



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: RCU2021-00001
CASE NAME: THE FOUR-LEGGED INN**

TABLE OF CONTENTS

EXHIBIT 1 – Board of County Commissioners Staff Report

EXHIBIT 2- Maps

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County Development Review Team)
- 4.2 Referral Comments (Adams County Animal Management)
- 4.3 Referral Comments (Intermountain Rural Electric Association)
- 4.4 Referral Comments (TCHD)
- 4.5 Referral Comments (Xcel)

EXHIBIT 5- Public Comments

- 5.1 Public Comments (Puckett)

EXHIBIT 6- Associated Case Materials


- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
- 6.6 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Board of County Commissioners

July 23, 2021

Case No.: RCU2021-00001	CASE NAME: The Four-Legged Inn
Owner's Name:	Zoltan & Eva Szabo
Applicant's Name:	Zoltan Szabo
Applicant's Address:	5100 Schumaker Road
Location of Request:	5100 Schumaker Road
Nature of Request:	A conditional use permit to allow a commercial kennel in the Agricultural-3 (A-3) zone district
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Agriculture
Site Size:	37.8 acres
Proposed Uses:	Commercial Kennel
Existing Use:	Commercial Kennel
Hearing Date(s):	PC: June 24, 2021 / 6:00 p.m. BOCC: August 3, 2021 /9:30 a.m.
Report Date:	June 17, 2021
Case Manager:	Greg Barnes 
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 8 Conditions, and 2 Notes

SUMMARY OF APPLICATION

Background

Zoltan Szabo is requesting a Conditional Use Permit to allow for a commercial kennel. The applicant was approved by the Board of County Commissioners on July 1, 2014, for a conditional use permit which has since expired. The applicant is seeking to continue the use of the facility to allow for commercial boarding up to thirty-five (35) dogs and cats.

The intended purpose of the commercial kennel is to offer overnight and extended stay pet-boarding for both dogs and cats. There will be no breeding on-site. Transportation will be

provided for both pick-up and drop-off for pets. The hours of operation will be from 7:00 a.m. to 7:00 p.m., seven (7) days a week. The applicant provided a sample schedule of daily activities, which includes outdoor morning exercise for 45 minutes in the two fenced yards. The fenced yards are 50' x 80', or 4,000 square feet. A six (6) foot screened fence surrounds the outdoor yards to reduce noise and prevent animals from leaving the premises. The dogs will be separated based on size and behavior. Feeding is provided at 8:00 a.m. inside the individual kennels. Water is supplied in five (5) gallon containers from Deep Rock and empty containers are picked up weekly. The outside yards are cleaned up during the feeding times, and supervised play time follows feeding. An additional feeding is provided at 6:00 p.m. The dogs are allowed more time in the fenced yards following the evening feeding. The animals are also monitored at night using closed circuit video. The only employees of the facility are the applicants.

The facility includes a 500 square-foot washroom, and wastewater will drain into the existing septic system. Liquid waste is dried with towels and then the floor surfaces are mopped with an antibacterial solution. Any hair or solid waste is collected and disposed of in a dumpster, which is emptied on a weekly basis by Alpine Disposal.

Site Characteristics:

The subject property is located along the east side of Schumaker Road, south of its intersection with East 56th Avenue and north of its intersection with Colfax Avenue. The subject property is approximately 38 acres. The site contains a single-family home and a 2,400 square-foot detached garage. The applicant resides in the single-family home.

Upon review of this application, it was noted that the applicant has a large car collection stored at the rear of his property. Per Section 4-03-03-02-14 of the Adams County Development Standards and Regulations, a maximum of five (5) vehicles are allowed to be stored outdoors. The issue was discussed with the applicant, and he agreed to construct an accessory building to store the vehicles. If the conditional use permit is approved, staff has recommended a condition of approval to remedy the violation.

Development Standards and Regulations Requirements:

The property is designated Agricultural-3 (A-3), which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Section 3-07-01 of the Adams County Development Standards and Regulations, commercial kennel uses shall require a conditional use permit in the Agricultural-3 zone district. Section 2-02-08-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations, compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County. The existing structures and fencing conform to all setback and height regulations within the A-3 zone district, as specified in Section 3-10-07 of the Development Standards.

