

I am the owner of the property that was home to the recently-closed RK Pet Ranch. I bought the property and the business from the previous owners in November of 2021. We closed in May of 2023 due to ongoing staffing issues. I hope to repurpose the building for another community resource.

I have always loved animals and I have benefited from the therapeutic qualities of surrounding myself with them. In addition to household pets, I have been involved with horses from a young age and have a B.S. degree in equine science. I am also a trained Life Coach with a certification in Equine-Facilitated Coaching. I am passionate about helping people improve their lives and strongly believe that animals provide meaningful relationships and interactions to help people understand themselves and the world around them. I have also been an educator at the middle school and community college level.

I have a vision for the pet ranch building that combines my passions for mental health, education and animals. I would like to create a Community Wellness Center/Collective that allows myself and other practitioners the chance to incorporate animals into a variety of services. I envision partnering with professionals and organizations to bring enriching activities, therapies and educational opportunities to the public. I find it difficult to pin down an exact description of the proposed business as this is a unique idea that will surely evolve as it grows. Currently, we have horses, burros, chickens, goats, dogs and cats. With these animals and the potential of the pet ranch building, I can imagine a multitude of possible activities, including:

- Animal-assisted therapy, counseling, coaching
- Equine-facilitated therapy, counseling, coaching
- Reading to dogs (or other animals) program
- Goat Yoga or regular yoga
- Music or art therapy
- Meditation classes
- Team-building workshops
- Petting zoo (for kids and adults)
- Farm experience workshops
- Educational visits
- Massage
- Journaling Workshops
- Summer Camps
- Community Garden/Greenhouse
- Basic horse-back riding/horsemanship lessons
- Beekeeping classes
- Fitness classes
- Goat Cheese/Soap making classes

I foresee this as being much less invasive and causing much less noise, traffic, mess, etc than the pet boarding business. I appreciate your consideration.

## Blake Kelly

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**From:** Denise Richter <denisemrichter@gmail.com>  
**Sent:** 18 July 2023 15:52  
**To:** Blake Kelly  
**Subject:** Re: a few questions  
**Attachments:** Narrative for Routt County Planning.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Blake-

I'm attaching the narrative as a pdf. Let me know if you still can't access it.

And I vaguely remember a brief discussion about home occupation, so that makes sense to me. Let me know if you hear differently.

Thanks for your help!  
Denise

On Tue, Jul 18, 2023 at 1:13 PM Blake Kelly <[bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us)> wrote:

Hi Denise,

Happy Tuesday, and it's my pleasure to help! I am terribly sorry, however, our network security isn't allowing me to open your narrative. Kindly, could you please share it with me in a difference format?

My initial thoughts on the life coaching that is equine facilitated: This may fit into Home Occupation, which would be a use by right and no permitting would be required. Alternatively, it may fit into Agritourisim with less than 50 vehicular trips per day; this would require a minor use permit. I'll share with Staff to see if they are in accord, or if there is a better alternative.

Thank you for your time and I'll be in touch soon!

Kindly & Respectfully,

Blake Kelly (He/Him)

Permit Compliance Officer

Planner Tech

Routt County Planning

970-879-2704, ext. 323

136 6th Street, Suite 200

Steamboat Springs, CO 80487

[bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us)



**[Learn about the Zoning & Subdivision regulations update here!](#)**

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**From:** Denise Richter <[denisemrichter@gmail.com](mailto:denisemrichter@gmail.com)>

**Sent:** 17 July 2023 18:15

**To:** Blake Kelly <[bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us)>

**Subject:** Re: a few questions

Hi Blake-

Awesome. Thank you so much! Here's the link to my [narrative](#). I'm not sure if it's ready for the staff meeting yet...haha. Perhaps you can take a look and assess it. Mainly I want to know if I'm on the right track.

For the life coaching, I'd pretty much be offering my personal coaching services with the option of meeting at my property for a traditional session or an equine-facilitated session. To start, I would just be offering individual/family sessions, but might eventually develop some small weekly group sessions. Let me know if that's enough info.

Thanks, and I'll talk to you soon.

Denise

On Mon, Jul 17, 2023 at 5:00 PM Blake Kelly <[bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us)> wrote:

Good day, Denise,

I do remember and it's nice to hear from you! Please do feel welcome to send me what you've got going so far as a narrative; I'll gladly review it with Staff tomorrow during our staff meeting. No worries if you aren't able to get it to me by tomorrow though, I can still review it and loop in my senior colleagues as necessary. Lastly, if you could please further elaborate on what the equine facilitated coaching would entail, that will help me better determine if a use permit is required.

Thank you for your time and I look forward to hearing back!

Kindly & Respectfully,

Blake Kelly (He/Him)

Permit Compliance Officer

Planner Tech

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970-879-2704, ext. 323

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[bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us)



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**From:** Denise Richter <[denisemrichter@gmail.com](mailto:denisemrichter@gmail.com)>

**Sent:** 17 July 2023 07:48

**To:** Blake Kelly <[bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us)>

**Subject:** a few questions

Hi Blake-

Not sure if you remember, but I was in there and met with you a few months ago. I own and recently closed the RK Pet Ranch and I'm thinking about repurposing the land/building for a therapy/wellness farm. I'm working on my narrative and wondering if you will take a look at it and let me know what I need to add/subtract/edit.

Also, I wanted to check in about something else. If I start offering life coaching services (including equine-facilitated coaching), do I need any kind of permit to do that on my property if it's just me? I was hoping to do that soon and then start building the bigger business and adding services/practitioners, etc.

Your help is appreciated. Thanks!

Denise Richter

970-373-7708

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