

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 15, 2021

FILE NO: LU-2021-0308

AGENDA ITEM: 6.E

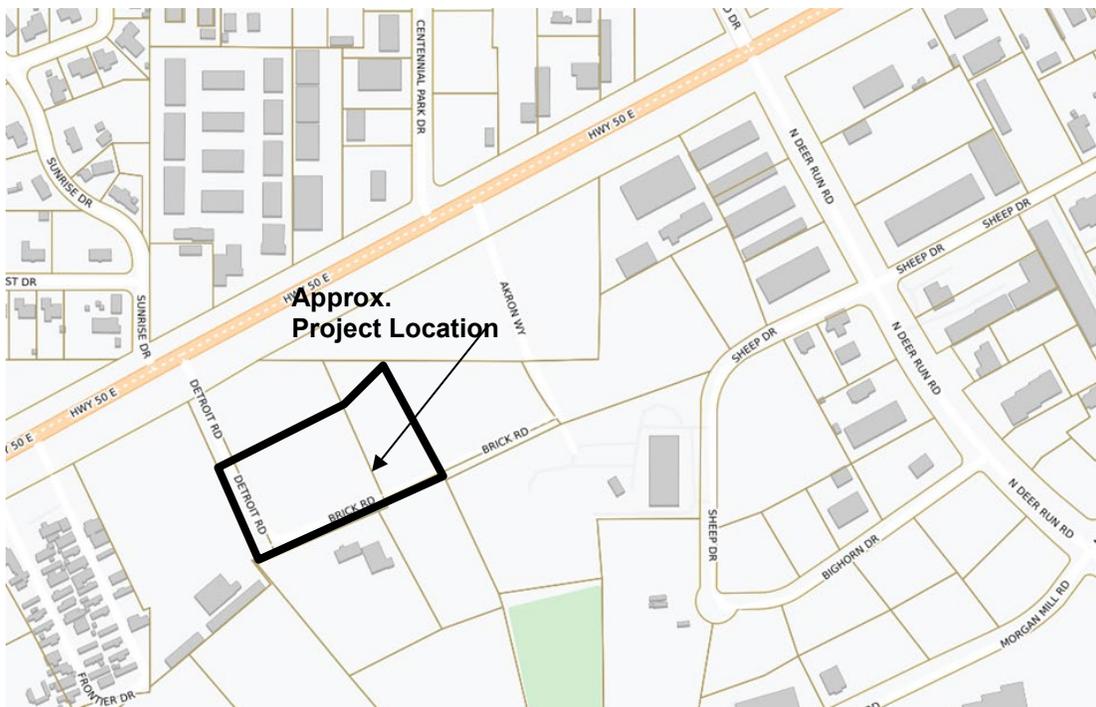
STAFF CONTACT: Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (“GI”), located on the south side of Hwy 50 E and east of Detroit Road, portions of APNs 008-371-38, 008-371-39, and 008-371-10. (Heather Ferris, hferris@carson.org)

**SUMMARY:** The subject parcels are currently involved in a lot line adjustment (LLA-2020-0007) that, in part, will result in a 4.43-acre parcel, on which the applicant is proposing a slaughterhouse. The facility will include a building, approximately 5,000 square feet in size, for processing, storage, and retail sales, and a 5,600+/- square foot indoor corral/holding area for animals awaiting processing. The applicant proposes processing no more than 60 animals (including beef, goat, lamb, and swine) per week with animals being on-site in the corral for no more than 24 hours prior to processing. Additionally, the applicant will offer the processing of wild game. A maximum of 3 times per year, additional animals may be processed to serve the needs of local events such as fairs. There will also be a small retail component to this facility where the applicant will offer pre-packaged meats for sale. A slaughterhouse is a conditional use in the GI zoning district under section 18.04.150 of the Carson City Municipal Code (“CCMC”); therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

**PROPOSED MOTION:** “I move to approve special use permit LU-2021-0308 based on the findings and subject to the conditions of approval contained in the staff report.”

### VICINITY MAP:



## **RECOMMENDED CONDITIONS OF APPROVAL:**

### Standard Conditions of Approval per CCMC 18.02.105(1):

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

### The following shall be submitted or included as part of a building permit application:

5. The applicant shall submit a copy of the Notice of Decision signed by the applicant and owner.
6. Details of any proposed exterior light standards must be submitted with the building permit. All exterior lighting must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent spillover of light or glare onto adjacent properties.
7. The applicant shall provide a landscape and irrigation plan in compliance with Carson City Development Standards ("CCDS"), Division 3- Landscaping. The plans shall include landscaping to help to buffer views from Highway 50 East as well as surrounding properties.
8. Brick Road shall be a privately owned and maintained road and shall be designed to meet city standards for local streets, including streetlights, storm drain systems, water systems, sanitary sewer systems, and paving structural sections per CCDS 12.11. Brick Road must be constructed fully within an access and public utility easement, including the cul-de-sac bulb.
9. The indoor corral must be designed to drain to the City sewer.

