



Community Planning & Permitting

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BOULDER COUNTY PLANNING COMMISSION PUBLIC HEARING

July 16, 2025 at 3:00 p.m.

Boulder County Courthouse, 3rd Floor,
1325 Pearl Street, Boulder
Virtual and in-person

SU-24-0003 Hause Kennel

STAFF PLANNER: Sam Walker

DATE ISSUED: July 9, 2025

Docket SU-24-0003: Hause Kennel

Request: Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property at 12350 Niwot Road.

Location: 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.

Zoning: Agricultural (A)

Applicants/Owners: Garrett Hause & Jessica Kittle

Agent: Todd Hager

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SUMMARY

The subject application is a Special Review to establish a kennel for up to 20 dogs on a 10-acre parcel in the agricultural zoning district. With the recommended conditions of approval, staff find the proposal can meet the Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommend conditional approval to the Boulder County Planning Commission.

DISCUSSION

The subject parcel is an approximately 10-acre parcel, generally located north of the Town of Erie and southeast of Longmont, on the south side of Niwot Road approximately .4 miles west of the intersection of Niwot Road and East County Line Road, as shown in Figure 1 below.

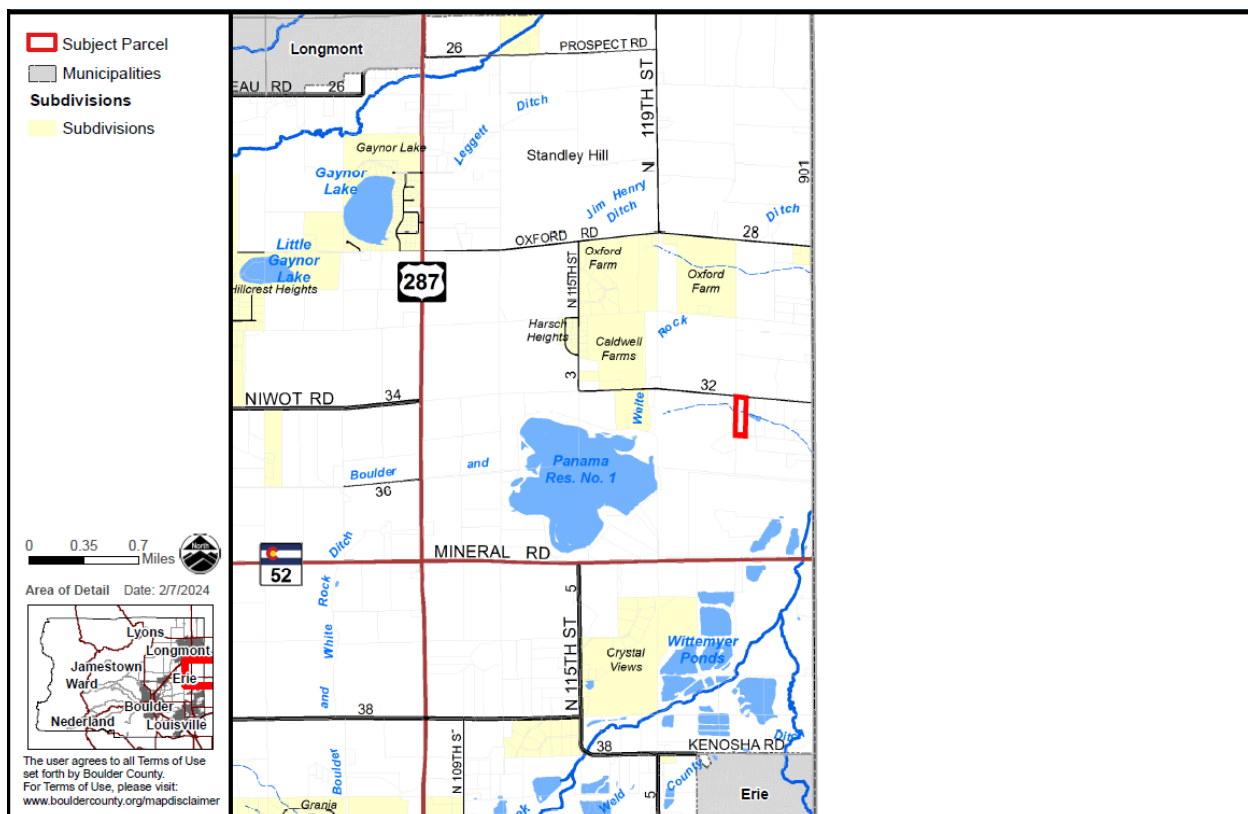


Figure 1: Vicinity map of subject parcel.

The Boulder County Comprehensive Plan (“the Comprehensive Plan”) identifies significant agricultural lands across the entirety of the subject parcel, as well as Riparian and Wetland areas associated with an intermittent stream that bisects the parcel, and notes that the

parcel is located within the East County Environmental Conservation Area (see Figure 2, below).

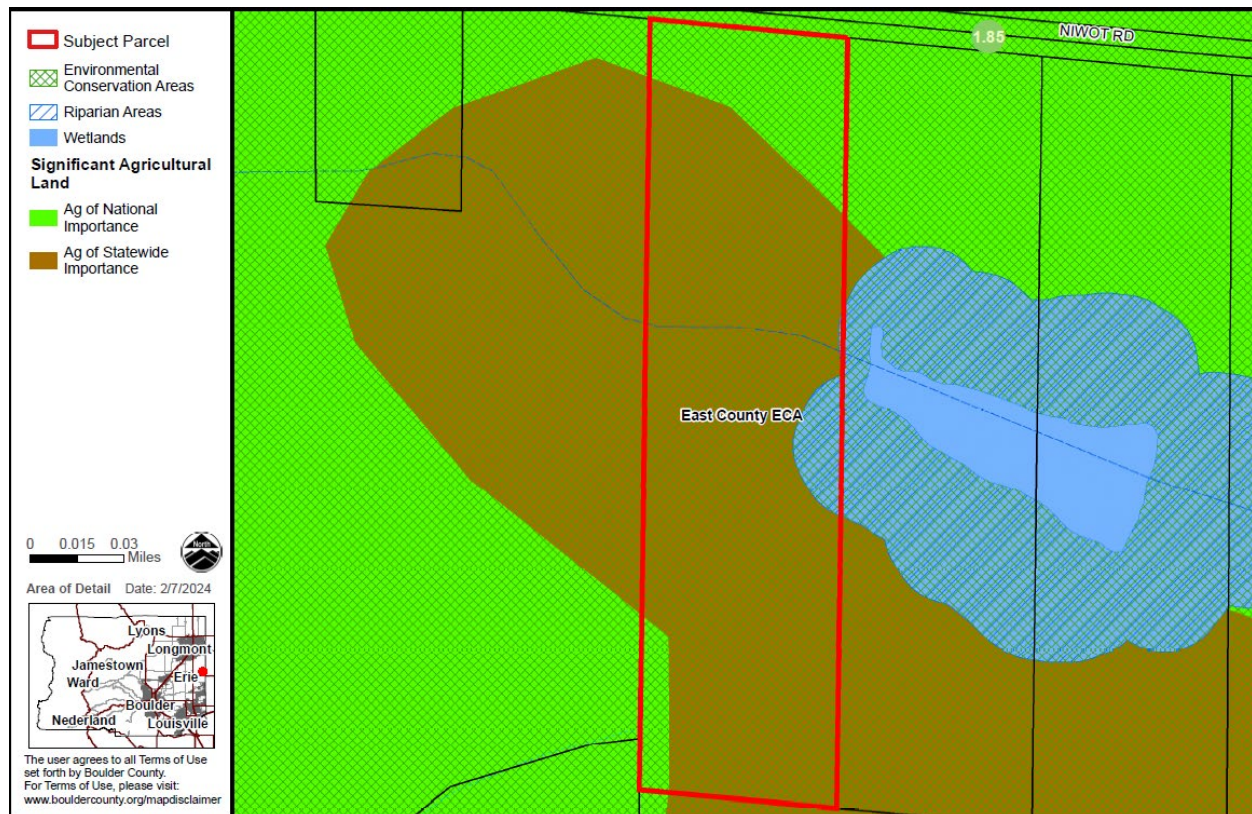


Figure 2: Comprehensive Plan map of the subject parcel.

Much of the land in the immediate vicinity of the subject parcel is County-owned Open Space, or encumbered by County conservation easements as shown in Figure 3 below.

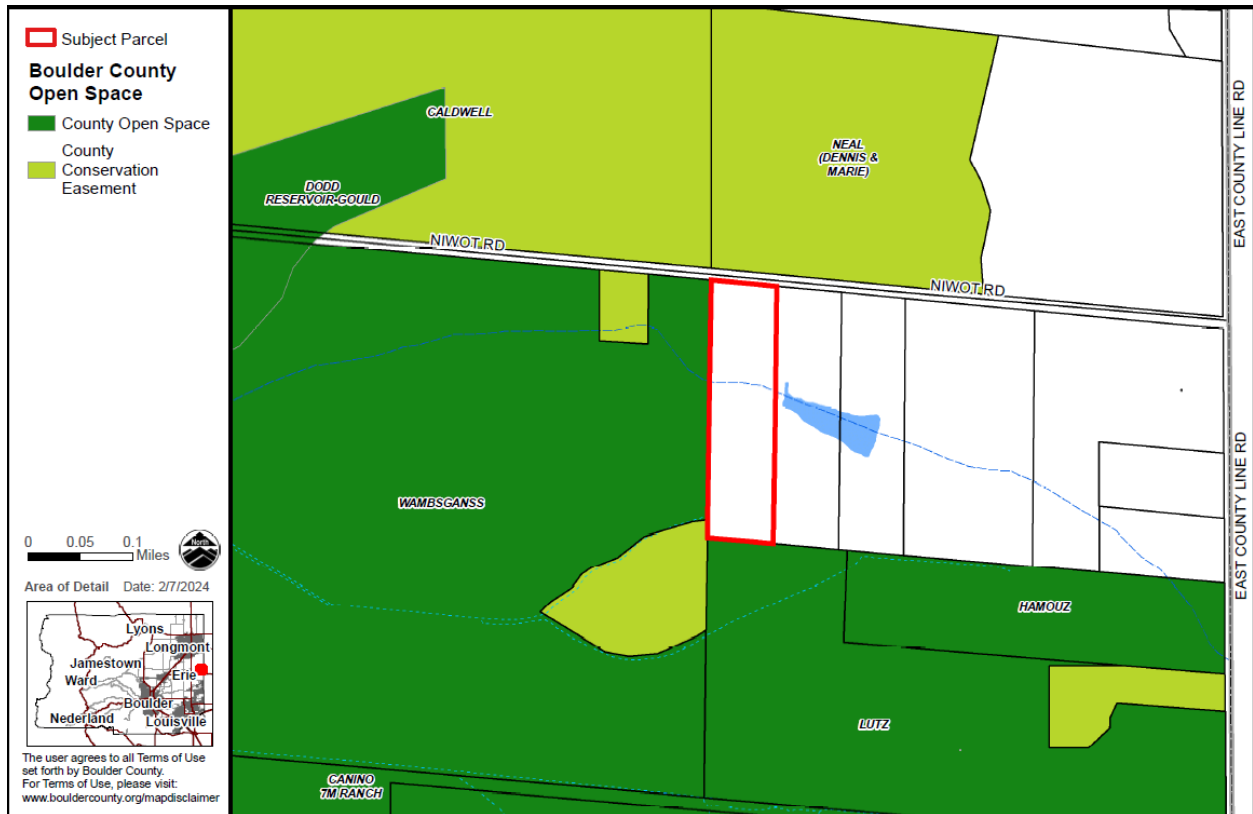


Figure 3: Public Lands map showing the area around the subject property.

Nearby parcels, whether they're under some form of County ownership or held privately, have been developed primarily for a mixture of agricultural and rural residential uses. As seen in Figure 4 below, nearly all of the nearby parcels have some form of agricultural use visible in aerial photos, often in conjunction with a single-unit dwelling on (or adjacent to) the agricultural land.



Figure 4: Regional aerial photo, dated 2022, showing agricultural and single-unit dwelling uses on nearby parcels.

The Assessor's record currently acknowledges six structures on the subject property, including a 2,304-square-foot single-unit dwelling and five agricultural structures ranging in size from 80 to 1,196 square feet. The applicants propose to convert the largest of these agricultural buildings (the 1,196-square-foot structure, identified as an Open Cattle Shed in the Assessor's record) into an indoor kennel to support the dog boarding use they propose for the parcel. A fenced outdoor run will be connected to the structure to allow outside exercise for boarded dogs.



Figure 5: Detail aerial photo, dated 2024, of the subject parcel with the proposed indoor kennel structure outlined in blue and parcel boundaries outlined in dashed red-yellow.

When Community Planning & Permitting (CPP) staff visited the site on February 14, 2025, the outdoor run had already been constructed with a mixture of wooden and wire fencing, but there was no apparent interior work in the proposed indoor kennel structure. Staff note that the fence around the enclosure appeared to be 6 feet in height and therefore would not require permitting or other review prior to construction, but interior work for the conversion of the agricultural structure into a functioning kennel will require a building permit as described in the referral response submitted by the Building Safety and Inspection Services Team (see Attachment B).



Figure 6: Staff site photo showing the fenced dog run and proposed kennel structure, viewed from the southwestern corner of the run area facing northeast.

As detailed in the criteria review below, staff find that the proposed dog kennel use can meet the Special Review Criteria in Article 4-601 of the Code, with the recommended conditions of approval.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

County Building Safety & Inspection Services Team: This team reviewed the proposal and stated that a building permit, plan review, inspection approvals, and a Certificate of Occupancy will be required for the proposed change-of-use for the kennel building. They also stated that the proposal to use a cistern as the water supply for the kennel is not approved, noted that the kennel building would be reviewed as a mixed-use commercial building, and included requirements for wind and snow loads, minimum plumbing, and accessibility.

Left Hand Water District: The Left Hand Water District referral response noted that a commercial tap availability request and commercial supplement would need to be submitted to the District to establish a second tap for the kennel use.

Boulder county Stormwater Quality Coordinator: The Stormwater Quality team noted that a Stormwater Quality Permit may be required for the proposal if more than an acre of land is disturbed by the proposal, and recommended conditions of approval designed to limit impacts of waste on the quality of the intermittent stream that crosses the property.

Colorado Division of Natural Resources, Division of Water Resources (DNR DWR): The DNR DWR referral response described an existing permitted well on the property, but noted that the well is only permitted for domestic uses and cannot be used for other purposes.

United Power: The United Power referral response noted the presence of overhead powerlines on the subject parcel and recommended caution when equipment enters or exits the parcel. They also noted that no permanent structures are allowed within the dry utility easement on the subject parcel.

County Development Review Team – Access & Engineering (DRT A&E): This team reviewed the proposal and confirmed that the subject parcel has legal access to Niwot Road. They also noted that the parcel access must be brought into compliance with the Multimodal Transportation Standards (MMTS), parking requirements for the proposed use, a requirement for proposed driveway surfacing material to be noted on the permit plans, and several recommended conditions designed to minimize the impacts of construction. This referral response also indicated that DRT A&E staff agreed with the findings and recommendations of the Transportation System Impact Review (TSIR) submitted by the applicants on May 12 and updated June 16, 2025 (see Attachment E).

County Parks & Open Space Natural Resources Planner: The Natural Resources Planner reviewed the application materials and noted a lack of concern that the proposal would cause significant negative impacts to any natural resources. They also noted that fencing should be sufficient to prevent any boarded dogs from escaping, and that standard revegetation should be required.

Adjacent Property Owners: Notices were sent to 12 adjacent property owners, and staff received six comments from five commenters. One commenter expressed general support for the proposal, while others expressed concerns relating to a lack of noise abatement, decreased property values, possible day-care (rather than boarding use), negative impacts on wildlife, and general conflicts with the requirements of the Code.

Agencies that responded with no conflict: Boulder County Historic Preservation, Boulder County Parks & Open Space Conservation Easement Team, Boulder County Public Works Road Maintenance, Town of Erie Planning Division, Mountain View Fire Protection District.

Agencies that did not respond: Boulder County Parks & Open Space Real Estate, Boulder County Public Health, Boulder County Sheriff, Weld County Planning & Zoning Department, Boulder Valley & Longmont Conservation Districts, Colorado Department of Agriculture – Pet Animal Care Facilities Act Program.

SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has evaluated the Special Review standards for approval of a Day Care Center in the Estate Residential Zoning District, per Article 4-601 of the Code, and finds the following:

- (1) *Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

A Kennel is an allowed use in the Agricultural zoning district, subject to the provisions of Article 4-503.F of the Code. Article 4-503.F.2 notes that kennels are permitted by Special Review or Limited Impact Special Review in the Agricultural zoning district, and Article 4-503.F.5 includes additional provisions for kennel uses which are described and addressed below.

4-503.F.5 Additional Provisions

a. For kennels with eight to 12 dogs or cats:

- i. the animals shall be kept a minimum of 100 feet from any property line or other mitigating circumstance exists or may be created which has the same or better mitigating effect; and***
- ii. kennels of this size require Limited Impact Special Review in the Agricultural zoning district, and Special Review in the Forestry and Mountain Institutional zoning districts.***

The applicants have proposed a kennel that will ultimately house more than 12 dogs or cats, so this additional provision and its supplements are not applicable.

b. For kennels with more than 12 dogs or cats:

- i. the animals shall be kept a minimum of 300 feet from any property line or other mitigating circumstance exists or may be created which has the same or better mitigating effect.***

The applicants have proposed a kennel use with a maximum of 20 dogs to be kept on site. The subject parcel is a narrow rectangle approximately 320 feet across at its widest point, so the strict standard presented cannot be met. However, staff find that other mitigating

circumstances exist, which have the same effect as a 300-foot buffer from any property line.

