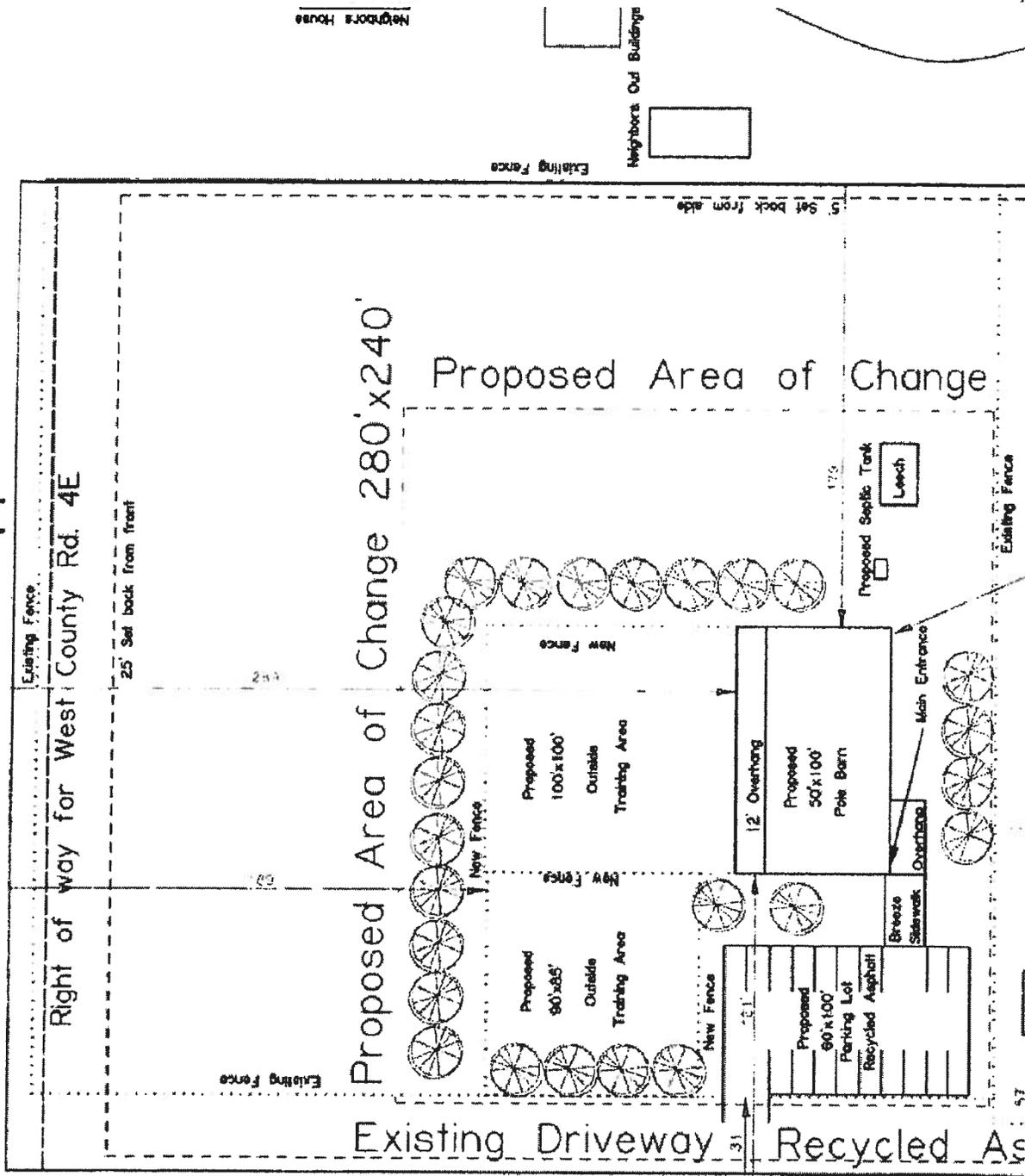
Existing Structures: 3968sqft

18 Parking Spaces
 1 Handicapped Space

The Station Plan for Forwarding Apparatus



Title: Sketch Plan for Pawsitive Approach



Project Description

Information

Address: 807 West County Rd. 4E, Berthoud, CO 80513

Legal Description: Parcel 2 of the Henwood Exemption (File 152-75EX).

Parcel number: 94263-00-019

Owner: Chris & Kathy Fischer

Zoning

Larimer County zoning FA-1-Farming. According to the Intergovernmental Agreement with Berthoud, the property is outside of the Berthoud Growth Management Area, but in the Cooperative Planning Area.

Setbacks

Facility will be approx. 189' south of West County Rd. 4E (CR 4E setback - 70 ft. from centerline),
179' west of east property line (Side yard - 5 ft.),
31' east of west property line (Side yard - 5 ft.),
290' from edge of the wetland (Wetlands - 100 ft.),
410' from the centerline of the watercourse (Watercourse - 100 ft. from centerline)

Summary

Proposal: PAWSitive Approach training facility is a 5000 square foot pole barn with an adjacent 100' x 100' fenced, outdoor training area, a 90' x 85' outside training area, and a 60' x 100' parking area, with 19 parking spaces. All areas for use in the business of training dogs. The training consists of group classes, private instruction, and seminars. Participants will arrive by vehicle, park on the property, train their dog, and depart. No dogs will be kept in the facility overnight. There will be outside lighting for the parking lot and door entrance only; no classes will be held outside after sunset.

Review Criteria

The property is 6.58 acres, and is zoned FA-1-Farming. According to the Intergovernmental Agreement with Berthoud, the property is outside of the Berthoud Growth Management Area but in the Cooperative Planning Area. The property has some contiguity with the town limits of Berthoud, but, the property is outside of the Berthoud Growth Management Area according to the Berthoud Intergovernmental Agreement. The proposed use falls under the FA-1-Farming Principal uses: Pet animal Facility (MS/S)
- See section 4.3.1.

The proposed use will be compatible with existing and allowed uses in the surrounding area, and be in harmony with the neighborhood. The neighborhood is comprised of 6.5 acre parcels with most having animals such as horses, cattle, goats, ducks, chickens, and other farm animals.

Existing Conditions

807 West County Rd. 4E is currently the home of Chris and Kathy Fischer. The structures on the property consist of:

- a single family home which is 1056 square feet, and 24' x 44'
- a detached Garage/Barn at 1500 square feet, and 30' x 50'
- a 3-way livestock shelter at 220 square feet, and 11' x 20'
- a 3-way livestock shelter at 312 square feet, and 26' x 12'
- a steel portable livestock shelter which is 160 square feet and 11.5' x 14'
- a storage shed which is 240 square feet and 12' x 20'
- a storage barn at 480 square feet and 20' x 24'

The adjacent properties are zoned FA-1-Farming and consist of single family homes with various out buildings, open fields, and various livestock.

