

From: [Sheila Fitzpatrick](#)
To: [Jessica Lake](#)
Subject: Re:
Date: Tuesday, April 6, 2021 3:50:23 PM

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Hi Jess

I want to also remind planning about the enormous amount of effort we had to put in for ventilation and oxygen tank storage in our new expansion . Another veterinary hospital should be advised of the same .

We actually had plans for redevelopment of our property including a new veterinary hospital in the back and converting existing space to retail and employee housing with a full development of the Broadway portion . I just had plans drawn . This may change our plans.

Regards
Sheila

Sent from my iPhone

> On Apr 6, 2021, at 3:11 PM, Jessica Lake <jessica.lake@townofeagle.org> wrote:

>

> Thank you Sheila, I will include your email in the packets for the Planning & Zoning Commission and Town Council.

>

> Best,

> Jessica Lake

> Planner I

> TOWN OF EAGLE

> 200 Broadway, PO Box 609, Eagle Co 81631

> Phone: 970-328-9627, Fax: 970-328-9656

> HOURS: Monday – Friday, 8:00am – 2:00pm

> CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

>

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>

> -----Original Message-----

> From: Sheila Fitzpatrick <sfmmvet@vail.net>

> Sent: Tuesday, April 6, 2021 9:10 AM

> To: Jessica Lake <jessica.lake@townofeagle.org>

> Cc: Kursten Canada <kcanada@garfieldhecht.com>

> Subject:

>

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>

>

> Hi

>

> I operate Mountain Animal Hospital on 4 th and Broadway . I saw that Susan O'Brien has applied to put a veterinary hospital across the street .

> I know Dr. O'Brien is predominantly a large animal veterinarian and is looking to house horses for hospitalization. I would like to be more informed on this project as I see congestion from horse trailers as well as

already huge parking issues a concern . Not to mention I have brought a lot of business to the town of Eagle for 28 years and feel this is a conflict .

>

> Thank you

> My number is +19709771044

>

> Sheila Fitzpatrick DVM

>

> Sent from my iPhone

From: [Sheila Fitzpatrick](#)
To: [Chad Phillips](#)
Cc: [Jessica Lake](#); [Kursten Canada](#)
Subject: Re:
Date: Wednesday, April 14, 2021 9:12:14 AM

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Hi Chad

We have spent hundreds of thousands of dollars to “ get to code.”

We also take pride in the image we portray to the community and the quality of care we provide to our patients. As I walked the property in question I saw there is no place to walk the dogs? If we do surgery we have to allow those pets to relieve themselves. Second, there’s very little ventilation . Third, no space for a dumpster for the waste?Fourth , there is now strict regulation on storage of oxygen tanks . We are actually having to build a storage area for these tanks . If one were to fall it’s a huge hazard for blowing up and that’s very close to residential area. Fifth , there’s no space in there. Surgery needs to be performed in a “ sterile “ environment , not with exam, X-ray and lab all together . Sixth - zero parking ! We are struggling with the fact the town allowed a two story building across the street with inadequate parking . If you walk over, you will see my lot full and the entire side street filled before my customers even come .

I welcome new vets , I just have huge concerns for sanitation , sterility , pet wellness , parking, ventilation and storage of those oxygen tanks. As a veterinarian , I’m well aware of what a hospital takes and this location in question is going to create a whole new set of issues for the downtown .

On a different note , my family has always been active in town development where I’m from and it never really occurred to me until I heard the voice of our Eagle citizens . They feel we don’t follow rules in development and we don’t care about the impact it has . One family next door to this proposed special permit says they feel their voices just aren’t heard . Two main players in the downtown area are leaving . We have so much potential to make this beautiful. Why can’t we ?

I’m so glad you are in this position.

Keep in mind, we had plans for a three phase development project before we heard about the potential useage across the street and will push forward as we believe we can develop this property in line with what the downtown alliance is looking for .

Thank you for listening

Sheila Fitzpatrick DVM

Sent from my iPhone

On Apr 14, 2021, at 8:52 AM, Chad Phillips <chad.phillips@townofeagle.org>

wrote:

Shiela,

I am sorry to hear that you have a negative opinion of the Town in regards to Community Development. In my 1 year as Director of the TOE Community Development Department, I have heard similar stories a few times. The main thing that I can tell you now is that I'm a rule-follower. When the staff report for the new Special Use Permit application is written, it will include our position to strictly adhere to all applicable regulations of the Municipal Code.