The closest neighboring development to the proposed kennel is a large agricultural structure on the eastern adjacent parcel, approximately 120 feet from the kennel building and approximately 200 feet from the outdoor fenced run. The principal residence on this adjacent property, however, is located further to the east, approximately 320 feet from the kennel building and 400 feet from the outdoor fenced run at the nearest point. The current owner of the eastern-adjacent parcel submitted comments supporting approval of the proposed kennel use.

The adjacent property to the west is County-owned open space land. The kennel building is located approximately 200 feet from the shared boundary line, while the western extent of the fenced outdoor run is approximately 30 feet from the shared boundary line. However, staff do not anticipate residential (or other) development on the County land. The nearest residential parcel to the west is 12220 Niwot Road, which is currently undeveloped but could be developed with a residence in the future subject to the terms of a County conservation easement that encumbers the parcel. The distance between the kennel building and the eastern boundary of the developable parcel is approximately 500 feet, and the distance between the eastern boundary of the developable parcel and the outdoor fenced run is approximately 320 feet at the closest point.

The adjacent property to the north is privately owned, and is approximately 160 feet from the kennel structure and 220 feet from the fenced outdoor run at the closest point. However, the northern adjacent property is separated from the subject parcel by Niwot Road, and it has already been developed with a single-unit dwelling that is located approximately 770 feet from the kennel building and 870 feet from the outdoor fenced run at the closest point.

As noted in the supplemental narrative statement included as Attachment D, the applicants have also proposed that the conversion of the agricultural structure into the enclosed boarding facility will include sound barriers, namely installation of “sound and fire proof insulation, sound board, covered by 5/8” sheetrock installed on the walls, acoustic panels or foam on walls and ceilings,” and “epoxy-coated flooring to absorb sound”.

Therefore, staff find that the distances between the proposed kennel facilities and the existing physical developments on the adjacent properties, as well as the proposal to install sound mitigation in the interior of the kennel building, sufficiently mitigates the inability of the proposal to meet the 300-foot minimum distance from the property lines.

To ensure compliance, staff recommend conditions that approve only the existing footprint of the proposed kennel facilities (as shown on the submitted site plan and in current aerial

photos,) disallow expansion of the existing outdoor fenced run or the structure to be converted for indoor kennel use beyond their current footprints, and that require installation of the sound mitigation measures in the kennel structure as described above.

Therefore, as conditioned, this provision can be met.

ii. kennels of this size require Special Review in all permitted zoning districts.

The subject application proposes a kennel housing up to 20 total dogs on a parcel in the Agricultural zoning district, and is an application for Special Review.

As such, this provision is met.

c. If a Single Unit Dwelling is used as the holding facility for boarded animals, the use shall be limited to no more than 12 boarded animals but in no case shall there be more than 15 dogs including household pets or no more than 15 total cats including household pets, and the requirements of 5 (a) above shall apply.

As proposed, the holding facility for boarded animals will be separate from the single unit dwelling on the site.

As such, this provision is not applicable.

d. One Single Unit Dwelling, occupied by the owner, operator, or manager of the business will be considered customary and incidental as a part of this use.

There is an existing single-unit dwelling on the subject parcel, which is currently occupied by the property owners and will continue to be occupied by them as part of the proposed kennel use.

Therefore this provision is met.

e. Kennels which legally existed on April 1, 2000 will be considered conforming at their present levels of use provided a site plan and description of the operation is submitted to the Community Planning & Permitting Department by December 31, 2000.

The proposed kennel did not exist prior to April 1, 2000.

As such, this provision is not applicable.

- f. A facility which provides services including: day care, agility or other training, or grooming, where the services are being provided for animals that are not concurrently boarded at the Kennel, is considered a Retail/Personal Service Facility (4-512).***

Per the supplemental narrative submitted by the applicants on May 13, 2025 (see Attachment D), the applicants will not allow a day care use. A “doggy day care” use, as described in the provision above, would be considered a Retail/Personal Service Facility use, which is not allowed in the Agricultural zoning district.

To ensure that this provision is met, staff recommend a condition of approval requiring a one-night minimum stay for all boarded animals on the property.

Other Applicable Requirements

The referral response submitted by the Building Safety and Inspection Services Team noted several requirements for the conversion of the agricultural building into a mixed-use commercial structure.

Staff recommend a condition of approval requiring that the plans submitted for permitting comply with all applicable requirements described in the Building Safety and Inspection Services referral response.

Therefore, as conditioned, this standard and the Additional Provisions for Kennels described in Article 4-503.F can be met.

- (2) Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;***

As described in the response to criterion one above, the proposed use will be sited at a significant setback from existing physical development in the area. With the exception of the outdoor fenced run, the proposed kennel use will utilize existing areas of disturbance or

existing structures on site, with minimal impact to the land and no additional permanent site disturbance.

To further mitigate impacts of the proposed use on the surrounding area, the applicants have proposed a strict schedule that is intended to limit audible impacts when boarded dogs are let out. This schedule is detailed in the May 13, 2025 supplemental narrative (see Attachment D) and, summarized, will not allow more than 5 boarded dogs outside at any given time, with each individual dog rotated outside four times daily.

Staff note that, according to the provisions of Article 4-516.U of the Code, up to seven weaned, domestic (non-livestock) animals may be kept as Household Pets on any parcel in the Agricultural zoning district. Keeping of eight or more domestic animals constitutes a kennel use and requires a planning review process. If the applicants were to keep seven animals on-site, they would be allowed to do so by right and would not be required to limit those animals' ability to run the full extent of the subject parcel at any hour.

Staff find that the proposed schedule that limits the number of boarded animals outside at any given time (five) to a lower number than that which the Code would allow for unregulated domestic pets (seven) ensures compatibility with the neighborhood character.

Staff also find that restriction of boarded animals to the kennel facilities (either the enclosed kennel or the outdoor fenced run) would further limit negative impacts to the neighborhood character.

To ensure neighborhood compatibility, staff recommend conditions requiring strict adherence to the proposed schedule at all times, a further limitation that no additional domestic pets may be kept on the property, and a restriction on boarded animals being outside of the indoor or outdoor kennel facility unless they are being actively picked up or dropped off.

Therefore, as conditioned, staff find that the proposed use will be compatible with the surrounding area and this criterion can be met.

(3) *Will be in accordance with the Boulder County Comprehensive Plan;*

Staff reviewed the proposed project in relation to the Boulder County Comprehensive Plan and identified several goals and policies which are particularly applicable to this proposal.

Countywide Goal 3: Land Use Patterns. This goal states that diverse, compatible, and functional land use patterns should be established and, when necessary, revised to prevent urban and rural decay. As discussed above, the proposed use will be compatible with other nearby land uses while imposing minimal impact to the underlying land.

Economic Policy EC1.08 Vital Regional Economy. This policy states that businesses within unincorporated Boulder County operate at a scale that does not place an undue burden on rural infrastructure and resources. As discussed throughout this recommendation, staff find that the proposed kennel use will not pose an undue burden on rural infrastructure or resources.

The entirety of the subject parcel is located within lands identified by the Comprehensive Plan as Agricultural Lands of Statewide or National Importance. Staff concerns are limited regarding potential negative impacts to these lands, as the proposal will use an existing structure on the parcel and the outdoor fenced run can easily be deconstructed and the underlying land returned to agricultural production in the future.

The subject parcel is also located within the East County Environmental Conservation Area, but the referral response submitted by the Parks & Open Space Natural Resource Planner identified no concerns regarding impacts to the identified resources on the parcel. Staff also note that the condition described above that prohibits expansion of the facilities beyond what currently exists would further mitigate any permanent impacts to environmental resources on the parcel.

Therefore, staff find this criterion is met.

- (4) Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.**

As discussed above, the permanent structure where actual boarding will take place already exists and, as conditioned by staff, will not be expanded as part of the subject proposal. Permanent impacts to existing agricultural lands will be minimal due to the ease of taking down the fence were the proposed kennel use to be discontinued, and neither staff nor any referral agencies expressed concern that the proposal would result in an over-intensive use of land or the excessive depletion of natural resources.

Therefore, staff find this criterion is met.

(5) Will not have a material adverse effect on community capital improvement programs;

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff find this criterion is met.

(6) Will not require a level of community facilities and services greater than that which is available;

As noted in the DNR DWR referral response, the current water supply to the parcel is a single well that is only permitted for domestic uses. In the original submittal materials, the applicants proposed to supplement this water supply with a cistern to provide water specifically for the kennel use, but the Building Safety and Inspection Services referral response noted that purchased (meaning delivered) water would not be approved as a water source by the Chief Building Official.

It is staff's understanding that the applicants intend to permit a commercial tap from Left Hand Water to act as a water supply for the kennel use. Staff recommend a condition of approval requiring that the applicants provide evidence of a sufficient water supply as part of the plans submitted for permitting and requiring that the water supply be established prior to commencement of any boarding use.

Therefore, as conditioned, staff find this criterion is met.

(7) Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;

The subject property is accessed via Niwot Road, a paved Boulder County-owned and maintained right-of-way (ROW) with a Functional Classification of Local. Legal access is demonstrated via adjacency to this public ROW.

At the request of DRT A&E, the applicants submitted a TSIR. The TSIR did not recommend changes to the existing physical access, but did recommend the installation of signage to alert drivers and encourage cautious driving, as well as the maintenance of proper lighting, and the DRT A&E referral response expressed agreement with these findings.

The DRT A&E referral response did, however note several issues with the submitted plans.

The submitted application materials illustrate a new parking/client drop off area approximately 50 feet northwest of the existing residence, but do not indicate the type of surfacing to be used for the access or parking area(s).

The materials also indicate that a cattle shed will be converted to a kennel utilizing approximately 900 square feet of floor area. Per section 4-503.F.3 of the Land Use Code (the Code) one space per 300 square feet of floor area is required for this type of use. Therefore, a total of three parking spaces must be provided.

The DRT A&E referral response also recommended several conditions of approval intended to limit negative impacts to the transportation system or the creation of traffic hazards during construction.

To address the concerns described above, staff recommend several conditions of approval requiring the following:

- The building permit plans must demonstrate general compliance with the MMTS.
- Installation of appropriate signage on the parcel, in consultation with Boulder County Public Works.
- Installation and maintenance of appropriate driveway lighting, subject to a lighting plan submitted for staff approval with the building permit plans
- Inclusion of details regarding surfacing material for access and parking areas with the building permit plans.
- Provision of a minimum of three parking spaces on the building permit plans.
- Staging of materials and vehicles on site during construction
- Installation of a vehicle tracking pad during construction.

Therefore, as conditioned, staff find that this criterion can be met.

(8) *The use will not cause significant air, odor, water, or noise pollution;*

The referral response submitted by the Boulder County Stormwater Quality Coordinator expressed concern that the proposed use may negatively impact water quality in the intermittent stream located to the south and downslope of the fenced outdoor run, as well as the downstream pond, due to waste runoff.

To address this concern, staff recommend two conditions of approval designed to mitigate this the impacts of the development, including installation of a water quality feature and surfacing of the fenced outdoor run. Staff also strongly recommend that the applicants promptly and diligently remove waste from all kennel facilities to maintain a clean and sanitary environment.

Therefore, as conditioned, staff find that this criterion can be met.

(9) *The use will be adequately buffered or screened to mitigate any undue visual impacts of the use;*

Staff are not concerned that the proposed use will cause an undue visual impact on the surroundings. The proposed indoor kennel will be located within an existing building, and the fenced outdoor run will match the typical character of the agricultural areas of the county, where livestock fencing that is common.

Therefore, staff find that this condition is met.

(10) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;*

With the above-described limitations on where boarded animals can be kept on site, staff do not anticipate that the proposed use will be detrimental to the health, safety, or welfare of present or future County inhabitants, and no referral agency responded with such a concern.

Therefore, as conditioned, staff find this criterion can be met.

(11) *Will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;*

As discussed above, the proposed kennel use will be located in an existing structure or on previously-disturbed agricultural lands, and will serve an existing need for animal boarding in the area. Staff finds that the use of an existing structure, rather than pursuing the development of a vacant parcel, supports the efficient use of resources and land.

Therefore, staff find this criterion can be met.

(12) *Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data,*

interim floodplain mapping data, and creek planning studies.

The Comprehensive Plan identifies Moderate Swelling Soil Potential across the entirety of the subject parcel. This identified hazard area is unavoidable on the parcel, but the proposed use requires no new site disturbance and construction in swelling soils is commonplace in the eastern plains of the county. As such, staff find the proposal will not result in unreasonable risk of harm to people or property from natural hazards, and no referral agencies have responded with any concerns related to natural hazards.

Therefore, staff find this criterion is met.

- (13) The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.***

Due to the nature of the proposal and its minimal physical impact, staff find there will be no changes to any existing drainage patterns.

Therefore, staff find this criterion is met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Special Review. Therefore, staff recommend that the Boulder County Planning Commission recommend to the Board of County Commissioners

CONDITIONAL APPROVAL of docket SU-24-0003: Hause Kennel with the following conditions:

1. The site plan submitted with the application materials is approved as proposed.
2. Neither the existing fenced outdoor run or the kennel structure are permitted to be expanded beyond their current footprints at the time of this review.
3. ***At building permit***, the indoor kennel plans must include the installation of sound and fire-proof insulation, sound board covered by sheetrock, installation of acoustic panels or foam on walls and ceilings, and an epoxy-coated floor.

Prior to the final inspection, community Planning & Permitting staff must verify the installation of the approved sound mitigation measures within the kennel structure.

4. A one-night minimum stay is required for all boarded animals.
5. **At building permit**, the submitted plans must comply with all applicable requirements described in the Building Safety and Inspection Services Team referral response dated February 13, 2025.
6. The kennel use must always operate according to the indoor-outdoor schedule proposed in the applicants' supplemental narrative dated May 13, 2025 as described below:

Dogs will be kept inside the kennel building during nighttime hours (8 PM to 7 AM) and will be outdoors for four periods during the day. Only five dogs are allowed outside at any given time.

1. **Morning potty** - dogs are out 7:00am – 7:30am – this will be staggered so not all 20 are out at once. Quick potty before breakfast.
 2. **Morning play time** is from 10:00-12:00 – this would be staggered so not all 20 are out at once.
 3. **Afternoon play time** – 2:00pm - 4:00pm – this would be staggered so not all 20 are out at once.
 4. **Last potty** – 7pm – 8pm – this would be staggered so not all 20 are out at once.
7. The number of dogs on site cannot exceed 20 at any time, including both boarded animals and domestic pets.
 8. Boarded animals must be kept within the indoor kennel building or fenced outdoor run at all times, unless being dropped off or picked up by their owner.
 9. **At building permit**, the submitted plans must indicate the use of an approved water source for the kennel. A water tap from a public supply or a well that is approved by the State of Colorado Engineer meets this requirement.

Prior to the commencement of the proposed use, the approved water supply must be established and functional.

10. Plans submitted at building permit for must demonstrate compliance with the Boulder County Multimodal Transportation Standards including without limitation:
- a. Table 5.5.1 – Parcel Access Design Standards
 - b. Standard Drawing 11 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance

At the final inspection, the Community Planning & Permitting Department must verify that the access and parking area has been constructed to comply with the Standards.

11. The applicants must coordinate with Boulder County Public Works to install appropriate traffic signs and lighting.

At building permit, the submitted plans must include the location of traffic signage and a proposed driveway and parking area lighting plan for Community Planning & Permitting staff review and approval.

12. ***At building permit,*** submit plans indicating the type of surfacing to be used for all parking and driveway areas.

At the final inspection, Community Planning & Permitting staff must verify the use of the approved surfacing material for all parking and driveway areas.

13. ***At building permit,*** submit plans illustrating the provision of at least three parking spaces, including one ADA-accessible space compliant with the Standards (including Section 5.6 and Standard Drawing 1).

14. ***During construction,*** all construction materials including stockpiles, machinery, dumpsters, and other items must be staged on the subject property so as to not impede the travel way or drainage.

15. ***During construction*** (i.e. during the day while work is being performed), all vehicles must be parked on site as to not impede the travelway. No vehicles are permitted to be parked along Niwot Road.

16. A vehicle tracking pad must be installed at the access point to the public right-of-way to ensure that construction debris does not enter the roadway. Daily sweeping may also be required to clear the roadway of all dirt, rocks and other debris.

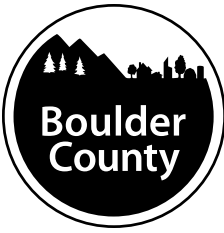
17. ***At building permit***, illustrate a water quality feature on the site map that protects the intermittent stream that runs through the property from impacts from the dog run caused by dog waste and sediment transport. Water quality features may include but are not limited to vegetative buffers, grass swale, bioretention, or other types of similar features.

At the final inspection, Community Planning & Permitting Staff must verify installation of the approved water quality feature.

18. ***At building permit***, indicate the surfacing of the dog run area.

At the final inspection, Community Planning & Permitting staff must verify the use of the approved surfacing material in the dog run area.

19. The applicants are subject to the terms, conditions, and commitments of record and in the file for docket **SU-24-0003 Hause Kennel**.



