Resubmittal of Application Feb 10, 2020

Cover Letter for Adams County Community and Economic Development Department

Project Number: RCU2019-00025
Project Name: Mount Moriah Stables CUP

Request for a Conditional Use Permit for Mount Moriah Stables, addressing the following information:

PLN3
PLN4
PLN5 – See Attached Photo and Neighbor’s Letter
PLN6 – See Attached Photo
PLN8
PLN9
ENG5 – See Attached Traffic Study
Conditional Use Permit – ENG5

The applicant is required to complete a traffic impact study signed and stamped by a professional engineer.

Please see the attached Traffic Impact Analysis Waiver Request for 1990 W. 150th Ave. from Aldridge Transportation Consultants, LLC.
Dear Adams County Planning Commission,

We are writing you to provide our enthusiastic support for the Conditional Use Permit for Mount Moriah Stables (case number RCU2019-00025). Mount Moriah’s owners, Debra and Robert Plant, are our immediate neighbors. We have liked them since they moved in. We let their horses graze in our pasture and they’ve looked after our garden, house and pets many times when we’ve been traveling. Not only do we think of the Plants as our friends, but they are generous and responsible neighbors. We’ve always valued their respect and care for our space and their willingness to help with any issues that cross our property lines.

Debra and Robert have worked very hard to develop Mount Moriah’s programs to help veterans, adults and kids with disabilities, people with substance abuse issues, and anyone else who could benefit from interacting with horses in a safe and thoughtful environment. We have helped out in some of their exercises, and it taught us a lot about how horses can illuminate two people’s interaction with each other. Colorado needs more programs like the one at Mount Moriah Stables, and we have no reservations about asking you to give them a permit to do more of this important work. If you want to hear anything else from us, please call or email Elizabeth (720 318-8463, elizabeth.white@raritanfarm.com) or Michael (720 837-4190, michael@raritanfarm.com). Thank you for your time and attention to this matter!

Sincerely,

Elizabeth White and Michael Burtscher
Conditional Use Permit – PLN3

Applicant must supply valid legal description of the proposed site.

a. A site plan was submitted previously which included the legal description of the lot within its subdivision.
Conditional Use Permit – PLN4

Property is 1.879 acres located in the A-1 zone district is permitted to have four (4) livestock units per acre. One (1) horse is allowed on site for each livestock unit.

a. The current number of horses kept on site is seven (7) horses.

b. Applicant confirms the number of horses kept on site is currently 7. Because our facility was designed to house eight (8) horses, we are requesting approval to house eight (8) horses.

Our future plan is to pursue the steps necessary to vacate the Shoshone Right Of Way giving us in excess of 2 acres. See ENV1 ROW 2.
Conditional Use Permit – PLN5

Landscape plan that shows Type A bufferyards along the south and east property lines. Type A buffer yards are required between residential uses and must be five (5) feet wide with one (1) tree per 80 linear feet of lot line.

a. Applicant is unable to meet the requirement for a bufferyard along the south property line for the following reason:

An irrigation easement with an active irrigation pipe exists on the south side of the property. No trees can be planted in this easement due to the risk of the roots damaging or obstructing the underground irrigation pipe. We have seeded grass over the irrigation ditch easement which extends the entire length of our property line and keep it neatly mowed providing a landscape buffer. There is an empty field on the south side between our property and the neighbor’s home containing their septic tank and field.

b. Existing trees providing a Type A bufferyard have been established along the east property line by the neighboring property. See attached photo.

On east side of the property line, our neighbors, Elizabeth White and Michael Burtscher, have planted numerous trees and bushes along their side of the property line as shown on the attached photo. See attached photo.

Elizabeth and Michael enjoy viewing our horses from their home so much that they have fenced a portion of their land for our horses to graze in. They have never considered our horses or our facility to have any kind of adverse impact on their lives as evidenced by the attached letter submitted by them in support of our facility.

In order for us to install a bufferyard with additional trees on our property along the east property line, we would have to remove existing enclosures and 100 feet of six-foot, steel-welded fencing; creating an extreme hardship for us as a result.
Conditional Use Permit – PLN6

Applicant must address how parking will be handled for visitors to the site. All parking spaces must be located on approved hard surfaces.