As far as issues like parking, landscaping, and noise, these will be evaluated by my office in the staff report. It is always our goal to be as transparent as possible.

Please reach out to us with any further comments and concerns.

Take care,

Chad Phillips

Community Development Director/Town Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

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From: Shiela Fitzpatrick <sfmmvet@vail.net>

Sent: Wednesday, April 7, 2021 1:21 PM

To: Chad Phillips <chad.phillips@townofeagle.org>

Cc: Jessica Lake <jessica.lake@townofeagle.org>; Kursten Canada <kcanada@garfieldhecht.com>

Subject:

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Dear Chad

I am a long time owner of property in Eagle. I have a veterinary practice at 341 Broadway and have a 28 year history in downtown Eagle.

When I developed this property, I was put into rigorous rules with respect to code. Parking was the biggest one. I had to build a parking lot in the back of my building, as well as multiple spaces on the side street. I went thru tremendous expense to plant trees, have Beautiful landscape and maintain the property.

I have also brought a lot of people to the downtown area who visit the coffee shops, restaurants and stores.

I recently was given plans for a major development of my block.

This involves a 2 story building with housing upstairs, retail space downstairs and a 4000 square foot clinic in the back..

This would allow desirable development and certainly contribute to the culture in downtown Eagle.

I have a planning meeting coming up with the town as we speak.

On Thursday, after paying for plans to redevelop my property, I received a notice saying that there is a special use permit being put out for another veterinary clinic on 4th street.

There is virtually no onsite parking at this location and no possibility of finding parking.

Where are these people going to park? Do we need

Two veterinary hospitals across the street from each other in downtown Eagle ? noise?

I have spoken to 4 home owners around the property and all appose because of parking and noise. I spoke to each and every one of them.

What I'm told is "the town doesn't care." My question here is two fold. Are you going to make

This person do ALL the things I had to do for parking and development of my property before I got the special use permit?

I spoke to Joe Frasco today who developed a lot of the downtown area. He said "Eagle has developed a two sided code." They make some do

All the codes then others don't. Clearly, this isn't fair. Joe elected to sell all properties in Eagle and move on.

Now I'm faced with the potential of a 3.6 million dollar project right here in downtown Eagle, but with a competing veterinary

Practice potentially going in across the street, literally, which has no parking and is surrounded by opposing home owners who all think

Our town doesn't care. I would love your thoughts on this.

Should someone with the exact same business apply for a special use permit and

succeed without having to provide all the things I did with
Respect to onsite parking and landscape development, I would most certainly pursue
legal action as it truly isn't fair to those of us
Who have worked so hard to keep up to Town of Eagle Standards.

Let me know your thoughts.

Regards

Sheila Fitzpatrick DVM
970-328-7085
970-977-1044

From: [Stacia Brasington](#)
To: [Jessica Lake](#)
Subject: Proposed Vet Clinic
Date: Tuesday, April 20, 2021 9:55:03 AM

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Hi Jessica,

My name is Stacia Brasington and I, along with my husband Chad, own a property at 123 W. 4th street. I was made aware of a new Veterinary Clinic being proposed on 4th street just off of Broadway. We just wanted to send in our concerns for another vet clinic coming in so close to an already established clinic, Mountain Mobile Veterinary. Our property is directly behind MMV which already adds to the traffic and lack of parking on our street. Often people use our duplex for commercial parking.

We are simply asking that the impact of two vet clinics, the dog noise, traffic and parking be taken into consideration when making this decision tonight.

Thank you so much,
Stacia Brasington

From: [Tamie LeBlanc](#)
To: [Jessica Lake](#)
Subject: SU21-03 113 E. Fourth
Date: Tuesday, April 20, 2021 10:50:34 AM

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Hi Jessica,

I live at 420 Broadway. My concern is I understand Susan is a horse veterinarian and I am concerned about extra traffic in our alley with big trailers. We already have a lot of traffic using our alley and our parking spots. Thank you for your time.

Tamie LeBlanc

Sent from my iPhone

From: [Sheila Fitzpatrick](#)
To: [Chad Phillips](#)
Cc: [Jessica Lake](#)
Date: Wednesday, April 21, 2021 11:18:04 AM

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Hello

I was informed about the meeting last night for the special use permit . An oxygen concentrator is not enough oxygen to perform surgeries .

Just an FYI

Thank you

Sheila Fitzpatrick DVM

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