Boulder County Land Use Department

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Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only

Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. **Please call 303-441-3930 to schedule a submittal appointment.**

Project Number		Project Name	
☐ Appeal ☐ Correction Plat ☐ Exemption Plat ☐ Final Plat ☐ Limited Impact Special Use ☐ Limited Impact Special Use Waiver ☐ Location and Extent	☐ Modification of Site Plan Review ☐ Modification of Special Use ☐ Preliminary Plan ☐ Resubdivision (Replat) ☐ Rezoning	☐ Road Name Change ☐ Road/Easement Vacation ☐ Site Plan Review ☐ Site Plan Review Waiver ☐ Sketch Plan ☒ Special Use/SSDP	☐ Special Use (Oil & Gas development) ☐ State Interest Review (1041) ☐ Subdivision Exemption ☐ Variance ☐ Other:
Location(s)/Street Address(es) 12350 Niwot Rd Longmont, CO 80504			
Subdivision Name			
Lot(s)	Block(s)	Section(s) 36	Township(s) 2 N Range(s) 69 W
Area in Acres 10	Existing Zoning Agriculture	Existing Use of Property	
Proposed Water Supply		Proposed Sewage Disposal Method	

Applicants:

Applicant/Property Owner Garrett Hause		Email garretthause@gmail.com	
Mailing Address 12350 Niwot Rd			
City Longmont	State CO	Zip Code 80504	Phone 303-638-7372
Applicant/Property Owner/Agent/Consultant Jessica Kittle		Email garretthause@gmail.com	
Mailing Address Same as Garrett			
City	State	Zip Code	Phone
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>Jessica Kittle</i>	Printed Name Jessica Kittle	Date 4/1/2024
Signature of Property Owner <i>Garrett Hause</i>	Printed Name Garrett Hause	Date 4/1/2024

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



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Vicinity

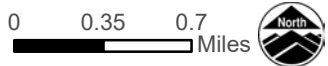
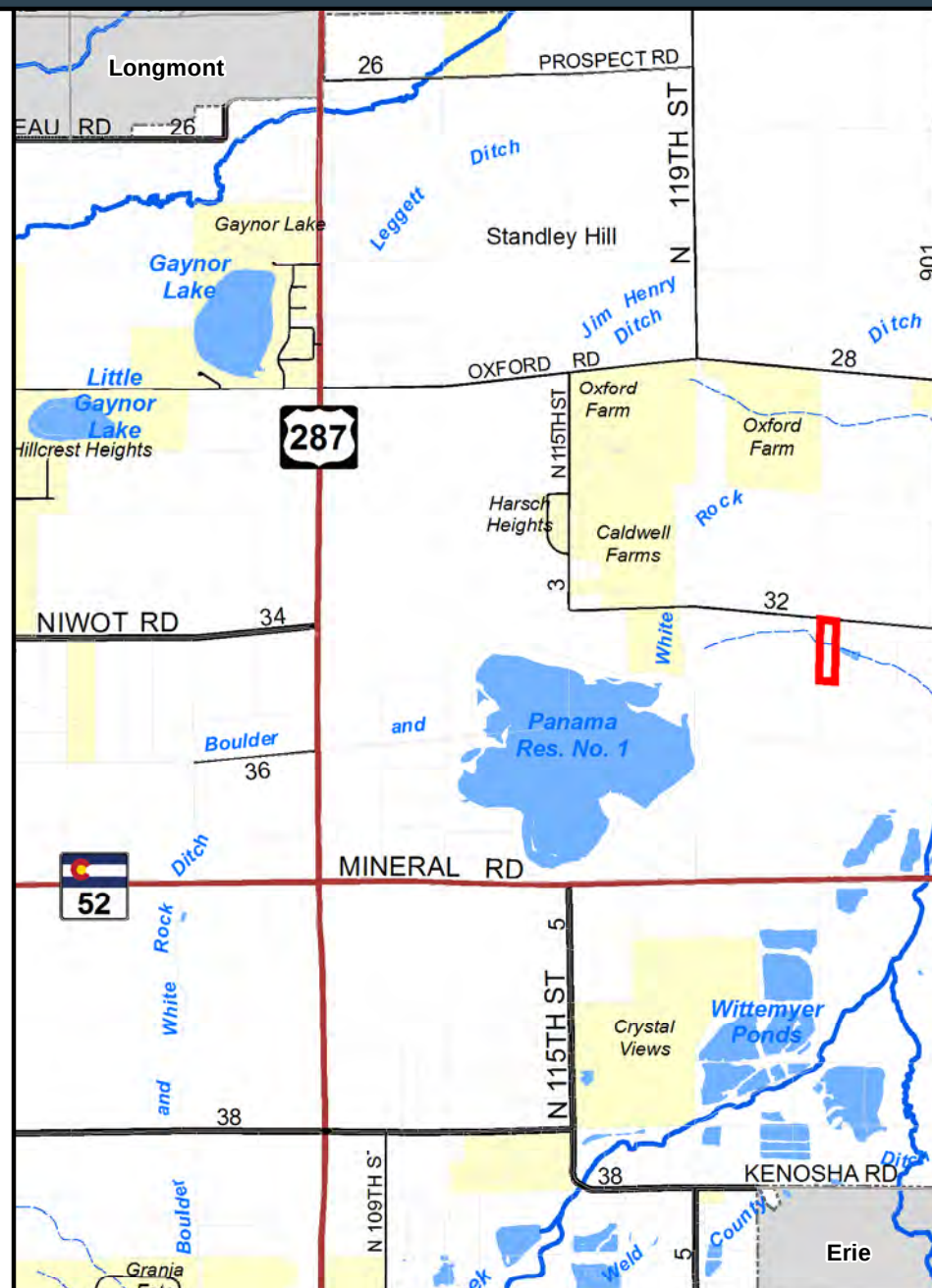
12350 NIWOT

Subject Parcel

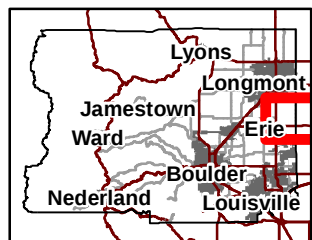
Municipalities

Subdivisions

Subdivisions



Area of Detail Date: 2/7/2024



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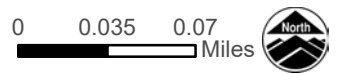
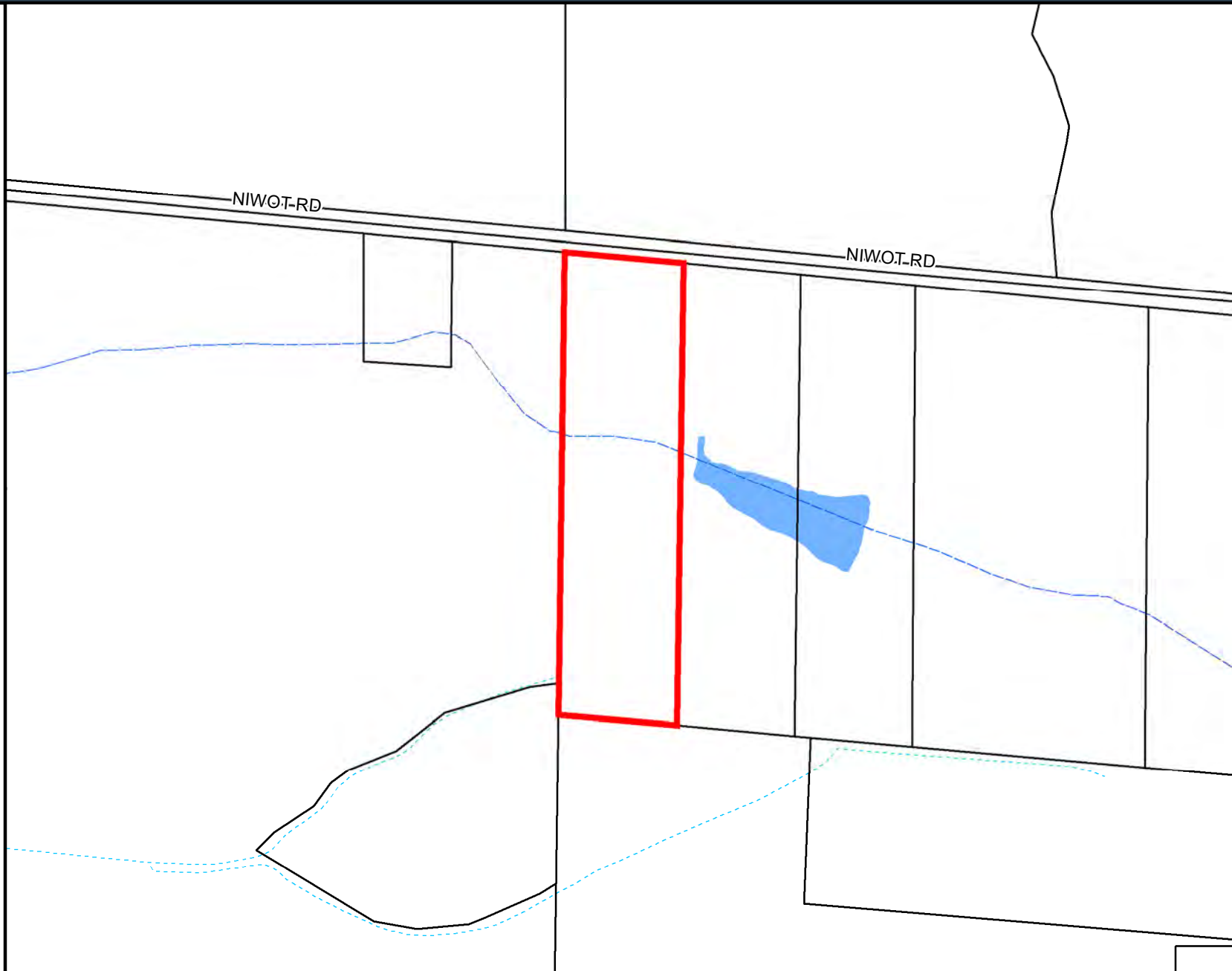
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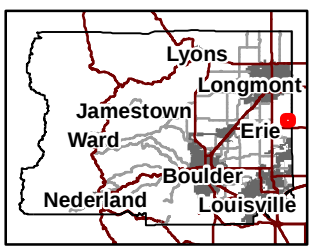
Location

12350 NIWOT

 Subject Parcel



Area of Detail Date: 2/7/2024



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Aerial

12350 NIWOT

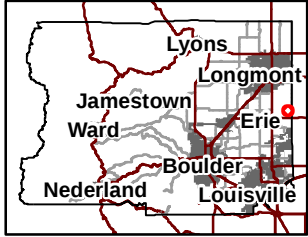
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 2/7/2024



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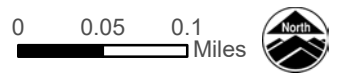


Community Planning & Permitting

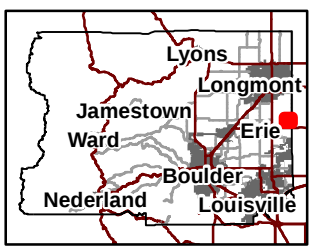
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial
12350 NIWOT

 Subject Parcel



Area of Detail Date: 2/7/2024



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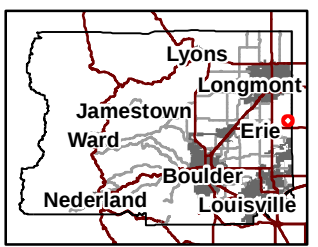
Comprehensive Plan

12350 NIWOT

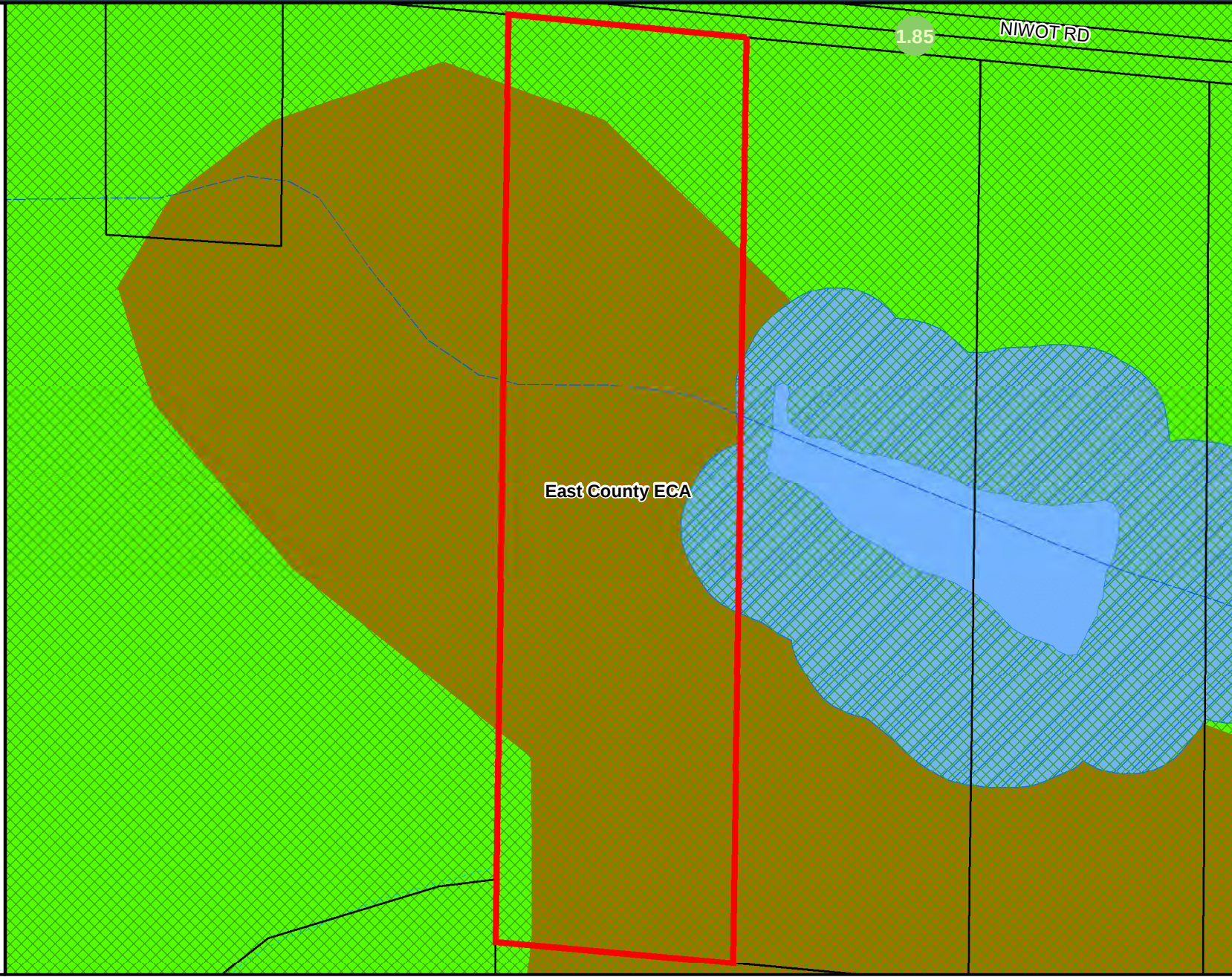
- Subject Parcel
- Environmental Conservation Areas
- Riparian Areas
- Wetlands
- Significant Agricultural Land**
 - Ag of National Importance
 - Ag of Statewide Importance



Area of Detail Date: 2/7/2024



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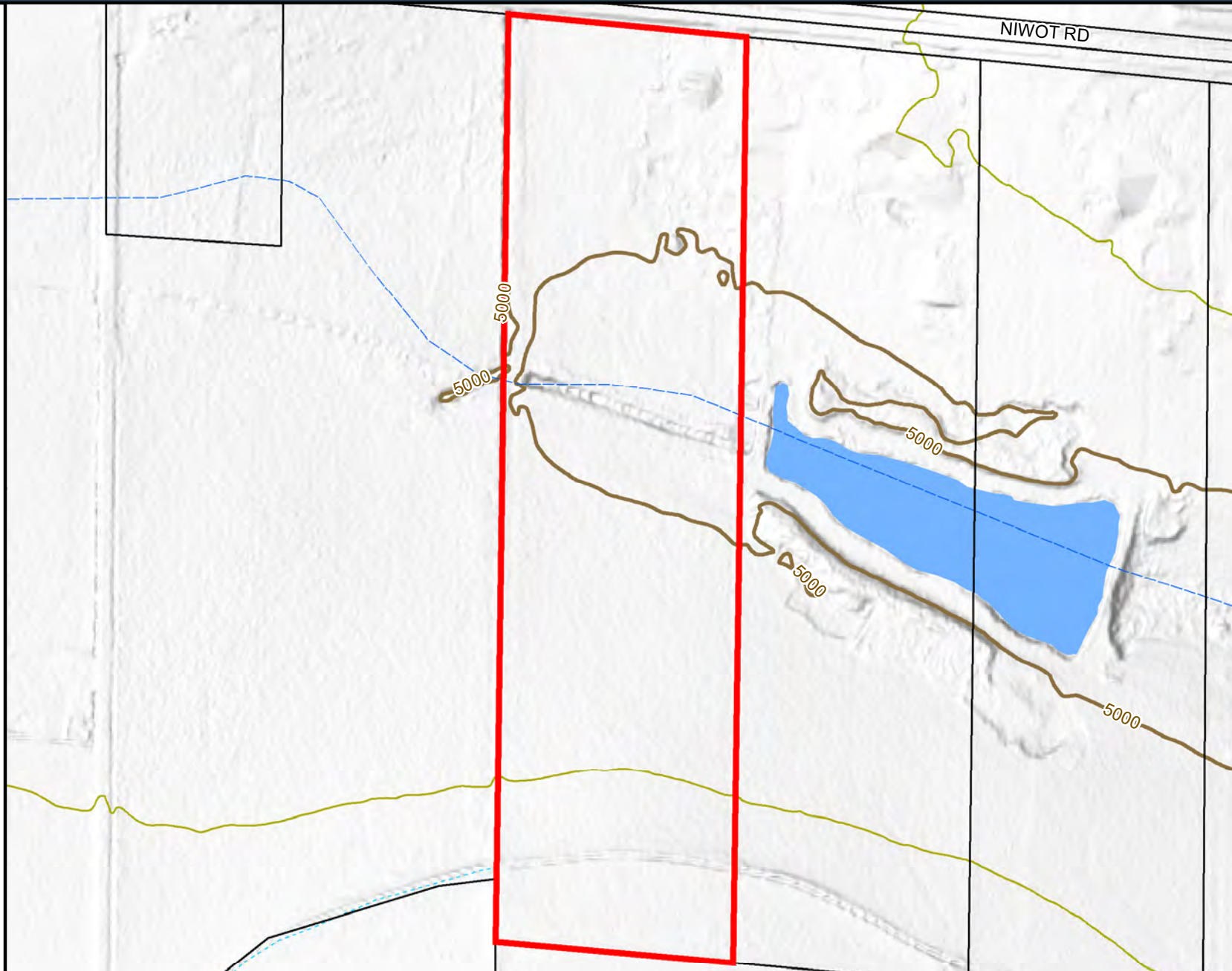
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Elevation Contours

