
Ballard Planning Commission

December 2, 2025

Summary Report

SUBJECT: PUBLIC HEARING – CUP Dog Kennel License

SUBMITTED BY: Kaelyn Meyers, Recorder

SUMMARY:

CUP Dog Kennel License: Cheyenne Hardman, owner of Bingo Ranch at 1368 E. 1000 N. is a small family-operated kennel. She would like a limited scale with eight dogs residing on-site and dedicated to the responsible breeding, raising, and showing of Irish Wolfhounds.

Because we have adopted Uintah County's Animal Ordinance, a Conditional Use Permit (CUP) is required. Our Ballard Zoning Administrator has done an inspection of the property for the Conditional Use Permit.

Application brought in and fee paid, October 29, 2025

RECOMMENDED MOTION:

☐ **Approved** ☐ **Denied**

Reason: _____

Attachments: Included in packet, Copy of Conditional use permit

Ballard City
2381 East 1000 South,
Ballard, Utah 84066
(435) 722-3393

CONDITIONAL USE PERMIT

A conditional Use Permit is required for all uses listed as conditional uses in the Ballard Town Zoning Ordinance. A Conditional Use Permit may be revoked by the City Council after review and recommendation by the Planning Commission upon failure to comply with the conditions imposed with the original approval of the permit. Review and approval of conditional uses is set forth in the Ballard Town Zoning Ordinance.

APPLICANT INFORMATION:

1. Name of Applicant: Chayenne Hardman
2. Contact Person and Phone Number: Cheyenne, 435-828-6653
cheyenne.ck123@gmail.com
3. Mailing Address: 1368 E. 1000 N., Ballard, UT 84066
4. Proposed Use: Kennel License
5. Address or Location of Proposed Use: 1368 E. 1000 N., Ballard UT
Parcel # 170450023
6. Zone for Proposed Use: Residential Agricultural
7. Date of Public Hearing: December 2, 2025
8. If the conditional use involves a major development project which is likely to:
 - A. Employ more than fifty (50) people, or
 - B. Cause the population to increase by more than five (5%). The increase to include both direct and indirect population growth attributable to the development project.Have Socioeconomic Impact Mitigation measures been approved by Ballard City?
Yes _____ No _____ N/A X
9. Planning Commission Action: Approved _____ Denied _____
Date December 2, 2025 by _____
Zoning Board Chairman

COPY

Kennel Description for Ballard City Kennel License

Kennel Name: Bingo Ranch

Owner: Cheyenne Hardman

Location: 1368 E 1000 N, Ballard, Utah

Number of Dogs on Premises: 8

Description of Operations:

Bingo Ranch is a small, family-operated kennel dedicated to the responsible breeding, raising, and showing of **Irish Wolfhounds**. Our mission is to preserve and improve the breed through careful, ethical breeding practices focused on health, temperament, and adherence to breed standards.

The kennel operates on a limited scale with eight dogs residing on-site, while additional dogs live in approved guardian homes where they enjoy the benefits of individual attention and family life. Breeding occurs occasionally, averaging **two to four litters per year**, depending on the health and readiness of the dogs. Each pairing is planned with veterinary oversight and thorough health testing to ensure strong, healthy litters.

Facilities and Animal Care:

Our dogs live both **inside the home** and in **large, insulated kennels built within the garage**, designed to provide comfort, safety, and a temperature-controlled environment year-round. Each dog has access to clean water, high-quality nutrition, and regular exercise in spacious outdoor play areas.

Cleanliness and welfare are top priorities. Living spaces are sanitized regularly, and waste is properly managed. All dogs receive routine veterinary care, vaccinations, and preventative treatments to ensure optimal health and well-being.

Purpose and Philosophy:

At Bingo Ranch, our goal is to raise **healthy, well-socialized Irish Wolfhounds** that exemplify the breed's gentle and loyal nature. Puppies are raised in a nurturing home environment, handled daily, and exposed to household activity and people of all ages. This approach helps ensure they grow into confident, well-adjusted companions and show-quality dogs.

