

Planning & Zoning Commission Minutes

March 19, 2024, 1:30 PM

Chair Cary Aloia called the meeting to order at 1:34 PM, due to a large of community members present the meeting will be moved to the Annex Building.

Board Member Present and Seated as Board: Jerry Gallegos, Russell Pratt, Leonard Brown, Charles Stillings, Mike Mitchell, and Cary Aloia. Dixie Diltz as secretary

Charles Stillings made a motion to accept the agenda. Jerry Gallegos seconds. All Approved

Minutes Leonard Brown made a motion to approve minutes as presented. Charles Stillings seconds. Motion passes unanimously.

First meeting of the year, need to do elections, Dixie Diltz requested Cary Aloia to step down as Chair and Secretary Diltz will take control of meeting to do election of officers.

Mike Mitchell made a motion to keep same officers as before with Cary Aloia as Chair and Leonard Brown as Vice. Russell Pratt Second the motion. Motion passes unanimously.

Meeting recessed to move to Annex Building

Cary Aloia re-started the meeting at 1:45 pm in the Annex Building. meeting

First order of business – Way Forward Adventures. No one was present to represent the Way Forward Adventures Application.

Application in front of board – Way Forward Adventures application for amendment to their existing conditional use application. Way Forward Adventures has requested the Planning Commission table the application to allow them time to get more information and address some of the issues brought up by neighboring property owners.

Staff recommendation is also to table this application. Chair Aloia calls for a motion if there are no other comments on the Way Forward Adventures application. Russell Pratt made a motion to table the application to the May 21st, 2024 meeting date, Charles Stillings second the motion, motion passes unanimously to table Way Forward Adventures application.

Audience member raised hand in the back of the room, questioned if opposition should speak now or wait until next hearing. Board opened public comment for Way Forward Adventures hearing.

Curt Taffin - 17326 Hwy 160 – right behind the lodge. Stated he feels Way Forward is becoming an incompatible use and is not the vision the original development was done for. It is exploding into commercial enterprise. Residents in the area want a tranquil environment like the developer had planned for the area and feel the intrusion is too much. There are no longer any deer and elk, he has

water concerns with draining the wetland. These resources that are being used have been unregulated for the past 5 years and there doesn't seem to be any transparency in what Way Forward is using.

Brian Golding –resides down the road from this proposed location. This business is growing and becoming more commercialized, his understanding is there are special use permits to operate on public lands, concerned at what point will this fall under conditions of commercial Outfitting Touring and not be tax exempt and contribute to the County. With Way Forward becoming more commercialized, when will surrounding commercial property get the same opportunity for tax exemption?

Ashly Voss (Kent Lohr property) – 17332 W Hwy 160 lived there for 25 years – Niece of owner Kent Lohr. Main concern is water and the sustainability of the commercial use they could have, water in the pond can be seen to fluctuate when people are there. If operation is allowed to continue growing in small increments, water use will increase. There are already more structures than what she had anticipated, it was supposed to be a small backpacking business that is becoming very commercial. They get tax exempt status, so what are they putting back into the county. The roadway is pretty scary there as it is, increased traffic is scary. Lack of transparency in forthcoming on water as they share a well and it has not been metered in the last 5 years/ it is now. She is concerned with water usage. Wonder when their growth stops, affecting the wildlife. Peak months are in summer, but will growth carry into the winter months? More questions need to be asked.

Rachel Taffin– 17326 Hwy 160 right behind Way Forward Adventures. When is it incompatible with surrounding properties? How is over development in the contest of quantity monitored? What impact does this have on our National Forest? 1000 backpacking people in the wilderness, what are they doing with waste – packing it out? This is impacting our National Forests. Also has impact on wildlife, the Wetlands are drying up, what are they doing to help with their water use? Who monitors the things they are supposed to do? Like the water was supposed to be metered 5 years ago.

No other comments, Comment section is closed for Way Forward Adventures.

Motion on the table-to-table Way Forward Adventures application, motion passes by unanimous vote.

