



Request for Comments

Case Name: Tail Waggin Dog Boarding

Case Number: RCU2023-00006

February 15, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit to allow for a commercial kennel (dog boarding operation) in the Agricultural-3 zone district.** This request is located at 43200 E 136TH AVE. The Assessor's Parcel Number is 0156300000113.

Applicant Information:

MCGRATH KEVIN & RENEE
43200 E 136TH AVE
HUDSON, CO 806427719

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/15/2023 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CSpaid@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Cody Spaid
Planner II

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Written Explanation of the Project

Tail Waggin LLC

This business is to board around 30 dogs at any given time. We will not be boarding cats or breeding dogs at this facility. Operating hours are 8 am - 6 pm Monday - Saturday and 10 am - 5 pm on Sundays. During these times, drop off and pick up is still by appointment only. Tail Waggin is closed during all major holidays. We plan to provide transportation for the dogs and allow them to be dropped off. The facility will be run solely by Renee & Kevin McGrath, working full-time. We plan to add 2-3 people as we get busier. They might help with the transportation of dogs, the daily routine, and general maintenance. Lastly, we live on-site, enabling us to make quick and fast decisions to remedy any issue and monitor 100% of everything to ensure things are going smoothly.

Daily Schedule is as follows for the dogs and our daily routine:

- 6:00 - 7:30 am quick morning play and morning potty breaks
- 7:30 am: Check-in Begins
- 7:30 am – 9:00 am: Breakfast (in their pins)
- 9:00 am – 11:30 am: Play
- 11:30 am – 2:00 pm: Nap Time
- 2:00 pm – 7:00 pm: Play & Dinner (in their pins)
- 6:00 pm: Doggie Day Care Check-out Time
- 7:00 pm: Evening Tuck-in
- 9:00 - 10:00 quick good night play and a potty break (at night time, the facility is monitored by Ring Cameras)

Everything is subject to change.

During all potty breaks, and outside play times, we will take the time to pick up the dog waste. We will have multiple 5-gallon buckets with trash bags. These bags will be disposed of daily in the dumpster. We use arrowhead trash service, which provides weekly pick-up to keep involuntary smells away.

We take care of the typical indoor maintenance during indoor playtime and nap time. We have a septic system on site. Because of this, we will be sure to take extra caution and follow all TCHD guidelines. We will not allow throw-up or other

solid waste into the septic system. We will utilize paper towels as much as possible for wet waste to keep this waste from being disposed of in the septic system.

We have a washroom with sinks that will hold industrial mops and mop buckets. This is where we will get the water to clean the facility and store cleaning supplies. We will also have an industrial central vacuum system with multiple ports around the facility for dry messes, such as hair, spilled food, etc. Once full, it will be bagged and disposed of in the dumpster. This washroom is also where we will store our germicidal disinfectants used daily to help prevent fleas and ticks. These disinfectants will aid in killing bacteria, viruses, fungi, and even canine parvovirus.

Care for the neighbors:

Being by appointment only would cut down on traffic in terms of multiple people showing up at once. We also hoped that offering to transport their dog for them would help.