12350 NIWOT

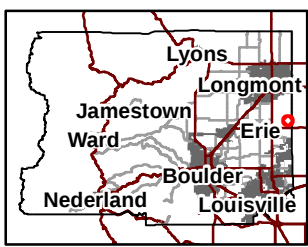
-  Subject Parcel
-  Contours 40'
-  Contours 20'



0 0.015 0.03 Miles



Area of Detail Date: 2/7/2024



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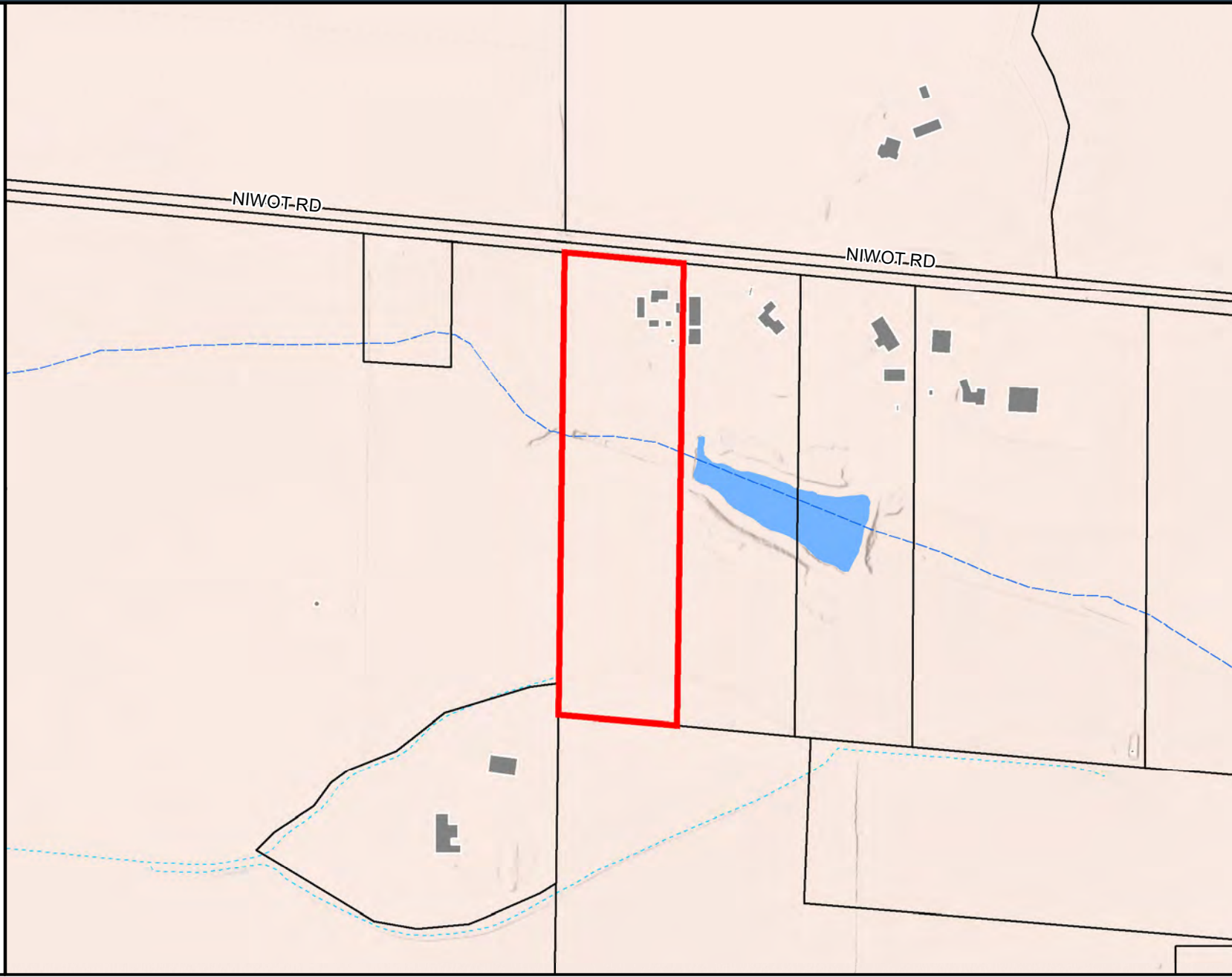
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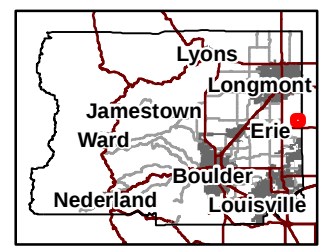
Geologic Hazards

12350 NIWOT

-  Subject Parcel
-  Moderate Swelling Soil Potential



Area of Detail Date: 2/7/2024



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Oil & Gas Facilities

12350 NIWOT

Subject Parcel

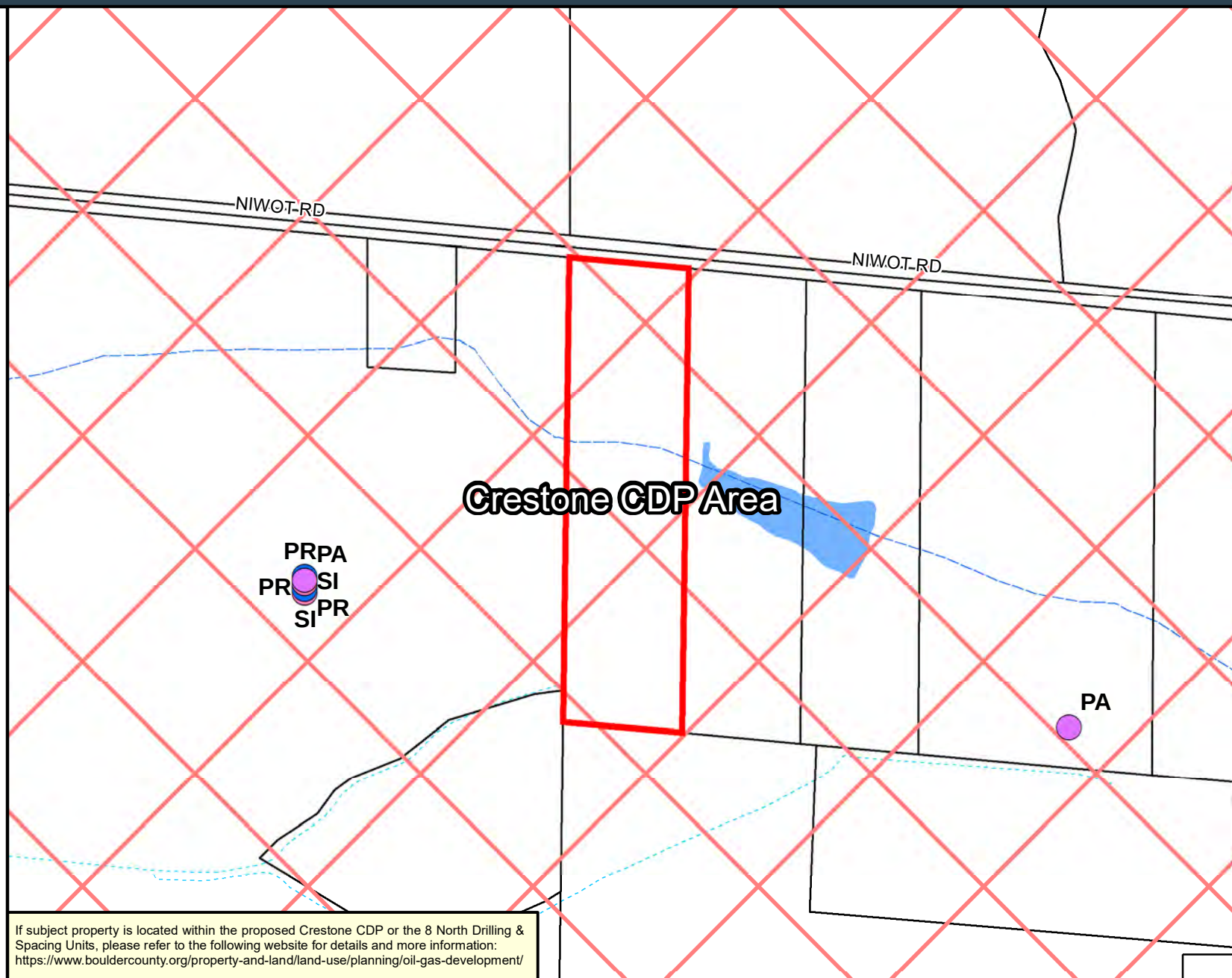
Oil & Gas Well

Producing (PR)

Plugged & Abandoned (PA)

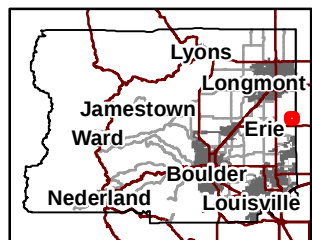
Shut-In (SI)

Creststone CDP Area



0 0.035 0.07 Miles

Area of Detail Date: 2/7/2024



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If subject property is located within the proposed Creststone CDP or the 8 North Drilling & Spacing Units, please refer to the following website for details and more information: <https://www.bouldercounty.org/property-and-land/land-use/planning/oil-gas-development/>



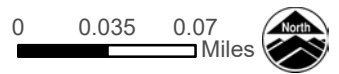
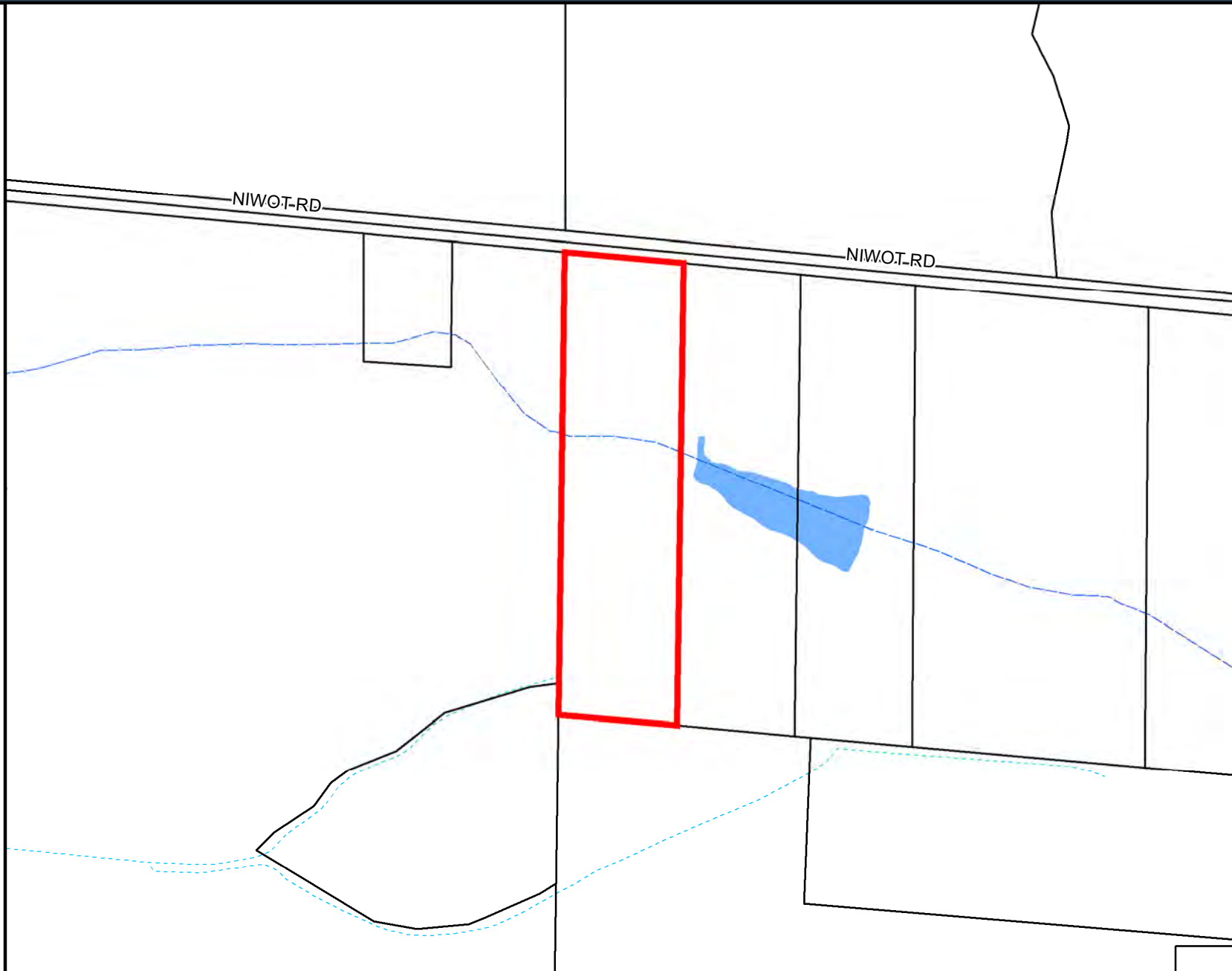
Community Planning & Permitting

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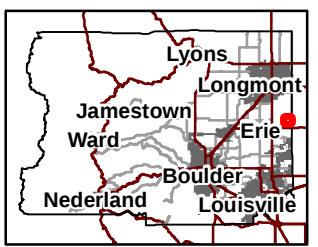
Planning Areas

12350 NIWOT

 Subject Parcel



Area of Detail Date: 2/7/2024



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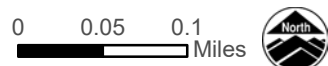
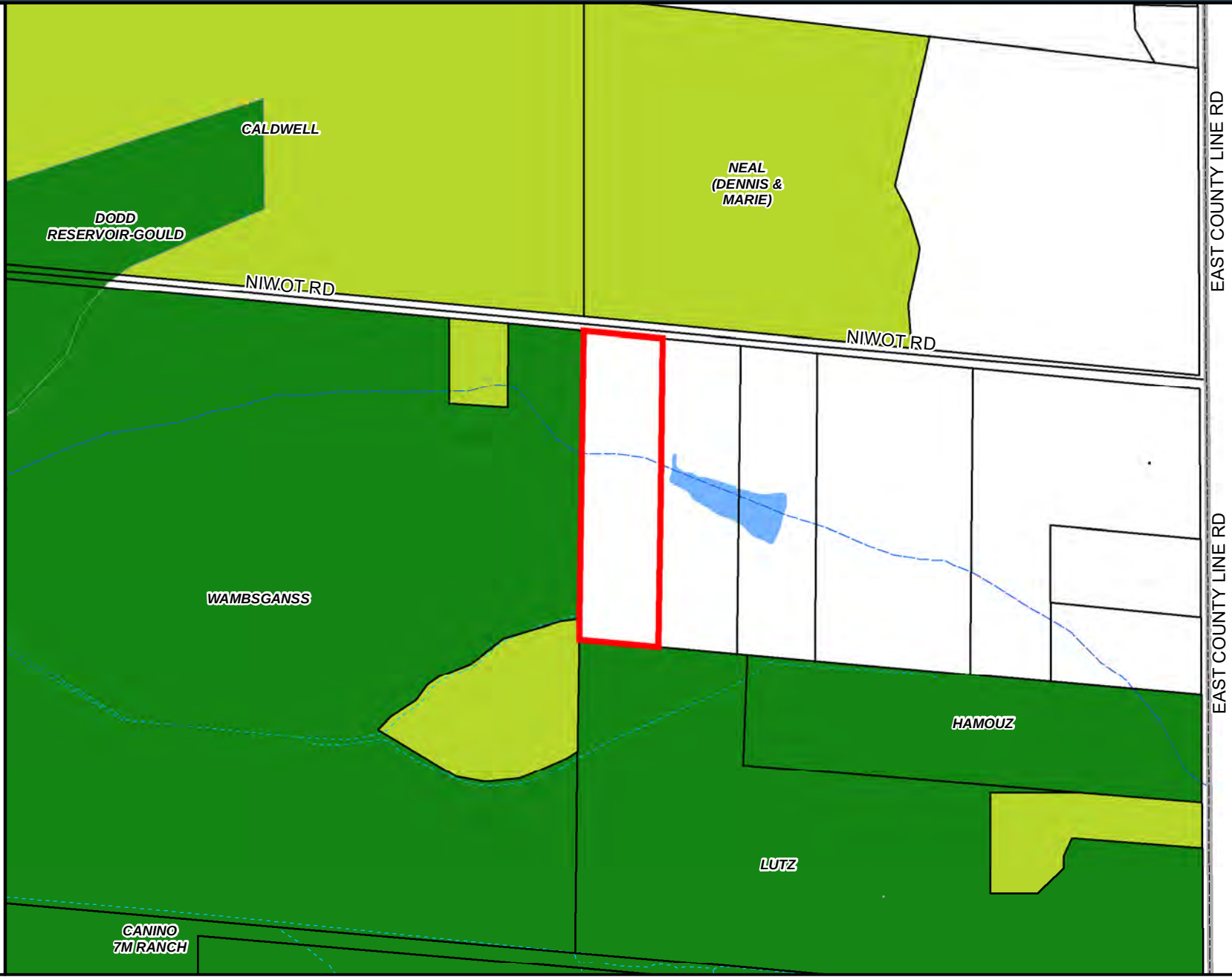
Community Planning & Permitting

