

# Mountain Humane CUP Modification Application

## Additional Information

- a) NA
- b) Included
- c) Included
- d) Included
- e) Included
- f) 9 copies

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- Property Lines –as shown on plat map
- Easements – as shown on plat map
- Location of existing and proposed structures – as shown on Project Location exhibit
- Exterior building elevations and floor plans for proposed structure – NA
- Drainage plan – NA
- Grading plan showing existing and proposed grade changes – NA
- Traffic access and circulation plan – NA to the proposed exercise yard, but for shelter access as shown on Project Location exhibit
- Parking and loading areas – NA to the proposed exercise yard, but for shelter access as shown on Project Location exhibit
- Outdoor lighting plan – there are no additional proposed outdoor lights for the exercise yard
- Existing and proposed landscaping, including irrigation methods – In order to provide safe, open space for the dogs to run and play the sagebrush will be replaced with drought-tolerant native grass species (e.g., fescue). Irrigation is not proposed.
- Existing and proposed fencing – as shown on Project Location exhibit
- Refuse and service areas – specific to the proposed exercise yard, pet waste stations will be located immediately adjacent to the yard
- Location and design of sign – a metal dedication sign will be posted as shown on the Project Location exhibit
- Location of utilities – the closes utility to the exercise yard is the septic drainfield as shown on the Project Location exhibit

## g) Standards of Evaluation

1. 9-2-1 defines an animal shelter as a facility that is owned, operated or maintained by a public body or nonprofit organization devoted to the welfare, shelter, protection and humane treatment of animals. An animal shelter facility may also provide: a) shelter for homeless pets and impounded animals; b) services and programs related, but not limited to, the shelter, care, boarding, adoption, health and medical treatment of animals; and 3) community services including, but not limited to, education, spay/neuter services, pet



surrender, pet crematory, contract for services with local jurisdictions, and dog license sales and tracking.

The proposed enclosed yard is intended to provide an area for large dogs to play and exercise, directly contributing to their improved health and welfare, which may also contribute to their increased potential for adoption. The area will also provide additional training opportunities for all shelter dogs. Both intentions constitute a conditional use for an animal shelter.

2. 8-1-1-14 Social and Humane Services - The pet population continues to grow alongside the booming resident population, which has in turn increased use of Mountain Humane's animal welfare services. Directly speaking to this application, more and more animals are being surrendered locally or transferred in from surrounding areas due to lack of housing options, and the majority of the surrendered or transferred dogs are large breeds. Generally speaking, large dogs housed at a shelter experience more stress. The enclosed exercise yard is intended to provide daily enrichment opportunities for these animals as they transition from one home to another. Additionally, the yard may be used to train shelter dogs (behavioral training) to increase their adoptability, as well as to educate new adopters. Both intentions constitute a conditional use for an animal shelter providing social and humane services.
3. Croy Canyon Ranch Sub 1 Lots 1 (Mountain Humane) and 2 were specifically platted to be used as public facilities. Surrounding lots are zoned R-5 on the south side of Croy Creek Road. Existing neighboring uses are agricultural, residential and recreational. Much of the land surrounding the shelter is undeveloped. The addition of an enclosed exercise yard for use by shelter animals will not change the essential character of the area.
4. Existing neighboring uses are agricultural, residential and recreational. Much of the land surrounding the shelter is undeveloped. The proposed enclosed exercise yard is designed to keep the large dogs in and other animals out. Chain link fencing is 8 feet in height and extends to the ground surface. Coyote rolls will be installed along the top edge of the fencing to make it difficult for animals to gain traction at the top of the fence. Three gates are proposed for safe entry and exit. Shelter dogs will not be left unattended in the yard. The yard will not be used before or after shelter operational hours (typically, 6:00 AM to 6:00 PM). The addition of an enclosed exercise yard for use by shelter animals will not be hazardous or disturbing to existing or future neighboring uses.
5. The proposed exercise yard will not require any additional essential public facilities or services beyond that already available to Mountain Humane.

6. The proposed exercise yard will not be detrimental to the economic welfare of the community. The proposed exercise yard will supplement the existing facility, which provides our community with animal welfare services. BLAINE COUNTY  
LAND USE & BUILDING SERVICES
7. The proposed exercise yard will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare. The proposed enclosed exercise yard is designed to keep the large dogs in and other animals out. Chain link fencing is 8 feet in height and extends to the ground surface. Coyote rolls will be installed along the top edge of the fencing to make it difficult for animals to gain traction at the top of the fence. Three gates are proposed for safe entry and exit. Shelter dogs will not be left unattended in the yard. The yard will not be used before or after shelter operational hours (typically, 6:00 AM to 6:00 PM). The yard will not produce a potential contaminant source. All pet waste will be collected and disposed appropriately on a daily basis. There are no anticipated impacts to potable water sources.
8. Vehicular access to the proposed exercise yard will be along existing access routes. However, vehicular access is not anticipated as the shelter dogs will be walked on leash from their kennels to the exercise yard.
9. The exercise yard is proposed beyond the wetlands and floodplain.
10. NA

The original CUP, signed March 1, 2017, included 30 conditions of approval. It should be noted that all conditions of approval have been followed.

Directly speaking to this application:

Condition 6: The proposed exercise yard will not intrude within the 20-foot Public Utility and Public Pathway Easement adjacent to Croy Creek Road.

Condition 20: No perimeter fences are permitted. The enclosed exercise yard is not perimeter fencing. The proposed yard is 0.75 acres in size and located within the property boundaries and beyond/outside of all designated easements, wetlands and the floodplain. The proposed enclosed exercise yard is designed to keep the large dogs in and other animals out. Chain link fencing is 8 feet in height and extends to the ground surface. Coyote rolls will be installed along the top edge of the fencing to make it difficult for animals to gain traction at the top of the fence. Three gates are proposed for safe entry and exit.

Conditions 23 and 24: In order to provide open, safe space for the dogs to run and play, the existing sagebrush will be replaced with drought-tolerant, native grass species (e.g., fescue).

h) Noted in the Standards of Evaluation – existing neighboring uses are agricultural, residential and recreational. Much of the land surrounding the shelter is undeveloped.

i) TBD

j) Paid

k) Paid

l) TBD