### The following shall be accomplished prior to the issuance of any building permit.

10. Prior to the issuance of any building permit, the lot line adjustment (LLA-2020-0007) shall be recorded.
11. Where drainage flow paths are changed and cross parcel lines, the applicant shall establish drainage easements.

12. A Letter of Map Revision shall be completed prior to issuance of any building permit.

The following are on-going conditions:

13. The hours of operation shall be 6 a.m. to 6 p.m. Monday through Friday.
14. The facility shall be limited to harvesting animals 1 day per week.
15. A maximum of 60 animals may be processed per week, with animals on-site no more than 1 day per week for a maximum of 24 hours prior to harvesting.
16. The facility may process wild game, without limitation.
17. Manure and waste material shall be removed from the indoor corral/holding area weekly, within 24 hours following harvesting. Manure shall be hauled off-site and disposed of properly. Manure shall not be stored on-site.
18. Unusable portions of the animals (offal, hides, fat, etc.) shall be sprayed with denature to eliminate the potential for odors and removed from the site on the day of harvest and properly handled by a rendering company.
19. The facility shall be certified by the United States Department of Agriculture (“USDA”). The applicant shall obtain and maintain all required permits and licenses, including but not limited to a wastewater discharge permit from the Nevada Department of Environmental Protection (“NDEP”), a NV Department of Agriculture license to operate (Nevada Revised Statutes (“NRS”) Chapter 583 license); and USDA permits.
20. The project must obtain and maintain in good standing, a wastewater discharge permit through Carson City Environmental Control.
21. One-year following the commencement of operations, the Planning Commission shall review the special use permit to ensure compliance with the conditions of approval. The applicant shall, at a minimum, submit to the Planning Commission documentation of the actual number of animals harvested per week during the first year of operation and any crimes in the area associated with the facility. During this review, the Planning Commission may determine whether continued annual review is necessary.
22. The water use will be analyzed by Carson City staff for the first three years of operation, at annual intervals. If the water use exceeds the water use estimated by the applicant, the applicant will be required to correct connection fees and pursue any other approvals that may be necessary as they relate to water usage.
23. Live animals shall be kept indoors on-site. No open corrals/holding areas will be allowed. The building shall be designed to have an exterior appearance consistent with the processing building.
24. This special use permit shall not be transferrable.
25. The sewer lift station downstream of the project is at capacity with entitled projects. The project must enter into a development agreement with the City to pay its pro-rata share

based on the peak flow to be contributed, with an available flow of 320 gallons per minute and a total project cost of \$1,000,000.

Additional conditions that apply during processing for local events:

26. A maximum of three times per year, additional animals may be processed to serve the needs of local events. To accommodate these events, harvesting may occur a maximum of 3 consecutive days with a maximum of 120 animals on-site at any one time.
27. A minimum of 3 business days prior to increasing operations for local events, the applicant shall provide written notice to the Community Development Department.
28. Manure and waste material shall be removed from the corral daily during increased operations. Manure shall be hauled off-site and disposed of properly. Manure shall not be stored on-site.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits); 18.04.150 (General Industrial); 18.04.195 (Non-Residential Districts Intensity and Dimensional Standards).

**MASTER PLAN DESIGNATION:** Mixed-Use Commercial

**PRESENT ZONING:** General Industrial

**KEY ISSUES:** Will the proposed slaughterhouse have an adverse impact on the surrounding area?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: General Industrial/ Hwy 50 E  
EAST: General Industrial/ vacant  
SOUTH: General Industrial/ warehouse and vacant  
WEST: General Industrial/ warehouse

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: X-shaded & AE
2. EARTHQUAKE FAULT: Zone II (moderate severity); within 500 feet

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 4.43 +/- acres
2. PROPOSED STRUCTURE HEIGHT: 20 feet max
3. VARIANCES REQUESTED: None

**BACKGROUND:**

This matter was before the Planning Commission at their September 29, 2021 meeting, at which the Planning Commission approved the Special Use Permit subject to 26 conditions of approval, including but not limited to, a requirement to keep all live animals indoors; a requirement for the Planning Commission to review the special use permit one-year following the commencement of operations; and a requirement that the special use permit is non-transferrable. Following the Planning Commission meeting, three members of the public filed appeals of the Planning Commission's decision. The appeal was scheduled to be heard by the Board of Supervisors on November 18, 2021; however, prior to the meeting, one of the appellants raised concern that there

was incorrect noticing of the nearby mobile home park. As a result, staff researched the claim and confirmed that noticing had not properly been provided to every tenant of the mobile home park. Therefore, the Planning Commission's September 29, 2021 action approving the special use permit is null and void and a new public hearing is being held to ensure compliance with CCMC and NRS.