Second Item of Business is Lucky Shoe Riding Club

Application presented by Staff secretary Diltz – An application which was submitted by Ann and Brent Logan along with Courtney Kreps. The application originated as a Conditional Use application to give riding lessons, group riding lessons, gymkhanas, day/overnight camps, and several other activities. Application emails were sent out to all referral agencies. The Division of Water Resources had issues with the existing well and the water rights. DWR wanted a commercial water source as they felt this is a Commercial Business. With the potential water issue, conversations were had between the applicants and staff, on whether to withdrawal the application or continue with another route. The Land Use Administrator Dixie reviewed code book and thought it may fit it in as a Cottage Industry, however, hours were an issue as the applicant desired more night hours to accommodate school kids. It was decided to move forward with Cottage Industry by Conditional Use. The applicant then provided an amended application for riding lessons only. They are not asking for large events or large groups of

people on this amended application. Per the Code Book use table, Riding Stable is allowed by right in AE zone. The definition of a Riding Stable is to “house and lease horses to ride”, what it doesn’t count for is the bringing of other horses on the property. Bringing more horses onto the property was another is the deciding factor in moving it to Cottage Industry by Conditional Use. Here today to ask for the Cottage Industry by Conditional Use to extend hours until 7:30 PM and to set rules on what they can and cannot do on the property.

Board Member Charles Stillings question – So by right they can have a riding stable, but are still here asking for a Cottage Industry by Conditional Use? Page 2-23 Section 2.3.B

Cary Aloia - so what we are being ask here today is to extend hours to 7:30 PM, allowing students to bring their own horses onto property for lessons and small group lessons which fall outside the normal Cottage Industry being able to be approved by Administration.

Cary Aloia opened the Public Comments portion, reminding everyone they only have 3 minutes. Come up state your name and will do them in groups starting with neighbors within 1500 feet of property then will move onto rest of Rio Grande County, then others to address those three things we are here to discuss.

Barb Stiles – 4 Plaza Lane, change in landscape, dust that rises from the arena is biblical proportion, it’s huge when the clouds grow and still concerned about the water. If the well is a stock domestic well and you are bringing other horses on the property and it is a commercial business, you still need water for that purpose. She is aware that they water the arena with a water truck but does not know where that water is coming from. She does not want to be a meany and say we don’t want the kids riding horses, but it’s a business and the property is zoned “single family residential” and she is invested in her own single resident family property. She doesn’t want to see other neighbors opening up commercial businesses. This lot was zoned “grazing land meadow” until it was changed when the house was built to single family residential. It’s not a business area and this is a business.

Lauren Buss - Representing the Sylva Ditch Water Owners, appreciates the program of Lucky Shoe Ranch however the consensus of the ditch water owners it that the project, business plan and venture was not thought through from the inception of the adventure. It should have been discussed with the County Land Use & Commissioners. It has 2 ditches running through the property, Sylva Ditch and River Valley Ranch irrigation ditch. The Sylva Ditch representative’s object to the project due to problems with kids playing, fall, get pushed, horses, bank degradation, sticks and other items being thrown in the ditch potentially causing plugs in culverts or road crossings. Silva Ditch owners protest the zoning and use change and request the Commissions to deny this request. Many of the water owners are avid horse riders; the concern arises with the water rights and water use along the Silva Ditch. The ditch services about 15 properties from the 7-mile plaza to swede lane for surface irrigation. The property owners, nor Lucky Shoe riding club own water rights of the Silva Ditch; there is not adequate pasture irrigation to support the number of horses projected to graze the pasture. Animals cause significant damage to ditch banks and should be fenced off to prevent them from accessing the ditch. If fencing is not an option, Lucky Shoe would be responsible for full repair and maintenance charges annually for the backhoe work

to repair the ditch. This is irrigation water, not stock water and owners pay a yearly fee to have access to this water. We support the concept of Lucky Shoe Riding Club, but feel the area and water is not suitable for the business.

Ed Redden, 52 Plaza Lane, same concerns as previously stated, they talked about rotational grazing but there isn't anything left to graze, dust will continue to be a problem. He is also a Sylva Ditch owner, has land down at the end of Silva ditch and did not get enough water last year to irrigate the 12 acres. Additional animals drinking out of it, kids playing in it affect those downstream. He has issue with liability if someone gets hurt in the ditch; is it Lucky Shoe or the Sylva Ditch owners? Those are the main issues. Appreciate everything Courtney is doing; just not sure it is the right place. He and his wife stand in opposition.

Rita Parrotte – River Valley Group owns the property next door which her and her husband had put into a conservation easement. Passing out photos, before her husband and she bought the property, they checked all the zoning to ensure they complied with regulations. They do not object to children riding horses, have helped many children over the past 25 years. She wants all children to be able to ride and has charitably helped many adults and children of all ages learn to ride, they have donated horses, provided transportation, and had success. Want this to continue in a responsible manner that supports the community, and this does not. Introducing new horses all the time is a traffic problem and health problem for the horses. This is a commercial venture they are recommending. Lucky Shoe, in her opinion, should have checked the zoning before purchasing and the notation that the children will be unsafe if they are only riding at Lucky Shoe is wrong. Horsemanship requires that they be able to go to different venues to ride. The Non-Profit status of Lucky Shoe should not be considered in the decision or given special exemption. She hopes everyone can ride a horse at 71 years old that they raised like her husband. Lucky Shoe has noble good efforts, they are just in the wrong place.

