

**CASE NUMBER: 13-107152SU**

**MAP NUMBER: 237**

## **Adventure Pet Colorado, LLC and future Adventure Pet Ranch, LLC.**

Adventure Pet Colorado, LLC is a partnership established by Katia Rios and Bert Van Der Zaag as part of the Adventure Pet franchise based in Reno, Nevada. The company's mission is to help achieve mental and physical balance in the dogs that we care for. We do this through exercise, behavior modification, socialization, pack field trips, playtime and affection. We create a customized plan for each dog, based on the dog's and the owner's needs. The company offers convenient pick up and drop off using Adventure Pet business vans. Adventure Pet Colorado also sells pet food and other pet supplies. Adventure Pet is licensed, bonded, insured and Pet CPR / Pet First Aid Certified by the Red Cross.

As part of the expansion plans of Adventure Pet Colorado, LLC, we acquired the property located at **33656 Gap Road, Golden CO 80403**. At this property we want to set up a dog care facility ('Adventure Pet Ranch') where we can offer our current services, as well as home style (kennel free) dog boarding, day care, field trips and possibly other pet services.

### **Dog boarding, day care, field trips and possibly other pet services**

Current single family residence:

- The maximum number of dogs that will be allowed for overnight stay is 15.
- The maximum number of dogs that will be allowed during the day at any one time is 30.
- Caretaker quarters: There will be a person in the residence to supervise the dogs any time while dogs are present (day or night). No more than 15 dogs per person.
- The kitchen will be used for preparation of food (caretakers and dogs).
- Laundry/bathroom will be used to wash beddings and towels.
- Second bedroom will serve as office and sick bay.
- Dog run in the back of the residence serves as quick relieve area for at night.
- The garage/shed area will be used for storage.
- Possible construction of barn within the 100ft set back for additional storage and parking of vans. Dog care will not be allowed in this building.

Outdoors:

- Driveway on the property will provide four parking places.
- There will be a no more than 4 acre fenced-in area surrounding the cabin for socialization, playtime and training. The designated relieve areas will be cleaned immediately after being soiled, since the dogs will be accompanied by a caretaker at all times.
- The rest of the property (total 31 acres) will be used for field trips. The property will have a fence around the perimeter as well.

**Hours of Operation:**

The hours of operation are 24 hours a day, 7 days a week, since there will be a caretaker with the dogs at all times. However, there are no hours of operation open to the public. Adventure Pet Colorado will not allow customers to drop off or pick up the dogs and tours to the property will only be scheduled by appointment. Dog day care, field trips and other daytime services will be offered from 9:00 am to 5:00 pm. After that the dogs will remain indoors, except for periodical quick relieve breaks for the dogs staying overnight.

**Fences:**

- There will be a large fenced-in play and exercise area (no more than 4 acres). The fenced-in area includes cabin and barn home for secure loading and unloading of the dogs coming in the company’s transporting vans. This fence will be 5.5 ft tall to prevent any dogs from jumping the fence. This fence will be set back 50 feet from any property line.
- Fencing along the total perimeter of the property will not exceed 6 feet in height and may be located on the property line. Dogs will go on field trips in this area for up to 2 hours per field trip.
- There will be a 5.5 ft tall dog run in the back of single family home. This fence will have a 100ft setback from any property line.

**Personnel:**

Each caretaker will generally be supervising 10 dogs at a time, with a maximum of 15 dogs. Each caretaker will be highly trained in dog behavior and will be Pet CPR and First Aid Certified.

**Noise mitigation:**

The trees and soil will absorb the sound. Also, the focus of the company is to achieve balanced dogs. All the dogs under our care will be able to enjoy of a lot of exercise and mental stimulation in addition to playtime and socialization. The property will have no small individual kennels that causes a lot of stress and anxiety; instead the dogs will spend the day in a stress free environment. There will be a caretaker with the dogs at all times that will be supervising the dogs and correcting unwanted behavior. All these factors will reduce barking to a minimum. If there are dogs barking, they will be corrected by positive training or if needed by tools like barking collars. Adventure Pet Colorado will not be open to the public, so there will not be people coming into the property unannounced that will excite the dogs and make them bark.

As per Colorado Noise Statute:

- (1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

Zone	7:00 a.m. to next 7:00 p.m.	7:00 p.m. to next 7:00 a.m.
Residential	55 db(A)	50 db(A)
Commercial	60 db(A)	55 db(A)
Light industrial	70 db(A)	65 db(A)
Industrial	80 db(A)	75 db(A)

- (2) In the hours between 7:00 a.m. and the next 7:00 p.m., the noise levels permitted in subsection (1) of this section may be increased by ten db(A) for a period of not to exceed fifteen minutes in any one-hour period.

