



## Weber County Planning Division

### Design Review Administrative Approval Russell's Run Dog Kennel Amendments (DR 2011-06)

Site Plan Name: Russell's Run Dog Kennel  
Date Submitted: August 16, 2013  
Land Serial Number: 10-108-0001  
Approximate Address: 9281 West 900 South  
Planning Division Staff Review: Iris Hennon

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#### Background

The applicant is requesting approval to amend the site plan for Russell's Run Dog Kennel (DR 2011-06). The request includes the following amendments:

- The new dog kennel building has been moved approximately 15 feet to the west and two new dog run areas are located on the north and south of the building. Both dog run areas are 44.5 feet long and have four separate dog runs each that are divided by chain link fences. The south dog run area is covered with an 18.5 foot wide by 8 foot long shelter on its south end, and the north dog run area has the same shelter on its north end.
- New concrete walkways have been constructed in front of the existing kennel building and around the new kennel building and new dog run areas.
- New privacy fencing has already been constructed around most of the new dog run areas and is proposed for the remainder of the new dog run areas.
- A new concrete parking area with six stalls is proposed approximately 20 feet from the front property line on 900 South. A new concrete walkway leading to the new kennel building will be placed in the middle of the six stalls. The existing driveway and parking will be used as a service entrance.
- The area between the existing trees and 900 South will be covered with gravel. Other landscaping shown on the site plan will also be completed.

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#### Planning Division Review

- **Are the applicable requirements of the Weber County Land Use Code complete?**

Staff has determined that Title 102 (Administration) Chapter 1 (General Provisions) Section 2

(Administrative Authority), Title 104 (Zones) Chapter 25 (M-3 Zone), and Title 108 (Standards) Chapter 1 (Design Review) of the Weber County Land Use Code apply to this site plan amendment. These codes have been complied with in the following ways:

- The M-3 Zone allows kennels as a permitted use based on their allowance as permitted uses in the M-2 and M-1 Zones.
  - The proposed amendments to the commercial dog kennel comply with and enhance the original site plan.
  - The proposed amendments do not increase the number of dogs allowed at the kennel.
  - The proposed amendments and new structures have the potential to reduce noise and smells.
- **Are review agency conditions and requirements complete?**
- The Weber County Building Inspection Division is requiring a building permit and proper inspections.
  - No review agencies have responded with concerns on this project.

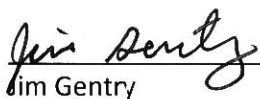
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### Planning Division Findings

- The application was submitted on August 16, 2013 and deemed complete on August 30, 2013.
- The requirements of the Weber County Land Use Code have been complied with as described above.
- Review agency requirements can be complied with and a building permit application has been submitted.

Based upon the findings listed above, the site plan amendments for (DR 2011-06) Russell's Run Dog Kennel are hereby approved

**Date of Administrative Approval: September 13, 2013**



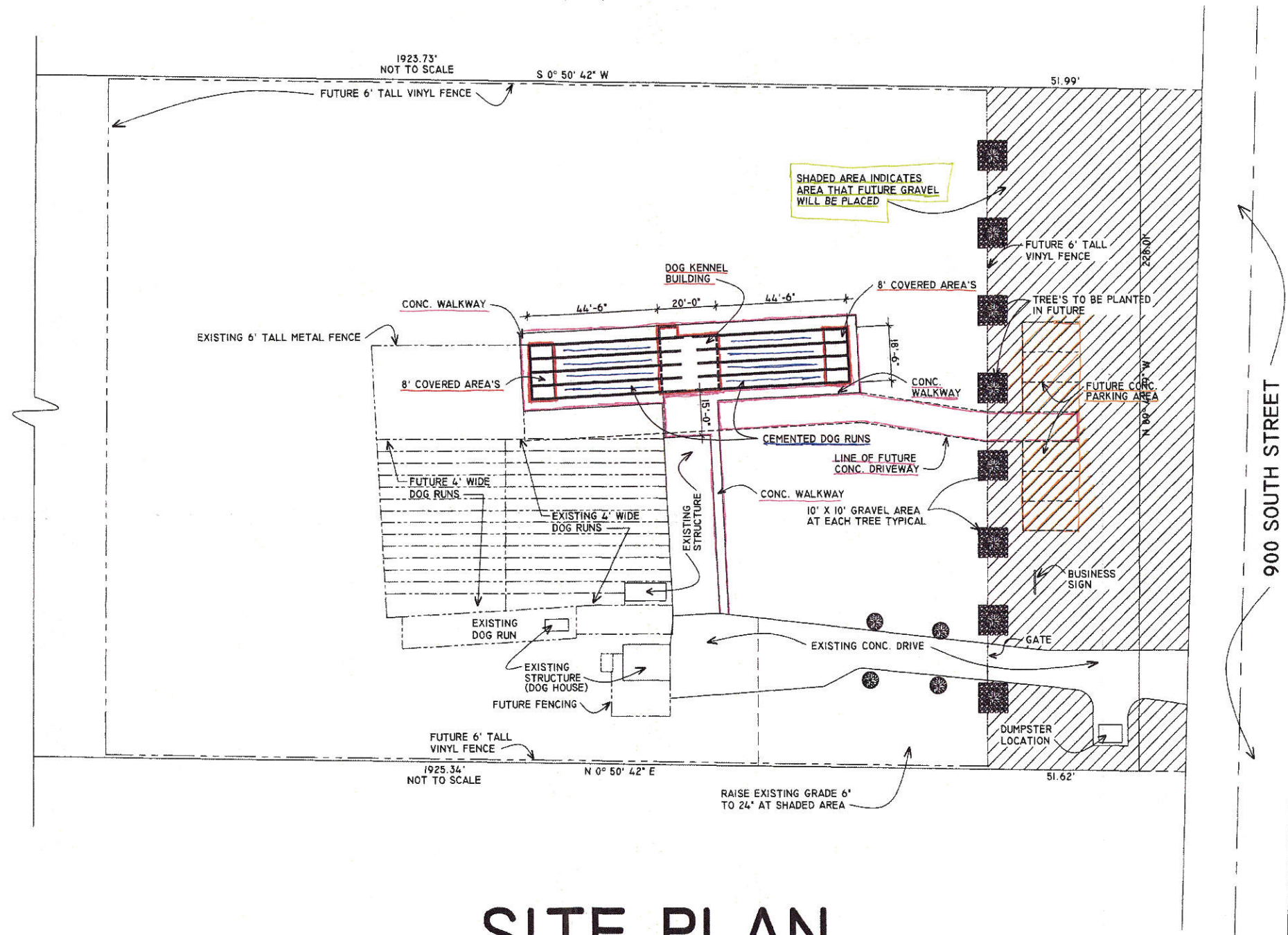
Jim Gentry  
Weber County Assistant Planning Director