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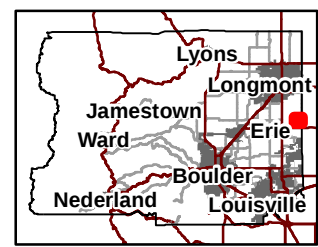
Public Lands & CEs

12350 NIWOT

-  Subject Parcel
- Boulder County Open Space**
 -  County Open Space
 -  Conservation Easement



Area of Detail Date: 2/7/2024



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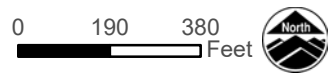
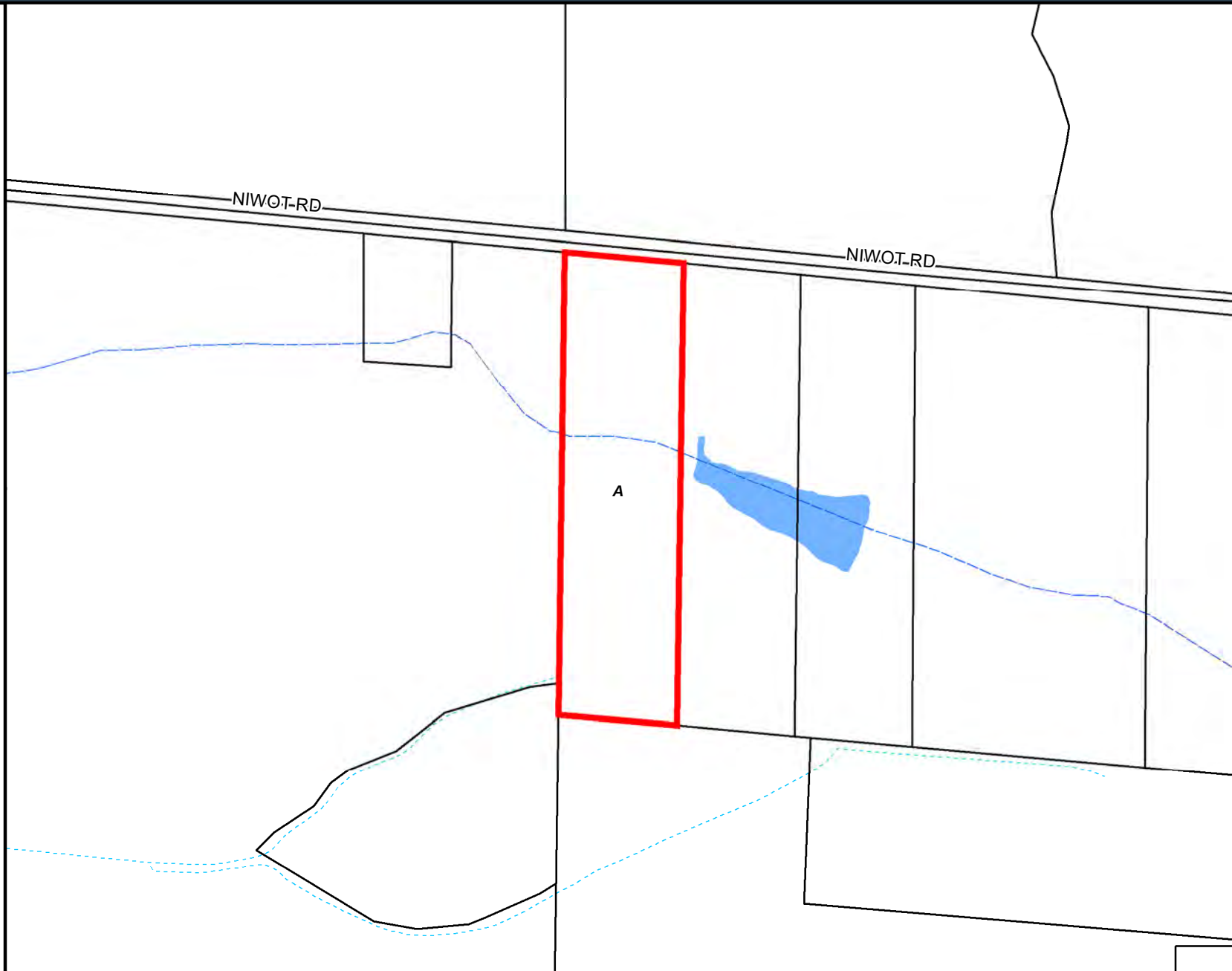


Community Planning & Permitting

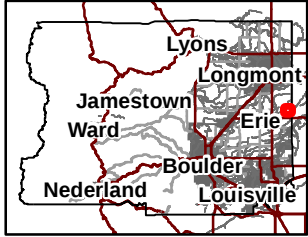
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Zoning
12350 NIWOT

-  Subject Parcel
- Zoning Districts**
-  Agricultural



Area of Detail Date: 2/7/2024



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Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: 12350 Land Use Permit
Property Address/Location: 12350 Niwot Rd. Longmont, CO
Current Owner: Garrett Hause & Jessica Kittle
Size of Property in Acres: 10 Acres

The applicant(s) is/are required to complete each section of this Limited Impact Special Use Review Fact Sheet even if the information is duplicated elsewhere in the application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this Limited Impact Special Use Review Fact Sheet if the project involves more than two structures.

Determining Floor Area

If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			Shop	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			800	Deconstruction: N/A
			sq. ft.	sq. ft.
Are new floor areas being proposed where demolition will occur?				
☐ Yes (include the new floor area square footage in the table below)				
☒ No				
Proposed Floor Area (New Construction Only)				
	Finished	Unfinished	Total	
				Height (above existing grade)
Basement:	sq. ft.	sq. ft.	sq. ft.	
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color
Garage:				Roofing Material
☐ Detached	sq. ft.	sq. ft.	sq. ft.	
☐ Attached	sq. ft.	sq. ft.	sq. ft.	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)				
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				Deconstruction:
			sq. ft.	sq. ft.
Are new floor areas being proposed where demolition will occur?				
☐ Yes (include the new floor area square footage in the table below)				
☐ No				
Proposed Floor Area (New Construction Only)				
	Finished	Unfinished	Total	
				Height (above existing grade)
Basement:	sq. ft.	sq. ft.	sq. ft.	
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color
Garage:				Roofing Material
☐ Detached	sq. ft.	sq. ft.	sq. ft.	
☐ Attached	sq. ft.	sq. ft.	sq. ft.	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Use Review (LISR) is required. **A Limited Impact Special Use Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).**

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	N/A	N/A	N/A
Material cut from foundation excavation that will be removed from the property			N/A

Excess Material will be Transported to the Following Location:

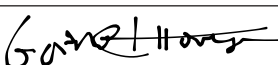
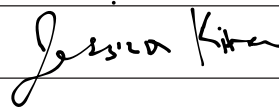
Excess Materials Transport Location:

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature	 	Date	4/17/2024
-----------	---	------	-----------

Your Application Number is REQ-PLN-01610.

Narrative For Special Use Permit at 12350 Niwot Rd Longmont, CO

Introduction:

We have successfully run a small scale dog boarding business on our previous property in Lafayette. Please view our 310 five star reviews here: <https://www.rover.com/members/garrett-h-10-acres-of-free-range-play-space/>.

Our repeat clients have been thrilled to have a loving and safe place for their pets over the last 10+ years in Boulder County. We have taken pride in providing this dog boarding service for our community with very little disruption to the neighbors, and we look forward to continuing to provide this dog boarding service to our community.

We are requesting a special use permit to enable us to scale the business as needed and maintain compliance with Boulder County. We do anticipate a lower number of dogs at first, but are planning to scale the business in phases.

Phase 1 (1-15 dogs): Build kennels in kennel area, one employee

Phase 2 (15 - 20 dogs): Add additional kennels in the kennel area, and add one employee. Tap into left hand water (Currently costs \$86,000), so we will have to use a cistern for the dogs' water during phases 1.

The period in which we want to scale is 6 months- 1 year after the permit is received.

Currently we do not have any employees, and will not plan to get any for another year or so. Once we decide to find help, it will be one maybe two part time employees.

Since we moved to the property in May, we have cleared out the hazards that were left behind in the kennel area. It is now safe for dogs to stay in.

Sound Mitigation Plan:

We understand the building is less than 300 ft from the property line, but we would like to use the existing structure and not build an additional structure to meet that requirement. Because of this, we will be putting several sound mitigation plans in place.

1. Add bushes/ trees along the property line
 - a. Spruce tree shrubs
 - b. Pine trees
2. Adhere to our dog schedule and limit the amount of time dogs that are outside of the building without impacting the dogs happiness while keeping noise from barking to a minimum
 - a. Ensure there are no more than 5 dogs outside at anytime
 - b. Ensure there is at least one team member supervising the dogs outside to minimize barking
 - c. Schedule and guidelines:
 - i. **Outdoor Activity:** Morning Potty Break: 7:30-8am
 - ii. Breakfast: 8am
 - iii. Rest to digest: 8am- 10:30am
 - iv. **Outdoor Activity:** Playtime 10:30am- 12:30pm
 - v. Naptime: 12:30pm-3:30pm
 - vi. Early Dinner: 3:30pm
 - vii. Rest to digest: 4pm-5pm
 - viii. **Outdoor Activity:** Playtime 5pm-6pm
 - ix. Naptime: 6pm-9pm
 - x. **Outdoor Activity:** Potty Break: 9pm-9:30pm

Floor and Site plan:

The dogs will sleep inside the 30' x 30' kennel area that is outlined in the site and floor plan. Client parking for drop off and pick ups will be in the front yard, and we will be putting down gravel to accommodate. The fenced in dog run area is attached to the kennel area which will be the main dog run area.

See Site plan [here](#)

Traffic Report:

The amount of traffic will be similar to what we had on our previous property. This will be on average around 1-3 clients pulling in and out per day, and could increase to 5+ cars on busier weekends or holidays. The max would be 20 cars in and out in one day. That would be unlikely to have that many owners drop off or pick up in one day, but it is possible. Holiday weekends tend to bring more traffic than weekdays. On average, dog owners visit for no longer than 5 minutes during drop-offs and pick-ups.

Once we move into phase 2 of our plan, an employee will arrive and leave one to two times per day. The employee will have their own parking space south of the residence, next to the ADA parking spot.

We can estimate the number of dogs here per day to be between 1- 15 in phase 1 and 15+ in phase 2. Not all will be dropped off or picked up every day.

Waste and Water:

Our trash company (OneWay Inc.) confirmed we are able to use their trash service for a commercial amount of dog waste. I have emails to verify if needed. We will collect the dog waste to be taken with our trash every week.

Since our well is residential use only, and we are not able to afford a tap from Left Hand at \$86,000, we will be trucking in water and using a cistern during phase 1.

See cistern location and waste storage location [here](#)

Site Plans & Floor Plan

Kennel Interior

- The kennel area is 900 square feet and will eventually include 20 dog kennels
 - Phase 1= 10 - 15 kennels
 - Phase 2= Up to 20 kennels

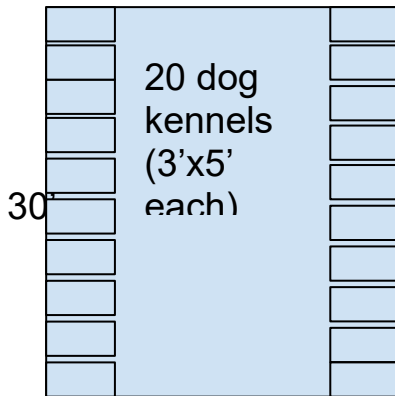
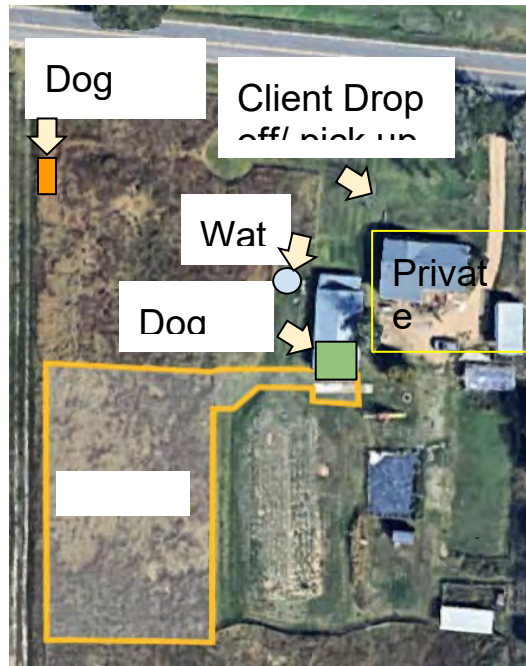


Image not to scale

Dog drop off/ parking area:

- Clients will drop dogs off by appointment only
- The front yard will be converted into a parking area
- ADA parking is south of the residence, next to the kennel
- Employee parking is next to ADA parking





Dog Sleep Area Exterior Images











Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

ATTACHMENT A

Aerial

12350 NIWOT

 Subject Parcel

30 x 30 Barn

0 0.015 0.03 Miles



Area of Detail Date: 2/7/2024



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12350 Niwot Road, Longmont, CO



+ New



This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.



Measure



Click points on the map to measure distances and area

Length
115 ft

Save to project

Layers





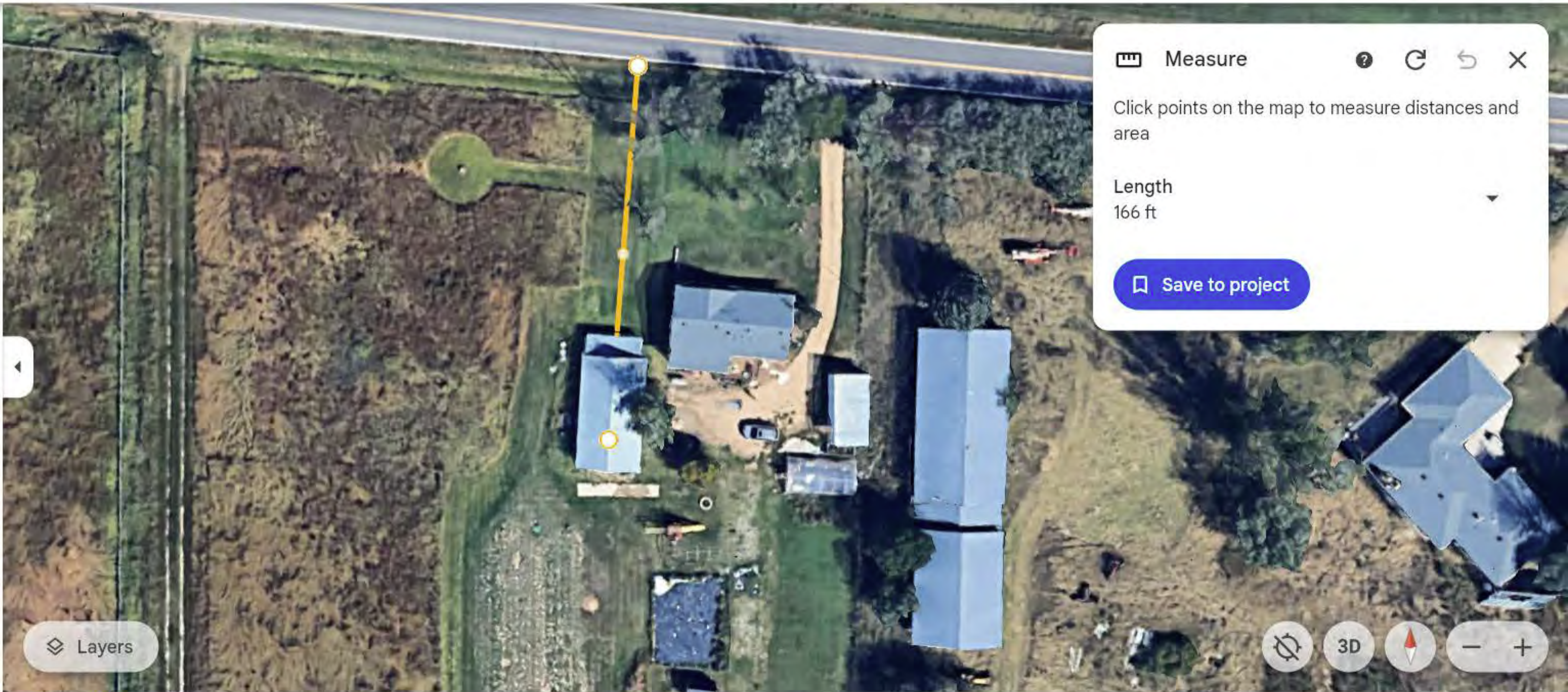
12350 Niwot Road, Longmont, CO



+ New



This is your running list of projects. Create new ones, open existing ones from Drive, or import files from your computer.



