

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES

TUESDAY, JULY 14, 2009

MEMBERS PRESENT: Sharon Esplin, Gerald Gilbert, Dave Pratt
Kristin Elinkowski, Tim Pales, Blake Hazen

ALTERNATE MEMBERS PRESENT:

MEMBERS ABSENT:

ALTERNATE MEMBERS ABSENT: Ryan Stevenson

OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem Weaver, Amanda Jorgensen, Nannette Larsen, Steve Garside, Julie Jewell

Planning Technician, Nannette Larsen presented a continuation of a discussion regarding residential backyard chickens including research on the policies of other Davis and Salt Lake County cities. The presentation is attached in its entirety.

The Staff and Commissioners discussed setback requirements, coop sizes, allowable numbers of chickens and cleanliness enforcement. Long Range Planner, Peter Matson, related his conversation with Ned Franklin, Davis County Animal Control Officer stating that Officer Franklin's experience indicates backyard chickens have not been a major animal control and enforcement issue in the County but he recommended that roosters and free roaming chickens (outside of owner's property) not be allowed.

Backyard chickens are currently allowed in Layton City in the A (Agriculture) and R-S (Residential Suburban) zoning designations. The Commissioners agreed that the ordinance should state that chickens should be contained in a coop with a run. The Commissioners and Staff also discussed sizes and types of coops, the number of chickens to be allowed, no roosters allowed, setbacks of coops from other structures, and eggs for personal use only and not to be sold. Commissioner Gilbert felt chickens should be allowed on agricultural property only but possibly on minimum one-half acre lots with required setbacks. Commissioner Pratt felt it important not to be so restrictive that initiative of citizens to be sustainable is curtailed.

Staff was asked why a backyard chicken ordinance was being considered. Miss Larsen indicated that a number of phone calls from citizens have been received asking about the keeping of backyard chickens and stated that an article in the Salt Lake Tribune had generated calls. Bill Wright, Community and Economic Development Director, said that the keeping of backyard chickens has become a regional topic even in downtown Salt Lake City. Long Range Planner, Peter Matson, thanked Miss Larsen for her research on the topic and said a number of e-mails have been received by the Department concerning the keeping of backyard chickens.

The Commission asked the Staff to draft a backyard chicken ordinance for Layton City that would be governed by regulations with the keeping of backyard chicken not requiring a conditional use permit.

PUBLIC REVIEW:

(1) WESTERN STATES LODGING – CONDITIONAL USE FOR A HOTEL

This property is located at 803 West Heritage Park Boulevard in a BR-P (Business and Research Park) zoning designation. The owner, Western States Lodging, is represented by the project architect, Dan Van Zeben,

City Planner, Amanda Jorgensen, presented the Western States Lodging request for conditional use to build the Hilton Home 2 Suites at 830 West Heritage Park Boulevard. Ms. Jorgensen clarified that the number of rooms will be 108 rather than the 109 indicated. The footprint of the building is 15,495 square feet with a total of 56,630 square feet on all four stores. The parking requirement will be met with 108 parking stalls on site and 16 other parking stalls on an adjacent property to be accessed through a cross access easement with the Bioplasma Center proposed for this adjacent site.

Ms. Jorgensen said two parcels will need to be combined for the hotel to be built. Access to the property will be reviewed during site plan approval. She said Staff had asked the developer to modify the elevations. The hotel will have earth tone colors that may be slightly modified by the Hilton Corporation during their approval process. Ms. Jorgensen reviewed the materials to be used for the elevations. She said the proposed plan shows 52,084 feet of landscaping which is 37% percent of the property and meets the 25% landscaping requirement. This property is part of the proposed Layton Parkway project and the applicant's site plan will show how the property will participate with the integration of proposed nodes, trail markers, and water features. Ms. Jorgensen also outlined the location of storm water detention for the property, dumpsters, and lighting requirements.

Mr. Wright said the hotel is a great use to be positioned by the Conference Center.