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### Exhibits

- A. Site Plan
- B. Photographs of Kennel Site

The exhibits are considered the approved documents associated with this site plan.



# SITE PLAN

SCALE ————— 1"=20'-0"  
 PARCEL NUMBER 03-070-0002  
 LOT #1, RUSSELL'S RUN  
 WEBER COUNTY, UTAH



Exhibit B  
(3 Pages)

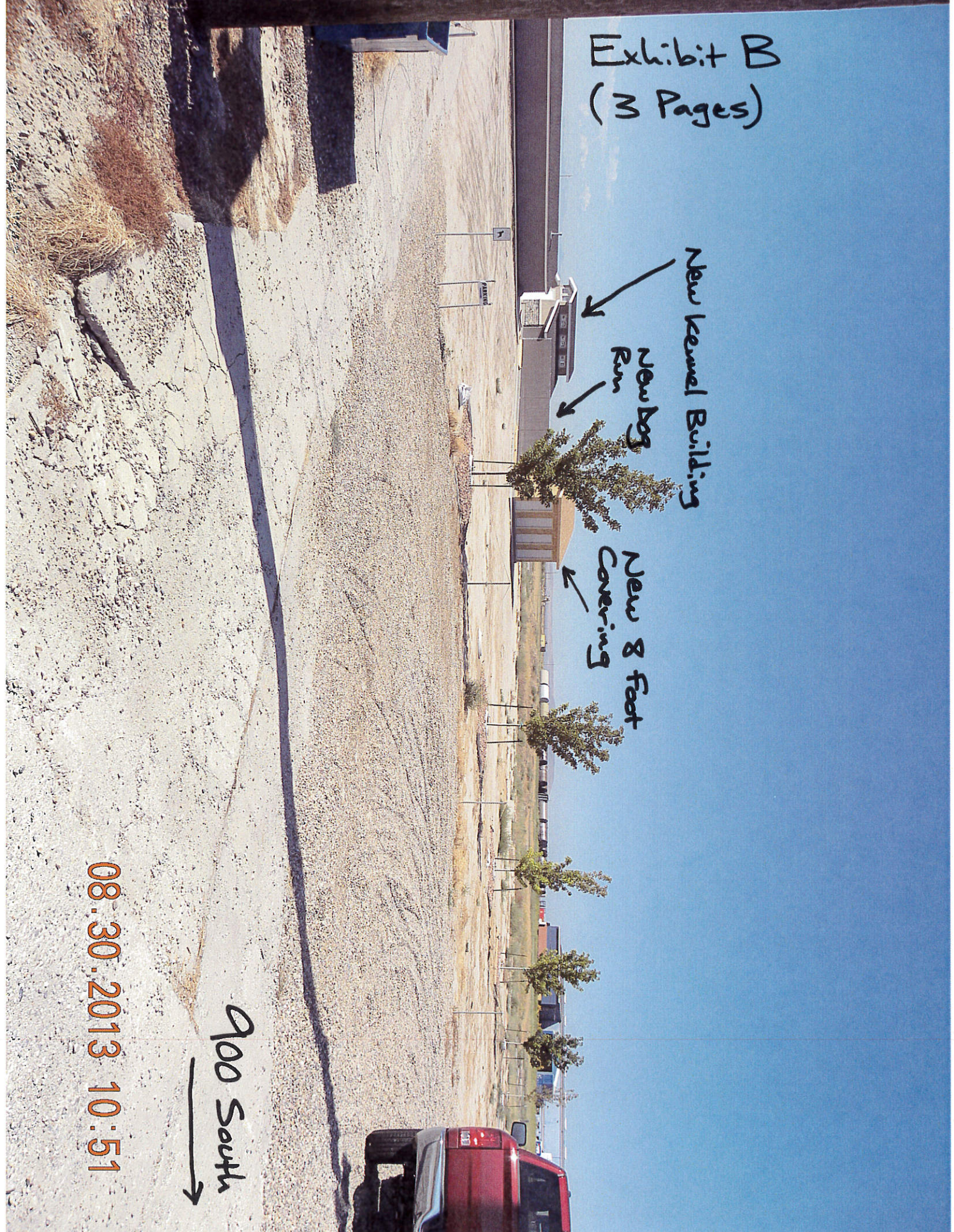
New Kennel Building

New Dog  
Run

New 8 Foot  
Covering

900 South

08:30:2013 10:51





New Kennel Building



New Dog Run Area



09.12.2013 11:39



New Kennel Building



New Dog Run Area



New 8 Foot Structure



08.30.2013 10:50