1. All parking surfaces are composed of gravel and crusher fine. On the west side of the property, a circular driveway provides sufficient parking for 5-6 vehicles without obstructing traffic along Tejon St. On the east side of the property, 14 vehicles can be accommodated, including six (6) vehicles in the driveway in front of the garage.

2. A maximum of 20 vehicles can park on approved hard surface areas without obstructing traffic or emergency vehicle access. An aerial image of our property showing the parking places is attached.
Conditional Use Permit – PLN7

Applicant must provide an Operations Plan for the site (can be informal, 1 or 2 page document) that includes the following:

Operations Plan for the site that includes the following:

a. A Response to Tri County Health’s Letter through the Operations Plan for the site addressing concerns regarding nuisance conditions, a Waste Management Plan, and wastewater/sewage service for onsite employees, volunteers, and visitors.

Washdown Water: No water pools or stagnates on the property. Water is contained in automatic waterers in each stall/run. The waterers are covered by a float which horses push out of the way to drink thus preventing algae growth and mosquito breeding. One open trough containing a small amount of water may be used in the arena periodically and is kept clean so as not to attract mosquitoes.

Fly/Mosquito control: Consists of fly predators (small bugs that eat fly larvae) which are released each month, horse spray, and fly traps to effectively minimize flies and mosquitoes. A commercial grade electric fly zapper is used near the residence. Traps and sprays are used to control yellow jackets, mosquitoes, and other flying insects.

Waste Management plan. All manure is removed from stalls/runs daily and hauled away from the property periodically so as not to draw flies, other insects, or cause obnoxious odors. Manure is hauled to a neighboring farm where it is composted and spread over a neighboring alfalfa field and pastures. Some manure may also be given away to friends and neighbors for their lawns and gardens.

Any other solid waste, hair, or excess food is removed daily from stalls and placed in a 30-gallon metal trash container with a working lid. The food waste container is dumped every Monday morning by American Disposal Company.

Liquid waste/washdown water: Stall footing is comprised of crusher fines and sufficiently sloped to create drainage and dryer footing to prevent pooling of wastewater.

Wastewater/Sewage for onsite employees, volunteers, and visitors: A bathroom (inside the private residence) is provided for volunteers and visitors if needed. This bathroom provides a flush toilet, sink, and a shower. Often activities involving clients, volunteers, and others are of a short enough time that bathroom use is not required. There are no employees.
b. Chapter 4 4-22-06 Adams County Development Standards and Regulations: Applicants response to the following:

Manure: All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.

All manure is removed from stalls/runs daily and hauled away from the property periodically so as not to draw flies, other insects or cause obnoxious odors. Manure is hauled to a neighboring farm where it is composted and spread over a neighboring alfalfa field and pastures. Some manure may also be given away to friends and neighbors for their lawns and gardens.

Drainage: Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

No outdoor drinking facilities are provided.

Feed: Spillage and leftovers from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.

Every morning, all stall mats are swept clean of dirt, leftover hay, and food waste. Excess food (grain and hay) is dumped into a 30-gallon metal trash container with a working lid. The food waste container is dumped every Monday morning by American Disposal Company.

Pens: Any new shed, shelter, pen, or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be set back twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.

No new sheds, shelters, or pens are being constructed. See the Mount Moriah Stables Site Map for existing structures. All existing structures comply with the above.

Insects and Rodents: All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.

To prevent rodent infestations, all spilled feed is swept up every day. A few mice are likely to appear in an equine environment and we control them with strategically placed mousetraps, using non-poisonous bait.

Insects are controlled as described in Part a. above.

Existing structures and fencing are very durable being comprised of steel/metal so damage is minimal. All aspects of this facility are kept in good, safe working order. Any damage to an existing structure is repaired as quickly as possible.

Fenced: In subdivided areas, all livestock shall be kept within a fenced area.

The arena and all horse runs are enclosed by steel fencing.