Ms. Jorgensen said the applicant had reviewed the following are the conditions Staff recommends for this conditional use:

- 1) All signage for the hotel must comply with Layton City Sign Ordinance. Permits are required to be obtained, including permanent and temporary signage.
- 2) Certain improvements are required to be complete that are on the adjacent east property, including the east drive way, landscaping, trails and parking. See site plan for specific designated areas.
- 3) The two properties are part of the Heritage Park at Layton Hill Phase 2 Amended Subdivision, which is required to be amended by combining these properties together. This will be part of the site plan approval.
- 4) The colors and material that are proposed will be required to stay the same or be similar in earth tone colors. This will be part of the site plan approval.
- 5) A photometric plan of the site is required for site plan approval.
- 6) The development is required to provide 108 parking stalls. The proposed site plan shows 92 on site and the remaining will be provided on the east adjacent property. A copy of the cross access easement agreement for shared access and parking is required.
- 7) The proposed landscape plan may change due to the planning process of the proposed Layton Parkway. These changes will be approved administratively and will be part of the site plan approval.

- 8) The development is required to meet all requirements from the Engineering Division, Fire Department, Building Code and Planning division.

(2) FIDEL ARAVZ – CONDITONAL USE FOR A MOBILE STORE SITE

This property is located at 1095 North Main Street in a C-H (Commercial Highway) zoning designation. The applicant is requesting conditional use for a mobile store site for Tacos Jarocho.

Ms. Jorgensen reviewed the request for conditional use for a mobile store to be used as a taco stand. She outlined the proposed location of the mobile store in an area previously but no longer used as a drive entrance. She reviewed the size of the building on the site, the site acreage and the tenants currently occupying the building. A current tenant, Jorochos, is applying for this mobile store site to be used in addition to their existing business on the site.

The applicant does not have an e-mail or fax; therefore, Ms. Jorgensen will read the following conditions at the Planning Commission meeting:

- 1) The structure shall have a maximum outside display area of one hundred square feet located a minimum of ten feet from all property lines, not in landscaped areas and not obstructing access to the property.
- 2) The structure shall be secured to or placed on the ground so as to be stable in a 75 mph wind.
- 3) The structure shall have appropriate utility connections, inspected for compliance to City codes.
- 4) The mobile store shall have written acceptance of the operation from the Davis County Health Department.
- 5) The taco stand shall not be located closer than one hundred (100) feet to any residentially zoned property.
- 6) Signs for all uses shall comply with the regulations in Title 20, except that taco stand may have a maximum of two (2) directional signs with a maximum square footage of six (6) square feet each. Signs shall not be in any public right-of-ways or landscaped areas. Additional banners may be attached to tables or stands, but are not allowed in landscaped areas. The maximum sign area for the entire taco stand shall not exceed fifty (50) square feet.
- 7) Customers of the taco stand business are not allowed to park along Main Street and/or the drive aisle through the business property.

Ms. Jorgensen indicated that condition # 7 will be modified with the requirement of no parking along Main Street being eliminated because there are currently no signs or markings to indicate customers cannot park along Main Street. Condition #8 will be added requiring the owner to store the mobile store cart in the back of the building anytime the mobile store is not open for business.

(3) MARTINIZING (DRY CLEANING) – DRIVE APPROACH MODIFICATION

This property is located at 861 East Gordon Avenue (former Maverick Store Site) in a CP-1 (Planned Neighborhood Commercial) Zoning District.
The applicant is Scott Ray.

This item was not discussed due to lack of time.

By Julie K. Jewell
Julie K. Jewell, Secretary to the Planning Commission

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Kristin Elinkowski, Tim Pales, Blake Hazen

ALTERNATE MEMBERS PRESENT:

MEMBERS ABSENT:

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OTHERS PRESENT: Staff Members: Bill Wright, Peter Matson, Kem
Weaver, Amanda Jorgensen, Steve Garside, Julie Jewell

Planning Commission Chairman, Sharon Esplin, called the meeting to order at 7:01 p.m. The Pledge of Allegiance was recited and an invocation was given by Commissioner Blake Hazen.

APPROVAL OF THE MINUTES: June 23, 2009: Chairman Esplin called for a motion on the June 23, 2009 minutes. Commissioner Hazen moved to accept the minutes as written. Commissioner Gerald Gilbert seconded the motion and the voting was unanimous.

Chairman Esplin called for a motion to open Public Review. Commissioner Gilbert moved to open Public Review. Commissioner Tim Pales seconded the motion and the voting was unanimous.