Cary Aloia asked if there were other neighbors – no one came forward. Will now be moving on to Rio Grande County residents.

Mike Trujillo – Lifetime Resident here. Not against the project, it's a good project. Just in the wrong place. Mike, his wife and Rick and Shryl Santi owned that property for some 15 years & set up a nice domestic area where lots could be sold. River Valley bought the place, and they want to continue to do that. This is a commercial venture and with a domestic well, you can only have a few livestock, garden, and a home. They are bringing other horses on there; it is now a commercial venture. You can't bring other people's horses onto the property under that type of well in his opinion. The Water folks would be better suited to answer that. As an owner of Sylva Ditch water, he feels it is a liability issue, the ditch has people floating in it, horses tear up the ditches and clog them up. Traffic, noise, lights late at night, these kinds of things are a commercial venture, and just looking at the size of this crowd today, you're going to have a lot of people there. It's going to grow, and the growth creates dust, traffic, and other problems. You start a commercial venture for a few people, then it grows to 50, then 100. Those things create dust, traffic, light, noise. It's a great project, just not the right place. There are domestic homes and people who have been there for years that this affects.

"Youth" Keeling – On her 4th birthday she went to her first Lucky Shoe Pony Party where she realized her desire to own a horse. Two years later Courtney went to school to talk about Lucky Shoe. She was excited to tell her mom about it. Affordable riding lessons gave her the opportunity to ride in Rio Grande County. She started lessons not long after that day, now in 8th grade, she goes weekly. LSR has gymkhanas, 4H groups, and offers scholarships. She is learning constancy, competitiveness, life lessons, teamwork, leadership, horse riding activities, responsibility, she has learned to communicate through touch, feeling, and body language. Emotions matter with horses. Please consider leaving LS where they are.

Tracy Anderson – Part of a cattle ranching family in the area, 7 miles west of Del Norte. Daughter is a member of LSRC and has blossomed in self-assurance and confidence within a year. She is productive on the ranch and has made lasting friendships. I do not feel Rio Grande County is supporting the kids in the county. If they limit Courtney, then it stops programs like High Valley from bringing their kids, 50 of them, to ride horses at Courtney's, what's your definition of small groups. Stopping kids from having a safe place after school and summer and limiting their exposure. Kids living in poverty in RGC is 18.9%, CO Average 11.4%, Saguache County 16.8%, Castilla County 26.6%, Conejos County 21.3%, Alamosa 15%. That is 5 Counties in the Valley that have higher than state average poverty. We should be honored that Lucky Shoe chose RGC to be the only riding club in the valley. Every event she has to hold away from her training facility cost extra money and takes money away from the kids. The kids need to stay at her facility for all of the shows. There is so much more RGC could be doing for our kids and Lucky Shoe. I will bring water if that is an issue. As for the Ditch – Courtney could put up signs that say, "at your own risk". Prove to us and the community, how are you showing us that kids come first. "Youth" Anderson – Ridden with LSR for 10 months. She feels we should leave Courtney alone and she states she loves her program.

"Youth" Martinez - When Covid hit, Lucky Shoe was the only sport she could do. Courtney taught her a lot including responsibility and how to control her emotions and how to take care of animals. "This is a hobby that is relaxing, it teaches you how to feed an animal properly. Keep Lucky Shoe Riding Club"

Jessica Worker – Wishes to speak in regards of the underserved, underprivileged community in Monte Vista. Her boyfriend works with middle school kids and comes home with so many stories on how these kids learn responsibility. Courtney is changing the trajectory of children who wouldn't otherwise get the chance. Courtney makes no money & she's speaking life over these kids. Please take into consideration what she is doing for the impoverished community. RGC – what are we doing for our kids? Courtney is doing something for our kids, that is going to give back to the rest of us.

Mya McKibbon –She has lived in RGC entire life. Lucky Shoe doesn't only help kids, she takes lessons. She looks forward to going out to Courtney's every week and now can ride horses wherever she goes. Courtney is a young entrepreneur and doing great things. She is a great asset to the community. There are not a lot of things for kids to do after school. She has had discussions with Courtney on how to be able to put this program out to all the kids in the community. Horses are very therapeutic, good for the soul, good for the person. It's tough to teach an old dog new trick, but she is doing it. Would like to see what the community and Rio Grande County can do to support her.