Colorado Rules: Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission. In agricultural zone districts of greater than thirty-five (35) acres, the number of livestock is not regulated, unless the operation meets the definition of a Livestock Confinement Operation. However, the keeping of such livestock must comply with the performance standards listed above except the keeping of livestock shall be exempt from the manure and feed requirements on parcels greater than thirty-five (35) acres in size.
Conditional Use Permit – PLN8

Applicant must respond in writing to the relevant performance standards for Personal Equestrian Arenas in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-06-02-01-05). Specifically, applicant must provide enough information to determine whether or not a second Conditional Use Permit request is required for the Personal Equestrian Arena (standard #4 below).

1. The equestrian arena is of accessory use to the riding facility. There is no need or requirement to pass through the equestrian arena to access any other part of the property.

2. Construction of equestrian arena, personal: No permit shall be issued prior to construction of a principle building.

   The equestrian arena is pre-existing. There is no need to construct another arena.

3. Number of guests permitted: Number of guests does not exceed twenty (20) people in addition to the inhabitants of the property.

4. Requirement for a second conditional use permit: Referencing the requirements listed in PLN8, two permits are not required for this facility.

   4a. There are no more than 20 people, in addition to the inhabitants, attending activities.

   4b. This is an equine-assisted mental health and learning business and thus the purpose for our initial application for a Conditional Use Permit. We do not collect monies from spectators, visitors, or guests.

   4c. No food is bought or sold on the premises.

   4d. No alcohol is bought or sold on the premises.

   4e. No livestock is brought to the site from a provider for the purpose of hosting a rodeo.

5. There are no commercial activities, competitions, or commercial entertainment provided on the premises.

6. There are no offensive impacts on surrounding properties. There are no obnoxious odors, noises, glare, off-site illumination, waste disposal, traffic or parking congestion. No other nuisance or other obnoxious activity takes place and any activities are during daylight hours.
Conditional Use Permit – PLN9

Applicant must respond in writing to the following performance standards for Stables in order to confirm compliance with the Standards and Regulations (Chapter 4, Section 4-03-02-02-04):

Performance Standards for Stables:

1. **Setback from Residence and Property:** The stables and associated runs shall be set back twenty five (25) feet from any residence on the property.

   1a. The stables are setback eighty-four (84) feet from the residence. See the Mount Moriah Stables site map.

2. **Setback from adjacent property:** All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.

   2a. The stables and associated runs are set back at least two hundred (200) feet from any dwelling or pool on adjacent properties.

3. **Maintenance:** All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri County Health Department. When in use, stables shall be cleaned weekly.

   3a. Every morning, all stall mats are swept clean of dirt, leftover hay, food waste, and manure. Excess food (grain and hay) is dumped into a 30 gallon metal trash container with working lid. The food waste container is dumped every Monday morning by American Disposal Company.

   All horse runs are cleaned of manure every day and removed from the property periodically by a neighboring farm to be turned into compost. Each spring, all of the composted manure is spread over two multi-acre pastures. Manure is also given freely to friends and neighbors for their lawns and gardens.

4. **Pest Control:** Environmental and/or chemical and scientific controls shall be provided for pest control.

   4a. Fly control consists of fly predators (small bugs that eat fly larvae), fly spray, and fly traps to effectively minimize flies and mosquitoes. A commercial grade electric fly zapper is used near the residence. Traps and chemical sprays are used to control yellow jackets and other flying insects.
5. Drainage: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within cross drainages whether intermittent or perennial.

5a. Stalls and runs are south-facing and are graded to provide a slope for rainwater to run into a French drain. The drain pipe is approximately seventy five (75) feet long and is located three (3) feet below the surface of the ground. The pipe is covered by and surrounded by rocks and gravel to provide quick and effective drainage of the stall runs. No drainage is located within or across existing drainages.

Gutters and down spouts are securely mounted to the stables to control rainwater. The down spouts empty into a French drain that is approximately forty (40) feet long. The drainpipe is buried three (3) feet below the surface of the ground and is covered by and surrounded by rocks and gravel to provide quick and effective drainage. No drainage is located within or across existing drainages.

Stall grounds are covered with crushed gravel to allow fast drainage and to provide dry footing for the horses. No drainage water from the stables or gutters flows into any rivers, streams, or into or across any existing ditches or other water management systems.