PUBLIC REVIEW:

(1) WESTERN STATES LODGING – CONDITIONAL USE FOR A HOTEL

This property is located at 803 West Heritage Park Boulevard in a BR-P (Business and Research Park) zoning designation. The owner, Western States Lodging, is represented by the project architect, Dan VanZeben.

City Planner, Amanda Jorgensen, presented the conditional use request for Hilton Home 2 Suites at 803 West Heritage Park Boulevard. Ms. Jorgensen reviewed the site including acreage and square footage of the proposed hotel. A site plan was reviewed with required improvements to be completed highlighted in green (see attached site plan).

Ms. Jorgensen outlined proposed elevations and modifications to the plan required by Staff. She also presented landscaping requirements which the applicant meets and parking requirements that will be satisfied with on-site parking and use of a cross access easement to parking on the adjacent property.

Lighting requirements and dumpster enclosures were also discussed. Changes to the site plan to align with the proposed Layton Parkway project would be approved administratively, but Ms.

Jorgensen said that any changes in use for this property would need to be reviewed by the Planning Commission.

Ms. Jorgensen said Staff recommends the Planning Commission approve the conditional use based on the applicant meeting the following conditions required by Staff for this conditional use:

- 1) All signage for the hotel must comply with the Layton City Sign Ordinance. Permits are required to be obtained, including permanent and temporary signage.
- 2) Certain improvements are required to be completed that are on the adjacent east property, including the east drive way, landscaping, trails and parking. See site plan for specific designated areas.
- 3) The two properties are part of the Heritage Park at Layton Hills Phase 2 Amended Subdivision, which is required to be amended by combining these properties together. This will be part of the site plan approval.
- 4) The colors and materials that are proposed will be required to stay the same or be similar in earth tone colors. This will be part of the site plan approval.
- 5) A photometric plan of the site is required for site plan approval.
- 6) The development is required to provide 108 parking stalls. The proposed site plan shows 92 on site and the remaining will be provided on the east adjacent property. A copy of the cross access easement agreement for shared access and parking is required.
- 7) The proposed landscape plan may change due to the planning process of the proposed Layton Parkway. These changes will be approved administratively and will be part of the site plan approval.
- 8) The development is required to meet all requirements from the Engineering Division, Fire Department, Building Code and Planning Divisions.

There were no questions from the Commission and Chairman Esplin asked the applicant, Dan VanZeben representing the property owner, if he had received a copy of the requirements. Mr. VanZeben replied in the affirmative and said he understood the requirements. Mr. VanZeben expressed his appreciation for the City Staff and mentioned plans for lighting and trash enclosure.

There were no further comments or questions. Chairman Esplin called for a motion on the item.

Commissioner Kristin Elinkowski moved to grant conditional use for the Hilton Home 2 Suites subject to the applicant meeting all Staff requirements which are hereby adopted as requirements. Commissioner Gilbert seconded the motion and the voting was unanimous.

(2) FIDEL ARAVZ – CONDITONAL USE FOR A MOBILE STORE SITE

This property is located at 1095 North Main Street in a C-H (Commercial Highway) zoning designation. The applicant is requesting conditional use for a mobile store site for Tacos Jarocho.

Ms. Jorgensen presented the conditional use request for conditional use for a mobile store to be used as a taco cart and located in an abandoned drive entrance on the northeast corner of the property. Ms. Jorgensen reviewed the existing tenants currently occupying the building on the site as well as associated parking requirements stating that customers would not be allowed to park along the drive aisle. She provided the ordinance listing mobile store regulations and said Staff recommends the Planning Commission approve the mobile store per the 8 conditions listed below:

- 1) The structure shall have a maximum outside display area of one hundred square feet located a minimum of ten feet from all property lines, not in landscaped areas and not obstructing access to the property.
- 2) The structure shall be secured to or placed on the ground so as to be stable in a 75 mph wind.
- 3) The structure shall have appropriate utility connections and be inspected for compliance to City codes.
- 4) The mobile store shall have written acceptance of the operation from the Davis County Health Department.
- 5) The taco stand shall not be located closer than one hundred (100) feet to any residentially zoned property.
- 6) Signs for all uses shall comply with the regulations in Title 20, except that a taco stand may have a maximum of two (2) directional signs with a maximum square footage of six (6) square feet each. Signs shall not be in any public right-of-ways or landscaped areas. Additional banners may be attached to tables or stands, but are not allowed in landscaped areas. The maximum sign area for the entire taco stand shall not exceed fifty (50) square feet.
- 7) Customers of the taco stand business are not allowed to park along the drive aisle through the business property.
- 8) The taco cart will be required to be removed daily and will only be allowed in the designated area during business hours. Staff recommends that the taco cart be located in the rear of the building.