Sheryl Santi – She thinks this project is amazing and can't help but to be excited for the kids. She is amazed at what Courtney has done, not many people can turn a business this fast into something this great. It is just in the wrong place and 35 acres is not enough. Place doesn't have water nor the room, or area for the 100 cars that were there a while ago. There is also a historic district there, the 7-mile plaza and these people have lived there for 100 years, a church and a whole plaza that has a long history and a lot of people. There are a lot of homeowners that have bought into the plaza and never thought this would become a possibility. It is hard to say No, but it is impossible to say Yes. If Rio Grande County can help find a place, maybe across the highway maybe something they can lease, something that would not interfere with traffic and the ditch. It is hard to look at the kids' faces and say no, but it's just in the wrong place and I don't know how to make it work in that space.

Unidentified speaker – She has raised 6 kids in the valley, has seen the aftermath of kids that do not have enough things to do. Courtney is teaching kids the basics. If not at this location, then where and who is going to fund it? Courtney is not making a profit, so where is she going to move and who is going to help? She doesn't understand the traffic, "I don't see any more traffic or trash on that road than any other road". "As far as the dust, we live in the valley, there is going to be dust". She lives on a dirt road and there is dust, windows are caked with dust. Limited resources in Rio Grande County and if we continue to push businesses away that don't have the resources, then we will continue to deal with the aftermath of these underprivileged kids.

Jodi Anderson – She was born and raised in Del Norte, lives on a ranch that's about 130 years old. She moved to Greely and writes Grants for 21st Century Grant for underprivileged children. She was lucky enough to go to a gymkhana last year, there were a lot of cars, but it was so well organized, there was a water truck damping down the dirt, "it was incredibly constructed and organized". When she heard they were being restricted to just riding lessons, she feels the opportunity for these kids dwindle daily. "Kids are hooked on electronics and TV. We cannot Not support these kids with the overnight camps and lessons. We cannot stop the opportunity of these young entrepreneurs. We need things that keep our young people here. It's a good problem to have to solve, it's been here for 10 years."

John Beckner – He has 3 kids in the LSRC program. Emphasizing more on the water – historically there were probably cattle grazing on the property, the cows trampled the ditches too. If a family had bought the property, kids would be playing in the ditch. All residents that are there, probably complained about the next house that went in and on and on and on, there's no stopping. There's just no other place to do it, they can't do it in town or somewhere else, they will get pushed out. It doesn't really affect the water in his opinion.

Unidentified Speaker - Her daughter & son ride at Lucky Shoe. Her daughter was not involved in other sports and always wanted horses. By going to Lucky Shoe riding club, she has learned to ride and gained responsibility in caring for the horses. She now has a horse and rides in rodeos. These are things she would not have had the chance to have if not for Courtney. All Courtney is asking today is to continue to do riding lessons, not the gymkhanas or big events. Other plans and ideas will be addressed down the road as far as different places. She is just asking to continue with the lessons for now.

“Youth” ??– She takes lessons at LSR and is excited to start barrels, if Courtney couldn’t have gymkhanas she couldn’t do it. Courtney taught her how to ride a horse. Riding makes her happy.

Mason Davis – 634 Grande Avenue – Moved to Rio Grande County 8-10 years ago. Speaking about the water and ditches – as kids we were expected to be in the ditches playing, staying out of the way of equipment and people until we were old enough to work. When it comes to water are you worried about contamination? There is none. Horse will not push through a fence, but Cows will. All of Courtney’s horses are always well taken care of. Everyone is making sure everybody is doing the right things around the horses and the older kids are watching over the younger kids. Courtney has created a drive in the teenagers to want to help kids ride. The teenagers, Claire, Emma, and all the other girls that step forward and take care of the kids and make things run smoothly. There’s a confidence that children get from horses. Daughter went to Courtney and got a horse, then lost him. Horses were given to us by God, they are the heavenly animal and will treat our children as such. As for the water & contamination, get a life, get over it. This place needs to happen. Our children are doing drugs, breaking into houses and getting into trouble. The only ones that are not are Luck Shoe Children.

Inaudible I.D. - Not only speaking on my behalf, but on my children’s. All kids adopted, crack baby, couldn’t walk. Now he takes care of horses that he calls best friend. Dropped kid off at Denver airport and he saw horses in a little building holding 20 horses – why can’t these horses have room? Being able to take care of horses, help other kids is great for a kid who wasn’t supposed to even survive when he was born. He does so much, without the support of Courtney/Travis he wouldn’t be where he is today. He wants to be a horse trainer, start his own business.... He needs the support of the community.

Board Chair Aloia asked if there are Other Comments or Different Comments that have not been said already.