A Sensory Impact Report will be completed after the business is operational to comply with the Sensory Impact resolution of Jefferson County. We are not allowed to have any dogs at the property at the moment; therefore, we cannot prepare a report at this time.

**Permitted A1 and A2 use comparison that could create the same or more noise levels:**

- 2. General farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. (orig. 2-3-41; am. 5-6-46; am. 3-6-72; am. 11-6-79)
- 3. Poultry hatcheries and farms, fish hatcheries and dairy farms. (orig. 2-3-41; am. 5-6-46)
- 7. Public park, Class I public recreation facilities. Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.(orig. 2-3-41; am. 5-6-46; am. 8-6-80; am. 6-23-81; am. 9-11-90)
- 8. Veterinarian hospital. (orig. 3-6-72)
- 11. Oil and gas drilling and production, subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder. (orig. 10-17-83; am. 12-17-02; am. 7-11-06)
- 11. (A2) Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution. (orig. 2-19-80; am. 7-11-06)

**Traffic Impact and Parking:**

Four parking spots shall be provided. Business vans will pick up and drop off all the dogs for a maximum of 10 trips a day. There will be no customer drop-off and pick-up, and visits and tours will be scheduled on a one by one basis. The gate to the property will always be locked to avoid people walking in unannounced.

**Permitted A1 and A2 use comparison that could create the same or more traffic:**

- 7. Public park, Class I public recreation facilities. Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.(orig. 2-3-41; am. 5-6-46; am. 8-6-80; am. 6-23-81; am. 9-11-90)
- 8. Veterinarian hospital. (orig. 3-6-72)
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**Fire Hazards:**

We will follow the recommendations and guidelines from the State Forest Service regarding defensible space management. We also have a letter from the Coal Creek Canyon Fire Protection District stating that they'll service the property in case of emergency.

**Visual and Aesthetic Impact:**

The existing single family home is a cabin style building, which is in line with the architecture and character of the area, due to its agricultural/mountain style design. No signage will be allowed in the property to advertize the business, as to maintain the visual and aesthetic impact.

**Permitted A1 use comparison:**

1. Single-family dwelling, barn, stable, and silo. (orig. 2-3-41; am. 5-6-46; am. 1-23-61; am. 3-6-72; am. 11-6-79; am. 12-17-02)

**Community Character:**

The dog facility, even though commercial in itself, will have a very personal and home style character.

**Permitted A1 and A2 use comparison for commercial use:**

1. General farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. (orig. 2-3-41; am. 5-6-46; am. 3-6-72; am. 11-6-79)
2. Poultry hatcheries and farms, fish hatcheries and dairy farms. (orig. 2-3-41; am. 5-6-46)
3. Greenhouse and nursery including both wholesale and retail, provided products sold are raised on the premises. (orig. 2-3-41; am. 5-6-46; am. 3-6-72)
4. Forestry farming, including raising of trees for any purpose. (orig. 3-6-72)
5. Fur farm and raising of rabbits, chinchilla and other similar animals. (orig. 2-3-41; am. 5-6-46; am. 3-6-72; am. 12-17-02)
6. Public park, Class I public recreation facilities. Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement. (orig. 2-3-41; am. 5-6-46; am. 8-6-80; am. 6-23-81; am. 9-11-90)
7. Veterinarian hospital. (orig. 3-6-72)
8. Cemetery, mausoleum, mortuary and related uses. (orig. 9-6-77)
9. Beekeeping operations. (orig. 11-6-79)
10. Oil and gas drilling and production, subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder. (orig. 10-17-83; am. 12-17-02; am. 7-11-06)
11. (A2) Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution. (orig. 2-19-80; am. 7-11-06)
12. Telecommunications Land Use shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution. (orig. 6-29-04; am. 7-11-06)
13. Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution. (orig. 4-20-10)

**Dog waste disposal:**

Dog waste will be constantly collected from all areas, as part of the caretaker daily job functions. The dogs will be spending most of the times outdoors and as such generally relieve themselves outdoors. The waste will be disposed as per health and state's regulations. We have talked to the county experts about different solutions, which have recommended disposing it with the main garbage. We will use biodegradable bags for this purpose.

