

Lindsay Darden

From: mityt@1791.com
Sent: Tuesday, May 12, 2020 12:54 PM
To: Lindsay Darden
Subject: RE: In response to Administrative Special Request For Elite Equine parcel #6132006011

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

Hi,

I see I had the incorrect email.

My concerns below were provided to the applicant and were not addressed in sufficient detail to make me feel assured that in the future I would not be impacted by their new use of the currently zoned RR5 residential property.

Until the applicants address each concern with sufficient detail, I remain opposed to the approval of the application.

There are limits to the number of animals on RR5 and how much water is used. To what limits will the County authorize the applicant if the application is approved and how will those limits be documented?

What additional resources will be required over the current RR5 zoning. How will having a horse rescue mission effect our properties and values?

There are many concerns for the welfare of the animals.

I am sure the applicants have good intentions. I want to make sure the thought is carried through by documenting the implementation.

The applicants email to me addressing my concerns by telling me the "listed items have been addressed and are in place as we have been operating as a 501c3 here for nearly 2 years now" does not document to my satisfaction how they will comply or what will the limits be of their equine rescue operation.

I hope to have answers to my satisfaction of these concerns before any application is approved.

Thank you.

Thomas

From: Lindsay Darden <LindsayDarden@elpasoco.com>
Sent: Tuesday, May 12, 2020 11:12 AM
To: mityt@1791.com
Subject: RE: In response to Administrative Special Request For Elite Equine parcel #6132006011

Good morning Mr. Mitchell,
I apologize for the lack of response; however, I did not receive your initial email. My email address seems to be listed incorrectly below as lindsaydarden@elpaso.com rather than the correct email address of lindsaydarden@elpasoco.com.

I can certainly reach out to the applicant to see if they are able to answer your questions to your satisfaction. Would you like me to do that and let you know their response and then you can let me know if you feel that your concerns have been addressed and/or if you are still opposed to the application.

Thanks,

Lindsay Darden

Planner II

El Paso Planning & Community Development

2880 International Circle

Colorado Springs, CO 80910

(719) 520-6300 (Main)

(719) 520-6302 (Direct)

NOTE: In an effort to be respectful of the health of our employees, family, and all citizens in El Paso County, we have closed our doors to the public until at least April 30th. During this timeframe we will be making every effort to operate "business as usual". All phone calls and emails will be returned, projects reviewed, and necessary meetings held via conference call. Thank you for your patience. Be safe!

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: mityt@1791.com <mityt@1791.com>

Sent: Tuesday, May 12, 2020 11:06 AM

To: lindsaydarden@elpaso.com

Cc: Lindsay Darden <LindsayDarden@elpasoco.com>

Subject: FW: In response to Administrative Special Request For Elite Equine parcel #6132006011

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Hello Ms Darden,

I see the decision date on Elite Equine's request for special use is tomorrow 5/13/2020.

I have not received any feedback from you or your office on my concerns which I provided to you previously on 1 May 2020.

Do I need to present my concerns in person? Or will you be adjudicating all concerns with Elite Equine?

Please let me know so I can help with this process early and avoid a long appeal.

I don't feel my voice being heard since I have not received any feedback from you or your office. It is possible my previous email was not received by your office.

V/R

Thomas Mitchell

From: mityt@1791.com <mityt@1791.com>

Sent: Friday, May 1, 2020 11:34 AM

To: 'lindsaydarden@elpaso.com' <lindsaydarden@elpaso.com>

Subject: In response to Administrative Special Request For Elite Equine parcel #6132006011

TO: Planning And Community Development Department Lindsay Darden and whom it may concern

From: Adjoining property owner Thomas Mitchell, 15140 Sun Hills Dr, COSP, CO. 80921

REF:

Elite Equine	AL206	Elite Equine	1670 Spring Valley Colorado Springs, CO 80921	6132006011
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1. I thank you for the opportunity to comment on the Elite Equine proposal. I had in the past requested information when contacted on the new land use project 501c3. I had many questions with concerns for the neighborhood and for any future animals that may be brought onto the proposed facility. I asked these questions in hope of receiving some assurance that this endeavor is planned with respect to all concerned. I have attached my earlier email to Elite Equine with their response. It is my experience that a 501c3 non profit organization provides a business plan that holds answers to immediate questions concerning the running of the facility and outlines the future aspects of the organization.
2. At this time I do not approve of a change in land use for the parcel #6132006011, 1670 Spring Valley, Colorado Springs, CO. 80921. Specific animal welfare and neighborhood concerns need to be addressed. Any increase in the number of animals allowed on RR5 zoned property has significant impact on the entire neighborhood and not just the adjoining properties. Assurances by the proprietors of Elite Equine that are not in writing and do not provide full scope of the proposed 501c3 do not adequately address neighborhood concerns. We need to have limits that are documented not just in the mind of a compassionate human being.

I have readdressed my concerns below and provide some scope on how to document a 501c3 so all persons and issues involved can easily be discerned by all involved. I like the intent but the execution and residential concerns need to be documented for those now concerned and for the future residents.

1. Please provide a business plan describing how donations will be collected, spent and if there will be paid employees? Many 501c3 provide this plan. There are many examples on the internet. Size limits need to be determined and documented.
2. How do you determine what horses will be rescued? Do you take all horses out of the blue or just from other facilities already approved to care for horses?
3. How will rescued sick animals be identified and quarantined, is there a Vet stop prior to and on site? I see no quarantine facility on the provided map. Sick horses spread disease.
4. Will there be veterinary services on site or as needed?
5. What is the current animal zoning capacity for your property (RR-5) and do you propose an increase beyond the 5 animals allowed per RR5 zoning?

6. What is your proposed animal capacity monthly / annually and how do you propose to off load excess capacity when a rescue puts you over allowed monthly capacity?
7. What will be done with manure excess and to ensure any manure piles do not contaminate rain/surface/ground water runoff?
8. What types of fly controls will be used? Fly controls in residential neighbor hoods are very difficult to maintain and part of the reason RR5 limits zoning to 5 animals.
9. How will any animals that die be disposed of? From the previous response a rendering service is on hand. I would like to know limits on how long before removal of dead animals.
10. What is your deeded or authorized water usage today? Horses require vast amounts of water and wells have limits in RR5 zoning,
11. Will there be an increase in water usage for the proposed rezoning? Will water usage be metered? what water usage is proposed and how will water usage be monitored?
12. How will any increase in water usage affect the area ground water supplies and any wells near the property? Has this been studied for a change?
13. Will you be able to obtain an authorized use statement from Academy water district or local water authority? An Equine facility is more agricultural than rural residential as it takes vastly more water than a home with a few animals.
14. Will you obtain an electrical evaluation to determine if the current electrical service will be of sufficient amperage to support any needed expansion beyond your current residential need?
15. Will all animals have individual boarding stalls/feed bins/water ? Simple question to ensure animals are not over crowded.
16. Where and how will animal adoptions be made: Advertisement in newspapers, magazines, Auctions? ref item (f) in #17.
17. Have you planned out any increases in neighborhood traffic for :
 - a. Veterinary visits
 - b. Volunteers
 - c. Ferrier services
 - d. Picking up horses
 - e. Dropping off rescued animals
 - f. Showings for adoptions
 - g. Feed deliveries
 - h. manure removal

Traffic will increase if the org grows and size limits need to be provided to keep the quite atmosphere of our Pleasant View neighborhood intact.

3. Without knowing the limits to the number of animals that will be kept on this facility or if sick/distressed animals will be allowed, how much water/electricity will be used, I DO NOT APPROVE of the proposed change in zoning
4. I recommend that Elite Equine provide a business plan (as do other 501c3 entities) that provides for addressing my questions and documents any future plans for any expansion of Elite Equine.

Thank you

Thomas Mitchell
 15140 Sun Hills Dr
 Colorado Springs, CO
 80921

From: Gina M <eers.gmh@gmail.com>

Sent: Friday, October 18, 2019 9:10 AM

To: mityt@1791.com

Subject: Re: Land use project 501c3 Questions in response to your notice

Tom,

Good morning. Thanks for reaching out! Yes, all of listed items have been addressed and are in place as we have been operating as a 501c3 here for nearly 2 years now. We are just taking the necessary steps to have a Special Use application filed. This wouldn't change zoning outlines or requirements, but rather grant us the permission to operate as we have been under guidance of the offices of Land Use and Management. No traffic permits or allowances are necessary as we have had farrier, vets, volunteers, manure removal and rendering service here as needed and together the traffic doesn't meet a required permit number with increased traffic flow.

Essentially, nothing changes from current methods of operation after special use application is in place. It's more of a formality. Again, thanks for your suggestions and input.

We will be hosting an open house on Sunday, Nov. 3 from 12-4. Please feel free to stop in to grab a bite, meet the horses and say hello.

Warm regards,

Gina Hluska

CEMT, CELT, CEKTP, EPEMFP, VT

President/Director

Elite Equine Rescue & Rehab

Eliteequinerescue.com

Eliteequinerehab.com

On Wed, Oct 16, 2019, 6:52 PM <mityt@1791.com> wrote:

Hi David and Gina,

I hope you and your project planning are doing well. I have some horse experience and I know it can be difficult getting this type of project off the ground and running. If you can provide satisfactory answers to the tough questions before you go to the county you may have a chance of succeeding in this venture. Good luck and thank you for helping our horses in need.

Questions:

1. Do you have a business plan describing how donations will be collected, spent and if their will be paid employees?
2. How do you determine what horses will be rescued?
3. How will sick animals be identified and quarantined, prior to and on site?
4. Will there be veterinary services on site or as needed?
5. What is the current animal zoning capacity for your property (RR-5) and do you propose an increase?
6. What is your proposed animal capacity monthly / annually and how do you propose to off load excess capacity when a rescue puts you over allowed monthly capacity?
7. What will be done with manure excess and to ensure any manure piles do not contaminate rain/surface water runoff?

8. What types of fly controls will be used?
9. How will any animals that die be disposed of?
10. What is your deeded or authorized water usage today?
11. Will there be an increase in water usage for the proposed rezoning? Will water usage be metered?
12. How will any increase in water usage affect the area ground water supplies and any wells near the property?
13. Will you be able to obtain an authorized use statement from Academy water district?
14. Will you obtain an electrical evaluation to determine if the current electrical service will be of sufficient amperage to support any needed expansion beyond your current residential need?
15. Will all animals have individual boarding stalls/feed bins/water ?
16. Where and how will animal adoptions be made: Advertisement in newspapers, magazines, Auctions? ref item (f) in #17.
17. Have you planned out any increases in neighborhood traffic for :
 - a. Veterinary visits
 - b. Volunteers
 - c. Ferrier services
 - d. Picking up horses
 - e. Dropping off rescued animals
 - f. Showings for adoptions
 - g. Feed deliveries
 - h. Etc....

I hope this helps you in preparing for your Horse rescue 501c3 application and approval.

Please write back to me if you would like to discuss any questions.

Tom Mitchell

719-375-5871