

We are requesting the removal of the dog limit (20) put on our 2017 conditional use permit. We have owned and operated Walk'N Rohl Pet Hotel, a successful dog boarding and doggie daycare facility, on our property since 2017. We have followed all city and community guidelines with success and provided a much-needed service to the Brookings area. We also employ 8-10 individuals. As demand grows, we are confident that we can continue to provide Brookings with high quality dog care while maintaining a quiet, safe, and healthy environment. By allowing us to increase our enrollment, we will be able to remove clients from a long waiting list, add additional employees, and provide the city with additional sales tax revenue.

The property is currently zoned agricultural and has provided home for livestock on and off since 1980. Our total property size is 17.17 acres located on the north edge of Brookings, south of the Hwy 14 Bypass. The Pet Hotel building is surrounded on three sides by pasture and no less than ¼ mile away from any residential homes. The 4th side of our property is Northern Border Pipeline.

Our hours of operation fall within the city's quiet hours of 7a-10p. The dogs are let out in small groups from 7a – 8a for bathroom and play time. They are let out again at 11a-1p and then finally from 4:30p-6p. The dogs are then brought in and put to bed for the night. During our designated outdoor play times, we make sure to have one staff member for every 10 dogs at play. When not outside playing, the dogs are housed, fed, and groomed inside. Dogs are occasionally walked individually around our property as this is an additional service we offer.

Our current kennel building is fully insulated, heated, and cooled. We have indoor and outdoor cameras as well as Wi-Fi smoke detectors to alert us, in case of a fire. We provide a secure indoor and outdoor environment for all guests, including some of the city and highway patrol drug dogs. We offer multiple play yards for supervised play time. This allows us to keep the barking to a minimum and safe play for all of our guests. The city of Brookings provides our electric service. All other utilities are provided by private businesses (Brookings Deuel Rural Water, Ramsdell's propane, Cooks Waste Paper and Recycling, and a private septic tank).

We are proposing a 12'x25' addition to the West end of our current building. This will allow us to remodel part of our current building into an office for staff and clients and add personal dog suites with televisions and other "at home" comforts. To the North and South of the addition would be completely isolated "potty areas". These areas would be used by one dog at a time.

Because we live on the property, we are able to monitor the dogs at all times. Excessive barking is not permitted and the wellbeing of our neighbors is a top priority. I have included a letter of recommendation from Adam Bensen – owner of Big Sioux Animal Clinic.

We appreciate your consideration, and we look forward to growing our successful business.