



Planning Division

## MINUTES

### Planning Commission Meeting: October 14, 2019

<b>Application:</b>	<b><u>SU19-0004</u>: Renewal of a special use permit for keeping chickens on a lot less than three (3) acres</b>
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**Dan Fernandez, Planner II**, presented a request for a special use permit renewal to allow the property at 589 West Layton Street to keep six chickens on a residential lot less than three acres. The original special use permit was approved in 2013 for one year and renewed in 2014 for five years. The site is a single-family home. Mr. Fernandez provided photos of the home and the coop. There are no changes to the request, and there have been no violations of the special use permit. Staff supports applicant's request for a 10-year special use permit because there have been no complaints reported to the Planning Division or Animal Control.

**Chair Vakas** opened the public hearing and asked the applicant to come forward. **Jennifer Sanjeen, 589 West Layton Street**, Applicant, approached the podium. She confirmed she is requesting a renewal of the special use permit and asking for a 10-year permit. She believes the chickens are good for their health and environment. **Comm. Freeman** asked if there are any other restrictions for chickens in this neighborhood. **Ms. Sanjeen** responded that there are not.

*Motion to close the public hearing was made by Comm. Nelson and seconded by Comm. Freeman.*

*Motion passed 8-0.*

**Comm. Nelson** stated that he supports a 10-year special use permit.

*Motion to recommend SU19-0004 for approval was made by Comm. Nelson and seconded by Comm. Munoz, for the following reasons:*

- (1) The proposal conforms to the Goals, Objectives and Policies of the *Comprehensive Plan*.
- (2) The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- (3) The applicant has not received any complaints since the approval of the first Special Use Permit, SU14-0006.

*Comm. Nelson's motion included recommending that the following stipulations be included:*

- (1) The Special Use Permit is valid for a period of 10 years following Governing Body approval, with an expiration date of November 5, 2029.
- (2) The property will be limited to a maximum of 6 chickens at any one time.

SU19-0004 (Minutes)  
October 14, 2019  
Page 2

- (3) The raising of the chickens shall be limited to personal (hobby) purposes only. Chickens may not be bred, boarded or sold for commercial purposes.
- (4) No roosters will be kept on the property at any time.

*Aye: Youker, Sutherland, Freeman, Nelson, Allenbrand, Munoz, Corcoran, Vakas (8)*

*No: (0)*

*Motion was approved 8-0.*