Operation

The hours and days of operation will include Monday - Saturday, 9:00 a.m. - 9:00 p.m., and Sunday 9:00 a.m. - 6:00 p.m.

The number of employees and/or subcontractors arriving/leaving the facility each day would be 0 to a maximum of 3.

The number of clients arriving/leaving the facility each day would be a maximum of 64; no more than 16 at a time. This would be for a maximum of 8 classes per day with each class having a maximum of 8 dogs each. Classes will be a minimum of 30 minutes apart to cut down on the amount of traffic at any one given time. During seminars/workshops the maximum number of clients per day would be 20. The maximum traffic trips per day would be 134 (64 client maximum with a maximum of 3 employees/subcontractors).

The facility will consist of an indoor, 50' x 100' (5000 square feet) pole barn, a fence enclosed outside training area of 100' x 100' (10,000 square feet), and a fence enclosed outside area of 90' x 85' (7,650 square feet). There will be a 60' x 100' (6,000 square feet) parking lot, containing approximately 19 parking spaces, one of which will be for handicapped access. The building will contain a single use, handicapped accessible bathroom.

The breakdown of activity that may occur during operating hours are as follows: training classes, private lessons, and seminars (or workshops). The duration of each training class/private lesson will be 60 minutes. Seminar times may range from 1 - 8 hours, and may cover from 1 - 3 days. Seminars will only occur 0 - 4 times per year. Classes, private lessons and Seminars will be either indoors or outdoors depending on weather and time of day. No classes, or seminars will be held outdoors after sunset.

Classes will be limited to a maximum of 8 dogs per class. Occasionally there may be 2 classes (maximum) at the same time. Classes will not occur during Seminars, so no overlap of classes and seminars. Seminars will be limited to a maximum of 20 students, and a maximum of 16 dogs. The maximum number of dogs in the facility at any given time will be 16 dogs.

All dogs will be required to remain on leash, and leash in owner's hand while at the facility; exceptions would be while training in class, in an enclosed area. Dog waste will be less than what one 30 gallon trash bag can contain. Dog waste will be picked up and deposited into an enclosed trash can immediately following elimination by dog. The trash can will be emptied weekly.

The facility will not include any residences. There is a single family residence on the property, owned and inhabited by the owners.

Other than a sign on the building, and a small (1' x 3') sign on the gate, no outdoor displays are planned, nor storage areas.

Special events will be limited to 0 - 4 times per year, and are listed above as seminars/workshops. They would last anywhere from 1 - 3 days. They would be limited to 20 people, and 16 dogs. No overlap of classes during any special events.

Noise: The building will be insulated so therefore will reduce any sound. Noise production will consist of clickers used for training, and voice cues. There will be no shouting, microphone system, bullhorns, or megaphones in use at any time. Dogs will always be under direct supervision, or crated inside the building with owners close by. There will be no classes held outside after sunset, and all classes will not start up before 9 a.m., and will finish by 9:00 p.m. (9 a.m. - 6 p.m. on Sunday).

Infrastructure

There are no storm water detention or retention ponds or easements. The existing utilities on the property are owned by Chris and Kathy Fischer and there are no easements. No easements will be necessary for any proposed utilities.

Proposed Changes and Improvements

The new building for the facility will be a 50' x 100' (5000 square feet) pole barn. The building will contain a single use, handicapped accessible bathroom. The building will be under 25' tall at the tallest point (Max. structure height - 40 ft.).

The proposed usage of the new building will be for dog training (group classes, private lessons, and seminars/workshops).

Proposed additions/uses to existing buildings will be none. Proposed uses to existing outdoor space: A fence enclosed outside training area of 100' x 100' (10,000 square feet), and a fence enclosed outside area of 90' x 85' (7,650 square feet), will be created. There will also be a 60' x 100' (6,000 square feet) parking lot, containing approximately 19 parking spaces.

No buildings will be removed.

Traffic & Access

There are no site distance concerns at proposed access location.

Legal Access: The property gains direct access to a public right-of-way. The surface of the driveway, and parking lot will be recycled asphalt.

The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the relationships between these factors.

The next step in the process of identifying a problem is to identify the stakeholders who are affected by the problem. This involves identifying the individuals, groups, and organizations that are impacted by the problem and determining their interests and needs.

Once the stakeholders have been identified, the next step is to gather information about the problem. This involves collecting data and information from a variety of sources, including interviews, surveys, and secondary research.

The final step in the process of identifying a problem is to analyze the information that has been gathered. This involves identifying the key issues and determining the relationships between these issues. The goal of this step is to develop a clear understanding of the problem and its causes.

Once the problem has been identified, the next step is to develop a plan of action. This involves identifying the goals and objectives of the plan and determining the steps that need to be taken to achieve these goals. The plan should be developed in consultation with the stakeholders who are affected by the problem.

Once a plan of action has been developed, the next step is to implement the plan. This involves putting the plan into action and monitoring progress. It is important to communicate the plan to the stakeholders who are affected by the problem and to seek their input and feedback.

Once the plan has been implemented, the next step is to evaluate the results. This involves assessing the progress of the plan and determining whether the goals and objectives have been achieved. It is important to communicate the results of the evaluation to the stakeholders who are affected by the problem.

Finally, the next step is to review the process. This involves reflecting on the experience and identifying lessons learned. This information can be used to improve the process for future problems.

The process of identifying a problem is a complex and iterative one. It requires a clear understanding of the problem and its causes, as well as a willingness to listen to the input and feedback of the stakeholders who are affected by the problem. By following these steps, you can develop a clear understanding of the problem and a plan of action to address it.

The process of identifying a problem is a complex and iterative one. It requires a clear understanding of the problem and its causes, as well as a willingness to listen to the input and feedback of the stakeholders who are affected by the problem. By following these steps, you can develop a clear understanding of the problem and a plan of action to address it.



ENGINEERING DEPARTMENT

Post Office Box 1190
Fort Collins, Colorado 80522-1190

(970) 498-5700
FAX (970) 498-7986

MEMORANDUM

TO: Michael Whitley, Larimer County Planning Department
FROM: Clint Jones, Development Services Engineer *CS*
DATE: April 22, 2014
SUBJECT: Pawsitive Approach – Sketch Plan Review

Project Description/Background:

This is a sketch plan review of a special review for a dog training facility in a 5,000 sf building with outdoor training area in the FA zoning district. This site is located at 807 West County Road 4E, approximately 1500 east of County Road 17.