KENNEL PERMIT REQUIREMENTS

This layout governs the issuance, maintenance, and compliance for a Kennel Permit in accordance with Chapter 6.22 of the municipal code.

SECTION 1: GENERAL COMPLIANCE

The Kennel Operator agrees to comply with all provisions outlined in Chapter 6.22 – Kennels, including but not limited to:

1. Zoning Compliance

The kennel must comply with all applicable city or county zoning ordinances.

2. Breeding Females (Commercial Only)

The kennel shall not exceed five (5) breeding females. All breeding must occur in a fully enclosed structure with an attached exercise yard.

3. Ownership of Dogs

All dogs housed in the kennel must be licensed to and owned by the property owner, except for veterinarians or commercial boarding kennels.

4. Business License

A current and valid business license must be displayed and made available for inspection at all times.

5. Veterinary Clearance

Proof of veterinary inspection must be submitted with this application, certifying that all animals and facilities are sanitary and disease-free. Dogs imported from other states must have a health certificate on file.

6. Criminal Background

The kennel operator affirms they have not been convicted of animal cruelty, ownership of a dangerous/vicious animal, or violations of any animal laws.

7. Recordkeeping

Accurate records must be kept and made available for inspection. Records must include:

- Owner's name, address, and phone number
- Date of intake

- Reason for kennel entry (boarding, grooming, breeding, sale)
- Description of animal
- Valid vaccination and license copies for dogs over 4 months

8. Inspection Rights

The kennel is subject to inspections by Animal Control officers annually or more frequently as deemed necessary.

9. Emergency Contact Signage

A sign listing Operator and Emergency Contact information must be posted visibly at the front exterior of the property.

10. Facility Maintenance

All kennel facilities must be in good repair and visually compatible with the surrounding neighborhood.

SECTION 2: PHYSICAL FACILITY REQUIREMENTS

The kennel operator agrees to meet the following structural and operational standards:

1. Sanitation & Ventilation

- Facilities must be clean, vermin-free, and have proper drainage and ventilation.

2. Space Requirements

- Outdoor: Minimum 26 sq. ft. per animal, Kept 100 ft from all properties, or 300 ft from nearest dwelling.
- Indoor: Minimum 6 sq. ft. per animal or include an additional exercise area
- Cages: Must exceed the length/height of the animal as required
- Kennels not located within a commercial zone shall have a minimum lot size of two and one-half acres.

3. Enclosures

- Cages for indoor use only
- Heating, cooling, and natural light must be adequate

4. Outdoor Facilities

- Must include shelter, roofing, windbreaks, and privacy fencing

5. Kennel Runs/Exercise Yards

- Fenced with at least 6-foot high fencing using 10-gauge wire and 2-inch steel posts spaced no more than 10 feet apart

6. Noise Control

- Indoor kennel facilities must limit noise to under 55 dBA at one foot from the exterior

SECTION 3: ANIMAL CARE & MANAGEMENT

The kennel operator agrees to ensure the following:

1. Exercise

Animals must be removed from cages and exercised daily.

2. Health Management

Diseased animals shall be isolated and treated with veterinary care. Documentation must be provided to the district.

3. Supervision

Kennels shall not be left unattended for over 24 hours.

4. Feeding & Watering

Animals shall be provided with adequate, wholesome food and clean water daily. Containers must be secured to prevent tipping.

SECTION 4: TERM, RENEWAL, AND TERMINATION

- This permit shall be valid for a period of one (1) year from the issuance date and is subject to annual renewal upon successful reinspection and review.
- Violation of any part of this contract or Chapter 6.22 may result in suspension or revocation of the kennel permit.
- The Licensing Authority reserves the right to amend this agreement to comply with updated laws and ordinances.

10. Requirements and/or Stipulations imposed as a condition of approval are as follows:

A. Permit Requirements as per Uintah County Kennel Permit (attached)

11. The above conditions and requirements will be complied with.

Developer

Date Signed

12. Property owner acknowledges the conditions set forth for the developer.

Property Owner

Date Signed

13. Conditions approved and will be reviewed yearly.

Mayor Robert Abercrombie

Date Signed