Measure

Click points on the map to measure distances and area

Length
166 ft

Save to project

Layers



March 17, 2025

Boulder County Community Planning & Permitting
2045 13th St.
Boulder, CO 80302

Re: Docket SU-24-0003: Hause Kennel

Dear Sam,

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Special Use Permit for Hause Kennel at 12350 Niwot Road. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews.

- Please be aware United Power has existing overhead powerlines, and we ask the developer to exercise caution when entering and exiting with equipment.
- No permanent structures are acceptable within the dry utility easement (s). United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.

For new electric service or any modification to existing facilities, including relocation and/or removal, an application can be submitted at <https://www.unitedpower.com/construction>.

Service will be provided according to the rules, regulations, and policies in effect by United Power. As a reminder, please call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. United Power looks forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Zayda L. Vargas

Zayda L. Vargas
United Power, Inc.
Plat Referral and Joint Use Specialist
O: 303-637-1389 | Email: platreferral@unitedpower.com

Walker, Samuel

From: Zayda Vargas <zvargas@UnitedPower.com>
Sent: Tuesday, March 18, 2025 11:27 AM
To: Walker, Samuel
Subject: [EXTERNAL] RE: Referral Packet for Docket SU-24-0003: Hause Kennel at 12350 Niwot Road

Good morning Sam,

Though there are no easements on the property, nor does United Power anticipate any conflicts with the Special Use Permit, please keep this requirement in mind when building near the existing electrical facilities on the property. Shall any maintenance be needed; United Power will need safe access to these facilities.

Please let me know if there's anything else I can assist you with.

Sincerely,



Zayda Vargas

Plat Referral and Joint Use Specialist

Office: 303-637-1389 | zvargas@unitedpower.com

Working Hours: Monday-Friday 8:00-4:30

United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Walker, Samuel <swalker@bouldercounty.gov>
Sent: Tuesday, March 18, 2025 7:59 AM
To: Zayda Vargas <zvargas@UnitedPower.com>
Subject: RE: Referral Packet for Docket SU-24-0003: Hause Kennel at 12350 Niwot Road

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Zayda,

This referral response notes that structures are not allowed in the dry easement, but I'm not sure where that easement is. Do you anticipate conflicts with the easement based on the provided application materials?

Sam Walker

Planner II | Boulder County Community Planning & Permitting

2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

From: Zayda Vargas <zvargas@UnitedPower.com>
Sent: Monday, March 17, 2025 8:47 PM

To: Walker, Samuel <swalker@bouldercounty.gov>

Subject: [EXTERNAL] FW: Referral Packet for Docket SU-24-0003: Hause Kennel at 12350 Niwot Road

Good evening,

Thank you for inviting United Power, Inc. to review and comment on **Hause Kennel at 12350 Niwot Road**. Attached, please find our comments.

Sincerely,



Zayda Vargas

Plat Referral and Joint Use Specialist

Office: 303-637-1389 | zvargas@unitedpower.com

Working Hours: Monday-Friday 8:00-4:30

United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Morgan, Heather <hmorgan@bouldercounty.gov>

Sent: Tuesday, February 11, 2025 8:10 AM

To: Oehlkers, Jason <joehlkers@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; #CEreferral <CEreferral@bouldercounty.gov>; Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; McKeehan, TJ <tjmckeehan@bouldercounty.gov>; United Power Plat Referral <platreferral@UnitedPower.com>; Steve Buckbee <sbuckbee@lefthandwater.org>; chrissmith@lefthandwater.org; mhelmer@erieco.gov; dbach@erieco.gov; kdriscoll@erieco.gov; referrals@weld.gov; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; Cda_pacfa@state.co.us; sarah.brucker@state.co.us; prevention@mvfpd.org; Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Morgan, Heather <hmorgan@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>

Cc: Walker, Samuel <swalker@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>

Subject: Referral Packet for Docket SU-24-0003: Hause Kennel at 12350 Niwot Road

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached referral packet for Docket **SU-24-0003: Hause Kennel at 12350 Niwot Road**.

Please return responses and direct any questions to Sam Walker by **March 18, 2025**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Heather Morgan | Lead Administrative Technician – Planning Division

Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 p.m.

Disclaimer

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Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: February 11, 2025
 RE: Docket SU-24-0003

Docket SU-24-0003: Hause Kennel

Request: Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property at 12350 Niwot Road.
 Location: 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.
 Zoning: Agricultural (A) Zoning District
 Property Owners/Applicants: Garret Hause & Jessica Kittle

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471 Boulder, Colorado 80306 or via email to swalker@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 720-564-2738 or swalker@bouldercounty.gov.

Please return responses by **March 18, 2025.**

☒ We have reviewed the proposal and have no conflicts.
☐ Letter is enclosed.

Signed [TJ McKeehan](#) PRINTED [TJ McKeehan](#)

Agency or Address [Boulder County Public Works](#)

Date [2/13/2025](#)

[Claire Levy](#) County Commissioner [Marta Loachamin](#) County Commissioner [Ashley Stolzmann](#) County Commissioner

Walker, Samuel

From: McKeehan, TJ
Sent: Thursday, February 13, 2025 10:54 AM
To: Walker, Samuel
Subject: Referral Packet for Docket SU-24-0003: Hause Kennel at 12350 Niwot Road
Attachments: su-24-0003-referral-packet.pdf

Hi Sam,

Let me know if I need to do anything else here. My only comment/concern would be if the applicant were to want to install a second access from Niwot Road, they would need to go through CP&P for a permit and a culvert would need to be installed at Boulder County standards for the access.

Thanks,

TJ McKeehan
Deputy Director of Public Works/Road Maintenance
Boulder County Public Works
tjmckeehan@bouldercounty.org
303-678-6287



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: February 11, 2025
 RE: Docket SU-24-0003

Docket SU-24-0003: Hause Kennel

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 Applicants: Garret Hause & Jessica Kittle

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Please return responses by **March 18, 2025.**

☐ We have reviewed the proposal and have no conflicts.

☒ Letter is enclosed.

Signed Steven J. Buckbee PRINTED Steve Buckbee

Agency or Address Left Hand Water District

Date 2/14/25

Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner



Left Hand Water District

February 14, 2025

Sam Walker
Boulder County Community Planning & Permitting
PO Box 471
Boulder, CO 80306

RE: SU-24-0003, Hause Kennel at 12350 Niwot Road

Mr. Walker:

If the applicant wishes to obtain water service from Left Hand Water District, they will need to submit a commercial tap availability request and commercial supplement for our review. The documents are available at <https://lefthandwater.gov/engineering/new-tap-requests/>.

Please let me know if you have any questions or require additional information.

Sincerely,

Steven J. Buckbee

Steve Buckbee, P.E.
Engineering Manager
Left Hand Water District



Public Works Department

Memorandum

Date: March 7, 2025

To: Sam Walker, Planner II, Community Planning & Permitting

From: Jennifer Keyes, Boulder County Stormwater Quality Coordinator

Subject: SU 24-0003: Hause Kennel at 12350 Niwot Road

The Public Works Department has reviewed the above-referenced project, and has the following comments:

1. As a part of Boulder County's water quality protection and Municipal Separate Storm Sewer System (MS4) Construction Program, a Stormwater Quality Permit (SWQP) may be required for this project based on the disturbance illustrated in the submitted materials.
 - a. **At building permit**, provide a complete SWQP submittal to stormwater@bouldercounty.gov if an acre or more of land is disturbed by the project.
2. An intermittent stream is located on the property. The proposed use must not negatively impact water quality to the intermittent stream or the downstream pond.
 - a. **At building permit**, illustrate a water quality feature on the site map that protects the intermittent stream that runs through the property from impacts from the dog run caused by dog waste and sediment transport. Water quality features may include but are not limited to vegetative buffers, grass swale, bio retention, or other types of similar features.
 - b. **At building permit**, indicate the surfacing of the dog run area.

This concludes Public Works' comments at this time. Questions may be submitted to stormwater@bouldercounty.gov. Applicants are encouraged to review the information on the Boulder County Stormwater Quality Permit website:

<https://www.bouldercounty.org/transportation/permits/stormwater-quality-permit/>

Commissioner Claire Levy • Commissioner Marta Loachamin • Commissioner Ashley Stolzmann

Boulder County Courthouse • 1325 Pearl Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, CO 80306 • www.BoulderCounty.gov

Commissioners@bouldercounty.gov • Telephone: 303.441.3500 • Fax: 303.441.4525



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

July 1st, 2025

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Access & Engineering

SUBJECT: Docket SU-24-0003: Hause Kennel at 12350 Niwot Road

The Development Review Team – Access & Engineering (A&E) staff has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed via Niwot Road, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local. Legal access is demonstrated via adjacency to this public ROW.
2. Application materials indicate a new parking/client drop off area approximately 50 feet northwest of the existing residence. Plans submitted at building permit for review and approval must demonstrate compliance with the Boulder County Multimodal Transportation Standards (the Standards) including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards
 - b. Standard Drawing 11 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance

At final inspection, the Community Planning & Permitting Department must verify that the access and parking area has been constructed to comply with the Standards.

3. Materials submitted by the applicant indicate that a cattle shed will be converted to a kennel utilizing approximately 900 square feet of floor area. Per section 4-503.F.3 of the Land Use Code (the Code) one space per 300 square feet of floor area is required for this type of use. Therefore, a total of three parking spaces must be provided. In addition, parking stalls must comply with Section 5.6 and Standard Drawing 1 of the Standards.

At building permit, submit plans for three parking spaces, including one ADA-accessible space compliant with the Standards.

4. Plans submitted by the applicant don't indicate the type of surfacing used for the proposed driveway/access. Access serving one dwelling unit shall use 4" ABC (Class 6) or other suitable material as approved by the County Engineer.

At building permit, submit plans indicating the type of surfacing used for the parking and driveway area.

5. Applicants submitted a revised Transportation System Impact Review (TSIR) dated June 16th, 2025. The TSIR indicates that no change to the physical access is recommended, and that signage will be installed to alert drivers and encourage cautious driving. In addition, the TSIR states that proper lighting will be maintained. Staff agrees with the findings of the TSIR.

Please coordinate with Boulder County Public Works at tdadmin@bouldercounty.gov for the installation of any traffic signs.

6. All construction materials including stockpiles, machinery, dumpsters, and other items shall be staged on the subject property so as to not impede the travel way or drainage.
7. During construction (i.e. during the day while work is being performed), all vehicles shall be parked on site as to not impede the travelway. No vehicles may be parked along Niwot Road.
8. A vehicle tracking pad must be installed at the access point to the public ROW to ensure that construction debris does not enter the roadway. Daily sweeping may also be required to clear the roadway of all dirt, rocks and other debris.

This concludes our comments at this time.

F. Kennel

1. Definition: Any place or premises, other than a pet shop or veterinary clinic, used in whole or part for the purpose of keeping eight or more weaned dogs or cats in any combination whether the animals are boarded or household pets.
2. Districts Permitted: By Special Review or Limited Impact Special Review in A; by Special Review in F and MI
3. Parking Requirements: One space per 300 square feet of floor area, with a minimum of two spaces.
4. Loading Requirements: None
5. Additional Provisions:
 - a. For kennels with eight to 12 dogs or cats:
 - (i) the animals shall be kept a minimum of 100 feet from any property line or other mitigating circumstance exists or may be created which has the same or better mitigating effect; and
 - (ii) kennels of this size require Limited Impact Special Review in the Agricultural zoning district, and Special Review in the Forestry and Mountain Institutional zoning districts.
 - b. For kennels with more than 12 dogs or cats:
 - (i) the animals shall be kept a minimum of 300 feet from any property line or other mitigating circumstance exists or may be created which has the same or better mitigating effect.
 - (ii) kennels of this size require Special Review in all permitted zoning districts.
 - c. If a single family dwelling is used as the holding facility for boarded animals, the use shall be limited to no more than 12 boarded animals but in no case shall there be more than 15 dogs including household pets or no more than 15 total cats including household pets, and the requirements of 5 (a) above shall apply.
 - d. One single family dwelling, occupied by the owner, operator, or manager of the business will be considered customary and incidental as a part of this use.
 - e. Kennels which legally existed on April 1, 2000 will be considered conforming at their present levels of use provided a site plan and description of the operation is submitted to the Community Planning & Permitting Department by December 31, 2000.
 - f. A facility which provides services including: day care, agility or other training, or grooming, where the services are being provided for animals that are not concurrently boarded at the Kennel, is considered a Retail/Personal Service Facility (4-512).

Y. Parking

1. Definition: A permanent parking area
 2. Districts Permitted: By right in all districts, subject to the additional provisions below and any specific provisions associated with the property's Principal Use.
 3. Parking Requirements
-

4-156

Boulder County Land Use Code • October 12, 2023

Article 4 • 4-516 Accessory Uses

- a. The quantity and location of vehicle parking shall be appropriate for the use and site characteristics. Deviating from the number of required automotive parking spaces as described in each use classification may be appropriate based on the specific circumstances of a proposal including without limitation available on-street parking, seasonal or temporary needs for parking, shared parking agreements, reliance on alternative modes or other transportation demand management strategies.
- b. A parking area may be shared to meet parking requirements. A sufficient, binding agreement for the duration the parking area will be shared is required.
- c. For multiuse facilities, the parking for the most intensive use as defined in the Community Planning & Permitting Department shall control.
4. Loading requirements: As needed for primary use requirements
5. Additional Provisions:
 - a. Parking for uses on open space parcels controlled by a government entity shall not require review under this code if the parking lot is in accordance with an open space management plan approved by the Board of County Commissioners.
 - b. The parking facility must meet all applicable provisions of the Boulder County Multimodal Transportation Standards.
 - c. Electric vehicle service equipment or electric vehicle supply equipment ("EVSE"), also referred to as a charging station, must be provided for new or expanded parking lots that total 15 or more automotive parking spaces.
 - (i) On-site installation may not be required if a more suitable location is appropriate. Factors to be considered in determining suitability are land use impacts, proximity to employment areas, townsites or historical areas, existing or planned EVSE infrastructure in the area, electric infrastructure on-site and nearby, and location in relation to arterial roadways. For cases in which on-site installation is not required, the applicant shall be subject to the Electric Vehicle Charging Fund standards, as adopted by the Board of County Commissioners.
 - (ii) A Level 2 or Level 3 EVSE with a minimum of one SAE J1772 EV Plug, or the equivalent, is required for the first 15 automotive parking spaces. If no Level 3 EVSE is installed then for each additional 25 automotive parking spaces, one additional Level 2 EVSE with a minimum of one SAE J1772 EV Plug, or the equivalent, is required. If Level 3 EVSE is installed, then no additional EVSE is required.
 - (iii) For ease of use, parking spaces with an EVSE shall be designated for electric vehicle charging, and stations are recommended to register with an electric vehicle charging information network.
 - d. Internal traffic circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian paths or sidewalks will connect to the area being served.
 - e. For surface lots with 50 or more automotive parking spaces, interior landscaping must cover at least 5% of the parking area.
 - f. Lighting shall comply with Article 7-1600 Outdoor Lighting of the Boulder County Land Use Code. Additional restrictions on quantity of lights, hours of operation and lighting locations may be determined through the applicable review process.
 - g. A stormwater management plan or drainage plan is required for final design and construction.
 - h. For uses applying Transportation Demand Management strategies, areas reserved for rideshare vehicles shall have markings and signs indicating that the space is reserved for a rideshare vehicle.



March 19, 2025

Sam Walker, Planner II

Boulder County Department of Community Planning and Permitting

Transmitted via email: swalker@bouldercounty.gov

Re: Special Use Review - Hause Kennels at 12350 Niwot Rd

File No. SU-24-0003

Part of the NW ¼ of the NE ¼ of Sec. 36, Twp. 2 North, Rng. 69 West, 6th P.M.

Water Division 1, Water District 6

CDWR Assigned Referral No. 32774

Dear Sam Walker:

We have received the referral for the Special Use Review application for the approximately 9.9-acre parcel at 12350 Niwot Road in Boulder County for a request to permit the establishment of a dog kennel for up to 20 dogs on the property.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The specific water uses and water demand associated with the project were not provided. Our records indicate that the well located on the above-referenced property is operating under permit no. 52284, which was issued on March 7, 1972 for the residential site described



as a portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 36, Twp. 2 North, Rng. 69 West, 6th P.M. in Boulder County. The pumping rate of this well is limited to 15 gpm. Based on its depth, the well is likely producing water from the alluvium. The well is permitted for domestic uses and cannot be used for other purposes.

Per the "Waste and Water" section of narrative in the referrals package, it appears that the proposed water to be used for the kennel will be sourced from a cistern, with water to be transported via trucking. This office has no objection to utilizing water delivery as the source for service to the cistern to service the proposed dog kennel, so long as the applicant purchases the water from a legal source.

Please contact Ariel.Hacker@state.co.us or 303-866-3581 x 8234 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Permit file for well no. 52284



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety & Inspection Services Team

MEMO

TO: Samuel Walker, Planner I
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: February 13, 2025

RE: Referral Response, Docket SU-24-0003: Hause Kennel. Special Use Review to permit establishment of a dog kennel for up to 20 dogs.

Location: 12350 Niwot Road

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** A building permit, plan review, inspection approvals, and a Certificate of Occupancy ("C.O.") are required for the proposed change of use to the building. Separate building permits are required for each structure.