Review Criteria:

The intent of the Sketch Plan is to provide a general description of the project. The materials submitted need to provide adequate information to accurately assess the drainage and transportation aspects for the entire site. Larimer County Engineering Department staff has reviewed the materials that were submitted to our office under these guidelines and per the criteria found in the Larimer County Land Use Code (LCLUC), Larimer County Rural Area Road Standards (LCRARS), Larimer County Stormwater Design Standards (LCSDS) and pertinent Intergovernmental Agreements.

Transportation/Access Issues:

1. This project will access off of County Road 4E. The Larimer County Transportation Plan, adopted in November of 2006, functionally classifies County Road 4E as a Minor Collector that requires a 80 foot right-of-way (40foot half right-of-way). According to Section 9.7.4 of the LCLUC, right-of-way dedication for this project must be accomplished by a properly executed Deed of Dedication at the time of final approval.
2. The applicant must provide a separate memorandum that details the traffic related to the proposed land use. This memo should provide details on what the applicant anticipates both the average and maximum number of vehicles visiting the site on a daily basis would be. The memo should also provide the maximum number of vehicles that could be onsite at any given time.
3. For informational purposes only, the most recent traffic counts recorded by this office are referenced below (taken on CR 4E east of CR 17). Paving the road would be required if the use were to increase the traffic to an ADT of 400 or more.

ADT	Yr	%
200	2006	--
210	2010	+5 %
240	2012	+14.2%

(ADT = Average Daily Traffic)
(YR = Year count was taken)
(WK = Calendar week subject year)
(% = Percentage increase or decrease)

4. The applicant needs to provide detailed construction plans for the parking areas showing spaces, turning radii, and dimensions. Grading plans should be prepared by a licensed Engineer.
5. The applicant should contact the Berthoud Fire Authority to ensure that the building and internal street layout is adequate for their purposes.

Drainage/Floodplain/Erosion Control Issues:

1. A drainage report prepared by a Professional Engineer is required for the proposed building and parking. Staff requires a discussion on whether stormwater detention and water quality measures are needed on this site. This report should also address how water quality will be protected during and after construction.
2. The floodplains on this site will need to be shown with the approximate 100 year floodplain limits on the preliminary and final plans. Any area within the approximate limit delineation shall be described as a non-buildable area. The applicant shall also coordinate floodplain delineations with this department to determine vertical and horizontal constraints. Lowest openings of structures must be placed a minimum 18" above the 100 year base flood elevation. This includes all existing structures on the site.

Fees and Permits:

1. Per Section 9.5 and 9.6 of the LCLUC, Engineering Staff would like to notify the applicant that Transportation Capital Expansion Fees will be required at the time of building permit. The fee can be calculated once the traffic memo has been completed. The applicant should be aware that this fee can be substantial.
2. A Development Construction Permit (DCP) will be required for construction of the site improvements. All necessary DCP fees and associated conditions (Section 12.5 of the LCLUC) will apply. The DCP Fee is collected at the time of DCP issuance. According to current regulations, the Development Construction Permit fee for this development is \$400.00. Upon approval of the special review, the applicant will need to contact the Larimer County Engineering Department for additional requirements associated with this permit.
3. Any access construction on County Road 4E, or work in the County right-of-way, will require an Access or Right-of-Way Construction Permit from this office. No new access points off the County Road will be allowed.

Staff Recommendation:

With the understanding that the review items stated above would be addressed with the next submittal, the Larimer County Engineering Department supports this proposal continuing to the preliminary stage. However, if the project does proceed to the preliminary stage, the Engineering Department would like the applicant to keep in mind that the intent of the preliminary submittal is to justify the feasibility of the project. Therefore, the materials submitted at the preliminary stage need to support that adequate drainage and transportation needs will be met. The applicant should be aware that our department reviewed this submittal at a concept level and additional information from that stated above might be required once more detailed information has been submitted.

Please feel free to contact me at (970) 498-5727 or e-mail me at cdjones@larimer.org if you have any questions. Thank you.

cc: Kathleen/Christopher Fischer, 807 W County Road 4E, Berthoud CO 80513
file



DEPARTMENT OF HEALTH AND ENVIRONMENT

1525 Blue Spruce Drive
Fort Collins, Colorado 80524-2004
General Health (970) 498-6700
Environmental Health (970) 498-6775
Fax (970) 498-6772

To: Michael Whitley
Larimer County Planning Department

From: Doug Ryan *Doug Ryan*

Date: April 18, 2014

Subject: Pawsitive Approach SR

The Pawsitive Approach special review is a proposal to establish a dog training facility in a 5,000 square foot building with an adjacent outdoor training area in the FA-1 zone district.

Uses allowed by Special Review require approval through a public hearing process in order to demonstrate that they can be compatible in their location. Some of the criteria for evaluating these uses relate directly to the public health issues that our office is asked to consider. These include noise, licensing under state regulations, and utility service. I have reviewed the information provided by the applicant, and have the following comments or recommendations for the applicant to consider in preparing the next public hearing submittal.

Noise. Noise is always an important issue to consider in hearings regarding facilities with dogs. Larimer County has a noise ordinance, available at: <http://www.larimer.org/policies/noise.html/>. It contains standards for maximum sound levels, and a prohibition against creation of a noise disturbance. Part of the definition of a noise disturbance is sound "of such a volume, frequency and/or intensity that it unreasonably interferes with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits". This matches the kind of language people use when complaining about barking dogs.

The project description contains some very useful information about noise. For example, it indicates that microphone systems or megaphones will not be used, that dogs will always be under direct supervision, and that outdoor classes will not be held after sunset.

In order to show that the dog training facility can be compatible with the noise standards, I would request a somewhat expanded noise mitigation plan be incorporated with the public hearing. That plan should include a description of the steps that will be taken to minimize unwanted noise. Issues I would suggest to include in the plan are: the maximum number of dogs expected at any one time, the direct supervision to be provided both by dog owners and the facility, the lack of overlap in classes, the provision of the indoor facility which reduces the number of dogs outside, and any other issues such as training or personal supervision based on the applicant's experience, with dogs.

Licensing. Many pet animal facilities are required to be licensed by the Colorado Department of Agriculture, Animal Industry Division. This includes training facilities where the dog's owner is not present. My reading of the project description indicates that the owners will be present for the Pawsitive approach training classes and lessons. If this is in fact the case, licensing should not be required. Details about the Animal Industry Division requirements are available on their website at <http://www.colorado.gov/cs/Satellite/Agriculture-Main/CDAG/1167928256523>. I recommend that the applicant review this information and verify whether they will need to be licensed.

Sanitation. The most common method to manage sanitation regarding dog feces is to provide daily pickup of dog droppings for storage in a covered receptacle with frequent pickup by a commercial hauler. The project description notes that this will be their practice as well.