Additional performance standards for commercial kennels are outlined in Section 4-09-02-13 of the Adams County Development Standards & Regulations. The applicant has demonstrated conformance with these standards.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The future land use designation on the property is Agriculture. Per Chapter 5 of the Adams County Comprehensive Plan, the Agriculture future land use designation is intended for land holdings of at least 35 acres, and for preservation of agricultural areas for long-term farming. The future land use areas designated for agriculture are also to conserve environmentally sensitive areas.

The proposed use of the property for a commercial kennel is unlikely to have negative impacts on the goals of the County's Comprehensive Plan. The use allows for animal confinement which is consistent with practices common with agricultural use.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Vacant	North A-3 Single-Family Residential	Northeast A-3 Vacant
West A-3 Vacant	Subject Property A-3 Single-Family Residential & Commercial Kennel	East A-3 Vacant
Southwest A-3 Vacant	South A-3 Single-Family Residential	Southeast A-3 Vacant

Compatibility with the Surrounding Land Uses:

The surrounding properties to the site are all zoned Agricultural-3 (A-3). The surrounding properties are either vacant, used for agriculture, or developed with very low density single-family residential uses. There are two single-family homes located on properties directly adjacent to the 38-acre parcel. The subject request is compatible with the surrounding area and will not be likely to cause significant off-site impacts such as traffic, noise, or lighting to the surrounding properties.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on June 24, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and provided additional information regarding the proposed plans for his detached garage to house his personal vehicle collection. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 8 conditions, and 2 notes.

RECOMMENDED FINDINGS-OF-FACT:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. 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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. 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.
8. 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.

Recommended Conditions of Approval:

1. The conditional use permit shall expire on July 13, 2026.
2. The maximum cumulative number of cats and dogs is thirty-five (35)
3. All waste shall be removed on a weekly basis to ensure that it does not create a nuisance.
4. Spillage and leftovers from feedings must be removed to not attract other creatures and to reduce odors.
5. Solid wastes associated with the kennels be regularly picked up, bagged, and disposed in a sanitary landfill.
6. All dogs and cats being boarded will remain within the property, except when leashed.
7. Parking shall not be permitted in the absorption area of the on-site wastewater treatment system.
8. A maximum of five (5) vehicles can be stored outdoors on the property. Any additional vehicles must be stored indoors. This condition is to become effective on July 13, 2022.

Recommended Note to the applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. All operations shall conform to the commercial kennel performance standards as required by Section 4-09-02-13 of the County's Development Standards.

PUBLIC COMMENTS

Notices Sent	Number of Responses
9	1

All property owners and addresses within 2,000 feet of this request were notified of this application. No comments were received during the referral period; however, one comment was

received just a few days before the staff report was prepared. The comment received indicated that there were operational concerns, however the commenter did not oppose the application. The concerns were related to the applicant's personal pets, and routines for walking animals.

REFERRAL AGENCY COMMENTS

Staff sent the request to various referral agencies and there were no objections to the request. The Tri-County Health Department recommended best management practices for the operation of the facility. Staff has recommended several conditions of approval to ensure compliance with their comments.

Responding with Concerns:

Tri-County Health Department

Responding without Concerns:

Adams County Animal Management Division

Intermountain Rural Electric Association

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Bennett Fire District #7

Bennett School District 29J

Century Link

City of Aurora

Colorado Department of Public Health & Environment

Colorado Division of Wildlife

Comcast

Metro Wastewater Reclamation District



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

The Four Legged Inn
RCU2020-00001



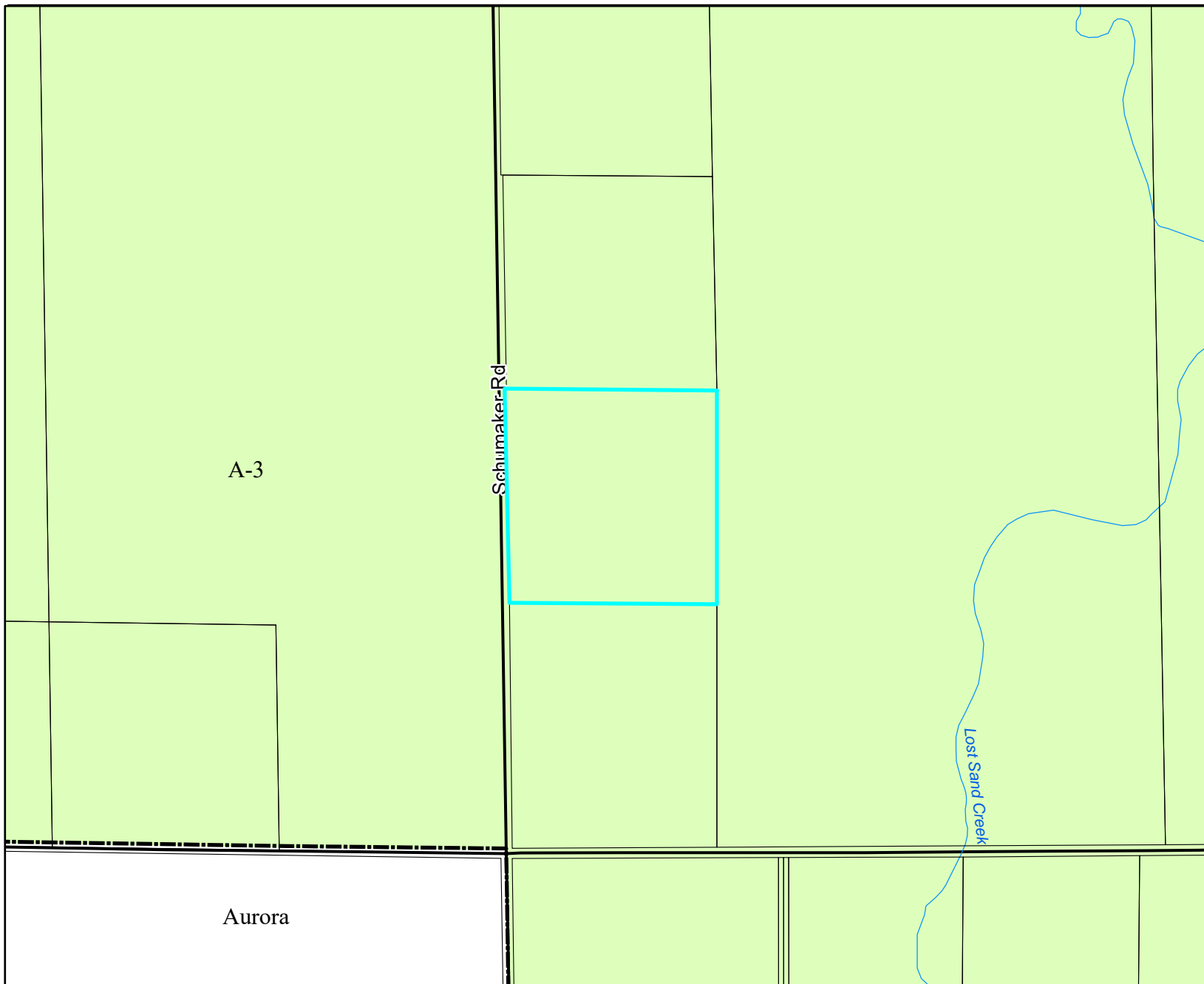
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responsibility for its accuracy



Legend

- Railroad
- Major Water
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- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Conditions