**Well and water usage. Also drainage, erosion and flood hazards.**

The facility won't have individual kennels and the dogs will be able to sleep together like at home. For dogs used to sleeping in crates, those will be provided by us or by the customers.

The dogs will generally relieve themselves outdoors. In case of an indoor accident, the soiled area will be spot cleaned and disinfected, but there won't be the need of hosing down the whole area on a daily basis and waste precious water resources.

The property has a domestic well, with a flow of 10 gpm, as per the last test conducted on February 27<sup>th</sup> 2013. That will be able to provide enough water for the people living on the property. All drinking water for the dogs, thus commercial water, will be brought from the owner's main residence in the City of Golden. This solution has been recommended by Jefferson County.

The drainage of the low area within the exercise area will be improved to prevent significant water pooling after significant water rain or snow melt.

**Permitted A1 and A2 use comparison that would create the same or more water usage:**

1. Single-family dwelling, barn, stable, and silo. (orig. 2-3-41; am. 5-6-46; am. 1-23-61; am. 3-6-72; am. 11-6-79; am. 12-17-02)
2. General farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. (orig. 2-3-41; am. 5-6-46; am. 3-6-72; am. 11-6-79)
3. Poultry hatcheries and farms, fish hatcheries and dairy farms. (orig. 2-3-41; am. 5-6-46)
4. Greenhouse and nursery including both wholesale and retail, provided products sold are raised on the premises. (orig. 2-3-41; am. 5-6-46; am. 3-6-72)
5. Forestry farming, including raising of trees for any purpose. (orig. 3-6-72)
6. Fur farm and raising of rabbits, chinchilla and other similar animals.(orig. 2-3-41; am. 5-6-46; am. 3-6-72; am. 12-17-02)
8. Veterinarian hospital. (orig. 3-6-72)
11. Oil and gas drilling and production, subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder. (orig. 10-17-83; am. 12-17-02; am. 7-11-06)
11. (A2) Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution. (orig. 2-19-80; am. 7-11-06)

**Effect on Health, Safety and Welfare of the residents in the area:**

The dogs that will be able to participate in the activities at the property need to go through a thorough interview to make sure that they are social and friendly. There will three set of fences to prevent the dogs from escaping.

In addition, the commercial use of the property will help boost local economic growth through job opportunities and locally sourced services and supplies.

The current residents in the area will benefit from having outstanding pet sitting services offered to their dogs. This will allow them to engage into healthy active lifestyles and enjoy outdoor recreation without having to worry about the welfare of their dogs.

**Permitted A1 and A2 use comparison that would create the same or more impact:**

8. Veterinarian hospital. (orig. 3-6-72)
9. Cemetery, mausoleum, mortuary and related uses. (orig. 9-6-77)
10. Beekeeping operation. (orig. 11-6-79)

11. Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution. (orig. 2-19-80; am. 7-11-06)

### **Potential Environmental Impact**

Adventure Pet Ranch will operate similar to an off-leash dog park, however there are some big differences:

- **Number of Dogs per day per area size:** A typical 65 acre off-leash dog park, like Chatfield State Park, receives more than 247,000 visitors per year. These were the numbers registered in 2009: <http://www.parks.state.co.us/SiteCollectionImages/parks/Parks/Chatfield/Documents/DOLA/Management%20Plan.pdf>. This represents 676 visitors per day on average. These visitors may bring up to 3 dogs, so potentially the number of dogs per day can be up to 2,030. It has been established though, that people leave a much bigger environmental footprint than animals like dogs. So in comparison our land is 31 acres with a maximum of 60 dogs and 4 people on the land per day. This is only 3% of the dogs that a dog park typically gets in a year, and 0.59% of the people that typically come with those dogs. In terms of acres per dog, we offer 0.52 acres/dog, compared to 0.03 acres/dog in Chatfield.
- **Erosion Management:** Many dog parks look like barren lands due to the elevated ratio of dogs visiting per acre of land, which won't be the case with Adventure Pet Ranch as described above. We are planning on managing the land, to prevent erosion and damage to the vegetation by following best practices from other dog areas like the Elk Meadow Off-Leash Park that allows 107 acres to this purpose and it is very similar in landscape and vegetation. For example, if there are areas that are starting to show signs of erosion, they will be closed out to prevent further damage and to allow the area to recover by itself or by planting new vegetation.
- **Dog solid waste contamination:** We have talked to the county experts about different solutions, which have recommended disposing it with the main garbage. We will use biodegradable bags for this purpose.  
Even when not collected (which is not going to be in our case) and when there is an excess of dog waste, there are several studies like this one done at Cherry Creek and Chatfield Off-Leash Dog Parks that show very little or no impact on soil and water quality:
  - **Influence of Pet Recreation Areas on Soil and Water Quality:** GEI Consultants, Inc. completed a study in fall 2008 to analyze the influence of pet recreation areas on soil and water quality at Chatfield State Park (GEI 2008). The study, *The Influence of Pet Recreation Areas on Soil and Water Quality at Chatfield State Park*, used three methods for valuation: a fecal waste survey, a water microbial analysis, and a soil microbial analysis. The fecal waste survey concluded a significant increase in pet waste in the dog off-leash area compared to the reference areas, especially near the parking lots. The water and soil microbial analysis concluded no significant fecal coliform contamination.  
<http://www.parks.state.co.us/SiteCollectionImages/parks/Parks/Chatfield/Documents/DOLA/Management%20Plan.pdf>
- **Dog urine impact.** Eric Leopold, PhD, biochemist in organic chemistry, testified before California municipalities as an expert witness on the environment, to wit; "Evaporation, oxidation, photochemical degradation & ultraviolet light have the combined effect of neutralizing and destroying any bacteria present in urine, which is 98% water. The remaining chemicals of amino acids, vitamins, enzymes, antigens & immunoglobulins are unstable in the natural environment

