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| **WC Logo.emf** | **Staff Report to the Weber County Commission***Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Public hearing regarding proposed amendments to Chapter 3 (Residential Estates Zones RE-15, RE-20) of the Zoning Ordinance to add a private dog kennel as a conditional use.

**Agenda Date: Tuesday, January 18, 2011**

**Applicant:** Tamara Hart

**File Number:** ZO 2010-11

****Property Information****

**Approximate Address:** N/A

**Project Area:** N/A

**Zoning:** Residential Estates RE-15, Residential Estates RE-20

**Existing Land Use:** N/A

**Proposed Land Use:** N/A

**Parcel ID:** N/A

**Township, Range, Section:** N/A

****Adjacent Land Use****

**North:** N/A **South:** N/A

**East:** N/A **West:** N/A

****Staff Information****

**Report Presenter:** Justin Morris

jmorris@co.weber.ut.us

 801-399-8763

**Report Reviewer:** SW

Applicable Ordinances

* Weber County Zoning Ordinance Chapter 3 (Residential Estates Zones RE-15, RE-20)

Background

The applicant is requesting a text amendment to Chapter 3 (Residential Estates Zones RE-15, RE-20) of the Weber County Zoning Ordinance. This request is to add a “Dog Kennel” on a minimum of five acres to the list of conditional uses.

The Residential Estate RE-15 and RE-20 Zones already allow agriculture, a corral, and private stables on 15,000 and 20,000 square foot lots, respectively. In addition, both zones allow farms devoted to the raising of chickens, turkeys, fowl, rabbit, fish, frogs, beaver, horses, cattle, sheep, and goats on five acres or more as a permitted use. The Planning Division views a dog kennel as a use that is less intense than those previously listed. The five acre minimum will help to alleviate or eliminate possible concerns relating to noise and odors.

Chapter 23 (Supplementary and Qualifying Regulations) Section 8 (Setbacks for Animals and Fowl) addresses setbacks for animals and fowl; animals may not be kept closer than 40 feet from any dwelling and 75 feet from any dwelling on an adjacent lot. Furthermore, any building being used for animals must be 100 feet from a street and 25 feet from any lot line.

Planning Commission Recommendations

The Western Weber Planning Commission and the Ogden Valley Planning Commission have recommended adding:

Private Dog Kennel, for non-commercial purposes subject to the following:

1. No more than ten (10) dogs older than ten (10) weeks,
2. A minimum of twenty-five (25) feet from any lot line, one-hundred (100) feet from a property line adjacent to a street, and seventy-five (75) feet from a dwelling on an adjacent lot.

as a Conditional Use Requiring Five Acres Minimum Lot Area in the RE-15 and RE-20 Zones.

Staff Recommendation

Staff recommends that the County Commission adopt the ordinance as presented.

Exhibits

1. Petitioner’s application
2. Ordinance
3. Ogden Valley Planning Commission minutes
4. Western Weber Planning Commission minutes