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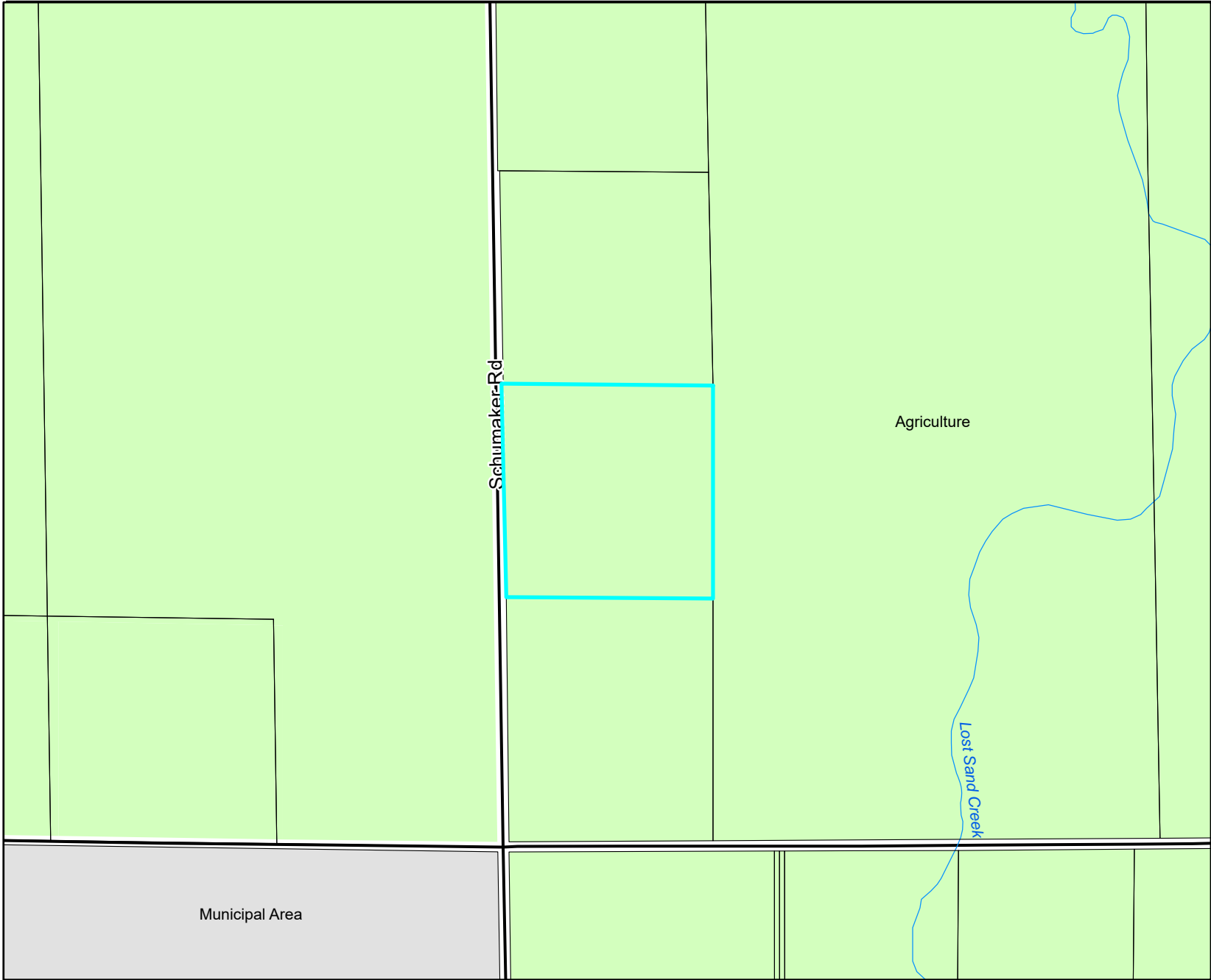
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The Four Legged Inn