Jeanette Pino – with Lucky Shoe Riding Club, have a granddaughter, “Youth”, went through a lot, lost family. Family has history with horse riding and is very proud of the granddaughter and what she has been able to do with LSR. LSR has changed her granddaughter a lot. She has learned responsibility, she has friends. She’s been through a lot and has changed a lot. Courtney’s patience has helped her a lot. Lucky Shoe Riding – you take that away, you take her life away. Everything she has a dream for, she wants to be just like Courtney. She learned how to saddle, clean hooves, camping opportunities with Courtney / Travis. All these kids are amazing and what they have learned. Taking lessons herself now.

Brian Cook – Alamosa County. They have been doing lessons for the past 2-3 years, he volunteers at Gymkhanas. He can understand the Fall Show was pretty big and could have been the issue last year. But Courtney is saying she is willing to not do that, the lessons have changed his daughter’s life. He deals with a lot of employees and their families and sees a lot. He feels Travis and Courtney have their head on straight and what they are teaching these kids is flat out amazing. Impacting kids more than any other sport.

“Youth” Cook – 2021 riding with Courtney. Prior to joining LSRC she had no friends but now has lifelong friendships. Learned patience/perseverance, not only is Courtney a mentor she is a friend. Through LS,

she learned to ride, competing in higher rodeos, and winning. These kids are the future, if you take LS away, you take the future away.

Eve Bauer – No stories about Lucky Shoe, good impact, and something we need. To reiterate what was said before, if not here, then where? This is an expensive enterprise, watched Courtney put out a lot of money for these horses. \$40K for hay.

*** Sidebar conversation – Chair Aloia and RGC Administrator Shoen directed audience members to remain quiet and respectful, allowing one speaker at a time.

Eve – Continued... it is something we need, If not here, then where? She's not making money, it's not a commercial enterprise.

Trina Kreps – Lives in Conejos County, so it is an 80-mile round trip to come to lessons. Not only does Courtney help her with daughter confidence and learning about animals, but when they leave it's 5-5:30 at night, they get dinner, groceries, horse supplies, in Rio Grande County. Not only is Courtney helping the kids, she is helping Rio Grande County. To be honest if she wasn't here, then we wouldn't be shopping in RGC.

Ed Short - Can't say anything that these folks haven't already said. Change, There's been change with homes being built. Every parent or Grandparent he knows, wants to get the kids off the phone, games that they are playing, and this gal is doing it for us. Don't throw the baby out with the bath water, figure it out and make something work. This is a Great program kids, don't let it go.

Sheryl Santi – Stood up from the crowd, just one comment. If not here, where? Maybe that is the question we should be asking. No question this is a great program. That doesn't solve the issues of water, traffic, all the things discussed. There is a lot of land in Rio Grande County – surely, we can get a variance somewhere that would be better suited. The issues still need to be addressed, water, traffic, homes purchased who thought it was going to be a nice quiet area. Agricultural area would have been nice if we could have talked this out and maybe found something. Her father has acreage up the road.

*** Cary Aloia stopped Sheryl stating she already had her 3 minutes

Ann Logan – on the Board for LSRC. Lucky are those who get to come to school with property, have land, gardening, are wealthy and don't have to make a niche. That little niche has to grow, maybe this property isn't for Lucky Shoe, maybe in 10 years they will have the money to get the bigger place, but for now we need this little niche and for now we need to make it work. Understand the dust and traffic is inevitable. Recommend to not restrict the time slots for the kids to be able to learn. Education is a cornerstone for our society and crucial for development. Access to educational facilities should be equitable and unhindered. Undeniably this road is access for multiple commercial purposes and residential properties. It also serves as access for students to the learning environment as well. Alternate transportation does not exist for LSR. This County Road has to be a primary lifeline. Denying the students a time slot because the road causes dust is dismissive and infringes on educational rights. There is a present of other businesses and commuters on the road do not diminish the validity of the

students use. It is a public road, and everyone should be able to use it, public, private, business, and students.

Chair Aloia asked if there are Any More Public Comments.

Josh Robertson – Owns property on the other side of town that has ditches running through it that they do not have water right to. He does more cleaning up of the ditches through his property than any ditch rider does, and he is sure Travis and Courtney do too. Water issues in CO are no secret, ditch irrigation is the most inefficient irrigation method and Courtney's 10 horses are not affecting the water the landowners didn't get last year. It's a bigger issue. His daughter has made big strides in Courtney's program. The issue with the Big Events he can understand, but the lessons until 7:30pm are not an inconvenience to anybody. Dust is just part of living in the valley. Safety issues of little kids on horses, it's just part of the training. If one variable can be changed to not have to trailer horses from one facility to another, then we will have one less quadriplegic child in this world. I don't care how much dust is in the air, it is worth the inconvenience to the neighbors.