## **DISCUSSION:**

The subject property is vacant and zoned General Industrial. The subject parcels are currently involved in a lot line adjustment (LLA-2020-0007) that, in part, will result in a 4.43-acre parcel, on which the applicant is proposing a slaughterhouse. The facility will include a building, approximately 5,000 square feet in size, for processing, storage, and retail sales, and a 5,600 square foot indoor corral/holding area for animals awaiting processing. The applicant proposes processing no more than 60 animals (including beef, goat, lamb, and swine) per week with animals being on-site in the corral for no more than 24 hours prior to processing. During weeks where there are local events such as fairs, harvesting may occur up to 3 times per week with a maximum of 120 animals on-site at any one time. This may occur up to 3 times per year. Additionally, the applicant will offer the processing of wild game. As part of the processing, the applicant will offer on-site custom butchering, curing, and smoking of meats. There will also be a small retail component to this facility where the applicant will offer pre-packaged meats for sale.

The proposed facility will be USDA certified and will be required to obtain and maintain all local, state, and federal permits and licenses, including but not limited to, a wastewater discharge permit from NDEP, a NV Department of Agriculture license to operate (NRS Chapter 583 license); and USDA permits.

According to the USDA Summary of Inspection Requirements for Meat Products, as part of being a USDA certified facility the facility must be inspected to ensure that the facility and the products being sold meet USDA requirements. This requires federal inspectors to be present at all times during livestock slaughter operation and for at least a portion of each shift where further processing of meat products occurs. The inspector verifies the humane handling of animals (9 CFR-313—Humane Slaughter of Livestock); conducts inspections of the live animals to ensure they are fit for slaughter; and inspects the carcass, post-slaughter, to ensure the meat from the carcass and internal organs are fit for human consumption. In addition to inspecting the animals and meat products, inspectors also inspect the facility and equipment to ensure sanitary conditions are maintained and reviews the facility's records to ensure they accurately document establishment verification that the meat food products comply with all applicable requirements.

Inspectors are also responsible for ensuring that condemned or inedible carcasses or parts are disposed of properly. Such products at an official establishment which has no facilities for tanking, are required to be destroyed in the presence of an inspector by incineration or denatured with approved denaturant (9 CFR-314.3—Disposition of condemned products at official establishments having no tanking facilities). The applicant proposes the use of denature chemicals. The use of such chemicals will be overseen by the USDA and is part of the federal permitting and inspection process at such facilities.

Per the Code of Federal Regulations (9 CFR-416—Sanitation) USDA licensed and inspected establishments must maintain their grounds and the establishment to prevent unsanitary conditions. Each establishment must have, among other things, a pest management program to prevent the harborage and breeding of pests on the grounds and within the establishment, and

adequate ventilation to control odors, vapors, condensation, and prevent unsanitary conditions.

A slaughterhouse is a conditional use in the GI zoning district under section 18.04.150 of the Carson City Municipal Code; therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

**PUBLIC COMMENTS:** Public notices were mailed to 35 property owners and 39 mobile homes within 700 feet of the subject site on November 30, 2021. All public comments received as part of the September 29, 2021 Planning Commission meeting and comments received as a result of this public hearing notice are attached to this report. Concerns cited include noise, odors, runoff, and impacts to existing neighborhoods. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on December 15, 2021 depending on the date of submission of the comments to the Planning Department.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Division

