



STAFF REPORT

To: Oakley Planning Commission

Report Date: February 23, 2017

Meeting Date: February 27, 2017

Author: Tami Stevenson, City Planner

Title: Conditional Use Permit

Type of Item: Planning Commission, Public Hearing, Conditional Use Permit, with Possible Recommendation

EXECUTIVE SUMMARY

The applicant, Badlands Ranch LLC, Nancy Heigl is requesting a Conditional Use Permit for a kennel license. The purpose for the kennel license is to prepare rescued shelter dogs for adoption. This is a private non-profit adoption facility. There will be no commercial/retail type use, such as boarding or daycare. No new structure will be built; they will use the existing barn and structures. They are equipped to house approximately 10 animals at one time. If in the future they see a need to house more animals they will come to the planning commission.

A. *Project Details*

- **Project Name:** Kennel License Conditional Use Permit
- **Applicant(s):** Badlands Ranch LLC, Nancy Heigl
- **Owner(s):** Same
- **Location:** 575 E. Boulderville Road
- **Parcel Number(s):** OTBV-262 and OTBV-262-AB
- **Size:** 10 acres for each tax id
- **Zoning District:** A-40
- **Adjacent Land Zoning and Use:** A-5 and RR-2 Residential

B. *Background and Community Review*

This applicant is requesting a Conditional Use Permit. It will board approximately 10 animals. It will require a Kennel license and a business license. The application is allowed in the A-40 Zone.

DESCRIPTION

Proposal: Kennel License.

Density – A-40 zoning allows for Kennels in the Land Management & Development Code.

Public Infrastructure – Discussion of specific needs and connection requirements is appropriate.

Sketch Plan –none

Public Hearing – Public notice was given for a public hearing at this planning commission meeting.

Standards for Review: The city must find that the application meets all codes and ordinances pertaining to a conditional use permit.

Ordinances and Statues that Apply:

Oakley Land Management & Development Code – Chapters: 7-.16, 7-17, 7-18, and 10.7-C.

STAFF FINDINGS

The Kennel License is in compliance with the existing code for this property.

STAFF RECCOMENDATION:

Positive - Staff recommends approval by the planning commission based upon the above findings.

Purpose :

- Prepare rescued shelter dogs for adoption.
- Private non-profit use for Jason Degus Heigl Foundation.
- No public access or use.
- No commercial/retail type use, such as boarding or daycare
- No anticipated increase in neighborhood traffic

Kennel:

- Building is approximately one mile from public road.
- Indoor kennel, heated/drains/washing facilities for dishes and fabrics
- Two large training/play areas with physical fencing and invisible electric fencing
- Secure indoor arena available for training/exercise.
- Roads and paths on property for walking on leash. Some areas also have electric fence.