Brent Logan – owner of property. He would like to provide some clarification. Due diligence was done before the property was purchased. Went to Dixie and found out this property is zoned for what they wanted to do. The water, she stables her own horses and does not have to have commercial water. The State has given the Ok for the operation they have. To talk about bringing horses in – there 1-2 hrs. and not boarded nor drinking/eating there. That is not commercial use of water. She has the right to use the water she has. To talk about the Sylva Ditch – they met with Pres/V P of the Ditch last November and addressed all the concerns they had about Courtneys operation. They came to an agreement on 6 items that they would address and tend to. They drafted letter to the ditch company and sent it for signatures and no response yet. They had agreed that they would do the ditch maintenance and kids playing in water will be kept to a minimum, horses drinking out of it is a state right. All this stuff has been addressed, but we have not gotten a response from them.

Response from Sylva Ditch Representative - they cut the ditch and put in a hydrant, 5 feet below the ditch, tried to tarp it to control it, but it isn't really controlling it. The ditch company has reviewed the letter, however, not all the ditch owners agree with the letter, that is the delay.

"Youth" Smith – was going through rough times when started with Courtney – (unable to continue). Mom comes up, Kayla Smith to finish for him. They met Courtney about 5 years ago, her son was diagnosed with sensory processing disorder and anxiety. Since starting lessons with Courtney, he can now come up in front of people and say his name. This is not only about teaching kids to ride a horse, but also a therapeutic thing, without this her son would not be the wonderful boy he is today. To those that are opposed to this, all she can say is "open your minds". It is not meant to make you mad; it's meant to serve our children. Keep them off the street and have a good work ethic. Good honest men and good husbands someday thanks to Travis. This program is more than what you are seeing, it's the heart of the community and nitpicking will come back on you. She travels 1.5 hrs. one way to do lessons and will continue to because Courtney is the only one who offers this service in the SLV.

“Youth” Beckner – 9 yrs. old, without LSR wouldn’t be able to help grandpa gather cows or any of the other stuff on the ranch.

Devon Davie – Courtney student in middle school and know someone to watch. Lovely human. 15 yrs. later she is teaching her child to ride. Working with Ann and Brent over the years. Courtney was raised to be a community minded person. Her hope is that everyone here can come together and figure this out. There are no resources for children on the west end of the valley. Helps RGC business as they go shopping in RGC while in town vs going to other counties. Work together.

Maggie Seebach –Live in Monte Vista. Both kids are in LSR. She wishes to bring up the topic of job preparation. There are many jobs related to knowing how to ride horses. This is a ranching community, and the Forest Service has horses.

Chair Aloia asks if there is anyone with a different comment, one that has not already been said, that wishes to speak.

Dr Amy Robertson – In a world where it is becoming increasing difficult to find young women and young people to work consistently towards and find a common goal, here is a woman that excels. Moved to Monte Vista about 10 years ago. Bought a little property with a little bit of land and a horse pasture. The economic benefit definitely out-ways the inconvenience of dust and other things. Parents already assume liability for their kids when on the property there are signs all over the property. Parents are concerned about kids’ mental health, screen time, outdoor time. Sees a lot of depression in young women, suicide is on the way up for women and kids in the valley. Horse riding helps kids. Please don’t take this away from the kids/ community. Equine therapy has helped people for years.

Chair Aloia - if there are no other substantially different comments, we are going to let Courtney Talk.

Courtney and Travis Kreps – President of LSR. Address concerns on property not being big enough. Other facilities are on 10 acres only and parking lot has 50 cars, some of them located in towns. She finds it frustrating when they say her property is not big enough.

Dust – she wishes she had a pasture; the previous owners sold the water rights. It’s not us creating the dust, we don’t have the water to irrigate the pasture. We know the arena causes dust and try to water it down to contain the dust. Have noticed since the fall show, the road is packed down, so should not be very dusty this year. Have a farmer who is supplying water out of his well for the arena, so no worries about the water coming from her well. Only have 13 horses, in pens. Over grazed concern, horses are in pens and few in pasture. Digging the water line under the ditch, waiting for ditch company approval to put in a bigger culvert, come up with a solution. Would like to resolve it before April 1st when water is turned on.

Crop rotation – in the process of building pens. 3-4 horses in pastures, sectioning off pastures for better rotation. All along the ditch and river corridor there are lots of deer and elk, how much damage are

they doing to the ditch. If fencing off their portion of the ditch is needed, what about the rest of it?
Rita, we see horses on your property, what are they doing to the ditch on your property?