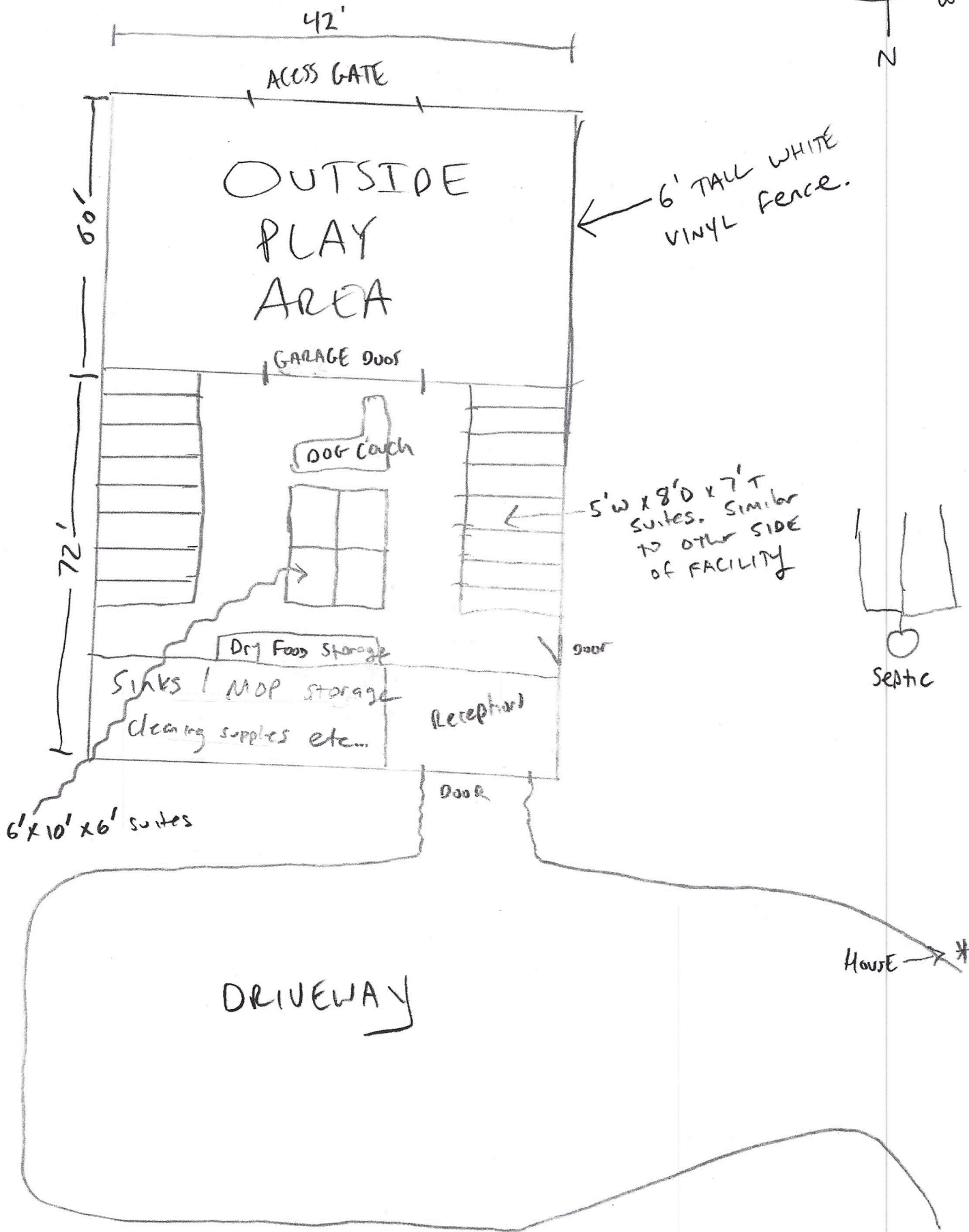
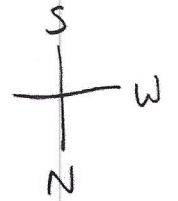
While the dogs are outside, it will be essential for us to keep their noise levels to a minimum. We have built a 6' tall vinyl privacy fence to reduce noise. The facility is insulated as well to help with noise. All doors are to remain shut as another effort to limit noise. We will care for noise levels for the neighbors and the Adams county ordinance.

We have ten neighbors. Three of which are unoccupied barns. One is brand new, and we still need to meet. The rest we get along with just fine and want to keep an open dialogue throughout to ensure they are happy. This will also allow us to maintain a good relationship and address any health, noise, or other issue caused by our dog boarding facility.

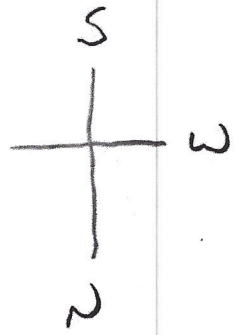
We have applied for a PACFA license. Once received, we will forward it.

We appreciate your time on this,
Renee & Kevin McGrath
43200 E 136th Ave
Hudson Co 80642

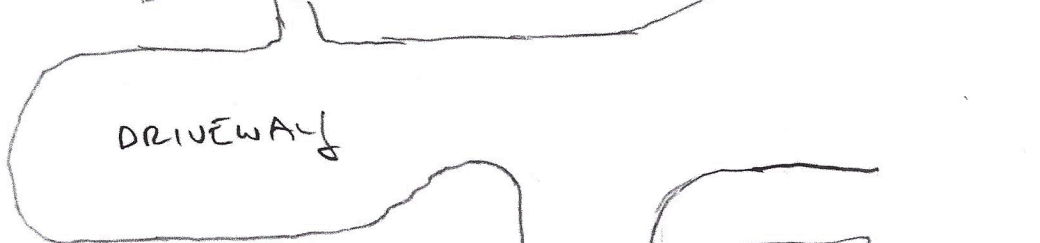
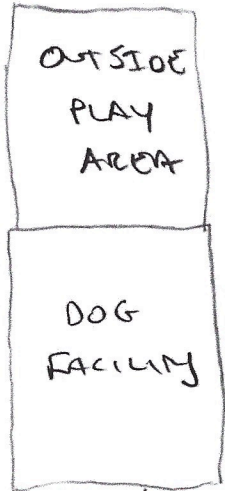
KEVIN & RENEE McGRATH
43200 E 136th AVE HUDSON CO 80642



KEVIN & RENEE McGrath
73200 E 136th AVE
HUDSON CO 80642



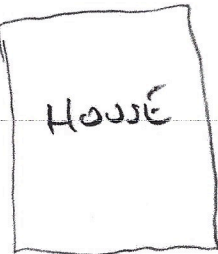
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DRIVEWAY

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HOUSE

GATE

136th AVE