There were no questions or comments from the Planning Commission.

Mandy Island, owner of Little Taste of Brittan which is located in the building sharing the parking lot where the mobile store is proposed, said she feels there is not enough parking for customers of the current tenants. While there is parking in the back of the building, the asphalt is in disrepair and customers prefer not to park in the back. Owner, Nick Island, suggested the mobile store be located in the back of the building. This had been a previous consideration by the applicant although more hard surface would be required.

The Staff and Commissioners discussed the parking issue. Commissioner Esplin expressed concerns about customers parking on Main Street and blocking the view of drivers exiting the parking lot. The Commissioners asked Staff to review the square footage of each tenant space and associated parking requirements and it was decided to table the item until complete parking requirement information was available.

Bill Wright, Community and Economic Director, clarified that the operator of the cart is actually a tenant with space for a restaurant in the rear of the El Mate Restaurant. Ms. Jorgensen said that no outside seating would be provided, but customers of the proposed mobile store would be able to buy from the mobile cart and then sit inside the restaurant if they desired a seating area.

There was a short discussion with the owner of Animal Angels occupying another space in the building regarding her customers who sometimes just park in front of the building if all parking stalls are occupied. The Commissioners felt it would be appropriate for the owner to place a sign indicating parking was available in the rear of the building.

There were no further questions or comments. Chairman Esplin called for a motion on the item. Commission Pales moved to table the request for conditional use until required parking

information is available. Commissioner Hazen seconded the motion and the voting was unanimous.

(3) MARTINIZING (DRY CLEANING) – DRIVE APPROACH MODIFICATION

This property is located at 861 East Gordon Avenue (former Maverick Store Site) in a CP-1 (Planned Neighborhood Commercial) Zoning District.

The applicant is Scott Ray.

City Planner, Kem Weaver presented the request for a drive approach modification for a property on the northeast corner of Fairfield Road and Gordon Avenue. He showed an aerial view of the site on which a Maverick Store was previously located. Since the demolition of the Maverick Store, the site has remained vacant. The developer is proposing a commercial building housing a dry cleaning business. Mr. Weaver said the current drive approach on Fairfield Road is 5 feet from the side property line with current City ordinance requiring drive approaches be 20 feet from the property line to the edge of the drive access. This particular site is small with arterial streets on both sides and was developed prior to there being a signal at the intersection.

Mr. Weaver said Staff is asking the Planning Commission to send a positive recommendation to the Board of Adjustment to modify the 20 foot from the property line requirement to the edge of the drive approach to 10 feet based on the following criteria:

- 1) A small site with arterial streets on both sides. There is a need to move the access as far as possible from the signal at Fairfield Road and Gordon Avenue where typically the required distance for a drive access is 250 feet from a signalized intersection and the frontage of this site being only 110 feet.
- 2) A power pole being located within the 20 foot distance from the side property line and moving of the pole being problematic with the development of the site.
- 3) A request from the City Engineer that the drive access for Gordon Avenue be a right turn in and right turn out only access. The site will need to have one full access drive.

Based on the criteria above, Mr. Weaver said Staff recommends the Planning Commission forward a positive recommendation to the Board of Adjustment to approve the drive approach modification.

Commissioner Gilbert asked what type of businesses could occupy this property and Mr. Weaver replied that the zoning is CP-1 which would allow for various commercial businesses uses as well as offices and including fast food.

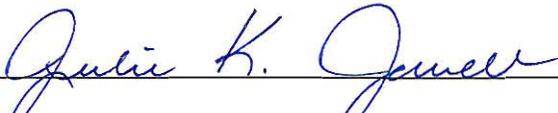
There was a discussion of the current turning options at the intersection.