of earth/air/light & are rapidly degraded. Dog feces is a non-issue in a self-regulated Dog Park where it is collected by responsible dog owners & deposited in sealed containers. Dog urine is not a threat to humans, nor is it harmful the environment & it has no negative effect on wetlands." NOTE: There are numerous Dog Parks located adjacent to wetlands/harbor/river areas in Florida, Calif. & Washington State, with a zero effect on the environment. Negative environment impact is a frequent objection used by dog opponents who do not have the facts. Valid documentation is the best ammunition to silence irrational objections.  
<http://www.lidog.org/environment.htm>

- **Wildlife Impact:** Most of the wildlife impact and harassment is due to dogs being off-leash but not within sight and under voice control by their owners. However, there are several big off-leash areas that allow dogs to be off-leash in areas with high wildlife populations. Examples are the 420 acre open space at Westminster Hills, the 107 acre trail system at Elk Meadow Off-Leash Park, the 100+ acre Cherry Creek Off-Leash state park, the 65 acre Chatfield Off-Leash State Park, the extensive trail system in Boulder, and many National Forests that have thousands of acres available for this purpose.  
These areas allow dogs to be off leash on the condition of having the dogs within sight and under voice control and no more than 30 feet away. This appears not to have a negative effect on the wildlife as those high wildlife populations are still there.  
This sight and voice control is exactly what Adventure Pet is all about: to have a pack of well-balanced dogs where they recognize the human as their leader and go migrate for an hour and a half under control of the human. We have been taking these dogs on field trips for almost a year now, and all the dogs know that they are working together as a pack and following the directions from the leader. If we stop, all the dogs stop and if we change direction, they follow. We have also checked on the Mountain Master Plan for wildlife habitat and migration maps, and we are happy to report that none of the main migration paths for wildlife fall in our property.

# THE NORTH MOUNTAINS COMMUNITY PLAN

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## Deer Distribution (more info)

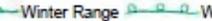
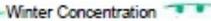
- Migratory Corridors
- Paths
- Highway Crossings
- Resident Population
- Winter Range
- Winter Concentration
- Winter Severe Range