An approved **water source** is required for the building and use. A water tap from a public supply or a well that is approved by the State of Colorado Engineer meets this requirement. Purchased water is not an approved water source.

(Kennel(s)) will be reviewed through the International Building Code (IBC) as a commercial mixed-use building. A code analysis from a Colorado licensed design professional, an architect, is required. The building occupancy must be classified by each space. This building is not all agricultural use under the IBC.

(Kennel(s)) If the structure, or a portion of it is to be conditioned (heated or cooled), please demonstrate compliance to 2015 International Energy Conservation Code (IECC) – Commercial provisions.

The Commercial Plan Submittal Checklist: [B70 Commercial Plan Checklist \(bouldercounty.gov\)](#)

We have updated the **Building Code Amendment**, the effective date for this new code is March 31, 2025. You can review the new [Boulder County Building Code Amendments, effective March 31, 2025](#)

2015 Building Code Adoption & Amendments, at the following URL:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

1. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 130 mph (Vult) and 40 psf, respectively.
2. **Change in occupancy.** The proposed project is in an existing building plus with a proposed **change in occupancy** as defined by the 2015 International Existing Building Code. A Colorado licensed registrant needs to provide a design analysis in accordance with the IEBC. Please indicate the Method of Compliance for the work proposed.
 - ☐ 1.) Prescriptive Compliance Method (IEBC chapters 3 and 4)
 - ☐ 2.) Work Area Compliance Method (IEBC chapters 3, and 5 through 13, as applicable)
 - ☐ 3.) Performance Compliance Methods (Demonstrate compliance in accordance with IEBC chapters 3 and 14.)
 - ☐ 4.) Addition (Demonstrate compliance in accordance with IEBC chapters 11 and the IBC...)

Please document steps of compliance to each appropriate section in accordance with the Method of Compliance chosen including accessibility requirements.
3. **Minimum Plumbing Fixtures.** (staff & customers) The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.
4. **Accessibility.** (staff & customers) Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including **accessible parking**, signage, **accessible routes** and accessible fixtures and features.
5. **Fire Department.** It appears that the site is served by Mountain View Fire Rescue District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code (“IFC”) adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
6. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.gov



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: February 11, 2025
 RE: Docket SU-24-0003

Docket SU-24-0003: Hause Kennel

Request: Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property at 12350 Niwot Road.

Location: 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.

Zoning: Agricultural (A) Zoning District

Property Owners/
 Applicants: Garret Hause & Jessica Kittle

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The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471 Boulder, Colorado 80306 or via email to swalker@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 720-564-2738 or swalker@bouldercounty.gov.

Please return responses by **March 18, 2025.**

☒ We have reviewed the proposal and have no conflicts.
☐ Letter is enclosed.

Signed  PRINTED Jessica Fasick

Agency or Address CP&P Historic Review

Date 2/11/25

Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner



Community Planning & Permitting

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MEMO TO: Referral Agencies
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Docket SU-24-0003: Hause Kennel

Request: Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property at 12350 Niwot Road.
 Location: 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.
 Zoning: Agricultural (A) Zoning District
 Property Owners/
 Applicants: Garret Hause & Jessica Kittle

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471 Boulder, Colorado 80306 or via email to swalker@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 720-564-2738 or swalker@bouldercounty.gov.

Please return responses by **March 18, 2025.**

☒ We have reviewed the proposal and have no conflicts.
☐ Letter is enclosed.

Signed Michelle Kelly PRINTED Michelle Kelly

Agency or Address Mountain View Fire District

Date 2/24/2025

Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: February 11, 2025
 RE: Docket SU-24-0003

Docket SU-24-0003: Hause Kennel

Request: Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property at 12350 Niwot Road.

Location: 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.

Zoning: Agricultural (A) Zoning District

Property Owners/
 Applicants: Garret Hause & Jessica Kittle

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Please return responses by **March 18, 2025.**

☒ We have reviewed the proposal and have no conflicts.
☐ Letter is enclosed.

Signed Josh Campbell PRINTED Josh Campbell

Agency or Address Town of Erie - Planning and Development

Date 2/11/2025

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: March 27, 2025
SUBJECT: Docket SU-25-0003, Hause, 12350 Niwot Road

Staff has reviewed the submitted materials, and does not expect significant natural resource impacts from the proposal. The outdoor fence needs to be sufficient so that dogs cannot “escape” -- by jumping or digging -- and run free. Standard revegetation should be required.

Walker, Samuel

From: Walker, Samuel
Sent: Friday, February 14, 2025 3:48 PM
To: Wade Wedel
Subject: RE: Docket #: SU-24-0003

Wade,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the applicant, the Planning Commission, and the Board of County Commissioners for their consideration.

If you would like to review additional information about the application, it's linked on the webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

Sam Walker

Planner II | Boulder County Community Planning & Permitting
2045 13th Street, Boulder, CO 80302
Ph: 720-564-2738
swalker@bouldercounty.gov

From: Wade Wedel <wade.wedel@outlook.com>
Sent: Thursday, February 13, 2025 5:47 PM
To: Walker, Samuel <swalker@bouldercounty.gov>
Subject: [EXTERNAL] Docket #: SU-24-0003

We are the residence at 12370 Niwot Rd. (Just east of 12350). We fully support Jessica and Garrett getting this permit. We have no arguments against it and frankly would be the only neighbor close enough to be impacted by it.

Walker, Samuel

From: Ricardo L Landeira <ricardo.landeira@colorado.edu>
Sent: Saturday, February 15, 2025 7:37 AM
To: Walker, Samuel
Subject: [EXTERNAL] SU-24-0003 Referral Packet

Mr. Sam Walker,

Kindly mail us a complete Referral Packet pertaining to the proposed Hause Kennel (SU-24-0003) on 12350 Niwot Road. Your unexpected, unwelcome and incomplete notice arrived only yesterday by USPS.

My wife and I are the owners and longtime residents of the home located on 12373 Niwot Road, directly across from this proposed dog business enterprise. We have a conservation easement on our property part of which shelters a riparian area situated on its southwest corner where foxes, various fowl and other small animals nest and thrive. Additionally, your department no doubt is also cognizant of the active nest of bald eagles within a few hundred yards of the proposed business directly to the south.

Our reservations regarding this proposed kennel in an area with over 600 acres already under conservation easements concern the increased traffic in the short last one and one-half miles of Niwot Road where a few months ago one person was killed and one injured in an auto accident that partially destroyed a very narrow bridge—which remains unrepaired—barely three quarters of a mile to the west of 12350. However, we fear infinitely more the negative impact that the insertion of the “up-to-20 dogs” (plus its staff, workers, dog owners, service personnel, visitors) to be housed on this section of Niwot Road will have on the rural habitat of the wildlife. The gift in perpetuity to Boulder county by our family, the Neal family, the Caldwell family and others will be negated by this unwise intrusion, completely alien to the spirit of conservation easements, open space and agricultural zoning beneficial to all who live within its boundaries. Lastly, these parcels of Boulder County land are zoned as AGRICULTURAL, where we, among many other owners, grow corn, wheat, alfalfa, hay and other crops. Why, then, are you willing to consider allowing non-agriculturally related BUSINESS enterprises such as dog kennels to violate the existing zoning we have all adhered to for years.

Please keep us updated on all matters related to the review process including but not limited to public hearings and other forums.

Sincerely,

Drs. Ricardo and Joy Landeira

Ricardo Landeira

Emeritus Professor of Spanish & Portuguese and Comparative Literature

University of Colorado at Boulder

Boulder, Colorado USA 80309-0278

E-mail: landeira@colorado.edu

Walker, Samuel

From: Walker, Samuel
Sent: Tuesday, February 18, 2025 7:58 AM
To: Brent Lang
Cc: Milena Halek
Subject: RE: [EXTERNAL] SU-24-0003

Brent,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the applicant, the Planning Commission, and the Board of County Commissioners for their consideration.

If you would like to review additional information about the application, it's linked on the webpage [here](#). It sounds like you may have found this page already, you'll need to click the link titled "Application Materials" in the "Special Use Review Documentation" row to actually view the application materials.

I do not have a voicemail or missed call from you at the moment, although you likely left it on our main line. If you would like to speak with me my direct phone number is in my email signature.

Please feel free to reach out to me directly with any questions or additional comments.

Sam Walker

Planner II | Boulder County Community Planning & Permitting
 2045 13th Street, Boulder, CO 80302
 Ph: 720-564-2738
swalker@bouldercounty.gov

-----Original Message-----

From: Brent Lang <drblang@gmail.com>
 Sent: Tuesday, February 18, 2025 4:48 AM
 To: Walker, Samuel <swalker@bouldercounty.gov>
 Cc: Milena Halek <goose31@earthlink.net>
 Subject: [EXTERNAL] SU-24-0003

To whom it may concern,

Please send any and all information in regards to proposed dog kennel at 12350 Niwot Road. I left a voicemail today requesting a referral packet be sent to me. There does not appear to be any information on line.

I am the property owner of the lot directly West.

In addition, I am not in favor and vigorously oppose a kennel being in operation there. Although right now my lot is zoned agricultural, whoever purchases this lot in the future will want to build a residence on it as there is a conservation easement in place. A dog kennel will devalue our lot, negatively affect our ability to sell this lot, and preclude anyone wanting to build on it for obvious reasons. The noise from a dog kennel will negatively impact the sale of this lot and subsequent building. A dog kennel is not the same as a horse boarding facility as far as noise nuisance. Please confirm receipt of this email and let us know if there is to be another opportunity to voice our concerns re proposed dog kennel and how we may follow Boulder Counties review of this application.

Thank you,
Brent Lang
2688 Grace Way
Mead CO 80542

Walker, Samuel

From: Walker, Samuel
Sent: Wednesday, March 12, 2025 10:15 AM
To: Milena Halek
Subject: RE: [EXTERNAL] RE: Docket SU-24-0003

Milena & Brent,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the applicant, the Planning Commission, and the Board of County Commissioners for their consideration.

If you would like to review additional information about the application, it's linked on the webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

Sam Walker

Planner II | Boulder County Community Planning & Permitting
2045 13th Street, Boulder, CO 80302
Ph: 720-564-2738
swalker@bouldercounty.gov

From: Milena Halek <goose31@earthlink.net>
Sent: Tuesday, March 11, 2025 4:41 PM
To: Walker, Samuel <swalker@bouldercounty.gov>
Subject: [EXTERNAL] RE: Docket SU-24-0003

Please read the above letter as vehemently oppose this dog kennel development.

We have worked all our lives and might built our retirement home here, and I do NOT want to live next door to a dog kennel.

Thank you, Milena Halek & Brent Lang
303-775-3498

RE: Docket SU-24-003

Re: Application Number REQ-PLN-01610

TO WHOM IT MAY CONCERN:

We are the owners of the lot just West of the proposed dog kennel, 12220 Niwot Road. We are not in favor of and vigorously oppose a dog kennel being built and operational to the east of our lot at 12350 Niwot Road. Although zoned agricultural presently, whoever purchases this lot in the future will most assuredly want to build a residence on it as there is a long standing conservation easement in place. We might even want to build our retirement home on this site. A dog kennel in such close proximity will negatively affect our ability to sell this lot, and preclude anyone wanting to build on it for obvious reasons. People move to the country to get away from the noise, hustle and bustle of the city or town. Again, the noise and traffic from a dog kennel will negatively impact the value of our lot, the sale of this lot and subsequent building upon it. There was no dog kennel in place when we purchased this lot. Although there is a horse boarding facility somewhat to the east of the proposed kennel, I think all can agree that a dog kennel is not the same as a horse boarding facility or grazing cattle as far as noise. Dogs are episodic sleepers and there would be barking, howling day and night. Would you like to live next to a large dog kennel and try and enjoy peace and quiet or sleep? The noise abatement proposed by petitioners would be ineffectual. Planting any type of trees, bushes will do nothing to stop the sound from carrying, no matter if structure is 300 feet from property line or not. Further the proposal is for multiple phases of kennel expansion which will only make the situation worse over time. Again we strenuously oppose any type of dog kennel operation being built at 12350 Niwot Road and would encourage petitioners to purchase more acreage in a different location if they wish to have a kennel operation for reasons stated above.

Thank you,
Brent Lang and Milena Halek
Owners of 12220 Niwot Road
303-775-3498



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: February 11, 2025
 RE: Docket SU-24-0003

Docket SU-24-0003: Hause Kennel

Request: Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property at 12350 Niwot Road.
 Location: 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.
 Zoning: Agricultural (A) Zoning District
 Property Owners/
 Applicants: Garret Hause & Jessica Kittle

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Please return responses by **March 18, 2025.**

☐ We have reviewed the proposal and have no conflicts.

☒ Letter is enclosed.

Signed

PRINTED

Agency or Address

Date

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only

Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
☐ Appeal ☐ Correction Plat ☐ Exemption Plat ☐ Final Plat ☐ Limited Impact Special Use ☐ Limited Impact Special Use Waiver ☐ Location and Extent	☐ Modification of Site Plan Review ☐ Modification of Special Use ☐ Preliminary Plan ☐ Resubdivision (Replat) ☐ Rezoning	☐ Road Name Change ☐ Road/Easement Vacation ☐ Site Plan Review ☐ Site Plan Review Waiver ☐ Sketch Plan ☒ Special Use/SSDP	☐ Special Use (Oil & Gas development) ☐ State Interest Review (1041) ☐ Subdivision Exemption ☐ Variance ☐ Other:
Location(s)/Street Address(es) 12350 Niwot Rd Longmont, CO 80504			
Subdivision Name			
Lot(s)	Block(s)	Section(s) 36	Township(s) 2 N Range(s) 69 W
Area in Acres 10	Existing Zoning Agriculture	Existing Use of Property	Number of Proposed Lots
Proposed Water Supply		Proposed Sewage Disposal Method	

Applicants:

Applicant/Property Owner		Garrett Hause		Email	garretthause@gmail.com
Mailing Address 12350 Niwot Rd					
City	Longmont	State	CO	Zip Code	80504
Phone	303-638-7372				
Applicant/Property Owner/Agent/Consultant		Jessica Kittle		Email	garretthause@gmail.com
Mailing Address Same as Garrett					
City		State		Zip Code	
Phone					
Agent/Consultant		Email			
Mailing Address					
City		State		Zip Code	
Phone					

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner		Printed Name	Jessica Kittle	Date	4/1/2024
Signature of Property Owner		Printed Name	Garrett Hause	Date	4/1/2024

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

3/12/2025

RE: Docket SU-24-003

Re: Application Number REQ-PLN-01610

TO WHOM IT MAY CONCERN:

We are the owners of the lot just West of the proposed dog kennel, 12220 Niwot Road. We are not in favor of and vigorously oppose a dog kennel being built and operational to the east of our lot at 12350 Niwot Road. Although zoned agricultural presently, whoever purchases this lot in the future will most assuredly want to build a residence on it as there is a long standing conservation easement in place. We might even want to build our retirement home on this site. A dog kennel in such close proximity will negatively affect our ability to sell this lot, and preclude anyone wanting to build on it for obvious reasons. People move to the country to get away from the noise, hustle and bustle of the city or town. Again, the noise and traffic from a dog kennel will negatively impact the value of our lot, the sale of this lot and subsequent building upon it. There was no dog kennel in place when we purchased this lot. Although there is a horse boarding facility somewhat to the east of the proposed kennel, I think all can agree that a dog kennel is not the same as a horse boarding facility or grazing cattle as far as noise. Dogs are episodic sleepers and there would be barking, howling day and night. Would you like to live next to a large dog kennel and try and enjoy peace and quiet or sleep? The noise abatement proposed by petitioners would be ineffectual. Planting any type of trees, bushes will do nothing to stop the sound from carrying, no matter if structure is 300 feet from property line or not. Further the proposal is for multiple phases of kennel expansion which will only make the situation worse over time. Again we strenuously oppose any type of dog kennel operation being built at 12350 Niwot Road and would encourage petitioners to purchase more acreage in a different location if they wish to have a kennel operation for reasons stated above.

Thank you,
Brent Lang and Milena Halek
Owners of 12220 Niwot Road
303-775-3498

The block contains two handwritten signatures in black ink. The signature on the left is 'Brent Lang' and the signature on the right is 'Milena Halek'.

Walker, Samuel

From: Walker, Samuel
Sent: Tuesday, March 18, 2025 7:48 AM
To: 'nlmurphey@comcast.net'
Subject: RE: [EXTERNAL] Objection to Special Use Permit - Docket SU-24-0003

Nicole,

Thank you for your comments, they have been added to the project file, and are now a part of the public record for the proposal. Your comments have been reviewed by staff, and will be forwarded to the applicant, the Planning Commission, and the Board of County Commissioners for their consideration.

If you would like to review additional information about the application, it's linked on the webpage [here](#).

Please feel free to reach out to me directly with any questions or additional comments.

Sam Walker

Planner II | Boulder County Community Planning & Permitting
 2045 13th Street, Boulder, CO 80302
 Ph: 720-564-2738
swalker@bouldercounty.gov

From: nlmurphey@comcast.net <nlmurphey@comcast.net>
Sent: Monday, March 17, 2025 4:30 PM
To: Walker, Samuel <swalker@bouldercounty.gov>; LU Land Use Planner <planner@bouldercounty.gov>
Subject: [EXTERNAL] Objection to Special Use Permit - Docket SU-24-0003

Mr. Walker, et al.,

Good afternoon. Attached please find our objection to the Hause Kennel special use permit application. Please review and do not hesitate to contact me with any questions.

If you could kindly reply to acknowledge receipt of the letter attachment, I would appreciate it.

