

August 27, 2022

RE: Special Use Request for Anne Seglem Minor Kennel
File: AL2214
Parcel ID No: 7124103061

Dear Kylie Bagley and the El Paso County Planning and Community Development,

In response to the request from Anne Seglem for a special use permit to allow for a minor kennel for 8 personal dogs in a residential area at the property address of 17340 Fairplay Drive, Monument, CO, we respectfully choose to deny this request.

As residents of South Woodmoor, we have been in the same home for more than 30 years and have enjoyed the quiet and spacious property we own. We also enjoy the newly acquired property thanks to the generous efforts of the WOSC, LLC. As residents we frequently use the trail system that divides the open space between homes.

We are in close proximity to the property requesting the special use permit (we reside behind their house). Since the Seglems apparently chose to purchase the maximum amount of land per the offering by the pervious land owners and the Seglems constructed their fence system on or very near their property line and right next to the trail, we have noticed an increase in pet noise as their dogs now bark at everyone taking advantage of the trail system, whether the person has a dog or not.

The Seglems stated in a letter dated June 13, 2022 written to EL Paso County, that their dogs are “forced to adjust to a constant flow of strangers walking along our back property line.” The fact is that by them constructing their fence as close as they could to the pre-existing trail system, it makes it harder on their dogs as well as making the people walking the trail uncomfortable. It also increases the barking dog noise for the surrounding neighbors.

In this letter, the Seglems stated that there has never been a “complaint prior”. This sentence is very confusing and in our estimate, not true. There have been many complaints over many years to our home owners association, Woodmoor Improvement Association (WIA) by various neighbors. In addition, one of their next door neighbors put their house up for sale and moved, and the Seglems barking dogs were a large reason for their move. This has been an on-going issue for years.

We are sure the original drafters of the WIA covenants took care in deciding how to limit the number of dogs each home can have. If the residents of the property under consideration did not know of these restrictions before purchasing the property, it is no fault of ours that they did not read the covenants as they were surely provided these documents before purchasing and moving in.

We are unsure on how to handle the current situation since getting rid of dogs that have been part of your family would not be easy, there has to be a fair way to handle the situation. If the County allowed them to keep the current dogs and NOT replace them as they die, maybe that could work. The problem with that is how would this be monitored or how do we as adjacent homeowners trust that they will not replace those dogs once they pass away?

If the county allows the above idea, maybe the County requires the Seglems to do some "goodwill" on their part and move their current newly constructed fence back 20+ feet away from the trail. This would help their dogs not to be so close to the walkers/dogs trying to enjoy the trail. As long as that fence is that close to the trail, it will always be a problem.

Either way, we don't want to set a precedent in our community by allowing for a special use permit for a minor kennel. Therefore, we ask that you deny the request for a minor kennel and consider an alternate solution such as the one stated above.

Respectfully,

James and Gina Hagglof