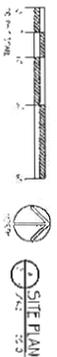
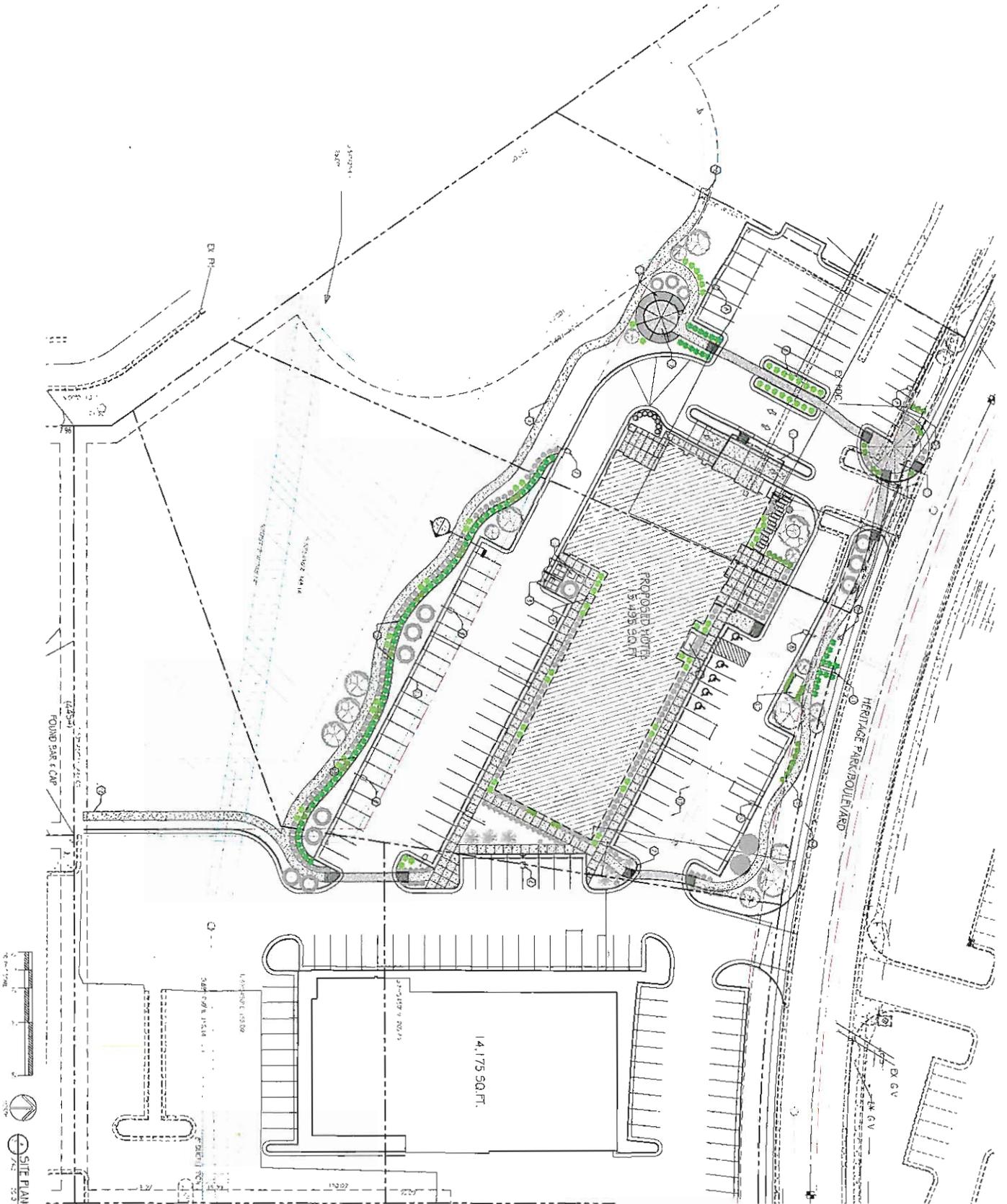
There were no other questions or comments and Chairman Esplin called for a motion on the item.

Commissioner Dave Pratt moved to forward a positive recommendation to the Board of Adjustment to grant the drive approach subject to the applicant meeting all Staff requirements. The motion was seconded by Commissioner Pales and the voting was unanimous.

Chairman Esplin called for a motion to close Public Review. Commissioner Gilbert moved to close Public Review. Commissioner Pales seconded the motion and the voting was unanimous.

Chairman Esplin called for a motion to adjourn the Planning Commission Meeting. Commissioner Pales moved to adjourn the meeting and Commissioner Gilbert seconded the motion. The voting was unanimous. The meeting adjourned at 7:57 p.m.