RCU2020-00001



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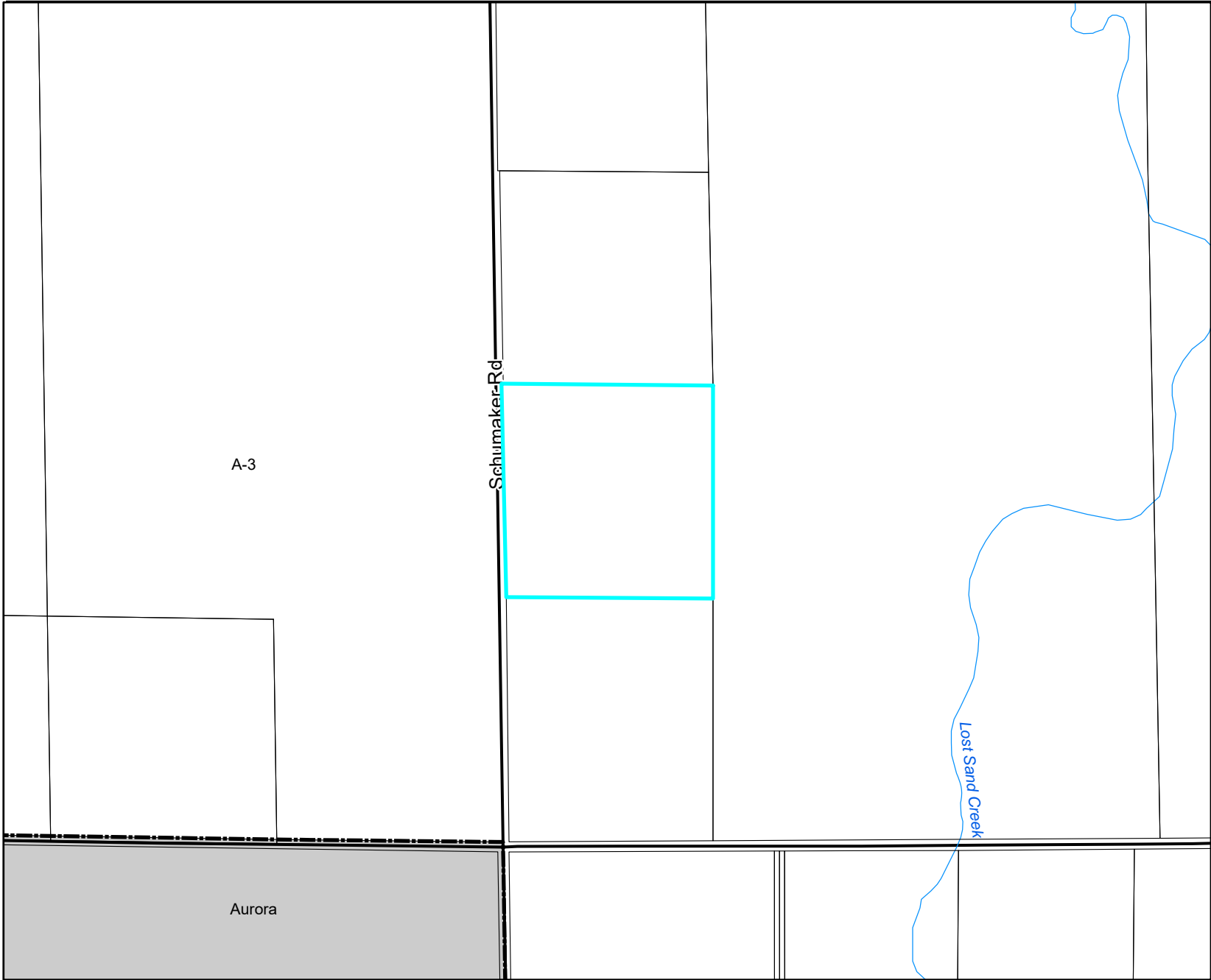
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The Four Legged Inn
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The Four Legged Inn
RCU2020-00001



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Explanation

Proposal to open **FourLegged Inn, LLC**

The business will hold about 30-35 pets, including dogs and cats only. This is solely a pet boarding business and there will be no breeding. Open hours will be from 7am to 7pm. We will provide transportation for the animals - including pick up and drop off.

Sample schedule of daily events:

- Day starts with morning exercise for the dogs for about 40-45 minutes in the outside fenced yards. There will be two separate exercise yards available. The dogs will be separated based on size and behavior.
- Breakfast time is at 8am for dogs and cats in their own kennels. Drinking water for the animals will be provided by a water supplier, Deep Rock. The water containers, 5 gallons size, will be picked up weekly.
- While animals are eating and resting waste will be cleaned up from the outside yards as necessary and cat litter boxes will be cleaned
- Supervised playtime will follow outside in the yards for an hour or so. To keep the animals busy we will do some basic training, fetch, etc. The dogs will spend most of their time outside in the shaded playgrounds (weather dependent). For cold and rainy days, and for winter time an inside playground will be available
- Dinner time for cats and dogs is at 5:30-6:00 pm. All dogs go inside their kennels
- After about an hour of resting, dogs will be let outside to do their duties then they will be in their kennels for the rest of the night.
- Waste pick up, for both cats and dogs, will be performed on an ongoing basis throughout the day. See details below.
- Final walk thru/ inspection will occur at 9-10pm and animals will be continually monitored via closed circuit video throughout the night.

Waste Management

The plan is as follows:

1. We'll have a washroom built attached to the kennel building. We will use the water from the washroom for the waste management. The washroom's drainage will be connected to the septic tank.
2. When kennels are hosed off, the water is collected and discharged in the drainage.
3. Liquid wastes are to be first dried off with a paper towel, then mopped with antibacterial water. Waste water from the bucket will be disposed in the drainage.
4. Animal hair is to be vacuumed daily and put it in a plastic bag.
5. Animal feces and other solid wastes are to be swept and shoveled regularly then bagged, stored in covered containers. Wastes will be disposed in a sanitary landfill weekly. The trash is picked up weekly by Alpine Disposal company.

We will do our best to manage waste and clean the kennels in a way that will not impact water quality and nuisance conditions.

Noise Control

Our plans to reduce noise by animal barking are as follows:

1. We are going to build a 6 foot high tight wooden fence to withhold noise
2. There will be a person all the time while the animals are outside in the yard. One of the responsibilities of this person will be to keep the dogs quiet.
3. The actual kennel building is insulated and doors will be kept shut while the animals are inside.