Restrooms. Restrooms need to be provided for people using the facility. The logical location would be within the proposed indoor training building. Utilities in this area are provided through the Little Thompson Water District, and on-site septic systems. The next submittal should outline the applicant's plans for client restrooms and utility connections. Note that installation of a new septic system for the training building requires a permit issued through our Department.

Gravel Roads. County Road 4E, providing access to the site, is gravel surface. The Colorado Air Quality Control Commission's regulations concerning particulate (dust) emissions require the owner or operator responsible for maintenance of any unpaved roadway which has vehicle traffic exceeding 200 vehicles per day to use all available, practical methods which are technologically feasible and economically reasonable in order to minimize particulate emissions resulting from the use of the roadway. Control measures to be employed may include but are not necessarily limited to, chemical stabilization, paving, speed restrictions and other methods approved by the Air Pollution Control Division. The Adequate Public Facilities standard for roads in Section 8.1.5 of the Land Use Code relate back to these State requirements for dust control. As a practical matter, the type of control that is most feasible depends on the amount of traffic and on other maintenance factors. As with other cases, the County Engineering Department will make a final determination on the category of dust treatment that is most appropriate.

Thank you for the opportunity to comment on this proposal. I hope that these ideas are useful to the applicant in terms of building a complete record to allow a determination of compatibility issues for the public hearing. I will be available to discuss these comments with the applicant during the sketch plan review meeting, and can be reached at 498-6777 if there are questions prior to that time.

cc: Christopher and Kathleen Fischer

Berthoud Fire Protection District

Date: 4/2/2014

Michael Whitney, Planner II
Larimer County Planning and Building Services Division
P.O. Box 1190
Fort Collins Colorado, 80522-1190

Re: 14-Z1928

Berthoud Colorado 80513

Michael:

I have reviewed the proposal for the project located at 807 W County Road 4E. Some basic fire safety features are required for the 5000 square foot building as required in the adopted 2012 International Fire and Building Codes.

Fire Extinguishers.

Portable Fire Extinguishers shall be installed and maintained in accordance with NFPA 10 and the International Fire Code.

Portable Fire Extinguishers shall be properly mounted, unobstructed and within 75' of travel.

Portable Fire Extinguishers are required to be serviced annually.

Occupant Load.

If the facility at any time is to have an occupant load of greater than 50 persons, occupant load signs shall be posted.

Means of Egress.

Egress (exit doors) shall swing in the direction of egress.

Proper door locks and latches shall be used.

All exits shall be marked with exit signs. Exit signs shall be properly illuminated.

If you have any questions, please direct them to me at your earliest opportunity.

Respectfully,

P. Michael Bruner
Fire Marshal

CC: File

CC: Christopher & Kathleen Fischer

Box 570, 275 Mountain Ave, Berthoud CO 80513
(970)532-2264 Phone, (970)5324744 Fax, www.berthoudfire.org

Journal of the American Medical Association

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Pawsitive approach SR sketch plan 14-Z1928

Rob Helmick <helmicrp@co.larimer.co.us>

Thu, Mar 27, 2014 at 1:21 PM

To: Michael Whitley <mwhitley@larimer.org>

Michael,

I have reviewed this request from the standpoint of the environmental planning. I find no conflict with respect to the standards in the Code. The proposal appears to be set back from the Little Thompson river which would be the most significant environmental feature on the site.

—

Robert Helmick, AICP
Larimer County Community Development Division
Development Planning
PO Box 1190
Fort Collins CO 80524
rhelmick@larimer.org
970-498-7682



How to write a business plan

1. Executive Summary

2. Business Description

3. Market Analysis

4. Organization and Management

5. Financial Projections



Case # 14-Z1928

Tim Katers <TKaters@berthoud.org>
To: Michael Whitley <mwhitley@larimer.org>
Cc: kathy@fisch96.com

Mon, Apr 7, 2014 at 4:11 PM

Michael and Kathy.

The Town of Berthoud has **no comments** on the Sketch Plan for Pawsitive Approach.

All the best and good luck with the business!

Tim

Tim Katers, AICP

Principal Planner

Town of Berthoud

328 Massachusetts Ave., Box 1229

Berthoud, CO 80513



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Class of 1982

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100 Brookline Avenue
Cambridge, Massachusetts 02139

Class of 1982

The National Bureau of Economic Research

Class of 1982

100

Class of 1982



Re: Comments to Special Review for Pawsitive Approach

Dava Benyak <dbenyak@q.com>
To: mwhitley@larimer.org

Tue, Apr 8, 2014 at 5:53 AM

I am not sure if this went thru yesterday to you or not. I also sent pics in a separate email. I will call to ensure you received both this email and the pictures.

Regards,
Dava

Hello Mr. Whitley,

First, let me explain that we are the neighbors to the west and have the adjoining property to Chris and Kathy Fischer. We received the proposed Sketch Plan and business description for Pawsitive Approach.

After reviewing both the Plan and the business description, we are very concerned about the impact to our lives and property. What the plan does not show is the proximity of the proposed outdoor facility, parking or building to our residence. Such proposal will have a significant detrimental impact to our lives.

Our home is a private residence and we both work. 6.5 years of the 8 years we've lived there, my husband has had jobs where he sleeps during the day and works at night. Mine has always been a day job.

Ours is a neighborhood that is extremely quiet and peaceful with full enjoyment of "the country life". This is why we picked Berthoud and live where we do. We enjoy the beauty of sitting outside, admiring the sunrises and gorgeous mountain views. Our street does not house any such type of businesses or facilities such as proposed by the Pawsitive Approach Plan. Our concerns are as follows:

Disturbance and Noise

1. The plan shows that the adjacent driveway with ours (please refer to the picture in the attached file) being the way to get in and out of the proposed facility. This means we can have up to 8 cars coming and going every day of the week for up to 12 hours per day. With our house and adjoining driveway, there would be no quiet.
2. An outdoor arena is proposed approximately 125 feet from our house (due east of our house). Again, the noise of barking dogs, traffic, etc. in such close proximity to our house will be a huge impact to our ability to

have a normal life, sleep or enjoy living at our residence. We can't imagine having dogs, people and traffic nonstop 90-125 feet of our home.

3. In a neighborhood and such close proximity to our house, an outdoor arena/dog training is not suitable or amenable to having an acceptable quality of life.

