



INTERDEPARTMENTAL COMMUNICATION

TO: Roubik Golanian, City Manager
From: Bradley Calvert, AICP; Assistant Director of Community Development
Date: July 14, 2022
SUBJECT: Kennels as Permitted Use in the Commercial Equestrian Zone

Recently, communication has been provided to Council regarding concerns over kennels being an allowed use within the Commercial Equestrian zone in the Riverside Rancho neighborhood. This concern has largely been focused on potential conflicts between horses and canines, and in response to a potential project under consideration that would provide a kennel and a stable.

Currently, the Commercial Equestrian zone (CE) allows for both kennels and stables as a permitted use, with no specific conditions. The zoning code, focused on land use compatibility, does not have a provision for the separation of particular animals, but rather regulates uses regarding animals. In this case, it would be the discussion on separating horses and canines. From a purely zoning perspective, the use of kennels and stables are able to coexist within the CE zone.

Some residents of the Riverside Rancho neighborhood have raised concerns whether canines and horses can coexist, particularly as it relates to safety. Their concerns are the activity of dogs, or the potential of dogs escaping kennels, could pose a danger and risk to horses and riders within the neighborhood. While the zoning code does not focus on the specific separation of uses as it pertains to these animals, both kennels and stables are governed by the same rules and requirements, when allowed. The City relies upon the ability to regulate these uses through its permit process. If a kennel, or stable, proves to be a nuisance, whether that be from sound, animal care and monitoring, or if a facility poses a menace (public peace, comfort and welfare, etc.) the permit can be revoked following written notice and inspection. These rules apply to both stables and kennels.

This regulatory measure allows for the City to terminate the right to have either allowable used based on the performance and safety of each facility. For example, if there are frequent issues of canines escaping the kennel facility, the City would have the right to intervene and potentially revoke the permit for not following the rules and regulations that are applicable to a kennel facility.

Council does have the option to modify the allowable uses within the CE zone, including removing kennels as a permitted use. It should be noted that the code does not discern between kennels for dogs and cats. If kennels are removed as a permitted use, this would also prohibit the ability for someone to operate a cat kennel within the CE zone. The definition of kennel covers both animals, and any changes to allowing kennels would affect both.

Staff suggest maintaining kennels as an allowable use in the CE zone, as this would impact the ability for any form of kennel, regardless of animal to operate in the neighborhood. The City can depend on its ability to revoke the permit if the performance of the kennel does not satisfy City requirements regarding safety and nuisance.

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