Rita stands up and states they are not supposed to address each other directly. Chair Aloia asked Rita to sit down, and Secretary Diltz reminded Courtney to not address people directly.

Courtney continues: If concern is the ditch, then it goes both ways. She talked to the county beforehand, if it wasn't going to be a good property, she wouldn't have spent the time to build an arena for these people.

LSR sent out a survey to all members. The property zoned AE which allows for ranching and farming on a smaller basis. So, they sent out a survey to all members and asked how much this is impacting the ranching community, if skills being learned have impacted agricultural business. 58% said yes. How has it impacted? It helps kids with confidence, skills, work horses, livestock, cattle ranching. When her kids are 18, they can start a colt, handle horses, and go straight into jobs pertaining to horses. Proper skills to run the ranch safely. A lot of family ranches benefit from LSR training. Members coming from all other counties – spending money in RGC, food, gas, shopping.

Stampede is a huge, LSR has 50 kids at a time in the parade, they need a spot to practice, as that is a lot of noise, lights & crowds.

They have over 30 kids now in Rodeos – events all over RGC. It is creating income in RGC students now have to buy feed and supplies when they get horses.

Manure – adds up quickly. They contract with Compost Technology in Center to come get it. Pasture will harrow. Weeds will follow Armando's with RGC Weed District recommendations. They get nice hay, so there are not a lot of weeds in the hay. Bad hay can kill a horse.

Trying to mitigate the impact on the community, will be taking the large events off site. Just doing riding lessons.

Road dust - would like to water the county road, but will talk to Road and Bridge.

If you have ideas on other property, let us know. But just by being on the property, they have saved 5 horses from colic and horse being hung up with hoof stuck in fence. Need to be there to watch over the horses.

Talked with Jay Webb in length about water rights, kids playing in the water is not the ditch owners' liability, it would be on LSR and parents. Horses drinking out of the water is not an issue either. Talk with ditch company and get a maintenance agreement.

Chair Aloia – Closed Public Comment at 3:31 PM

Board Members

Mike Mitchel – Addresses the crowd – Parents you should be proud of these kids. Write a note to the teachers, they made this speech on Spring Break. Extra Credit maybe. Make the teachers aware and give the teachers their speech. We are in a situation that has room to go one direction or the other and the board will probably talk about it. You can say the County is at fault, they've been operating for 10 years in the county, is that a county problem. Are we going to turn our neighbors into snitches. This is a starting point. If we have a group working on it, some funding working on it, maybe that's where we need to head. We're also at a point where if we say No, we kill a lot of dreams and hopes. We all have to look out for kids. That's where our future is, hope we can talk this through and figure this situation out. Live in Sargent Community and drive by some places out there and wonder if there might be some possibilities out there if someone would talk to folks out there. He drove by LSR on his way in, its. maybe not the perfect spot, but maybe workable if we work together. We need to stick with regulations and codes as well as for the community.

Cary Aloia – We are a board; this is not personal. Everyone is very emotional and hope everyone understands that we are trying to do a job for the county, and we are volunteers. We are trying to do the best we can do, and it is not personal. We have a code book and trying to make the best decision we can.

Jerry Gallegos – he was born and raised in the 7-mile plaza. Mom taught me how to swim in the RGC River. Took a lot of time to look through all the comments made. Over 50 positive comments were made. Petitions are legitimate concerns. Been involved with several boards and proud to serve on the RGC Board. Always a bunch of problems, boards decided to not do things, if there's a problem, need to address the problem and try to figure out how to solve it for the community and county. We do go by the code book and need to make sure we go by the code book. A lot of things have been answered both ways. Bottom line is our youth. If we deny them something positive, it falls on our shoulders. Better opportunity for our youth and I take it very seriously.

Cary Aloia – Any Discussion on the Cottage Industry by Conditional Use?

Leonard Brown – Are these lessons every day? Courtney M-F. Leonard Brown: How many kids in a group? Courtney: maxed at 8 kids in a group, it's a 2-hour lesson every day. Leonard: How many groups in a day? Courtney: Most days 2 most days with 4 groups on Friday during the summer. When school is in session it is more in the evening.

Leonard: Trying to figure out how many cars - Except on Friday – if everyone drove their own car? 10 cars, 1 Club lesson a day with individual lessons throughout the day. 8 club lessons a week.

Courtney: Some horses are trailered in.

Leonard: Travis, have you talked to the County about watering the road? Travis said that is on his list to ask.

Leonard Brown stated Courtney is some kind of wonder woman. Stated we need to get the problems figured out to make this work. Travis addressed Leonard stating they are working on getting the arena watered.