4. For any business, an adjoining driveway such as ours, places undue stress, noise and distribution to us the neighbor.

5. Suggestions: An outdoor arena should not be permitted as planned.

The only suggestion we would have for this would be to have the arena south of their residence. Also, the entry/drive should be a paved road thru the middle of their property from the street. No outdoor events should be held due to the traffic, noise and disruption to the residences of surrounding properties. We are individual homes with no business activities occurring. Up to 64 trips in and out of the property is excessive, disruptive and an impact to normal daily life. Hours of operation should be limited to much shorter duration and not be 7 days per week.

"Fit" for the neighborhood

1. This facility does not fit into the neighborhood. This street is primarily residences with ~ 6 acres and a few others with additional land. Those with additional land are agricultural/growing crops and 1 property has cows which primarily leave very far from the street and all neighbors.

2. Having a 5000 Square foot facility less than 300 feet from the road and less than that from our house is very disruptive to the neighborhood aesthetics/beauty. Besides sticking out like a sore thumb, it will most likely make our property and others significantly impacted in value.

3. Suggestions: Move the outdoor facility to the back portion of the Fischer property. I'd suggest it be to the east of their home in the area that the mobile outbuilding exists. The building should be limited in size - less than 2500 square feet in order to maintain the harmony of the structures and homes on this street. The outbuilding should blend with other structures and not look out of place in order to not impact overall valuation of this area of Berthoud.

I have taken a few pictures to further show/explain the impact to our

property and lives...Please enlarge the pictures to further define the detailed concerns.

I also hope to speak with you tomorrow on the phone, but wanted this information to come to your attention prior to the deadline.

I am concerned that Pawsitive Approach has a website advertising outdoor classes to begin on April 19th so hope there is quick action to avoid impact to the neighborhood and to our peaceful existence as we know it today.

Regards,

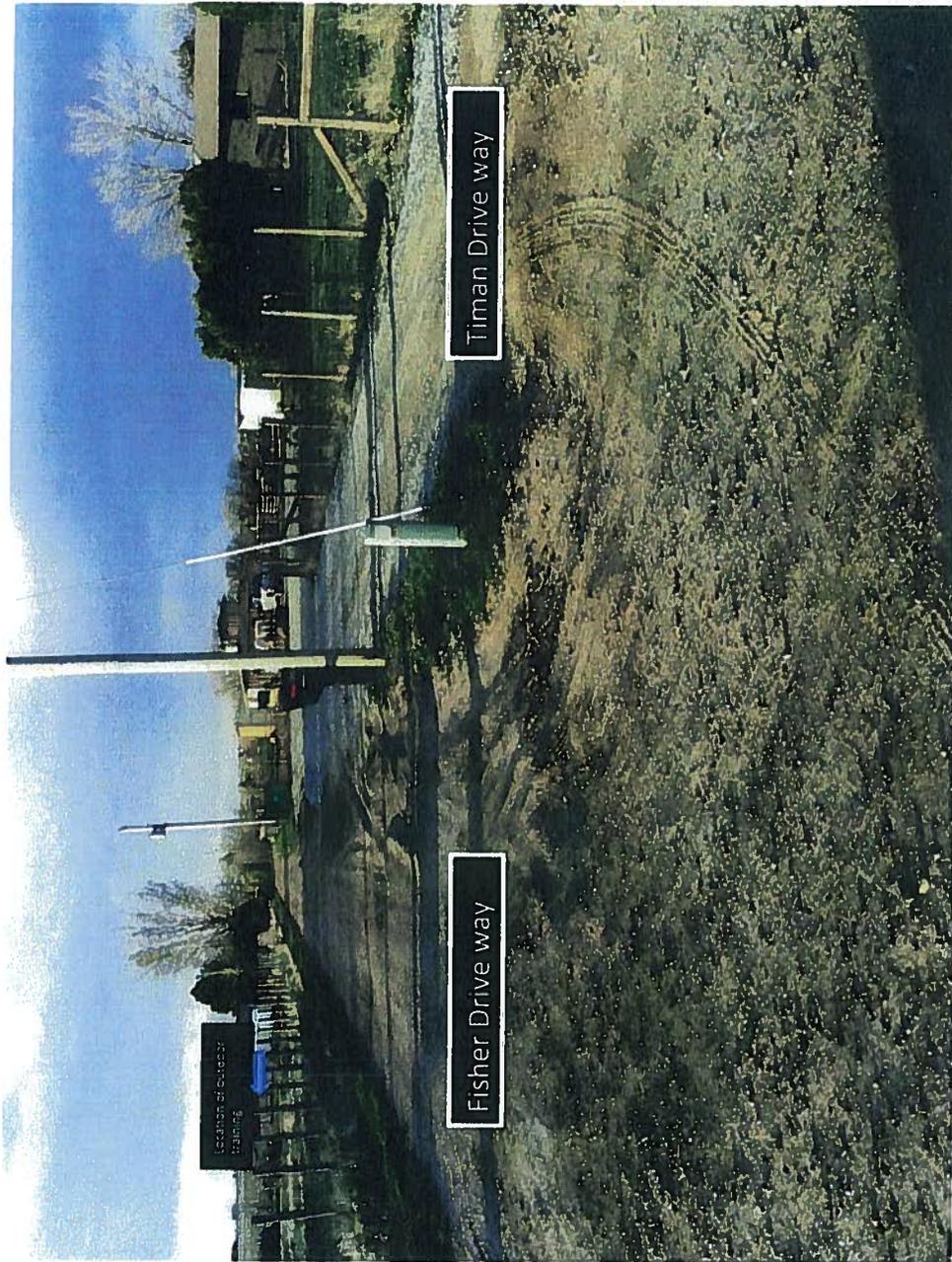
Dava Benyak & William Timan

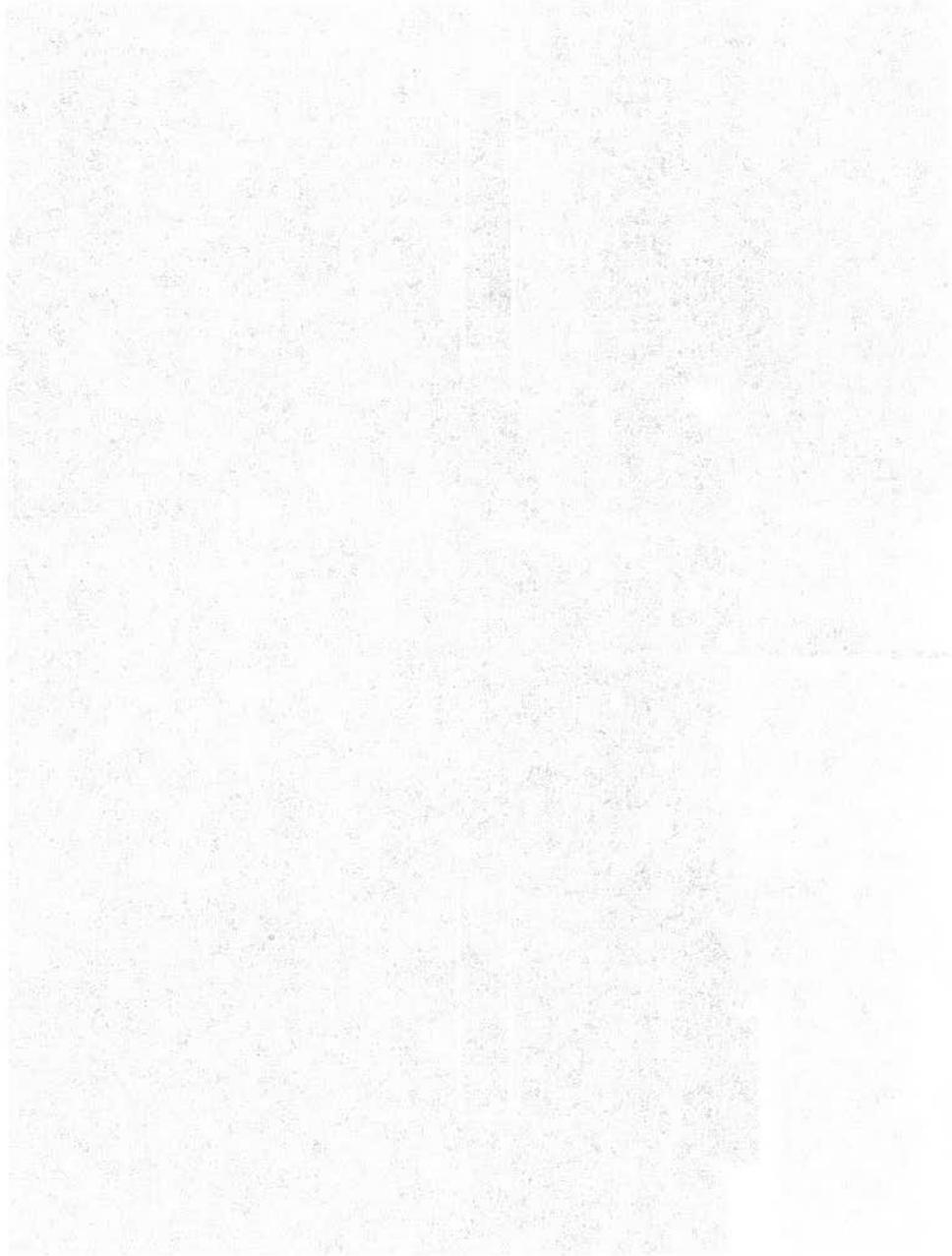
promptly and best. Please contact the director to further discuss the
related concerns.

I also hope to speak with you tomorrow on the phone. I'll send the
information to you to your attention in the meantime.

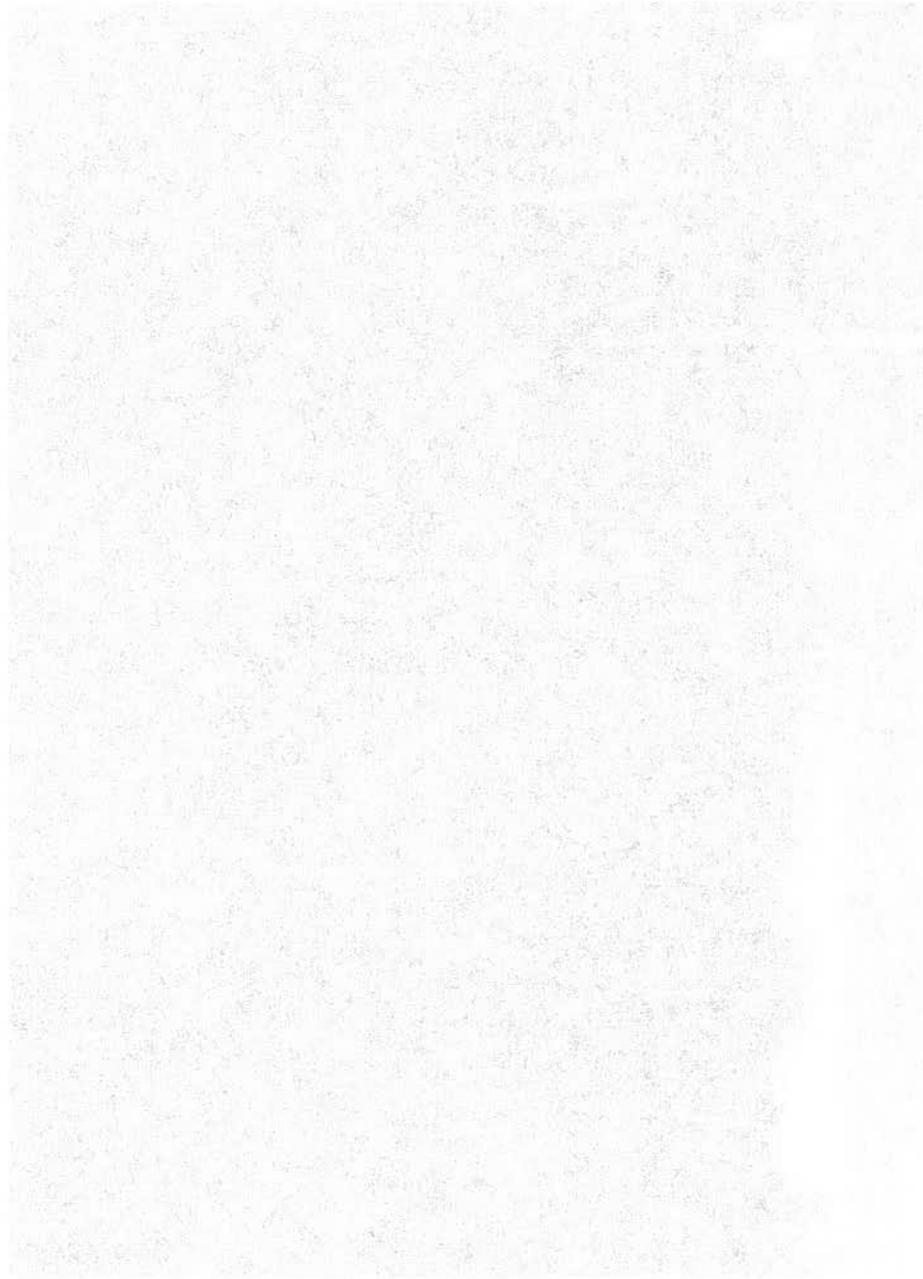
I am convinced that I will be speaking with a website specialist
before classes to begin on April 15th. As soon as I have the
email address for the website specialist, we can begin to work
on the website.

