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

****Application Information****

**Application Request:** Consideration and/or action to add Dog Kennel as a conditional use to the Residential Estates RE-15 Zone

**Agenda Date: Tuesday, November 09, 2010**

**Applicant:** Tamara Hart

**File Number:** Zoning Ordinance 2010-11

****Property Information****

**Approximate Address:** N/A

**Project Area:** N/A

**Zoning:** RE-15

**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

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801-399-8763

**Report Reviewer:** JG

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 (5) 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 (5) 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 smells. Chapter 23 (Supplementary and Qualifying Regulations) Section 8 (Setbacks for Animals and Fowl) addresses setbacks for animals; 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.

Summary of Planning Commission Considerations

* Should a Dog Kennel be allowed in the RE-15? And, if so, should it also be allowed in the RE-20 Zone?
* Is a minimum area of five (5) acres sufficient?
* What additional design standards or restrictions should be placed on a conditionally allowed dog kennel?
* Are the setbacks set forth by Chapter 23 adequate for a dog kennel? Will these setbacks alleviate or eliminate concerns relating to noise and smell?

Staff Recommendation

Staff recommends that the Planning Commission recommend to the County Commission adding a “Dog Kennel” as a conditional use in the RE-15 and RE-20 Zones.

Exhibits

1. Application