Staffing Plans

At first only the two of us, Zoli and Eva Szabo, will be working for the business. We will work full time. As the business gets busier we plan to hire 2-3 workers; a driver for part-time work, a full time person for kennel care and another part-time person if needed.

Open Hours:

Monday- Sunday: 7AM-7PM

Traffic Control

There will not be any major changes in traffic. The business provides long time boarding versus daily daycare which means dogs and cats will stay for several days or weeks at a time. Also, our business provides animal pick off and drop off. Only a few close-by customers will drive their animals to our location. The maximum time of a customer visit will be no longer than 30 minutes.

Structural Plans

We have two infrared radiant heaters already built in the facility. We will install a mechanical air ventilation system to improve air flow.

To cool the building in the summer time, we will install one swamp cooler to ensure proper temperature inside.

To ensure a good relationship with our neighbors we plan to visit them randomly in 1-mile radius to discuss their thoughts& feelings, as well as address any concerns they might had regarding health, safety, noise, waste, traffic and environmental issues by our pet boarding business.

With Best Regards,
Eva and Zoli Szabo

5100 N. Schumaker Rd.
Bennett, CO 80102
303-644-3474

↑ E

6 Foot Fence

50'

6 Foot Fence 80'

Fence

Yard #3

Yard #2

Fence

Yard #1

2 stacks = 12

40'

3 stacks = 12

Cat Room

Kennels

Kennels

Kennels

Well

New Septic System

Well

2 stacks = 10

60'

Drain Pipe

Septic Tank

70' Fence

20'

25'

Parking Lot

House

Drive Way

Signs



Development Review Team Comments

Date: 4/2/2021

Project Number: RCU2021-00001

Project Name: The Four Legged Inn

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 04/02/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: Per Adams County Regulations: "All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department." Please confirm that all procedures are in compliance with TCHD regulations. This will be a recommended condition of approval.

PLN02: Per Adams County Regulations: "Environmental and/or chemical and scientific controls shall be provided for pest control." Please describe how the facility will control fleas and ticks.

PLN03: Per Adams County Regulations: "A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers." Please confirm what equipment is in the washroom.

PLN04: Per Adams County Regulations: "All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management and Tri-County Health Department." This will be a recommended condition of approval.

PLN05: Per Adams County Regulations: "All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture". Please provide documentation of this.

PLN06: Aerial imagery indicates that there are many vehicles being stored on the property. This may likely be a question during the public hearings. Please explain this.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 04/01/2021

Email: memmens@adcogov.org

Complete

There are no engineering concerns for this renewal application.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/23/2021

Email:

Resubmittal Required

ENV1. Applicant must provide for environmental and/or chemical and scientific controls for pests.

ENV2. All animal food and waste shall be handled and disposed of in a sanitary manner as approved by TCHD

ENV3. The proposed use is subject to noise levels for the A-3 zone district. Maximum noise levels must not exceed 80 dBA between 7:00am to 10:00pm and 70 dBA from 10:00 pm to 7:00 am

ENV4. The applicant must maintain outdoor areas used by the boarded animals in a manner that prevents fugitive dust from blowing off-site onto adjacent properties.

ENV5. Applicant shall address how nuisance conditions related to noise, light, odor, food and animal waste, and pests arising from boarding and outdoor exercise area uses will be controlled, for instance, through certain best management practices, to mitigate off-site impacts within a written Operations Plan. The Operations Plan should be provided to Adams County and Tri-County Health Department for review.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 03/10/2021

Email: gjbarnes@adcogov.org

External Agencies Selected

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 02/18/2021

Email:

Complete

Greg Barnes

From: Annette Lerch
Sent: Thursday, April 1, 2021 1:31 PM
To: Greg Barnes
Subject: RE: For Review: The Four Legged Inn (RCU2021-00001)

We have no concerns regarding this business, we have never been out there for calls for service.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, April 1, 2021 7:34 AM
To: Annette Lerch <ALerch@adcogov.org>
Subject: FW: For Review: The Four Legged Inn (RCU2021-00001)

Hi Annette,

I have an application to renew a permit for the Four Legged Inn at 5100 N. Schumaker Rd. This is a dog and cat boarding business that has been operational since 2014. I just wanted to confirm with you that Animal Management did not have objections or concerns on the application to renew this conditional use permit. Information regarding this application is attached.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, March 11, 2021 3:17 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: The Four Legged Inn (RCU2021-00001)

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit renewal for a commercial kennel (dog-boarding) operation** This request is located at 5100 Schumaker Road. The Assessor's Parcel Number is 0181500000453.