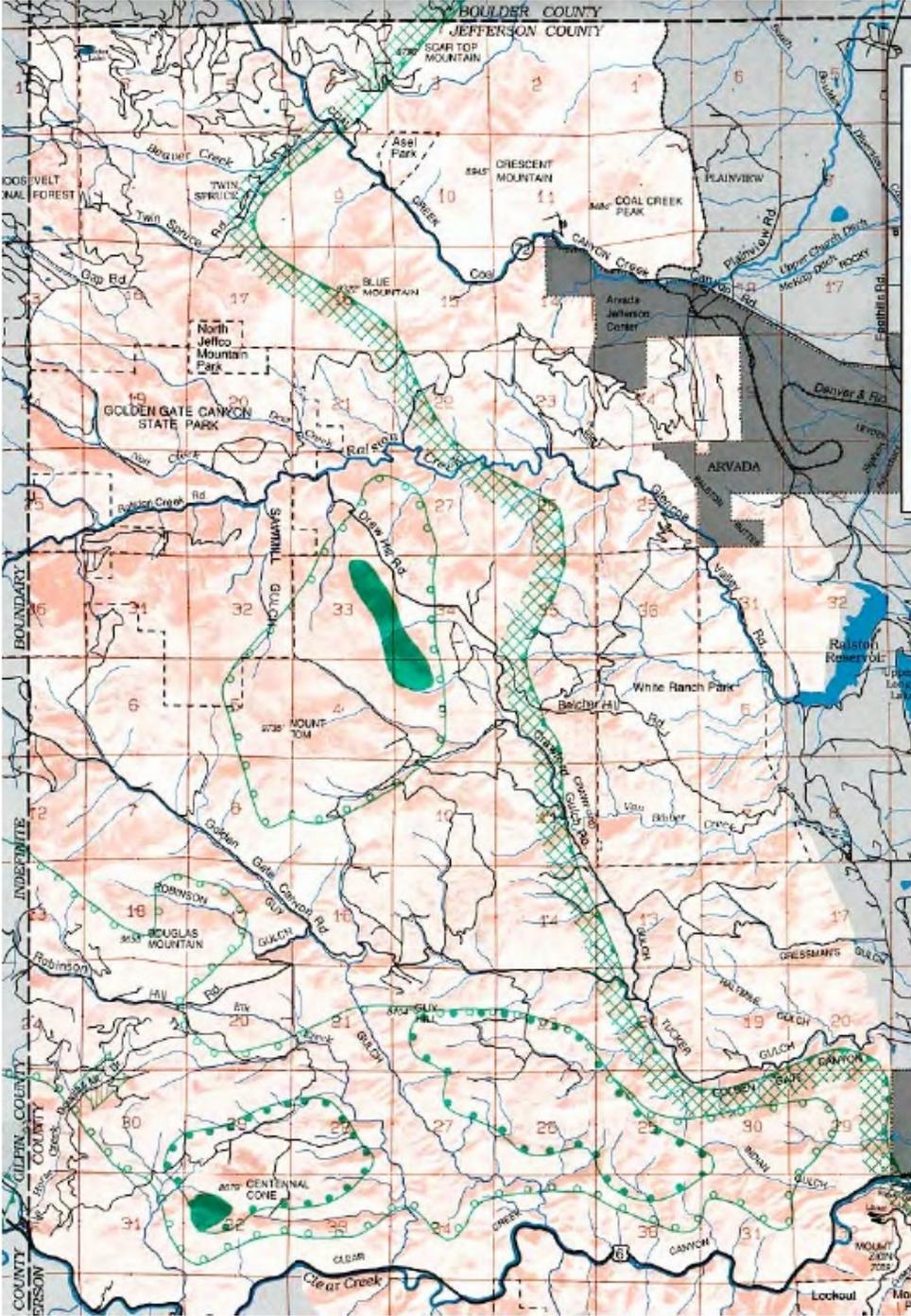


# THE NORTH MOUNTAINS COMMUNITY PLAN

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## Elk Distribution [\(more info\)](#)

-  Overall Distribution
-  Reproduction Areas
-  Migratory Corridors
-  Highway Crossings
-  Resident Population
-  Winter Range
-  Winter Concentration
-  Winter Severe Range



# THE NORTH MOUNTAINS COMMUNITY PLAN

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## Other Wildlife Distribution (more info)

-  Beaver Overall Distribution
-  Bear Overall Distribution
-  Lion Overall Distribution
-  Lion Sightings
-  Turkey Overall Distribution
-  Turkey Sightings
-  Golden Eagle nests
-  Bear Sightings



**Exception to Master Plan**

Adventure Pet Colorado will not be open to the public. The hours of operation are 24 hours a day, 7 days a week, since there will be a caretaker with the dogs at all times. However, there are no hours of operation open to the public. Adventure Pet Colorado will not allow customers to drop off or pick up the dogs and tours to the property will only be scheduled by appointment.

Therefore, even though it's a commercial use, there won't be any traffic and activity created by customers coming in and out of the facility.

Adventure Pet Colorado will run as a small family business, with a home style operation. Also, if the property is being sold in the future, there are many restrictions in place to prevent it from becoming a big commercial operation.

The philosophy of the company requires space for the dogs to exercise, which is not available in the designated commercial areas. And if we were to have the business in one of these areas, the dogs would be exposed to cars, people, noise that would make them more excited and noisy, which is the contrary of what we are trying to achieve with a home style, stress free environment.