By 
Julie K. Jewell, Secretary to the Planning Commission



SITE PLAN REMOVALS

1. EXISTING CONCRETE DRIVEWAY
2. EXISTING ASPHALT DRIVEWAY
3. EXISTING ASPHALT DRIVEWAY
4. EXISTING ASPHALT DRIVEWAY
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18. EXISTING ASPHALT DRIVEWAY
19. EXISTING ASPHALT DRIVEWAY
20. EXISTING ASPHALT DRIVEWAY

ZONING & PARKING REQUIREMENTS

ITEM	REQUIREMENT
1. ZONING	SP-1 (SPECIAL DISTRICT)
2. FLOOR AREA RATIO (FAR)	1.0
3. MAXIMUM BUILDING HEIGHT	40 FT.
4. MINIMUM SETBACKS	10 FT. (FRONT), 5 FT. (SIDE), 5 FT. (REAR)
5. PARKING	1.5 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
6. LANDSCAPING	MINIMUM 10% TREE COVERAGE

PROPOSED HOTEL

ITEM	VALUE
TOTAL GROSS FLOOR AREA	15,495 SQ. FT.
NET GROSS FLOOR AREA	14,175 SQ. FT.
NUMBER OF ROOMS	110
NUMBER OF SUITES	10
NUMBER OF RESTAURANT SEATING	50
NUMBER OF BAR SEATING	20
NUMBER OF CONFERENCE ROOMS	5
NUMBER OF MEETING ROOMS	5
NUMBER OF LOBBY	5
NUMBER OF OFFICE	5
NUMBER OF STORAGE	5
NUMBER OF MECHANICAL	5
NUMBER OF ELECTRICAL	5
NUMBER OF PLUMBING	5
NUMBER OF HVAC	5
NUMBER OF ELEVATOR	5
NUMBER OF STAIR	5
NUMBER OF CORRIDOR	5
NUMBER OF ENTRY	5
NUMBER OF EXIT	5
NUMBER OF RECEPTION	5
NUMBER OF FRONT DESK	5
NUMBER OF SECURITY	5
NUMBER OF MAINTENANCE	5
NUMBER OF HOUSEKEEPING	5
NUMBER OF CONCIERGE	5
NUMBER OF bellhop	5
NUMBER OF valet	5
NUMBER OF porter	5
NUMBER OF houseman	5
NUMBER OF janitor	5
NUMBER OF custodian	5
NUMBER OF security guard	5
NUMBER OF fire marshal	5
NUMBER OF fire alarm	5
NUMBER OF fire extinguisher	5
NUMBER OF fire escape	5
NUMBER OF fire door	5
NUMBER OF fire alarm pull station	5
NUMBER OF fire alarm control panel	5
NUMBER OF fire alarm notification appliance	5
NUMBER OF fire alarm initiating device	5
NUMBER OF fire alarm receiving equipment	5
NUMBER OF fire alarm control line	5
NUMBER OF fire alarm control circuit	5
NUMBER OF fire alarm control device	5
NUMBER OF fire alarm control panel	5
NUMBER OF fire alarm notification appliance	5
NUMBER OF fire alarm initiating device	5
NUMBER OF fire alarm receiving equipment	5
NUMBER OF fire alarm control line	5
NUMBER OF fire alarm control circuit	5
NUMBER OF fire alarm control device	5

SITE PLAN GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND SPECIFICATIONS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/03/24	ISSUED FOR PERMITTING
2	08/03/24	ISSUED FOR PERMITTING
3	08/03/24	ISSUED FOR PERMITTING
4	08/03/24	ISSUED FOR PERMITTING
5	08/03/24	ISSUED FOR PERMITTING
6	08/03/24	ISSUED FOR PERMITTING
7	08/03/24	ISSUED FOR PERMITTING
8	08/03/24	ISSUED FOR PERMITTING
9	08/03/24	ISSUED FOR PERMITTING
10	08/03/24	ISSUED FOR PERMITTING

OWNER: WESTERN STATES LODGING
PROJECT: HILTON HOME 2 SUITES
LOCATION: 101 WEST HERITAGE PARK BOULEVARD LAYTON, UTAH 84040