Regards,
Steve Dwyer / William Thayer











WEB: Re: Pawsitive Approach Sr

jadrwilson@comcast.net <jadrwilson@comcast.net>
To: mwhitley@larimer.org

Sun, Apr 6, 2014 at 7:54 PM

This message was sent by a visitor to the Virtual Courthouse.

Name: Debra Wilson
Email:
Phone:

We have lived here for over two decades and object to the proposed dog training facility. The major concern is the increased traffic on our road (up to 3 times more) every day of the week and all hours of the day. This increase would have a huge impact on the current rural setting. This road is favored by local joggers, walkers and bicycle riders. It's favored because it's in the country, it's quiet and it's still a dirt road. The road is used by the local farmer going back and forth between his fields. This stretch of road also has a lot of history and was one of the Little Thompson Valley's early thoroughfares. Once the traffic increases, it would probably be paved and then that destroys the beauty of the country road and the historical value. Let's preserve our country fields and roads.

We moved to the country for the peace and quiet and to enjoy nature. The training facility would take that away and we're not happy about that. We did not know you could have a dog business, If we would have known, we wouldn't have moved here. Not only because of the traffic but because of the noise pollution created by the dogs. That can't be controlled. We paid to live in this type of setting since rural property is more expensive. Don't take it away from us. This rural area is not meant for business use. Have the applicant relocate to a more remote area or join forces with Pet Smart or Petco for their dog training.

Page sent from: applications.cfm

Date/time: 04/06/2014 - 7:53 PM
User located at: 76.120.35.150



WATER RESOURCES RESEARCH

Journal of Hydrology

Volume 100, Number 1, 1982

Editorial Board

Editor: Robert M. Hershfield
Editorial Board: [List of names]

CONTENTS

1. [Title of article 1] [Author names]

2. [Title of article 2] [Author names]

3. [Title of article 3] [Author names]

4. [Title of article 4] [Author names]

5. [Title of article 5] [Author names]

6. [Title of article 6] [Author names]

7. [Title of article 7] [Author names]

8. [Title of article 8] [Author names]

9. [Title of article 9] [Author names]

10. [Title of article 10] [Author names]

Subscription information

Publication details

Copyright notice



WEB: Re: Pawsitive Approach Sr

merlin.lem@gmail.com <merlin.lem@gmail.com>
To: mwhitley@larimer.org

Tue, Apr 8, 2014 at 10:02 PM

This message was sent by a visitor to the Virtual Courthouse.

Name: Larry Lempka
Email: merlin.lem@gmail.com
Phone:

There is a discrepancy in the hours of operations versus the description of activities. 9 AM to 9 PM does not correspond to sunrise and sunset. In the winter that would be 7:30 AM to 4:45 PM which would be far more pleasing.

There is at least one cattle farm nearby that would be at risk for the dogs to escape from the owners.

This appears to constitute a commercial enterprise and far exceeds the intent of agriculture production and therefore the FA-1 zoning. Dog training is not recognized as production agriculture enterprise in the County Code nor in the scope of the NRCS or FSA, therefore this is not an Agricultural Exception enterprise and appears to be commercial.

County Road 4E does not have the capacity to handle the 64 plus vehicles, and if the owners feel that they need to apply asphalt to the drive, they need to apply this same material to the road way. Additionally, the intersection of 4E and County Road 17, would be too risky for individuals traveling east and west with that large amount of traffic and the hill to the North. With this enterprise, a 4 way stop sign should be installed to safely allow traffic east and west of that volume. This is a problem, as the southbound traffic will not be able to stop when the road is icy, and is not usually cleaned sufficiently.

There is a concern as well for that much waste water treatment to safely be handled by a septic system, with regards to location of the Little Thompson River and that the soil in that area which is very sandy as it will nearly flow directly to the waterway as irrigation water used to do when it was a crop farm. The system should be considered for a public sewage treatment.

Weekly removal of feces of up to one bag per day that could weigh as much as 50 pounds or more per day is not sufficient and is not in line with agricultural enterprises such as cattle production. Waste removal should be at least twice per week in the summer as a minimum with the number of residences in close proximity.

If the parking lot shall be over parked, No Parking signs should be installed upon the County Road to prevent parking in the roadway or in the irrigation ditches. 19 parking spaces with 64 participants does not seem to compute and reality appears to be more like 38 vehicles or more with spectators. How many handicapped spaces are required with that type of parking, as that is not addressed in the plan. With that size of parking area, runoff protection in the form of a retention pond should also be considered since they are paving the area or using toxic materials that is in close proximity to the river. Again, this sounds more like a commercial business and not agricultural production.

The plan specifies only indoor training, but the request shows outdoor training which will not have the barking or noise reduced by an insulated building.

I am not sure this has been very well planned for a public and commercial enterprise and will at some point when

the Town of Berthoud encroaches be an issue.

Page sent from:

planning/planning/current_applications.cfm

Date/time: 04/08/2014 - 10:01 PM

User located at: 184.96.158.20



City of Berthoud Planning Department

Planning Department
1000 1st Street, Suite 100
Berthoud, CO 80513
Phone: 970.524.2200
Fax: 970.524.2201
Email: planning@berthoudco.gov

Dear Mr. [Name],
Thank you for your inquiry regarding [Project Name]. We have received your request and are currently reviewing the information provided. We will contact you again once a decision has been reached.

If you have any questions or need further information, please contact the Planning Department at the above address or phone number. We appreciate your interest in the Town of Berthoud.

Sincerely,
[Name]
[Title]

Enclosed for you are [Documents]. Please review these documents carefully as they contain important information regarding your application. If you have any questions about the documents, please contact the Planning Department.

If you have any questions or need further information, please contact the Planning Department at the above address or phone number. We appreciate your interest in the Town of Berthoud.

Thank you for your inquiry regarding [Project Name]. We have received your request and are currently reviewing the information provided. We will contact you again once a decision has been reached.

If you have any questions or need further information, please contact the Planning Department at the above address or phone number. We appreciate your interest in the Town of Berthoud.

Sincerely,
[Name]
[Title]



COMMUNITY DEVELOPMENT DIVISION

200 West Oak Street, Suite 3100
Post Office Box 1190
Fort Collins, Colorado 80522-1190
Planning (970) 498-7683 Building (970) 498-7700
<http://www.larimer.org/planning>

Neighbor Notification – Sketch Plan Phase

You are receiving this letter because your property is located in the vicinity of a proposed Special Review. The application is in the first phase of review called Sketch Plan Review, which is an initial review by various Larimer County departments.