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The coral must be indoors as proposed, and the coral must drain to the City sewer. The project must obtain and maintain in good standing, a wastewater discharge permit through Carson City Environmental Control.
- The sewer lift station downstream of the project is at capacity with entitled projects. The project must enter into a development agreement with the City to pay its pro rata share based on the peak flow to be contributed, with an available flow of 320 gpm and a total project cost of \$1,000,000.
- The water use must be analyzed by Carson City staff for the first 3 years of operation, at annual intervals. If the water use exceeds the water use estimated by the applicant, the applicant will be required to correct connection fees and pursue any other approvals that may be necessary as they relate to water usage.
- The project must record the lot line adjustment and the public utility, access, and drainage easements, prior to a building permit being issued.
  - Drainage easements must be dedicated where flow paths are changed and cross parcel lines.
- The project must meet all CCDS and Standard Details including but not limited to the following:
  - A fire hydrant at the end of the water main on Brick Rd is required for flushing to maintain water quality per CCMC 12.13.060.
  - A Letter of Map Revision is required to update the flood map.
  - The access roadway shall be private.
    - Private streets will be designed to meet city standards for local streets, including streetlights, storm drain systems, water systems, sanitary sewer systems, and paving structural section per CCDS 12.11.
    - The access road must be fully within an access and public utility easement, including the bulb at the end.
    - The bulb at the end of the access road must be 96 feet in diameter if parking is not allowed. If parking is allowed the diameter must be increased by 16 feet. If parking is not allowed, it must be signed and striped accordingly.

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

The Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest intersection is Hwy 50 E and Detroit Rd. Hwy 50 E is a Freeway/principle and Detroit Rd. is a local street. The project is proposing to access the property via Brick Rd. from Sheep Dr. Both Brick Rd. and Sheep Dr. are local streets. An access and utility easement was granted via Document 518280 on 3/29/2021.

Parking and internal circulation: There is proposed to be on-site parking with the ingress and egress onto Brick Rd.

Adjacent Streets On-Street Parking: There is no paved on-street parking for the adjacent streets.

Proposed and/or necessary improvements:

- The access roadway shall be private.
- Private streets will be designed to meet city standards for local streets, including streetlights, storm drain systems, water systems, sanitary sewer systems, and paving structural section per CCDS 12.11.
- The access road must be fully within an access and public utility easement, including the bulb at the end.
- The bulb at the end of the access road must be 96 feet in diameter if parking is not allowed. If parking is allowed the diameter must be increased by 16 feet. If parking is not allowed, it must be signed and striped accordingly.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The existing sewer main is 12-inch PVC on the west side of the property (Detroit Rd) and 8-inch PVC on the south side of the property (Brick Rd). The 12" main is approximately 25% full and the 8" main is approximately 10% full (d/D). There is also a pressurized main on the west side of the property.

Water: The existing water main is 6-inch asbestos concrete on the west (Detroit Rd.) and south (Brick Rd.) sides of the property.

Storm Drain: There is currently a detention basin in the middle of the property with a portion draining across Hwy 50 E to a 24-inch corrugated metal pipe and a portion draining to a larger detention basin off of Akron Way

CCMC 18.02.080(5)(e) – Title 18 Standards

The Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets will meet engineering standards for health and safety if conditions are met.  
Earthquake faults:

- The closest fault is approximately 260 feet away with a slip rate that is less than 0.2 mm/yr.

FEMA flood zones:

- Engineering staff reviewed this project with the latest published data from Fema.gov. The FEMA firm map for this site is 3200010112F, effective 6/20/2019. This site includes AE flood zones and floodway, and the project must adhere to the requirements set forth in CCMC 12.09 Flood Damage Prevention including but not limited to grading mitigation at a 1:1 cut to fill ratio and a letter of map revision to update the flood map. This is a requirement of any project in Carson City that develops in a special flood hazard area. No changes to conditions of approval are warranted.

Site slope:

- The site's slopes are between 4 to 8%.

Soils and Groundwater:

- The soil is mainly sandy loam with the depth to the water table being greater than 80 inches.
- There is an area onsite that appears to be a wetland. This area generally follows a natural drainage which is within the FEMA floodway. This project is outside of the FEMA floodway, so no further mitigation or investigation is warranted.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

The Engineering Division has no comment on this finding.

CCMC 18.02.080 (5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department

1. Project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the master plan elements.**

The proposed slaughterhouse is consistent with the master plan. The property is zoned General Industrial and has a master plan designation of Mixed-Use Commercial. Chapter 3 of the Master Plan calls for achieving a more balanced land use pattern by encouraging infill and redevelopment within the City's urbanized area. Industrial uses should be generally located away from residential neighborhoods, particularly those uses which generate significant noise and/or traffic. Growth is discouraged in areas not currently served by urban services or not planned to be served by the city's water and wastewater infrastructure (Policy 1.1b). The subject property is in an industrial area surrounded by industrial type uses including vacant industrial properties, warehouse uses, a Waste Management facility, and a concrete batch plant. The property line of nearest residence (Villa Sierra Mobile Home Park, located to the west of the project site) is approximately 761 feet