Russ Pratt stated the dust is the worst in July in his opinion. No one has ever complained about the arena he has on his property for past 34 years.

Leonard Brown – I didn't hear anyone having a problem with the lessons lasting until 7:30 PM at night. No one said they didn't want that. That is one of the things we are looking at.

Cary Aloia asked if there are or are not lights in the arena?

Courtney stated there are no lights at this time. They may want to put up lights and wonder if that would be ok.

Courtney asked if they wanted to ride their own horses for personal use, can they ride until 9-10 at night in the summer or when they have their family over?

Dixie commented on the lights, told Courtney to come in and talk when/if they want to do lights as we do have regulations and go by the dark sky regulations.

Leonard – what are the other things?

Cary – bringing horses in

Courtney asked how is that not a riding stable?

Leonard asked – are you feeding them? No. Are you boarding them? No. Are you renting them? No

Cary and Dixie referred back to the Definition of a Riding Stable and trailering horses in is not part of a riding stable.

Leonard Brown – what is the third thing, Time, horses coming in.

Mike Mitchell question if the ditch was fenced off on the arena side, how much would that affect your business? Courtney – it would affect how the horses get over to the pasture/ arena area. Being able to eat the grass along the ditch. Have to do a bridge or something.

Cary – Does the ditch have anything to do with your riding lessons? Or is it just to do with your personal property and your horses?

Courtney, it has nothing to do with actual riding.

Cary Aloia asked the Board, do we agree the ditch is not an issue relevant to the conditional use application? There are 3 things. Large groups, after hours and large groups.

Leonard – So you don't have groups larger than 8?

Courtney – Yes, sometimes we have up to 15, then on Saturdays we have kids that come in and out getting or dropping off horses if they are leasing them for rodeos. They take kids to rodeos as well. Could be rolling in at 10PM or later.

Cary Aloia – do you have a driveway to accommodate? Courtney – Yes.

Chair Aloia asks if there is any further discussion.

Leonard Brown – Made a motion to approve.

Russell Pratt second's motion.

Mike Mitchell questions what conditions are being voted on or what conditions would be imposed.

Leonard revises his motion to recommend approval with the conditions that lessons cannot go no later than 7:30 pm, allow groups of no more than 15 people, and allow the students to bring their own horses in for riding lessons.

Courtney asks if it can be 20? 4H can have up to 20 kids.

Leonard: 30 People and trailers/horses

Russell Pratt says that's the whole purpose of a riding club is to ride horses or your horse.

Cary Aloia asked Dixie to repeat the motion, so they know what they are voting on.

Dixie - Motion on the table to recommend approval of Luck Shoe Cottage Industry by Conditional Use to allow riding lessons no later than 7:30 PM, groups of 30 people or less be allowed and that students can bring in their own horses for lessons.

Mike Mitchell asks the Committee if maybe we are looking at putting a number on the wrong thing. Can do a vehicle number or start counting heads, it's going to add up quickly. Cary says she is thinking 30 horses.

Russell Pratt suggests just stating so many students plus family.

Mike Mitchell - aren't we more worried about the vehicles and the dust. Not a loud and rowdy group.

Leonard – Students in Class?

Dixie – sometime there may be 2 parents for 1 kid drop off, but normally it's 1 vehicle/parent per kid.

Leonard asked Courtney how big is a 4 H group. Her answer is this year is smaller, but in the past, they've had 20 kids. Do they come every single time? No.

Charles Stillings asks what kind of events are we trying to limit on this? Are Gymkhanas paying? Or just gatherings? I think these are paid events; otherwise, they need to come and practice. Limit it to no paying entrance.

Dixie - motion on the table right now is to allow Lucky Shoe Ranch to continue educational riding lessons, not to go later than 7:30 PM, to allow groups no larger than 30 people and to allow students to bring their own horses.

Cary, should we change the group to students or participants?

Russell –I'd like to change it to 30 students and their families.

Cary – can we put a stipulation in there for Not for Competition.

Leonard – for practice and education only

Cary – for clarification, the numbers are for the county to monitor and enforce, which is what the issue was before.

Dixie – asks the applicant if they fill this is in line with their amended application. Changed to allow 30 participants and family and added #4 not for competition, it is for riding lesson and education only.

Leonard Brown made the Motion, Russell Pratt Second, will do a roll call for vote:

Leonard Brown– Aye

Russel Pratt- Aye

Charles Stillings - Aye

Jerry Gallegos - Aye

Mike Mitchell - Aye

Cary – Approved as amended and will go to the County Commissioners

Cary – Moving on to Old Business – None

Meeting adjourned at 4:30 pm.