Applicant Information:
ZOLTAN SZABO
5100 SCHUMAKER RD
BENNETT, CO 801029148

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **04/01/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes

From: Brooks Kaufman <BKaufman@Irea.Coop>
Sent: Thursday, April 1, 2021 6:47 AM
To: Greg Barnes
Subject: RE: For Review: The Four Legged Inn (RCU2021-00001)

Please be cautious: This email was sent from outside Adams County

Dear Mr. Barnes;

IREA has no comments.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Manager
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



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CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Applicant Information:
ZOLTAN SZABO
5100 SCHUMAKER RD
BENNETT, CO 801029148



April 1, 2021

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: The Four Legged Inn, RCU2021-00001
TCHD Case No. 6828

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the conditional use permit for the renewal permit for a commercial kennel operation located at 5100 Schumaker Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the proposal for the boarding facility and responded in a letter April 24, 2014 with the following comments. TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact the TCHD Administration office by phone at 720-200-1670 or in person at 6162 S. Willow Drive. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Parking

According to the site plan provided by the applicant, the proposed parking area extends onto the absorption area for the existing Individual Sewage Disposal System. Traffic driving over, or parking on this area could cause damage to the system. Parking should not be allowed on the absorption area. Curbs or other barriers should be installed to prevent parking or driving on this area.

Kennel Wastes and Onsite Wastewater Treatment System

Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents) and to protect the Onsite Wastewater Treatment System (OWTS). Disposal of these wastes into the OWTS is not recommended, since they do not biodegrade within the septic tank. As a result, more

The Four Legged Inn
April 1, 2021
Page 2 of 2

frequent pumping of the septic tank is necessary and cleaning of the septic tank is more difficult. In addition, some of these wastes may leach into the absorption area and cause failure of the absorption area. If the kennel will be served by OWTS, it must be separate from other uses. We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



May 6, 2021

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: The Four Legged Inn Resubmittal, RCU2021-00001
TCHD Case No. 6828

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit for the renewal permit for a commercial kennel operation located at 5100 Schumaker Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and provided the following comments in a letter dated April 1, 2021. TCHD received a response from the applicant in a meeting on April 9, 2021, and in a letter dated April 14, 2021 and the applicant has responded to the following comments satisfactorily.

On-Site Wastewater Treatment System (OWTS) – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact the TCHD Administration office by phone at 720-200-1670 or in person at 6162 S. Willow Drive. More information is available at <http://www.tchd.org/269/Septic-Systems>.

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Kennel Wastes and Onsite Wastewater Treatment System

Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents) and to protect the Onsite

Wastewater Treatment System (OWTS). Disposal of these wastes into the OWTS is not recommended, since they do not biodegrade within the septic tank. As a result, more frequent pumping of the septic tank is necessary and cleaning of the septic tank is more difficult. In addition, some of these wastes may leach into the absorption area and cause failure of the absorption area. If the kennel will be served by OWTS, it must be separate from other uses. We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed.

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Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 1, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: The Four Legged Inn, Case # TVM2021-00002

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit renewal for **The Four Legged Inn** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: DPuckett@hoopercorp.com
Sent: Tuesday, June 15, 2021 8:05 AM
To: Greg Barnes
Subject: Concerns about Four legged Inn Case # TVM2021-00002

Please be cautious: This email was sent from outside Adams County

Good Morning Greg,

My name is Donna Puckett, and I live at 4820 Schumaker rd. I understand that Zoltan & Eva want to continue with their Dog boarding operation. While I applaud them watching other people's animals. I have some concerns. In their letter It stated that,

They would visit and discuss our thoughts and concerns regarding this. This has not been done as of yet. Zoltan has called to see if I had seen one of their dogs. (as they don't have a fence and their dogs go off there property often.

I would prefer that they build a fence to contain not only their dogs (many are from the boarder that never came back to pick up their dogs) And the ones they are boarding. As well as that they exercise all these animals on there own property. Instead of walking them by my property and getting my dogs riled up. (as well as stop on the street to try and correct these dogs behaviors). While I understand the street is public property. I had hoped for more quite. Not so much barking and or the yelling to tell the dogs to be quite.