6. Care of Animals: All animals shall be cared for in a humane and sanitary manner as approved by Adams County Control.

6a. All of the livestock at the stables are greatly loved and cared for. We have regular veterinary visits to assure the animals are healthy and are not carrying worms or diseases. Veterinary services are provided for emergency visits such as a horse with colic or an injury needing medical attention. Our vet is Stacy Bluhm, DVM

Animals are examined and treated by the best veterinarians, farriers, and equine practitioners in their fields. Ailments, illnesses, and wounds are promptly attended to by the appropriate equine professional.

Horse stalls are clean and free of any debris and/or waste that could breed disease-carrying insects.

All horse stalls, hay barn, and the tack room are lighted in case of nighttime emergencies providing easy and safe access to the stalls and surrounding areas.

The grounds are meticulously maintained and provide a safe and peaceful environment for both livestock and people.
November 11, 2019

Robert and Debra Plant
1990 W. 150th Ave.
Broomfield, CO 80023

Re: Traffic Impact Analysis Waiver Request
1990 W. 150th Ave.

Dear Robert and Debra:

Aldridge Transportation Consultants (ATC) is pleased to present this traffic impact analysis waiver request regarding the proposed development of an equine operations facility that include boarding, equine assisted-activities, and riding lessons at 1990 W. 150th Ave. in unincorporated Adams County.

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC’s principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million dollar interchange and highway projects in Kansas and Colorado.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached at 303-703-9112.

Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal
PROJECT DESCRIPTION
The project is a proposed repurposing of an existing therapeutic riding center to provide programs for equine assisted psychotherapy, assisted learning, beginning riding instruction, and horse boarding. The site is already fully developed with barns for hay and horses, outdoor arena, and grazing paddock for six to eight horses. No new facility construction is planned. Figure 1 shows the location of the site in yellow and the adjacent streets and intersections.

Figure 1 Location and Surrounding Area

ACCESS LOCATIONS & TYPE
The property is accessible from a full-movement access on 150th Ave. 150th Ave. is accessible only from Tejon St. which connects to 149th Ave. on the south end.

EXISTING CONDITIONS
150th Ave. in this area is no more than a driveway that serves the property including two residences. Tejon St. is a 12-foot-wide, gravel, dead end road carrying no more that 50 vehicles per day. 149th Ave. is 24-foot-wide, paved (no center stripe) rural roadway that connects to Zuni
St. on the west end and Pecos St. on the east end. 149th Ave. in this area is a 1/2-mile-long and there is no through traffic. It likely carries less than 200 ADT.

TRIP GENERATION
The estimated trip generation is based upon the owner’s anticipated use of the facility and two residences. Note that the owners both work from the primary residence and the occupants of the second residence are retired.

The expected number of average daily trips include twice daily visits (4 trips) for feeding horses and cleaning stalls, four boarder visits (8 trips) to care for and ride their horses, and ten client visits per week, (4 daily trips). The client trips are seasonal and weather dependent. Other trips could include occasional clinics and group visits, but these are not daily events. Few if any of the trips occur in the AM peak hour as the facility does not open until 10 AM.

As there are no commute trips for the residents of both homes, we assume six (6 daily trips) for the owners and four (4 daily) for the retirees. The total number of expected daily trips is 26.

EVALUATION
Per the County’s Guidelines for Traffic Impact Studies, a traffic study may be waived if the daily trip generation is less than 20 vehicles per day. This threshold is exceptionally low as no meaningful analysis can be performed using standard traffic engineering procedures for level of service and safety impacts for projects generating less than 100 vpd. And, although the daily trip generation number from this facility is more than 20 at 26 vpd, the estimated AM and PM peak hour trip generation would range from zero to four trips, likewise too low to be evaluated for significant impacts.

CONCLUSIONS/RECOMMENDATIONS
In conclusion, this evaluation finds that the site-generated traffic should qualify for traffic impact analysis waiver. Furthermore, any further study would not provide any meaningful results on level of service characteristics or reveal need for improvements to the adjacent streets and intersection.

We appreciate the opportunity to be of service. Should you have any questions or concerns, please call me at 303-703-9112.

Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal