

Meeting Handouts
For
Item 2
Aarf Doggy B&B
Conditional Use Permit

May 28, 2015

To Whom it may concern,

As a neighbor, customer and friend of Dugy, I would like to provide information to all parties concerned, regarding her excellent ability in providing care and boarding for our "furry friends".

We've known Dugy for 9 years and never had an issue or incident with her home operated business.

Residents in Draper will benefit from Dugy's efforts as will the animals that would otherwise be left at home alone.

Katharine Krueger.

Daniel & Lisa Bruns
1328 E. Hana Court
Draper, UT 84020
(801) 571-4795

May 26th, 2015

City of Draper Planning and Zoning
1020 E. Pioneer Road
Draper, UT 84020

To Whom It May Concern,

We have received many notices in the mail the past 3 years we've lived here regarding proposed uses of the property around our home and usually have taken a laid-back approach to the progress going in our area. We realize even though some of it has caused increased traffic and noise on 1300 East, that many of the projects provide value to the area around us. In the case of the Aarf Doggy B&B Conditional Use Permit, however, we disagree.

Having boarded our own dog before, we are aware that kennels can be very noisy, as many dogs become distressed when they are in a strange place away from their owners and tend to bark, howl, etc. Seeing as the home that would become the proposed kennel also backs up to the Draper Canal Trail, where many runners, horses, bikers, and dog walkers pass by, it is likely to cause excessive barking from that as well. As some of our other concerned neighbors have already stated, noise travels far in this area. The noise of barking dogs caused by a nearby kennel can make our property less desirable and will take longer to sell if we were to ever do so, as well as decrease our home value by 5-10%. It will hamper the enjoyment of our backyard space in the daytime and might even be a nuisance in allowing our three children to sleep soundly at night. We already have had to put white noise machines in the children's rooms to block out the increasing road noise and do not want to deal with the additional noise of continuously barking dogs.

The City's Staff Recommendations for approval were based on the findings that "the mitigation measures stated (within the report) will counteract the potential for the proposed use to adversely affect adjacent property." Some of the mitigation measures proposed include: having constant supervision of the dogs to *minimize* barking, installing an opaque 6 ft. fence in the yard which the dogs will roam during the day, and having the dogs sleep inside the building at night. These are not definitive solutions. Dogs are not just going to stop barking because they are supervised and/or fenced in and the older home they will be housed in during the evening was not soundproofed for the noise of 12 dogs. The Aarf Doggy B&B's solution of "interviewing" the dogs/owners in the owner's home to ensure they are boarding dogs who do not bark will not produce the conditions that the dog would actually bark in (by being in a strange location, with other unfamiliar dogs, without their owner, next to a public trail, etc.). They cannot guarantee that these dogs will not be disrupting the adjacent homeowners. Therefore, there is a strong possibility this business proposal *will* adversely affect the properties surrounding it.

We already have 4 local kennels in the Draper area alone, and even more in the surrounding cities. There is no real need for this business in this particular location, considering it is already zoned for residential. If this CUP is approved, it might open the door for other businesses in this area on 1300 East, which is already maxed out as far as traffic is concerned. At rush hour, the southbound lane is backed up from Highland all the way north to the traffic circle and sometimes beyond that, which makes it near impossible for us homeowners to access the entrance/exit to Akagi Farms. Adding a business on this already crowded stretch of street makes no sense, even if people park in the driveway.

We move to deny the Aarf Doggy B&B Conditional Use Permit, application 150422-132975, based on the above stated reasons.

Thank you,



Daniel Bruns

Lisa Bruns

Flyn and Donna Dawson
1327 Nashi Lane
Draper, UT 84020
801-243-5591
d_dawson63@hotmail.com

May 26, 2015
Draper City Planning Commission
Draper, UT 84020

RE: Aarf Dog Kennel Application for CUP

Dear City Planning Committee members and Community,

We are highly opposed to allowing a CUP for the commercial business called Aarf whose application was submitted to the City for a dog kennel business in our neighborhood. We have two small dogs and we love animals, however, we are opposed based on the following concerns:

1) NOISE.

- a) According to the Application from Aarf Doggy B&B, under "proposed use", it states: "It will seem like any other residence in the neighborhood. We intend to be excellent neighbors and make sure to be quiet and peaceful".
 - i) A business that may house and entertain 12 dogs in a backyard is NOT "like any other residence". Most of our neighbors house and keep 1-2 dogs. This *would* be "like any other residence" **only if** they had one or two dogs.
 - ii) The Application also states: "they will not bark for long periods of time..." This makes it sound as though they EXPECT barking. There are contradictions throughout the application about the expectation of barking. They don't say exactly HOW they will stop the barking if/when it begins in the yard day or night. If there is one employee and 12 dogs outside barking, will they take them all inside quickly? It's difficult to corral even two dogs to go where you want them to so it's hard to believe this could be handled by one or even two employees.
- b) Barking dogs often set off other dogs in the neighborhood to bark as well. If dogs are running in the yard even during the day, we could have a chorus of dogs in the neighborhood joining in and annoying neighbors for blocks on a regular/daily basis. We have two small dogs ourselves who will be joining in -this often sets them off now from houses a block or more away as they have very sensitive ears.

- c) Intent of being “quiet” is not going to be the reality. It will be noisy; it is unavoidable. This “intent” is NOT a reality. What happens when the intention is not reality? The CUP revoked? What is the recourse of the neighborhood if it’s not “quiet” and please define “quiet” when you are talking about barking. Several times the application from Aarf states things like “priority to ensure dogs do not cause noise at any time” and “making sure they are peaceful and quiet neighbors”. This may be the intent but the measure of “too much” when they are saying there will be “occasional excited barking” is going to be measured by whom? The City? Self-policing Aarf employees? There are too many contradictions in the language throughout this application regarding noise. The CITY findings (#5) that the applicants adherence to the conditions will ENSURE that there is not excessive noise. A 6 foot fence is not going to ensure this. Please define “excessive” as it relates to annoying neighbors and trail users.
 - d) Are the dogs being crated/kennelled INSIDE the house at night? Dogs often set off barking of other dogs and if 12 dogs are barking inside an old/not too well insulated home at night this could be a disturbance even though it’s inside.
 - e) There is a reason why kennels are generally located in commercial areas- it is because NO one wants a Dog kennel next door. This is common sense- do you want a dog kennel with 12 dogs next door to your home?
- 2) DETRIMENTAL to the GENERAL WELFARE of persons residing in the vicinity.
- a) The City CUP authorization states **EVIDENCE must be provided** that the business “must NOT be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, etc.”
 - i) There is a lot of foot traffic on the trail directly behind this property. The train looks down on the back yard where these dogs will be playing in the yard in *full view of the trail* and the dogs in the yard will be able to see people walking by in full view as well, regardless of a fence. If the fence were 20 feet tall, maybe not but the City is only suggesting a standard fence. The reference in the recommendation is a “site-obscuring fence” but this would require a much higher fence than 6 feet as the trail is much higher than the back yard. CHILDREN are walking on this path 4 times a day (2 x for Summit Academy school times and 2x for DPMS middle school in/out times). They are on foot, on bikes, skateboards, etc. This will undoubtedly be the cause for some additional barking at predicted times of day; it could cause unnecessary fear/stress for children if 12 dogs start barking (or even a smaller number, like 4-5 at once).
- 3) “PARTICULAR LOCATION NECESSARY or DESIRABLE” is NOT DEMONSTRATED BY APPLICATION OR PROVEN OR TRUE.
- a) The City CUP approval states “The proposed use of the PARTICULAR LOCATION is NECESSARY or DESIRABLE to provide a service or facility which WILL contribute to the general well-being of the neighborhood and the community”
 - i) NECESSARY? Definitely NOT. We have gotten by just fine in Draper with a number of Kennels available to our community close-by. We’ve never

heard complaints that there are not enough kenneling options in this community or nearby communities.

- ii) DESIRABLE? Kennels perform a service which is certainly helpful for animal owners and has its place in commercial areas where it does not disturb neighbors. However, if the rule of thumb is that this business' PARTICULAR LOCATION MUST contribute to the general well-being then they should provide proof as to HOW/WHY THIS PARTICULAR LOCATION does do that vs. another more commercial location wouldn't better serve the community. The Well-being of the neighborhood would be that residential neighborhoods are indeed residential; that we are not bothered with the noise of a business right in our backyard. I see no proof provided in the application. In fact, under "Discuss how the proposed use will "fit-in" with surrounding areas, they do not really address the direct question at all in the their response. NOT AT ALL.

- iii) APPLICATION from Aarf under item #6 and #7:

(1) #6 Application question: Is the proposed use similar or compatible with other uses in the same area? Response from Aarf: Yes, there are many properties nearby with animals such as horses, dogs, cows and because this is still fairly RURAL it is very compatible. NOT TRUE! NO residences have 12 dogs in the back yard. Only a few have horses at all at this point they don't bark! THIS IS NOT A RURAL neighborhood at all anymore. They did not really do their homework or even glance around the surrounding neighborhoods.

(2) #7 Application question: Is the proposed use suitable for the proposed site? Response from Aarf: Yes, the proposed site is perfect for a doggy B&B. It is almost half an acre in size (it goes on but nothing noted about WHY it is suitable other than it has trees, grass and shade). It is not PERFECT as stated. Half of the lot is taken up with parking and the modest home on the lot. I wouldn't call the size perfect or appropriate for a kennel as the home was not insulated or intended for anything other than residential living.

(3) NO mention is made regarding possible changes to back yard lighting. Concerned about the possible installation of bright lighting for owner/employee visibility at night in the back yard and if that will impact neighbors.

- 4) PARKING: Throughout the documents provided by Aarf and the City of Draper; it states 3 parking places recommended/required in the driveway only. It seems that if there are always 1-2 employees parking there AND one space is for ADA compliant that those possible 2 employees will take up the only spaces there are essentially. Our concern is that it will look like anyone else pulling in will have to park in the grass or the bike lane on 1300 E. Parking requirement seems inadequate to avoid parking elsewhere.
- 5) ECONOMIC IMPACT on surrounding area: The proposed facility and it's USE will have a negative impact on our home values in the surrounding area due to NOISE and simply the suggestion of POSSIBLE noise when a potential home buyer hears of this facility. This MAY/May not be a "disclosure" item when a

home is sold, but either way, they will HEAR the sounds and inquire. There are various articles on line from reputable sources about how kennels and dog parks and the like DO have a negative impact on home values and I think we should have more TIME to research and provide specific detailed information about how this will impact us prior to any decision. We were not given enough time to do thorough/adequate research prior to this meeting. Realtors I've talked with have explained that this will definitely have a negative impact

6) TRAFFIC/Appearance of a BUSINESS

- a) ANALYSIS in City Development Review: The analysis states that according to the business model there will be no walk in or client traffic and YET the next sentence says Customer traffic will be minimal - which is it? This seems to us to look like room for this business to allow some minimal traffic coming and going. The traffic on 1300 E. is already problematic due to the construction on I-15.
- b) The City notes in the CUP staff recommendation that there be no outward appearances that it is being used as a Commercial business; however it mentions that signage must be approved by the separately. Is the City indicating that there may be a sign allowed if that is approved separately? That would certainly indicate it's a business if a sign is approved. This is a little confusing in the Staff Recommendation section.

In summary we believe that the Aarf Kennel proposal and application fails to meet the City standards for a CUP and has not proven that this particular location is for the general well-being of this neighborhood. It certainly has not proven that this is NECESSARY or that there is a public NEED. It will not be in harmony with the neighborhood as it is a BUSINESS in a residential neighborhood and there are plenty of kenneling options in the area.

Please DENY this request for a CUP from Aarf Doggy B&B.

Sincerely,

Donna and Flyn Dawson
Draper Residents

Petitioning Draper City Planning Commission

Please deny the Aarf Doggy B&B Conditional Use Permit, Application 150422-13297S in the midst of a residential area. We do not want a dog kennel in our neighborhood.



Glenn Bartholomew Draper, UT



Aarf Doggy B&B is a commercial business and we are opposed to the approval of a CUP allowing this business to operate in a residential neighborhood on 1300 East for a number of important common sense reasons. We believe this business and allowance of 12 dogs on this small property will cause excessive noise disturbance not only when dogs are outside, but also when the dogs are inside. We also believe that it may set a precedence for the allowance of other business approvals on 1300 East in the future. We believe that this business will have a serious negative impact on our home values in this residential neighborhood.

As per Draper City:

No conditional use permit shall be authorized unless the evidence presented establishes:

- (i) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in

the vicinity.

(ii) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community."

(iii) The proposed use will comply with regulations and conditions specified in this Title for such use and to the intent of the City General Plan.

EVIDENCE, has not been provided that supports ii. This "particular location" is NOT necessary (there are other dog kenneling services nearby in Draper). This "particular location" is NOT desirable to contributing to the general well-being of the neighborhood or community; quite the contrary; it will be a noise disturbance and lower our property values, among other things.

Specifically:

- Kennels are notoriously loud and noisy, which is reflected in public records for kennels in residential areas throughout the United States. Every proposal for kennels in residential areas is met with near unanimous resistance for reasons that are entirely obvious.

Kennels are incompatible with exclusive residential use of entire area.

This Kennel would be adjacent to actively used trail, which would add to the commotion and stress of the dogs.

The 1948 modest residential property would be insufficient to contain the noise within the house (during sleeping hours).

The CUP is based on reliance of R1 status improperly coded in 1978 where the actual size of the lot is only .47 acres, and the backyard where the dog would spend the day is abnormally small and irregular in shape.

13th East is presently experiencing extraordinary traffic problems without commercial businesses.

There is no intent of continuing this property under a residential use.

There are no precedents in Draper City that would support the establishment of a kennel adjacent to residential properties.

Comments Left Through 5/28/15 at 11:50

Name	City	State	Postal Code	Country	Signed On
Glenn Bartholomew	Draper	Utah		United States	5/26/2015
Lisa Bruns	Draper	Utah	84020	United States	5/26/2015
Teresa bell	Draper	Utah	84020	United States	5/26/2015
Jackie Jones	Draper	Utah	84020	United States	5/26/2015
Jessica osborn	Draper	Utah	84020	United States	5/26/2015
Linnea Charnholm	Draper	Utah	84020	United States	5/26/2015
Ranae VanAmen	Draper	Utah	84020	United States	5/26/2015
donna dawson	Draper	Utah	84020	United States	5/26/2015
Natalie Kessler	Draper	Utah	84020	United States	5/26/2015

Peggy Douglas	DRAPER	Utah	84020	United States	5/26/2015
Tiffany Dvorak	Draper	Utah	84020	United States	5/26/2015
garrett vanamen	Draper	Utah	84020	United States	5/26/2015
Kristen Muir	Draper	Utah	84020	United States	5/26/2015
Jory walker	Draper	Utah	84020	United States	5/26/2015
cherie Brunatti	Draper	Utah	84020	United States	5/26/2015
Michelle Walker	Draper	Utah	84095	United States	5/26/2015
David Hall	Draper	Utah	84025	United States	5/26/2015
loye mcdonald	Draper	Utah	84020	United States	5/26/2015
Alecia Williams	Draper	Utah	84020	United States	5/26/2015
Jeff walker	Draper	Utah	84020	United States	5/27/2015
Mckenzie vanamen	Riverton	Utah	84065	United States	5/27/2015
Mike Maxwell	Draper	Utah	84020	United States	5/27/2015
Chelsea Pickup	Draper	Utah	84020	United States	5/27/2015
Elizabeth Walker	Draper	Utah	84020	United States	5/27/2015
Adam Kessler	Draper	Utah	84020	United States	5/27/2015
Amy Balls	Draper	Utah	84020	United States	5/27/2015
Elizabeth Ulrich	Draper	Utah	84020	United States	5/27/2015
Chase walker	draper	Utah	84929	United States	5/27/2015
Michele Weeks	Draper	Utah	84020	United States	5/27/2015
Kylie Welling	Draper	Utah	84095	United States	5/27/2015
	Port				
Judy Johnson	Angeles	Washington	98363	United States	5/27/2015
Alicia Riddle	Draper	Utah	84020	United States	5/27/2015
Jason pye	Draper	Utah	84020	United States	5/27/2015
Melinda Pugh	Draper	Utah	84020	United States	5/27/2015
Lisa Dahl	Draper	Utah	84020	United States	5/27/2015
Kara wilson	Draper	Utah	84020	United States	5/27/2015
Brian Rueckert	Draper	Utah	84020	United States	5/27/2015
Brooke Kittel	Draper	Utah	84020	United States	5/27/2015
		Rhode			
Nicole sturgeon	Portsmouth	Island	2871	United States	5/27/2015
Summer Pugh	Draper	Utah	84020	United States	5/27/2015
Deb Augason	Draper	Utah	84020	United States	5/27/2015
Rod Chappell	Draper	Utah	84020	United States	5/27/2015
Jolene Johnson	Sandy	Utah	84094	United States	5/27/2015
	Draper,				
Blair Stucki	Utah	Utah	84202	United States	5/27/2015
Lori Jensen	Draper	Utah	84020	United States	5/27/2015
Tiffany Ragbchildstveit	Draper	Utah	84020	United States	5/27/2015
Heidi ongman	Draper	Utah	draper	United States	5/27/2015
Tawnya johnson	lauderhill	Florida	33313	United States	5/27/2015
Elizabeth Rooklidge	Draper	Utah	84020	United States	5/27/2015
Lindsay kohler	Draper	Utah	84020	United States	5/27/2015
Melinda McKnight	Draper	Utah	84020	United States	5/27/2015

Ben Johnson	Colton	Oregon	97017	United States	5/27/2015
Sandra page	Draper	Utah	84020	United States	5/27/2015
Kim Wiles	Draper	Utah	84020	United States	5/27/2015
Flyn Dawson	Draper	Utah	84020	United States	5/27/2015
Rina Hansen	Draper	Utah	84020	United States	5/27/2015
Corbin walker	Draper	Utah	84020	United States	5/27/2015
Debbie Moushey	Draper	Utah	84020	United States	5/28/2015
Amberlie newberry	Draper	Utah	84020	United States	5/28/2015
Julie Bakker	Draper	Utah	84020	United States	5/28/2015
Shawn Catmull	Draper	Utah	84020	United States	5/28/2015
Patrick Ongman	Draper	Utah	84020	United States	5/28/2015
Holly Nelson	Draper	Utah	84020	United States	5/28/2015
Trinnie Mayer	Draper	Utah	84020	United States	5/28/2015
Heather andersen	Draper	Utah	84020	United States	5/28/2015
Leslie Maughan	Draper	Utah	84020	United States	5/28/2015
Brooke Maughan	Draper	Utah	84020	United States	5/28/2015
Josh Stika	Draper	Utah	84020	United States	5/28/2015
Leah Young	Draper	Utah	84020	United States	5/28/2015
Tim pugh	Draper	Utah	84020	United States	5/28/2015

Comments Left Through 5/28/15 at 11:50

Name	City	State	Zip	SignedOn	Comment
Lisa Bruns	Draper	UT	84020	5/26/2015	For all the reasons outlined in the petition, I believe the proximity of this proposed business would not be beneficial to me or my neighbors.
Linnea Charnholm	Draper	UT	84020	5/26/2015	Too much noise!
Ranae vanamen	Draper	UT	84020	5/26/2015	I lived next to a kennel for about 5 years. The noise and smell were unbearable making using our property unusable outside. Repeated visits by the city (sandy) to make them come into compliance went unheeded. We finally had to sell the property at a distressed price to get away. PLEASE no kennel!

donna dawson	Draper	UT	84020	5/26/2015	I strongly disapprove of a loud noisy kennel and a BUSINESS nearby in a residential neighborhood!
Jory walker	Draper	UT	84020	5/26/2015	not the right use for s residential neighborhood
Gary McDonald	Draper	UT	84020	5/26/2015	We had a a home on 10600 so.1650 East Sandy Utah, was forced to sell well below value in order to get away from all the negatives of a kennel, one the kennel license is established,and the infractions occur none of the governing agencies can or will be able negate the owners of the license,in fact the license be comes very valuable to market the property to a new owner
cherie Brunatti	Draper	UT	84020	5/26/2015	Dog kennels have no business in residential areas.
loye mcdonald	Draper	UT	84020	5/27/2015	Was forced to move or lose my mind when a kennel moved next to me over in sandy. Dogs barking day and night is a horrible impact on a be neighborhood.
Mike Maxwell	Drape	UT	84020	5/27/2015	We don't want the noise of a dozen dogs barking all night. A business like this should be placed in a more rural area, where it will be less distructive.
Elizabeth Walker	Draper	UT	84020	5/27/2015	There is too much congestion already on 1300 East, with the new middle school. It is not a place for business.
Adam Kessler	Draper	UT	84020	5/27/2015	location is not large enough or appropriate for a kennel.
Amy Balls	Draper	UT	84020	5/27/2015	No commercial on1300 east!

Elizabeth Ulrich	Draper	UT	84020	5/27/2015	it would be a disturbance to neighbors, and lower the standards of Draper. We don't want business' in the middle of our neighborhoods. The noise, traffic, and overall disturbance isn't fair to the rest of us.
Kylie Welling	South Jordan	UT	84095	5/27/2015	this type of business should not be operated in this residential area.
Alicia Riddle	Draper	UT	84020	5/27/2015	Draper City should know better
Lisa Dahl	Draper	UT	84020	5/27/2015	Seriously Draper City, STOP 1300 E. Is already a nightmare! We don't need or want anything else jamming it up! Enough already!!
Summer Pugh	Draper	UT	84020	5/27/2015	A dog kennel in a residential neighborhood is not compatible nor desireable in this setting. Imagine a dog kennel being put next door to your property. Would any planning commisioner or city councilman want it next door to their home and backyard? Not likely. It would create a noisy stressful place to live next to and change the nature of the area, especially homes next door to the property or in close proximity by taking away peaceful enjoyment of ones private residence and back yard activities because of barking dogs and potential and likely problems with dogs getting loose and the nature of the commercial business.

It would cause unneeded stress and worry to those living next to and near the kennel in a neighborhood setting. One would not expect nor desire to have a dog kennel next to your home in a residential area. This application should be denied.

Deb Augason	Draper	UT	84020	5/27/2015	Dog kennels are extremely noisy and should not be in a residential neighborhood.
Tiffany Ragnhildstveit	Draper	UT	84020	5/27/2015	I agree! Not in residential neighborhoods!
Kim Wiles	Draper	UT	84020	5/27/2015	This is Not a place for a doggie B&B. I've had a mobile dog grooming business for 3 years now. Put a B&B in a industrial area etc. It will happen at some point that a doggie will get out.....you don't want to be on a busy street etc.
Flyn Dawson	Draper	UT	84020	5/27/2015	The dog kennel does not contribute to the general well being of the neighborhood and community.
Rina Hansen	Draper	UT	84020	5/27/2015	I do not want a dog kennel by my home.
Debbie Moushey	Draper	UT	84020	5/28/2015	We should NOT put businesses in a residential neighborhood. There will certainly be noise disturbances.
Patrick Ongman	Draper	UT	84020	5/28/2015	I'm signing this because I am afraid that this will be devastating to my property value. I did not spend nearly a million dollars in a home to be next to a dog kennel. I think that the city managers better look at his very closely and analyze the Benefit to our community.
Holly Nelson	Draper	UT	84020	5/28/2015	Residential area. 1300 e is already congested enough without adding a business.
Trinnie Mayer	Draper	UT	84020	5/28/2015	I'm signing because this residential area is not the place for a commercial business.
Heather andersen	Draper	UT	84020	5/28/2015	not a good idea
Scott Maughan	Draper	UT	84020	5/28/2015	I do not want dog kennels in our backyard the noise is a big factor also I will oppose all commercialism on that street

Villi Waddoups	Draper	UT	84020	5/28/2015	Put it in a commercial area, such as the people at Camp Barkalot
Shawna Hein	Draper	UT	8402p	5/28/2015	It seems rather impractical to put this business on a small lot. .47 acres is aweful ly small for 12 dogs. As user of the trail, I can see it getting quite annoying for all around to have all the dogs barking every time someone goes by. It sounds like a nuisance for all those around the residence in question and for all who use the trail.

<https://www.change.org/p/draper-city-planning-commission-please-deny-the-aarf-doggy-b-b-conditional-use-permit-application-150422-13297s-in-the-midst-of-a-residential-area-we-do-not-want-a-dog-kennel-in-our-neighborhood>