In short, If they could build a fence to keep not only their dogs on their property but the ones they watch (some have got loose). As well as exercise these dogs on their only property. It would be quite enjoyable.

Sorry for all the complaining. I am not saying to not let them have their bussness. Just contain the dogs in a safe atmosphe.



Donna Puckett • Administrative Assistant

www.hoopercorp.com

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Request for Comments

Case Name: The Four Legged Inn
Case Number: TVM2021-00002

March 11, 2021

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit renewal for a commercial kennel (dog-boarding) operation** This request is located at 5100 SCHUMAKER RD. The Assessor's Parcel Number is 0181500000453.

Applicant Information: The Four Legged Inn
ZOLTAN SZABO
5100 SCHUMAKER RD
BENNETT, CO 801029148

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 04/01/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

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Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	The Four-Legged Inn
Case Number:	RCU2021-00001
Planning Commission Hearing Date:	June 24, 2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	July 13, 2021 at 9:30 a.m.

May 28, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: A conditional use permit to allow a commercial kennel to remain in operation in the Agricultural-3 zone district. The Assessor's Parcel Number is 0181500000453, and the site is located at 5100 Schumaker Road. The applicant is Zoltan Szabo, 5100 Schumaker Rd., Bennett, CO.

The Planning Commission public hearing will be held virtually. Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor, and also will be able to be accessed virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up-to-date information on accessing the public hearings and submitting comment prior to the hearings.

These will be public hearings and any interested parties may attend and be heard. The Applicant's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III
gjbarnes@adcogov.org
720-523-6853

PUBLICATION REQUEST

Case Name: The Four-Legged Inn

Case Number: RCU2021-00001

Planning Commission Hearing Date: 6/24/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 7/13/2021 at 9:30 a.m.

Case Manager: Greg Barnes, gjbarnes@adcogov.org, (720) 523-6853

Request: Conditional Use Permit to allow a commercial kennel in the Agricultural-3 (A-3) zone district

Applicant: Zoltan Szabo, 5100 Schumacher Rd, Bennett, CO 80102

Parcel Numbers: 0181500000453

Address of the Request: 5100 Schumaker Road

Legal Description: SECT, TWN, RNG:18-3-63 DESC: PT OF THE W2 W2 OF SEC 18 DESC AS FOLS BEG AT THE SW COR OF SD SEC 18 TH N 1468/75 FT TO THE TRUE POB TH E 1260/72 FT TH N 1261/90 FT TH W 1259/76 FT TH S 1260/52 FT TO THE TRUE POB 37/84A

Virtual Meeting and Public Comment Information:

Planning Commission public hearing will be held virtually. Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor and will be able to be accessed virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up-to-date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number RCU2021-00001
The Four Legged Inn

Agency	Contact Information
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County CSWB Animal Management	Annette Lerch 4430 S Adams County Pkwy Brighton CO 80601 303-288-3294 alerch@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org

Agency	Contact Information
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Parks and Open Space Department	Byron Fanning 303-637-8000 bfanning@adcogov.org
Adams County Sheriff's Office	- - 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
BENNETT FIRE DISTRICT #7	CHIEF EARL CUMELY 825 SHARIS CT BENNETT CO 80102 303-644-3434 ecumley941@aol.com
BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 CalebConnor@BennettFireRescue.org 303-644-3572
Bennett Parks & Recreation District	Chris Raines PO Box 379 455 S. 1st St. Bennett CO 80102-0379 303-644-5041 Director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029
City of Aurora	Aja Tibbs 15151 E Alameda Pkwy 2nd Floor Aurora CO 80012 (303) 739-7227 atibbs@auroragov.org 303.739.7000

Agency	Contact Information
City of Aurora - Water & Sanitation	Peter Binney 15151 E Alameda Pkwy #3600 Aurora CO 80012 303-739-7370 pbinney@ci.aurora.co.us
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Andy Todd 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.691.4049 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Patrick Pfaltzgraff 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3509 cdphe_localreferral@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@irea.coop
IREA	. INTERMOUNTAIN RURAL ELECTRIC ASSOC 5496 N US HWY 85 SEDALIA CO 80135 303-688-3100 customercontact@irea.coop

Agency	Contact Information
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Rudy Martinez 720.523.6833 rrmartinez@adcogov.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property on June 8, 2021, in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, reading 'J. Gregory Barnes'.

J. Gregory Barnes