

June 13, 2022

Mark and Anne Seglem

Contact phone number: (281)772-7724

Contact email: Af2663@aol.com

Property address: 17340 Fairplay Dr., Monument, CO 80132

Property tax schedule number: 7124103061

Zoning: RS-200004

Description:

We own 8 dogs in our family and each is unique and special. Of the 8 dogs, 5 are over the age of 12 and all have been with us since they were puppies. We are applying for a special use permit for a minor kennel so that we can keep our family together. We have lived here almost 15 years and although there was never a complaint prior, we understand the necessity of the special use permit in our zone district. We were not aware of this requirement. All our dogs are indoor "house" dogs and are only outside to provide them a relief time. Our entire back yard, which is well over ½ acre, is fenced in and our dogs cannot get out unless a gate is left open. Not all the dogs are let out at one time. They all wear bark collars (shockable) and although there is no privacy in our back yard (there is now a public trail available next to our property line and people have their dogs roaming free at times) our top priority is that our dogs are never a nuisance. They are never left outside when we are not at home and more than 80 percent of the time they are indoors with us. When we bought our home, we were assured that the land behind our home would never be developed otherwise we would have never chosen to live here. Now, no matter how many dogs we have, they are forced to adjust to a constant flow of strangers walking along our back property line and if the strangers choose to let their dogs roam free without leashes, their dogs will approach our fence which is well inside our property line. Our dogs often react to these intrusions, and even though the "walkers" are on or near our property we use the shock collars to train our pets not to bark. We have no recourse when strangers and their dogs are on our property. My dogs are learning that the strangers and strange dogs are a way of life for them now. As our dogs get older and pass, we do not intend to replace them. All our male dogs are neutered. We do not allow our dogs to roam freely outside our fenced area. All are licensed with the county, all have current vaccinations and are well cared for.

The special use is generally consistent with the applicable Master Plan. The special use is in harmony with the character of the neighborhood and is generally compatible with the existing and allowable land uses in the surrounding area. The impact of the special use does not overburden or exceed the capacity of public facilities and services. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area and has adequate, legal access. The special use will comply with all applicable local, state and federal laws and regulations regarding air, water, light, or noise pollution. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. The special use conforms to all other applicable County rules, regulations or ordinances.

I am applying for a special use. I have downloaded a proof of utilities attachment with this application. I have followed the Special Use criteria LDC Sec. 5.3.2.C; minor kennel criteria LDC Sec. 5.2.30.B. I am aware that there will be a public hearing. Our Special use operation does not meet criteria for a traffic memo. Zoning District requirements are not applicable. We are not placing any outside kennels, nor are we training or breeding. Our dogs live inside our home. Relevant past history is that we were not aware there is a limit requirement for dogs and have lived here 15 years this July. We were also told that the land outside our property line would never be developed. We have planted bushes that will completely

hide the fence in an effort to buffer the human traffic from the dogs and vice versa as well as mitigate potential impacts. Otherwise, the design and landscaping, signage and lighting are not applicable. Water, air and visual quality is not applicable. Taxing entities and fire district remain the same. Emergency Services issues are not applicable. Code Waivers, Parks and trails, annexations/intergovernmental issues are not applicable. Our El Paso Master Plan is in a Suburban Residential Area. We are in an area of minimal change and this would not bring any change. No TIS is required as there is no additional Vehicular, Pedestrian or Bicycle Traffic. Our cars may use the county roads twice a day if at all. Drainage impacts are not applicable. The proposed use will not adversely impact adjacent properties or existing runoff patterns. There should be a driveway access permit on file for the existing driveway as it has been ordered and paid for. Again, the daily average trips is and will be no more than 4 trips per day, in other words, no more than normal suburban usage for a neighborhood home.