

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., June 13, 2018

Commissioners: Roger Shuman
Nathan Averill
Blair Christensen
Chad Holbrook
Brenda Nelson
Kevin Jensen

Staff: Bill Morris (City Administrator)
Laurence Boswell (Land Use Coordinator)

Visitors: Jim Flint, Eleanor Jenson, Alan D. Allred, Lora Allred, Mary Beus, Johanna W.,
Sundays H., Arthur Benjamin, Jared Van Orden.

1. CALL TO ORDER.

Commissioner Chad Holbrook called the meeting to order at 7:00 PM.

2. CONSENT APPROVAL of Planning Commission Meeting Minutes May 9, 2018.

MOTION

Motion by Commissioner Nathan Averill, second by Commissioner Blair Christensen, to approve minutes of Planning Commission meeting held May 9, 2018, as written. Vote called and passed unanimous.

3. REVIEW/DISCUSSION/ACTION on amended conditional use permit and site plan approval for Furever Friends Animal Oasis to be located at 1755 N 750 W.

DISCUSSION

Bill gives a staff report stating that Furever Friends received a conditional use permit from the City about a year ago for an animal shelter. Eleanor Jenson wants to convert the business into an animal kennel instead of an animal shelter. This requires an amendment to the conditional use permit. Staff recommends approval of the amended conditional use permit since the original conditional use permit was approved last year, they have just changed their procedures. Staff would like to know their industry standard for the animal kennel.

Jim Flint, applicant's engineer, states that there was not enough financial stability to go through with the original plans of the original conditional use permit, including sound proofing the wall and building a new structure. The original conditional use permit was more for a commercial business, whereas now the owners would like to run a volunteer operation. Jim states that an animal shelter is an organization that is funded largely through local taxes and staffed by paid animal services officers and animal care

employees. An animal rescue is an organization that is funded through donations and managed solely by volunteers. There was eleven (11) conditions in the original conditional use permit. Jim flint reads the conditions. Jim would like to amend item F by stating that the animal kennel will have up to 75 cats, and no dogs. Jim would also like to amend item G and not require sound proofing on the east side of the building since dogs will not be kenneled at this facility. Jim says that he had a pleasant experience visiting the business about a month ago. The City engineer did issue a letter on this. Jim believes that the City engineer wrote notes as if this was a commercial business. Jim believes that this is a volunteer operation, therefore they do not need a parking lot and updated water meter. If it was commercial, then they could be required. There is no public sewer because the volunteers are there at select hours and the water use is extremely minimal.

A video presentation is shown describing and showing Furever Friends.

Commissioner Kevin Jensen states that he is concerned about long term upkeep and asks how the animal kennel will be funded.

Eleanor Jensen states that the facility will be funded through private donations.

Sundays H. states that the Utah Humane Society has qualified them to get their facility funded.

Commissioner Chad Holbrook asks if the vision of the center is to take care of the animals short term.

Eleanor Jenson states that is correct. The goal is to find adoptive homes for the animals. Eleanor states that she has contracts with Petsmart and Petco. She adopts out cats through those companies. She has already adopted out 10 cats in the last month. The intent is to be able to get them into homes.

Commissioner Kevin Jensen asks how long the cats reside at the facility and if there is a max time limit.

Eleanor Jenson says that it depends on the cat and the specific needs they have. In a typical facility, cats could remain there for a few days or a few years.

Commissioner Chad Holbrook asks about the small table shown in the video that is used for medical treatment. He asks about procedures for dying cats.

Eleanor Jensen states that she has not had to do anything at the facility, and that she takes them to the clinic that she works at. Eleanor has a drug license so she can perform euthanasia's at the rescue if needs be. If the animals are sick to the point that they need extensive treatment, they are transferred to the vet clinic.

Commissioner Nathan Averill asks if people visit the facility to adopt cats, or elsewhere, like Petco.

Eleanor Jenson states that some people visit the facility, while other can adopt from Petco. They can do either or.

Commissioner Brenda Nelson asks about spaying and neutering and if that is being done at the facility.

Eleanor Jenson states that she has been spaying and neutering the cats on site and feels it is an important part in adopting the cats out.

Commissioner Roger Shuman states that Eleanor wants to go down from 100 cats approved in the original conditional use permit to 75.

Eleanor Jenson states that with the amended site plan, the number 75 corresponds more with the amendments.

Commissioner Roger asks how often the cat litter is dumped.