DATE OF MEET:
DESIGNED BY:
PROJECT NUMBER: 08034
SHEET NUMBER: AS101

vanZabon Architecture
 101 WEST HERITAGE PARK BOULEVARD LAYTON, UTAH 84040
 TEL: 801.466.1234
 FAX: 801.466.1235
 WWW: VANZABONARCHITECTURE.COM

Residential Chickens

PLANNING COMMISSION
WORK MEETING
JULY 14TH, 2009

- ## Coop Location
- West Point Setbacks
 - Street
 - 50'
 - Adjacent Lot Dwelling
 - 50'
 - Nearest Dwelling
 - Property Lines
 - 10'
 - Syracuse Setbacks
 - Street
 - 150'
 - Adjacent Lot Dwelling
 - 50'
 - Nearest Dwelling
 - 20'
 - Property Lines
 - Farmington Setbacks
 - Street
 - Adjacent Lot Dwelling
 - Nearest Dwelling
 - Property Lines
 - 10'
 - North Ogden Setbacks
 - Street
 - 100'
 - Adjacent Lot Dwelling
 - 75'
 - Nearest Dwelling
 - 50'
 - Property Lines

- ## Coop Location Continued
- Kaysville
 - Street
 - Adjacent Lot Dwelling
 - 50'
 - Nearest Dwelling
 - Property Lines
 - West Bountiful
 - Street
 - Adjacent Lot Dwelling
 - 75'
 - Nearest Dwelling
 - Property Lines
 - 10'
 - Clearfield
 - Street
 - 50'
 - Adjacent Lot Dwelling
 - 50'
 - Nearest Dwelling
 - 20'
 - Property Lines

- ## Number of Chickens Allowed
- West Point
 - Not limited
 - Syracuse
 - Regulated by lot size
 - More than 21,780 sq ft
 - More than 6
 - Less than 21,780 sq ft
 - No more than 6
 - Farmington
 - Any size: 8
 - 1/2 acre: 12
 - North Ogden
 - Not Limited
 - Kaysville
 - Not Limited
 - West Bountiful
 - Not Limited
 - Clearfield
 - 3 allowed per acre

- ## Minimum Lot Area
- West Point
 - No minimum lot size
 - Syracuse
 - No minimum lot size
 - Farmington
 - No minimum lot size
 - North Ogden
 - No minimum lot size
 - Kaysville
 - No minimum lot size
 - West Bountiful
 - One Acre
 - Clearfield
 - One Acre
- ## Additional Yard/Coop Requirements
- West Point
 - Coop must be less than 120 sq. ft.
 - Syracuse
 - Coops must be kept clean and free from objectionable odor and waste
 - Farmington
 - No requirements
 - North Ogden
 - No requirements
 - Kaysville
 - Must show odor, dust, noise, or drainage will be controlled.
 - West Bountiful
 - All animals must be located in an area enclosed by a fence
 - Waste and debris must be kept from becoming offensive
 - Clearfield
 - No requirements

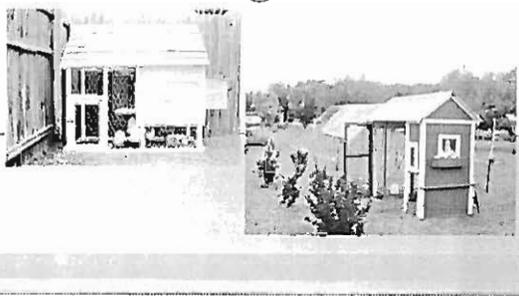
- ## Square Footage Examples:
- 4 chickens
 - Coop only: 16 sq. ft.
 - Run and Coop: 22 sq. ft.
 - 6 chickens
 - Coop only: 24 sq. ft.
 - Run and Coop: 48 sq. ft.
- ## Suggested Coop Size
- 4 sq. ft. per chicken inside the coop
 - 4 sq. ft. per chick in the run
 - Too small of a coop will create problems
 - Nests
 - 1sq ft.

Coop Aesthetics

- Covered Coop
 - 5.5' x 2.5'
- Flat Coop
 - 4.4' x 2.8'
 - 2.6' high



Coop Aesthetics



Coop Aesthetics

- Ark and run
 - 6.2' x 2.4'
 - 2' high
- Ark
 - 2.9' x 2.4'
 - 2' high

