

P&Z Narrative

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The following narrative is in response to the Planning and Zoning Meeting held on December 8<sup>th</sup>, 2016 to review the Conditional Use Permit Application for the proposed new construction for the Animals Shelter of the Wood River Valley. All questions and comments received during this meeting are listed below. For additional information please refer to the updated Preliminary Design Plans labeled Revision #A dated 01/05/2017.

**(Q) Questions Provided by the Commissioners:**

**Q-1: What will happen to the existing shelter once the organization has relocated to the new location?**

A: - We will continue to use the old facility for limited internal needs. This will include the existing crematorium and using the pole barn and other spaces for storage. There will be no public access or use on the old property.

**Q-2: What are the current regulations and procedures when rescuing other animals from other shelters? Will the extra room being provided by the new proposed shelter change these regulation?**

A: - We only accept impounds and surrendered dogs and cats from Blaine County. Any animals brought in from elsewhere are accepted on an individual basis through an organized network of shelters we work with strategically. We work with these partner organizations to help them improve their own practices so over time they become better and more sustainable resources for their communities, solving the underlying problems causing pet overpopulation in our state. The animals we bring in are chosen based on our needs and what we know the community desires in adoptable pets, ensuring a diverse population for adopting families to choose from. We never bring in more pets than we can humanely house at any one time and always leave space for unexpected local animals.

Given Animal Shelter of the Wood River Valley's commitment to the highest achievements of animal care, and the accepted knowledge that this care cannot be provided in crowded conditions, the animal shelter as planned has a specific maximum capacity. The planned maximum animal capacity is 65 cats and 82 dogs. Capacities may be increased for temporary emergencies such as a wildland fire disaster response, but would not be exceeded under normal operations.

**Q-3: What is the new count for animal holding in the new facility?**

A: - 82 dogs and 65 cats (and occasional “pocket pets” – rabbits, guinea pigs, etc.)

**Q-4: How is waste (animal feces) being handled and treated on site?**

A: - Waste will be handled in the same way it is at the current shelter: Solids are picked up and disposed of through the trash (goes to the dump). Then kennels are cleaned with products specially designed for the purpose that disinfect thoroughly and break down to be completely nontoxic and septic-friendly.

**Q-5: How will dog noise be handled in the new facility?**

A: - Noise is one of the primary animal stressors in shelters and is therefore one of the most important things the design purposefully controls. In addition to improving animal health and behavior, decreasing noise also has obvious benefits for the people visiting and neighboring properties. Primary ways noise is minimized with the new shelter design:

-Modern kennels are designed to decrease external stimulation to prevent barking. Dogs will not be staring across at each other, nor able to sniff and “fence fight” like they are through the old chain link kennels (indoor and outdoor) at the current shelter site. The outside kennel yards will have solid fencing as well, rather than chain link, in addition to trees to further buffer and break up noise. The kennel yards are also strategically placed on the back side of the building, as far from external stimuli as possible – this is a stark contrast to the current site with kennels that are located directly on the public street where dogs are subjected to people and cars driving by, which encourages excessive barking.

-Kennel areas will have sound panels on the walls to decrease reverberation and noise spread. All exterior walls will be masonry block, preventing excessive noise “leakage.”

-The “Central Bark” park area and large acquaintance yards are in the interior courtyard area created by the wings of the building. These are the areas where the most noise has the potential of occurring, so the buildings themselves provide a nice buffer.

**Q-6: Is the “Cat Café” being provided on site a public Café?**

A: - No - The Cat Café’s primary purpose is to provide opportunities for the public to interact with adoptable cats in a more engaging environment than kennels. By providing a simple coffee station and encouraging visitors to “hang out” with the cats in the café cat room, the cats will get the benefit of additional socialization. These sorts of spaces have been shown to dramatically increase cat adoption rates. While called a “café,” it is not a public restaurant.

**Q-7: What is the “memorial walk”?**

A: - The memorial garden is a landscaped walkway where people can sponsor benches, trees, and sculptures in memory of loved ones and pets. It will be a beautiful and peaceful walking path.

**Q-8: How is proper Parking being provided on site?**

A: - The required parking volume was originally calculated using the International Building Code’s building occupancy types. This estimated parking count (119) was compared to similar animal shelter facilities and reduced to 109 spaces. ASWRV staff estimated future staff parking requirements to be 28 spaces, and 42 spaces were allocated to regular visitor traffic. The remaining 40 parking spaces are provided in a non-paved parking area to accommodate event traffic.