Neighborhood input is important to the project, and we are asking neighbors to respond with comments about the application no later than Wednesday, April 09, 2014. All comments received by the specified date can expect to be addressed by the applicant. If you are unable to comment by the above date, your comments are welcome at any time and will become a part of the project file.

To submit comments and/or obtain additional information regarding the application, please visit the Current Development Applications section on the Planning Department website at www.larimer.org/planning/planning/current_applications.cfm or contact the planner assigned to review this project:

Name: Michael Whitley
Phone: 970-498-7720
Email: mwhitley@larimer.org
Mail: Larimer County Planning Department, PO Box 1190, Fort Collins, CO 80522

RECEIVED
APR 14 2014

Summary of the Sketch Plan Proposal

Application Name & File No.: PAWSITIVE APPROACH SR 14-Z1928
Property Address: 807 W COUNTY ROAD 4E BER
Property Size: 6.58

Request:

SKETCH PLAN REVIEW OF A SPECIAL REVIEW FOR A DOG TRAINING FACILITY (PET ANIMAL FACILITY) IN A 5,000 SQUARE FOOT BUILDING WITH AN OUTDOOR TRAINING AREA IN THE FA-1 FARMING ZONING DISTRICT.

Attached Documents

- 1. Neighbor Input Process Guide
- 2. Project Description (provided by applicant)
- 3. Vicinity Map
- 4. Proposed layout of project

Comments:

We do not want any more traffic on our already very dusty road

My Name (Optional):

My Address (Optional):

The materials disclosed in this notice are for informational purposes only. For more detailed information, please contact the Larimer County Planning Department at 970-498-7683 or the project planner listed above.

1000 Broadway, Suite 1200
New York, NY 10018
Tel: (212) 312-1234
Fax: (212) 312-5678
www.cdd.org



Neighborhood Revitalization - Part 1 of 2

The first phase of the revitalization project is to identify and assess the needs of the community. This involves conducting a thorough analysis of the current conditions and identifying the key issues that need to be addressed.

The second phase is to develop a comprehensive plan that outlines the goals and objectives of the project. This plan should be based on the findings of the assessment and should take into account the input of the community members.

The third phase is to implement the plan and monitor the progress of the project. This involves working closely with the community and other stakeholders to ensure that the project is carried out effectively and efficiently.

Handwritten note:
This is a copy of the original document.
Date: 10/15/2023

Project Name: [Redacted]
Location: [Redacted]
Date: [Redacted]

Handwritten note:
This is a copy of the original document.
Date: 10/15/2023

[Redacted]



COMMUNITY DEVELOPMENT DIVISION

200 West Oak Street, Suite 3100

Post Office Box 1190

Fort Collins, Colorado 80522-1190

Planning (970) 498-7683 Building (970) 498-7700

<http://www.larimer.org/planning>

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Name: Michael Whitley

Phone: 970-498-7720

Email: mwhitley@larimer.org

Mail: Larimer County Planning Department, PO Box 1190, Fort Collins, CO 80522

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3. Vicinity Map
4. Proposed layout of project

Comments:

SEE Attached

My Name (Optional):

My Address (Optional):

The materials disclosed in this notice are for informational purposes only. For more detailed information, please contact the Larimer County Planning Department at 970-498-7683 or the project planner listed above.

I am opposed to the proposed Plan for Pawsitive Approach SR 14-Z1928 for the following reasons:

1. The proposed use is not compatible with existing uses in the neighborhood nor will it be in harmony with the neighborhood.
 - a. There are no businesses on W County Road 4E.
 - b. All but one property on W County Road 4E are residences with acreage (the exception is a very large farming acreage with crops and cows set very far back from the road and other residences). 2 other residents on the street have livestock (horses, mules and/or goats) as pets but the majority of the residences do not have any livestock.
 - c. Creation of a commercial business with large building will de-value the properties in the neighborhood. Neighbors with adjoining properties to the west and east will have great difficulty to ever market their property for other than commercial, similar use should they wish to sell.
 - d. Neighbors have typical barns which could house a small number of animals.
 - e. A 2500 square foot building would bigger than the barns on other residences and detract from the neighborhood. A 5000 square foot building would not be in harmony with the neighborhood and larger than any structure in the surrounding properties. It would be an eyesore at best in the neighborhood.
2. Noise and disruption to the neighborhood and neighbors:
 - a. Any outdoor training will be disruptive to the privacy, comfort and sleep of the neighbors.
 - b. Traffic will be excessive compared to the very quiet, low volume of traffic that occurs today. Applicants propose up to 64 vehicles per day and 7 days per week. This is a quiet dirt country road with little traffic.
 - c. Seminars are proposed with up to 134 traffic trips per day. This would be excessively disruptive to all of the neighbors and especially to the adjoining properties.
 - d. Proposed Hours of operation (typically 9 am to 9pm) and 7 days per week will not allow neighbors to have any quiet or peace in the neighborhood. Traffic and barking dogs will be a nuisance.
 - e. Seminars with larger crowds and extended periods of time/days will not be harmonious to the residential neighbors on this street.
 - f. Property to the west (819 W County Rd 4E) of the proposed facility shares a driveway with the Fischers. Proposed plan has this as the entry way to the business. This will be nonstop traffic all day, every day and not allow any quality of life, quiet or comfort to the occupants of 819.

- g. Proposed business should have its own private road from the public access and not be a nuisance to the neighbor to the west nor be relocated to be a nuisance to the neighbor to the east. If such a business occurs, it should have its own driveway mid point of the property so as not to disturb either neighbor. Additionally, with the Little Thompson River running behind the property, safe and quick evacuation is needed for residents that is not hindered by this business traffic. Part of the property for Pawsitive Approach is in the current Flood Plain. Several homes on this street were flooded and needed evacuation during the Little Thompson flood of September 2013.
 - h. With such a business, my family will never feel that we have any privacy or the ability to sit outside in the yard, to bbq or enjoy being outside. We will cease to enjoy living where our home is.
3. Existing fence is inadequate for dogs. It is a wire fence that dogs could easily get thru. Should this facility be approved, adequate dog proof fencing needs to be installed to protect local neighbors, livestock and the public.
 4. Proposed driveway and parking lot need to be relocated as to not disturb neighbors. It should also be paved asphalt or concrete.
 5. Concern of traffic over the bridge on W County Road 4E which was washed out last year but is now open. Excess traffic may cause deterioration and jeopardize the bridge for residents. This should be further studied as no reinforcement was made to the bridge. Concern with Road Capacity and Level of Service with the significant increase of traffic this business poses to this dirt road.
 6. Significant increase in traffic on this dirt road will cause excess dust to the Neighbors resulting in impact in needing to keep residence windows closed.

