



Planning Division

**MINUTES****Planning Commission Meeting: July 13, 2020**

<b>Application:</b>	<b><u>SU20-0004</u>: Special use permit for keeping chickens on a lot less than three (3) acres</b>
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**Brenna Kiu, Planning Assistant**, presented a request for a special use permit to keep chickens on a lot less than 3 acres, located at 1010 South Lenox Drive. The lot is approximately 2,400 square feet in size, and this is the first request for a special use permit. The applicant requests four hens to be kept on the property within a coop and outdoor enclosure located centrally in the rear yard, a significant distance from the side and rear property lines. The rear yard is surrounded by a six-foot-tall wooden privacy fence. She noted that the chickens occasionally be allowed to free roam under the supervision of the applicant. A neighborhood meeting was held, attended by 17 people. The applicant addressed all questions. Staff has received one letter of support. Staff recommends a five-year special use permit. Staff recommends approval of this application.

**Chair Vakas** opened the public hearing. No one signed up to speak on this item. Chair Vakas called for a motion to close the public hearing.

*Motion by Comm. Breen, seconded by Comm. Nelson, to close the public hearing.*

*Aye: Corcoran, Breen, Youker, Nelson, Sutherland, Vakas (6)*

*No: (0)*

*Motion was approved 6-0.*

*Motion by Comm. Nelson, seconded by Comm. Sutherland, that SU20-0004 be approved 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.

*Comm. Nelson's motion included approving SU20-0004 subject to the following stipulations:*

- 1) The special use permit is valid for a period of five (5) years following Governing Body approval, effective the date of adoption of the Resolution.
- 2) The property will be limited to a maximum of four (4) hens only at any one time.
- 3) Chickens may not be bred, boarded or sold for commercial purposes.

*Aye: Corcoran, Breen, Youker, Nelson, Sutherland, Vakas (6)*

*No: (0)*

*Motion was approved 6-0.*