



**SPECIAL USE USE
PERMIT
Routt County
Board of County Commissioners**

Permit No.: PP2006-018

Project Name: Pet Rodeo, LLC dba RK Pet Ranch Kennel

Permittee: Talitha Appenzeller and Lonnie Castelli

Address: 47850 CR 52W, Steamboat Springs, CO
80487

Property Owner: Talitha Appenzeller and Lonnie Casteli

Legal Description: Tract 74, Section 25, Township 5 North, Range
85 West.

Location: 18 miles south of Hwy 40 on Hwy 131, mile
marker 61.4

Description of Use: Commercial Dog Boarding for up to 24 dogs

Period of Permit: Life of use

**Board of County Commissioners
Approval Date:** July 11th, 2006

Conditions of Approval:

1. The Special Use Permit is limited to the operation as approved in this application, as presented at the Board of County Commissioners' July 11, 2006 public hearing. Any additional uses, facilities, or changes to the number of animals, must be applied for in a new or amended application.
2. Any complaints or concerns which may arise from this operation, including noise from the dogs or dogs at large, may be cause for review of the Special Use Permit, at any time, with amendment or addition of conditions, or revocation of the permit if necessary.
3. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County noxious weed management plan.
4. In the event that Routt County commences an action to enforce or interpret this Special Use Permit, the substantially prevailing party shall be entitled to recover its costs incurred in such action including, without limitation, attorney fees.

5. No junk, trash, or inoperative vehicles shall be stored or allowed to remain on the property.
6. The Special Use Permit is valid for life of use provided it is acted upon within one year of approval.
7. The operation will be reviewed every year by Planning staff.
8. The permittee shall provide evidence of liability insurance, in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
9. All applicable standards set forth by the Colorado Department of Health and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws. A facility of this type is permitted by the Colorado State Department of Agriculture and as such must meet minimum standards. The state inspects these types of operations on an annual basis.
10. Fuel, flammable materials, or hazardous materials shall be kept in a safe area as approved by the Chief Building Inspector and Department of Environmental Health. A list of hazardous and flammable materials and their location on site shall be provided to Planning Staff.
11. Lighting shall be downcast, shielded on top and sides, and shall be the minimum necessary for security. No general floodlighting of the dog housing area is permitted.
12. Any necessary State Permits for the Kennel shall be obtained and kept current. Operator must obtain a license from the Department of Agriculture in compliance with the Pet Animal Care Facilities Act (PACFA).
13. Applicant shall work with DOW to determine if other wildlife mitigation measures may be appropriate.
14. Animal wastes, carcasses, bones or other animal matter, as well as trash, materials, and debris, shall not be permitted to accumulate at the dog-housing site, nor shall such matter or materials be placed on the property in a manner that would allow their transport into any ditches, drainages, or creeks by natural forces. The method of disposal of such matter shall be subject to conditions as set forth by the Routt County Environmental Health Director and the Colo. Dept. of Health. Animal wastes and food carcasses shall be removed daily and placed in airtight containers and shall be disposed of at the landfill or other acceptable manner with sufficient frequency so that odors are not perceptible on the property. If wastes or carcasses are to be buried on-site, the owner must obtain Routt County Dept. of Environmental Health approval.
15. The owner/operator shall immediately quiet any barking or howling dogs, and shall prevent the dogs from running at large off the property.
16. The housing of dogs shall be limited to 24 dogs in individual suites, as presented at the Board of County Commissioners' July 11, 2006 public hearing.
17. Proposed structures must comply with the Routt County Building Department requirements and shall use building techniques and materials to mitigate noise, as proposed in the project narrative and as recommended by the Colorado Division of Wildlife.

18. Dogs will only be allowed outside one at a time and must be accompanied by a responsible employee or the petitioner. Two dogs from the same family will be allowed outside at the same time.
19. There shall be no sign on the property advertising the boarding kennel.
20. The permittee will be responsible for summer and winter maintenance of the roadway to the kennel, including dust mitigation if necessary.
21. The permittee shall comply with all requirements of the Steamboat Springs Rural Fire District.

Permit issued by the Routt County Planning Commission:


Douglas B. Monger, Chairman

Date

11/16/18

ACCEPTED:


Permittee

Date

Printed Name: Tasha G. Appenzeller

11/14/18

Title: Partner


Permittee

Date

Printed Name:

Title: Leanne Castelli, Partner

11/14/18