Best,
 Nicole Murphey
 (303) 517-6402



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
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 FROM: Sam Walker, Planner II
 DATE: February 11, 2025
 RE: Docket SU-24-0003

Docket SU-24-0003: Hause Kennel

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Zoning: Agricultural (A) Zoning District

Property Owners/
 Applicants: Garret Hause & Jessica Kittle

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

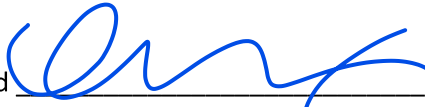
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Please return responses by **March 18, 2025.**

☐ We have reviewed the proposal and have no conflicts.

☒ Letter is enclosed.

Signed  PRINTED Heidi Murphy

Agency or Address 12252 Niwot Road, Longmont, CO 80504

Date 3/17/25

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner

Notice of Objection to Special Use Permit Application

March 17, 2025

Community Planning & Permitting

P.O. Box 471

Boulder, CO 80306

Via email: swalker@bouldercounty.gov and planner@bouldercounty.gov

RE: Objection to Special Use Permit Application Docket SU-24-0003: Hause Kennel

To Whom It May Concern:

We are writing to express our formal objection to the special use permit application submitted by Garrett Hause and Jessica Kittle for the property located at 12350 Niwot Road. As an adjacent property owner, we have significant concerns regarding the proposed commercial kennel operation that we believe would negatively impact both the character of our neighborhood and our personal property rights.

When we purchased our property in 2023, we conducted extensive due diligence on the zoning and permitted use of properties along Niwot Road and the surrounding areas. As clearly documented in Boulder County materials, Niwot Road is predominantly agricultural in nature. The area is specifically protected by Boulder County open space designations and numerous conservation easements established to preserve the agricultural character of this unique region. Permitting a commercial business of the nature being proposed fundamentally contradicts the established character and zoning intent of our neighborhood.

Traffic impact represents another significant concern. According to the applicants' own statements, the proposed kennel could generate as many as 20 client vehicles plus employee traffic daily. This dramatic increase in traffic would not only create substantial noise pollution but also poses genuine safety hazards on Niwot Road, which was not designed to accommodate commercial or retail traffic volumes of this magnitude.

Furthermore, the noise from up to 20 dogs is a material concern for surrounding property owners. The proposal acknowledges that the existing structure is less than 300 feet from the property line, which fails to meet minimum distance requirements for kennels. The proposed sound mitigation measures—limited to landscape plantings and a dog scheduling system—are wholly insufficient to address the noise from increased traffic, kennel operations, and the outdoor dog activity area. This is particularly concerning as the applicant's property directly abuts our horse pastures. The noise from a commercial dog kennel could easily spook our animals, creating dangerous situations and compromising their wellbeing.

Additionally, the application fails to properly address waste and water concerns. The site plan indicates a dog waste collection site along the fence line abutting another property, but it lacks specific details about containment methods to prevent leaching or odors. There is concern regarding potential noxious smells and/or leaching resulting from the commercial dog kennel

operation. Similarly, the application indicates a plan to truck in water and use a cistern due to well limitations and the prohibitive cost of a water tap. This arrangement raises serious concerns about (i) the sustainability of the water supply for a commercial operation, (ii) potential environmental impacts of water transportation, and (iii) adequacy of the water supply for proper sanitation of a facility housing up to 20 dogs. The application does not address the grey/black water drainage and the potential impact on neighboring properties.

This objection is supported by several provisions within Boulder County's Land Use Code:

1. **Section 4-601 (Special Review Standards):** The application fails to meet the criteria that special uses "will not result in undue traffic, visual, noise, or other impacts that are incompatible with the surrounding area." The proposed kennel would clearly generate undue traffic and noise impacts (both from traffic and dogs) that are incompatible with the rural agricultural character of Niwot Road.
2. **Boulder County Comprehensive Plan:** The proposed use contradicts the county's stated goals of preserving agricultural lands and rural character. The Plan emphasizes protection of agricultural uses and preservation of rural character in unincorporated areas.
3. **Section 4-503 (Kennel) and Section 4-512 (Retail/Personal Service Facility):** Based on the Rover.com profile referenced in the application materials, there is reason to believe the business may include day care services for animals that are not concurrently being boarded at the facility. According to Section 4-503(F)(5)(f), such services are classified as a Retail/Personal Service Facility, not as a Kennel operation. Per Section 4-512, Retail/Personal Service Facilities are not permitted uses in agricultural areas.
4. **Section 4-516 and Section 4-503(F)(6)(c) (Noise):** The proposed use would likely exceed permissible noise levels for agricultural zones, particularly given the outdoor nature of the kennel activities and the proximity to neighboring properties. The application explicitly acknowledges that the "building is less than 300 ft from the property line," which fails to meet the requirement that "all kennel structures and any exterior exercise areas shall be located a minimum of 300 feet from property lines." The proposed sound mitigation measures are inadequate to compensate for this deficiency..
5. **Section 4-512 (Impact on Water, Air, and Other Environmental Resources):** Increased traffic and commercial dog kennel activity could adversely affect local environmental resources, including wildlife corridors and water quality.
6. **Section 4-601(L):** Special Review uses must demonstrate they "will not cause significant air, odor, water or noise pollution." The application lacks sufficient detail regarding waste management and odor control for a facility housing up to 20 dogs.
7. **Section 4-601(H) (Special Review for Community Impacts):** Under this article, the county must consider whether the proposed use would "have any significant adverse impacts on surrounding properties." The introduction of a commercial kennel with up to 20 dogs, client

traffic of up to 20 vehicles per day during peak periods, and insufficient distance from property lines would likely constitute a significant adverse impact on surrounding agricultural properties.

We respectfully request that the Boulder County Land Use Department deny this special use permit application as it conflicts with the established agricultural character of our area, would generate excessive traffic on a rural road, would create unacceptable noise levels that would adversely affect both neighboring residents and livestock, and violates the specific prohibition against Retail/Personal Service Facilities in agricultural areas.

Thank you for your consideration of these concerns.

Sincerely,



Peter and Nicole Murphey
12252 Niwot Road

Project Overview

We propose to establish a low key, **farm-style dog boarding** on our 10-acre property that harmonizes with the surrounding rural landscape. Rather than operating as a traditional commercial boarding facility, our vision is to create a **self-contained farmstead** where a stable population of dogs lives alongside native plantings, pastures, and farm animals in a naturally integrated setting with limited visibility to the neighborhood. We will not be allowing dog daycare to eliminate the daily customer traffic unlike other dog boarding facilities.

This approach ensures the kennel functions as a **calm farmstead where pups can relax**—not a commercial enterprise—preserving the peaceful, pastoral feel of our neighborhood while providing a nurturing home away from home for other dogs.

The site is bounded by, (distances are from the proposed indoor kennel area)

North – directly adjacent to the site is Niwot Road. North of Niwot Road is property at 12373 Niwot Rd. The property at 12373 Niwot Road at 190 ft away. With the nearest residence at 790 ft away.

East – directly adjacent to the site is property at 12370 Niwot Road. The residential property at 12370 Niwot Road at 110 ft away. With the nearest residence at 310 ft away.

South – Boulder county land

Southwest corner – directly adjacent (shared property lines for 95' of the far south side our west property line) to the site is 12252 Niwot Road. The residential property at 12252 Niwot Road at 1036 ft away. With the nearest residence at 1,501 ft away.

West – Boulder county land

Why are we doing this?

My grandparents purchased their 10 acre property in Lafayette in 1981, and our family has seen first hand how all of the farmland around them is being taken over by cookie cutter homes. Our goal is to maintain the current feel & look of our community and neighborhood. We're undertaking this project out of a genuine love for dogs and a desire to fill a gap in the pet-care world. Over the past 10+ years, we've opened our home to countless foster dogs and, more recently, welcomed a handful of guests through Rover on my grandparents farm in

Lafayette, all alongside our four beloved family dogs who now live here with me, my wife, and our daughter on Niwot rd.

Time and again, we've seen how stressful it can be for pet owners to find a kennel that truly cares for their dogs like family—and we've been humbled by the gratitude of clients who discovered our hands-on, compassionate approach. By creating a farmstead-style kennel, we're building on that foundation of trust and care, offering a sanctuary where resident and visiting dogs alike can thrive in a nurturing, natural environment run by people who treat each animal as their own.

Key objectives:

Facility Design and Layout

1. Calm and visually pleasing Operation:

- a. **Low Key Farm Aesthetic/ low visual impact:** Facilities and exercise areas are designed to resemble traditional farm outbuildings and paddocks
 - We will be reusing the existing outbuilding to house the dogs to adhere to the goal of minimal impact & blending in with the community
- b. **Strategic Placement of kennel and dog run:**
 - The dog run area is placed on the west side of the property since it is the furthest away from all of the neighbors, and that is the side that borders boulder county land
- c. **Installation of wood fence around dog run**
 - As needed- a wood fence can be installed around the dog run if Boulder County requests this. Given the location of the dog run, this may not be necessary
 - 1. East side mitigation (closest residential property)
 - The neighbors barn will help to mitigate some sound
 - Our existing septic system is about 10 ft tall and will help to mitigate some sound

Behavioral Noise Reduction Plan

2. Sound Barriers

- a. We will be using sound dampening materials in the indoor dog kennel area to reduce to noise impact
 - Sound and fire proof insulation, sound board, covered by 5/8" sheetrock installed on the walls.
 - Acoustic panels or foam on walls and ceilings
 - Epoxy-coated flooring to absorb sound

- Weather-stripped doors and windows to prevent noise leakage

3. Dog Let Out Schedule & plan for minimal barking

- a. As mentioned in our project proposal, we will be implementing a strict schedule for dog outside time. Allowing only 5 dogs outside at a given time.

- **Schedule Overview**

Operationally – dogs will be inside the kennel building during nighttime hours (8pm to 7am) and will be outdoors during four periods during the day

1. **Morning potty** - dogs are out 7:00am – 7:30am – this will be staggered so not all 20 are out at once. Quick potty before breakfast.
 2. **Morning play time** is from 10:00-12:00 – this would be staggered so not all 20 are out at once.
 3. **Afternoon play time** – 2:00pm - 4:00pm – this would be staggered so not all 20 are out at once.
 4. **Last potty** – 7pm – 8pm – this would be staggered so not all 20 are out at once.
- b. Minimizing excitement + vocalizations as we will do everything we can to stop barking or turn away dogs that bark excessively

4. No Day Care

- a. We will not be allowing dog day care to eliminate the bustle of daily customer traffic



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To: Boulder County
Community Planning & Permitting
Boulder County
Land Use Department

From: Brian Horan, PE, PTOE
Galloway

Date: May 2, 2025

Re: **Hause Kennel – 12350 Niwot Road
Transportation System Impact Review**

INTRODUCTION

The intent of this Transportation System Impact Review (TSIR) is to satisfy the Boulder County traffic analysis requirement as requested in support of a Special Use Permit for a proposed dog kennel at 12350 Niwot Rd. A TSIR would be required to summarize and address the traffic impacts and mitigation, safety, access, and operations of the roadway for the proposed use. The following TSIR will address the existing and future conditions, proposed trip generation, and potential traffic impacts to the surrounding network.

PROJECT DESCRIPTION

The Applicants, Garrett Hause and Jessica Kittle, are proposing to develop a dog boarding business on the approximately 10-acre parcel at 12350 Niwot Rd in Longmont, CO. A Special Use Review permit is being requested to allow for this use within the Agriculture (A) zoning district. This kennel would be developed in two phases with its ultimate scale being able to board 20 dogs. The first phase would include building kennels in the kennel area which would provide boarding for 1-15 dogs at a time and may include one employee (in addition to the business owners). The second phase would occur 6-12 months after the special use permit is received and would add additional kennels in the kennel area; this phase would provide boarding for up to 20 dogs at a time and may include one employee (in addition to the business owners).

STUDY AREA

The site is located at 12350 Niwot Rd and is further identified as Boulder County Parcel Number 131536000008. The site is zoned Agriculture (A) and is currently occupied by an approximately 1,152 SF residential building and 5 additional buildings (barns, sheds, and utility building) previously used for agricultural purposes. The study area for the subject site includes the adjacent Niwot Rd and the intersections of Niwot Rd/E County Line Rd and Niwot Rd/N 115th St. The site location and study area can be seen in Figure 1. Niwot Rd is a two-lane paved road and is classified as a local road between N 115th St and E County Line Rd.

EXISTING & FUTURE CONDITIONS

Existing Conditions

The Average Daily Traffic (ADT) of Niwot Rd is approximately 130 vehicles per day (vpd) per station #86 of Boulder County's Vehicle Traffic Counts. N 115th St has an ADT of ~310 vpd per station #166 of Boulder County's Vehicle Traffic Counts. E County Line Rd has an ADT of ~5,200 vpd per station #84 of Boulder County's Vehicle Traffic Counts.

Hause Kennel
Longmont, CO

There are no existing multimodal transportation services (pedestrian or bike lane facilities) due to the rural location of this site.

Site Trips

The proposed use caters to customers who require long periods of care for their dogs such as holiday weeks and vacations. Often boardings can be two weeks long, and daily daycare will not be provided. Dogs can be brought in by appointment only and no retail will be located on site. It is expected that approximately 5% of trips would come from the north on N 115th St, ~50% would come from the north on E County Line Rd, and ~45% would come from the south on E County Line Rd.

The proposed use is expected to have 1-3 roundtrip site trips per day on average and could increase to 5+ trips during peak seasons, weekends, and holidays. The maximum possible number of site trips per day would be 21 roundtrips but it would be unlikely to occur. The max 21 roundtrips includes the 20 maximum trips for dog pickup/drop-off and up to 1 roundtrip from the employee during phase 2 of the kennel.

Future Conditions

On average, the dog kennel would increase the daily traffic on Niwot Rd by approximately 6% and would increase the daily traffic on N 115th St around 2% and E County Line Rd less than 1%.

Site Access Analysis

The access proposed for this site would be the existing access on the north side of the parcel. No change to access is being proposed. The minimum access spacing allowed per the 2012 Boulder County Multimodal Transportation Standards for private direct access onto local streets is 50'. This access meets this standard as the closest access is ~220' to the east.

Boulder County refers to the American Association of State Highway and Transportation Officials (AASHTO) Green Book for sight distance standards. Per Table 9-7 and Table 9-9 from the AASHTO Green Book, with a design speed of 45 mph (speed limit of 40 mph), there is a stopping sight distance (SSD) requirement of 360' and an intersection sight distance for passenger cars requirement of 500' for left turn from stop vehicles and 430' for right turn from stop vehicles. The right-turning vehicles leaving the site would have ~3,000' of sight distance to the west which would be more than the required 430'. The left-turning vehicles leaving the site would have the same ~3,000' of sight distance to the west and ~500' of sight distance to the east which would equal the required 500'. The SSD is also provided for this access. Sight distance for the site access would be adequate and is currently constructed to AASHTO Green Book standards.

Per Boulder County Multimodal Transportation Standards Section 5.3.5.5, no speed change lanes are required for roads classified as 'local'. Per the City of Longmont's Design Standards and Construction Specifications Section 205.04, no auxiliary lanes would be required for this access. There are no operational concerns or requirements for turn lanes at this access, therefore no change to the roadway configuration is being proposed.

Two parking spaces (9'x20') will be provided for customer parking during dog drop-offs and pickups. It is expected that a vehicle would be parked in a spot no longer than 5 minutes at a time. An additional accessible parking space and employee parking space will be provided close to the kennel area. The on-site parking plans for the subject site can be seen in Figure 2.

Safety & Accident Analysis

An accident occurred on Niwot Rd just west of E County Line Rd on January 2, 2024. High speed and alcohol were identified as contributing factors to the crash. Due to these contributing factors, this crash does not present any safety concerns along Niwot Rd.

Hause Kennel
Longmont, CO

Neighbor Public Input Issues

The public comments from neighbors presented concerns about the increase in traffic on Niwot Rd including the noise and safety issues it could create. One comment received was in support of this use and had no issues with this proposed use. The dog kennel would increase the daily traffic on Niwot Rd by an average of approximately 6%. All trips to and from the subject site are assumed to be passenger cars, and no heavy vehicles are expected, therefore the 6% increase in passenger vehicles would not cause a significant increase in noise or traffic to the surrounding area. There is adequate sight distance and access spacing at Niwot Rd, therefore there is no safety concern along Niwot Rd or its intersections with E County Line Rd or N 115th St.

CONCLUSION & MITIGATION RECOMMENDATIONS

The surrounding network infrastructure and traffic control are established and no change to access is being proposed. The proposed use would generate an insignificant number of trips during the average day. The proposed use would have no negative impact on the surrounding network operations.

No safety or access management is required per the information above. No turn lanes or acceleration/deceleration lanes would be required at this access. Sight distance and access spacing is up to standard, and no operational improvements are necessary. No multimodal transportation infrastructure/facilities would be required in the vicinity of the subject site due to its rural location. Signage will be installed to indicate the presence of the business and to alert drivers and encourage cautious driving. The existing site access will be the only site access provided which will facilitate safe vehicle movements. Proper lighting will be maintained around the site to enhance visibility during low-light conditions which may reduce the risk of accidents. The applicant will collaborate with Boulder County transportation officials to stay informed about upcoming projects and potential impacts on Niwot Rd.

The traffic impacts associated with the proposed use would be adequately accommodated by the constructed road network without the need for additional improvements.

We trust that the information contained herein satisfies the request of Boulder County. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.



FIGURE 1
LOCATION MAP

HAUSE KENNEL
LONGMONT, CO





FIGURE 2
PARKING EXHIBIT

HAUSE KENNEL
LONGMONT, CO