**Q-9: What will the parking situation be during special events?**

A: - Valet parking will be provided for large events like our Dog Days of Summer benefit, therefore all our parking areas will be able to be easily utilized (including the primary parking areas, staff parking, and the permeable overflow parking area near the entrance).

**Q-10: People in the area tend to have larger vehicles, can the parking layout provide some larger spaces to accommodate these vehicles?**

A: - The northern most parking spaces have been widened 1’ to 10’ total. Green space was removed and one space was added to the visitor parking count. See sheet C-1 labeled Revision #A dated 01/05/2017.

**Q-11: With the possibility of additional traffic flow along Croy Creek, what is the plan to address the increase of Left turns into the new facility?**

A: - A left turn analysis was conducted at the request of the county engineer. Benchmark Associates concluded that though there will be additional left turning traffic into the site, the low volume of east-bound opposing traffic will provide space for left turns without backing up west-bound traffic. No improvements are necessary for additional left turning traffic.

**Q-12: What are the conditions of the Water Rights?**

A: - See the *Water Supply Adequacy Report* by Brockway Engineering submitted 11/29/16. To summarize, the Animal Shelter will utilize Water Right Permit #37-22436 to serve the proposed commercial use. This water right allows a maximum diversion rate of 0.64 cfs for municipal use from two wells. Based on recent discussions with the IDWR regional manager, this right may be developed as it stands and later amended during the licensing process to reflect the developed usage, or the right could

be amended prior to the licensing process by filing a permit amendment application. The Animal Shelter can provide Blaine County Commissioners with a copy of amended #37-22436 as a potential condition of approval. If necessary, Water Right Permit #37-8650 will be utilized for 1.5 acres of irrigation.

**Q-12: What is the extent events you're expecting?**

A: - We plan to use the outdoor event patio and education barn for a variety of mission-related events throughout the year. These include our annual gala benefit (annually), dog training classes for the public (monthly), educational speakers (a few times a year), and perhaps a conference or training workshops for vets and/or shelters. We will make our event spaces available to other groups on occasion and as our own use schedule allows. Any outside use will be incidental and a very small percentage of overall use.

**(CC) Additional Comments & Concerns addressed within the updated Preliminary Design Plans:**

- A.) Since the original submission for the Conditional Use Permit the building has been further developed. The updated plan provided in Revision #A dated 01/05/2017 reflects the developmental changes required per Building Codes and Owner specifications.
- B.) Please refer to C-2 labeled Revision #A dated 01/05/2017 for 100 Year Flood Plan line. It shows that the building location is not within its perimeter.
- C.) The re-grading plan had some issues, please refer to updated re-grading plan located on sheet # C-2 labeled Revision #A dated 01/05/2017.
- D.) The previous location and design of the staff drive did not allow for proper screening and shared access point to the neighboring flag lot to the west. To help address this, the building/ parking/ drive were shifted on the site 10 feet to the East. Please refer to sheet # C-1 labeled Revision #A dated 01/05/2017 for new layout and design.
- E.) The original documents submitted to the committee did not have accurate representation of snow storage. Please refer to the updated landscape plan for snow storage with an updated landscape design. Sheet # L1.0 labeled Revision #A dated 01/17/2017.
- F.) The current power pole adjacent to the staff entry drive will remain in its current location. With the shift that occurred to accommodate the previous statement, the power pole should no longer an issue.
- G.) The updated building elevations now include the proposed material, please refer to sheet A2.0 and A2.1 labeled Revision #A dated 01/05/2017. The fence design and location has yet to be determined, but will meet all fish and game requirements while still providing protection for dogs from the road.

- H.) A siren activated gate will provide access to those vehicles operating siren alarms. (Fire Department & Police Department)
- I.) Note 2 on sheet # C-2 labeled Revision #A dated 01/05/2017 was corrected.
- J.) The Animal Shelter of the Wood River Valley does not take large animals. With that in mind, the new facility is designed to provide care, rehabilitation, and find homes for dogs, cats, and other “pocket” pets. The building will help the client continue to provide these services for the same types of animals.