Eleanor Jenson states that the litter boxes are thoroughly cleaned once a day and spot cleaned throughout the day. They double bag the litter and then put it in the garbage can outside. The dumpster is picked up once a week, on Thursday mornings.

Commissioner Roger Shuman asks if they are talking about regular garbage cans instead of a dumpster.

Eleanor Jenson says that they looked into dumpsters but do not need them right now. They are just using regular garbage cans.

Commissioner Roger Shuman asks about the hours of operation.

Eleanor Jenson states that she is usually at the facility from 8:00pm at night until 11:00pm. There are three to four volunteers around noon and they are there for two to three hours at a time. There are also one or two volunteers that come in the evening.

Commissioner Roger Shuman asks if the maximum number of cars from volunteers is around seven.

Eleanor Jenson says yes, a maximum of seven.

Commissioner Brenda Nelson shows concern for not having water on site. She states that if the kennel gets to the point of housing dogs, they would need to pray down the facilities.

Jim Flint states that the green houses are fully plumbed, and are located about 15 feet away. The volunteers could use the water from the greenhouse if needed.

Eleanor Jenson states that there is a group of veterinarians who have provided the best care for sheltered animals, and one of their concepts is not to completely evacuate the animals to do a whole washout of the facility. The act of moving animals frequently can

be traumatic and stressful. It's better to spot clean. Eleanor states that she uses a product that is a anti-viral, anti-fungal, and anti-bacteria.

Commissioner Chad Holdbrook asks if the building is industry standard.

Bill Morris states that the City's concern was that Eleanor was approved one thing last year, and what they are using now is something completely different. The new site plan shows what they are using now and the video was helpful to see how the facility looks and how it is currently functioning.

Commissioner Blair Christensen asks about the greenhouses and if they are just sitting idle on the property.

Eleanor Jenson states that most of the greenhouses are empty and she uses one of them as storage for dog kennels. Her intent is to lease them out as greenhouses. She is currently working on following through with that plan, but in the meantime she has kept the weeds and vegetation at a minimum.

Bill Morris says that if they lease them as greenhouses, they do not need a permit for that.

Commissioner Brenda Nelson asks if they have boarded any dogs at the facility.

Eleanor Jenson feels that dogs are beyond her scope.

Commissioner Brenda Nelson asks if they are taking dogs out completely and just boarding cats.

Eleanor Jenson states that is correct.

Commissioner Brenda Nelson asks if they have received any complaints.

Bill Morris states that there have not been any official complaints.

Commissioner Roger Shuman clarifies that there have been unofficial complaints.

Commissioner Kevin Jensen clarifies and states that the amended conditional use permit will be a cat care facility instead of an animal shelter and the maximum number of cats allowed will be 75. There will be no boarding of dogs in the facility.

Eleanor Jenson states that she has encouraged the volunteers to bring their own dogs. The dogs go from the volunteer's car and stay in the building for 1-3 hours, and then go home.

Bill Morris states that as long as the dogs are not being boarded at the facility, it is okay. The county will be doing inspections. The county will keep the City informed.

Commissioner Nathan Averill asks if the City is okay with the parking and sewer situation.

Mary Beus states that the honey bucket is changed every week.

Bill Morris states that the current parking and sewer situation is okay. If there are any problems, the Weber County inspections will catch it.

MOTION

Motion by Commissioner Kevin Jensen, second by Commissioner Brenda Nelson, to approve the amended conditional use permit and updated site plan for Furever Friends Animal Oasis to be located at 1755 N 750 W, given the following stipulations: the letter dated June 10, 2018 provided by Eleanor Jensen and Mary Beus, remove line item 4G from original permit and update line item 4B with a new date, change line item 4F to 75 cats and 0 dogs, require inspections from Weber County, and convert the animal shelter into a cattery.

Vote called and passed unanimous.

4. **PUBLIC COMMENTS:** *“This is an opportunity to address the Planning commission regarding our concerns or ideas on land use issues. Comments are limited to three minutes. The Planning commission cannot take action on any item brought to the planning Commissions’ attention except to instruct staff to place this item on a future agenda.”*
 - a. Arthur Benjamin states that he came out to make sure the City did not make a mistake on the land use of the cattery. Last year Dr. Jensen was awarded by the American Dog Rescue, and she was awarded a national award. This cattery is a great option for Harrisville.

5. **Adjourn**

Being no further business, the meeting was adjourned at 7:52p.m.

Chad Holbrook, Chair

Laurence Boswell, Land Use Coordinator