

said, "This budget just continues to put us in a healthier position for what may come over the next couple of years with regard to the economy."

The final budget vote will be held at the BOCC meeting on Dec. 6.

Special use applications

Two special use applications, heard by the Planning Commission at its Oct. 20 meeting and which came to the BOCC with recommendations for approval, were scheduled to be heard at the BOCC Nov. 1 land use meeting. The application from Mark and Anne Seglem of Fairplay Drive in Woodmoor for approval of a minor kennel as a special use went ahead as scheduled. The application by Steve Rael Jr. to legalize the operation of the existing RV and boat storage yard at his Highway 83 property was continued to the Dec. 6 BOCC land use meeting at Rael's request to allow him more time to prepare.

The Seglems' application, arising from a code violation, is to allow for a minor kennel for eight personal dogs at their Woodmoor property where the county rules set a limit of four. It came to the BOCC from the Planning Commission with a recommendation of approval with the added notation that the special use would expire with the sale of the property. See www.ocn.me/v22n11.htm#epcpc.

Seglem told the commissioners that he and his wife moved into the house in August 2007 and were not aware of the limit. He stressed that they had no intention of operating as a commercial kennel, saying, "We just want to keep our elderly dogs with us until they pass." He said that based on longevity, they would likely be down to three dogs within four to five years and would not replace those that pass.

During public comment, no one spoke in favor, four spoke in opposition. Brian Bush, president, Woodmoor Improvement Association, said that under its rules you may have domestic pets but not ones that cause a nuisance and its number limit mirrors that of the county. Asking the commissioners to disapprove the application, he stated the association intends to pursue covenant enforcement for a nuisance. Neighbors spoke of numerous complaints to both the Seglums and county about the barking.

Responding, Seglum said, "We are conflating two issues here. One is for us to be able to keep our eight dogs. One is the concern about the nuisance."

VanderWerf implored the Seglums to work with their neighbors to address the barking nuisance but saw the special use application as a separate matter to bring the applicant into compliance with county rules.

The commissioners voted 4-1 to approve the special use, which will apply until such time as the property is sold. Williams was the no vote, saying the special use was not in harmony with the neighborhood.

Boyd minor subdivision

At the Nov. 15 BOCC land use meeting, the commissioners approved a request by David Gorman for approval of a minor subdivision to create three single-family residential lots. The 35.88-acre property, owned by Christopher and Jessica Boyd, is zoned RR-5 (residential rural) and located directly southeast of the intersection of Brown Road and Running Horse View about two miles north of the intersection of Thompson and Hodgen Roads.

All three lots will exceed the minimum lot size requirement of 5 acres; two lots will be 10 acres each and the third will be 15 acres. The property has been used as agricultural grazing land in the past and is currently vacant with no existing residence or other structures. The applicants are not planning to construct any new structures at this time.

The application was heard at the Nov. 3 Planning Commission meeting and came to the BOCC with a recommendation for approval. It was approved as a consent item, meaning there was no discussion.

Tri-Lakes Cares/Crossfire Ministries update

At the Nov. 8 meeting, Tri-Lakes Cares and Crossfire Ministries updated the commissioners on work the two nonprofits are doing with grant money jointly received from the BOCC under the Community Investment Program. Haley Chapin, executive director, Tri-Lakes Cares, said the two organizations had been collaborating with a joint application for the funding for the past two years and would continue to do so moving forward.

Tri-Lakes Cares helped 1,227 individuals with food distribution, maintaining housing, utilities assistance, transportation help, or medical assistance in 2021-22. Renee Beebe, executive director, Crossfire Ministries, said her organization had been able to help 20,143 families. She said they were seeing a major increase in the need for their services. Chapin said that the need for her organization's help increased during COVID and that that need was not yet back to pre-pandemic levels, adding, "The people we serve are the first to be impacted by an economic downturn and will be the last to recover." Both remarked that the unrestricted nature of the Community Investment Funding grant gave them the flexibility to best serve those in need.

Each nonprofit received \$10,000 in grant funding. The partners are applying again for funding and are asking for \$50,000, which they would split evenly. See <https://tri-lakescares.org/>, www.crossfireministries.org.

The El Paso County Board of County Commissioners (BOCC) regular meeting is usually held every Tue., 9 am, Centennial Hall, 200 S. Cascade Ave., Suite 150, Colorado Springs, CO 80903. Please note there is no meeting scheduled for Dec. 13 or 27. View agendas and meetings at www.agendasuite.org/iip/elpaso. BOCC land use meetings are currently held the first and third Tuesday of each month as needed at 1 pm. For information, call 719-520-6430.

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