from the indoor corral/holding area and approximately 844 feet from the slaughterhouse building. Other residences in the area are located to the north across Hwy 50 E. Infill and redevelopment should be designed in a manner that minimizes impacts on and is compatible with existing neighborhood through the use of appropriate mitigations (Policy 9.3b). The project has been designed and conditioned to mitigate impacts to surrounding properties, consistent with Policy 9.3b, including limiting the number of days animals can be on-site, requiring landscaping to provide a visual buffer from the highway as well as surrounding properties, requiring all activities to occur indoors, and requiring the facility to be USDA certified.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed facility will include a 5,000 square foot animal processing facility, including a small butcher shop for retail sales of meats, and a 5,600 square foot indoor holding area for live animals. The facility will be limited to harvesting animals 1 day per week, a maximum of 60 animals on-site at any one time, with animals on-site 1 day per week for a maximum of 24 hours prior to processing. Staff has also included a condition which will allow the processing of additional animals during times of local events, such as fairs. The applicant will be limited to this additional processing for a maximum of 3 times per year. During these times, the applicant will be allowed to harvest animals a maximum of 3 days per week with a maximum of 120 animals on-site at any one time. Odors will be controlled with manure and waste material being removed from the site within 24 hours of harvesting. Unusable portions of the animals will be sprayed with denature to eliminate the potential for odors and removed from the site on the day of the harvest and properly handled by a rendering company. After harvesting the animals, all meat will be stored in the on-site freezer to remove the potential for odor from spoiling. Additionally, all live animals will be kept in an indoor holding area, no live animals will be permitted to be kept outside. It should also be noted the facility will be required to obtain and maintain all required local, state, and federal permits, including from the USDA. A USDA certified facility is required to meet stringent federal standards of inspection including, but not limited to humane treatment of the animals; sanitation of the grounds, facility and equipment, including a pest management plan and proper ventilation; and proper disposal of the inedible or condemned portions of the animal.

As conditioned, the project will not result in objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

As proposed and conditioned, the project will have little or no detrimental effect on vehicular or pedestrian traffic. The applicant has provided a traffic memo outlining the estimated trips, based on the Institute of Transportation Engineers ("ITE") Trip Generation Manual. The project is anticipated to generate approximately 53 average daily trips. This is below the threshold for a full traffic analysis. The site will be accessed via Brick Road. An easement for access and utilities on Brick Road was granted on March 29, 2021 (Document #518280). The roadway will be required to be improved to meet city standards for local streets including, storm drain systems, water systems, sanitary sewer systems, and paving and structural sections.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The area is currently served by police and fire protection. The Fire Department will review the building permit to ensure compliance with the requirements of the International Fire Code and Northern Nevada amendments as adopted by Carson City. Due to the nature of the request, schools will not be impacted. As conditioned the project will not have a significant impact on water, sewer, public roads, or storm drainage facilities. Staff has included conditions of approval requiring the project to pay a pro-rata share towards a sewer lift station located downstream of the project; obtain and maintain a wastewater discharge permit through Carson City Environmental Control; and requires staff to analyze water usage for the first three years of operation, at annual intervals to ensure the use estimated by the applicant is accurate and does not exceed an average use of 15,000 gallons per day. The project is required to comply with the CCDS and will be reviewed for compliance with those standards at the time of building permit submittal.

**5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

A slaughterhouse is a conditional use in the GI zoning district. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

The proposed facility will include a 5,000 square foot animal processing facility, including a small butcher shop for retail sales of meats, and a 5,600 square foot indoor holding area for live animals. The facility will be limited to harvesting animals 1 day per week, a maximum of 60 animals on-site at any one time, with animals on-site 1 day per week for a maximum of 24 hours prior to processing. Staff has also included a condition which will allow the processing of additional animals during times of local events, such as fairs. The applicant will be limited to this additional processing for a maximum of 3 times per year. During these times, the applicant will be allowed to harvest animals a maximum of 3 days per week with a maximum of 120 animals on-site at any one time. Odors will be controlled with manure and waste material being removed from the site within 24 hours of harvesting. Unusable portions of the animals will be sprayed with denature to eliminate the potential for odors and removed from the site on the day of the harvest and properly handled by a rendering company. After harvesting the animals, all meat will be stored in the on-site freezer to remove the potential for odor from spoiling. Additionally, all live animals will be kept in an indoor holding area, no live animals will be permitted to be kept outside. It should also be noted the facility will be required to obtain and maintain all required local, state, and federal permits, including from the USDA. A USDA certified facility is required to meet stringent federal standards of inspection including, but not limited to humane treatment of the animals; sanitation of the grounds, facility and equipment, including a pest management plan and proper ventilation; and proper disposal of the inedible or condemned portions of the animal. As conditioned, the project will not be detrimental to the public health, safety, convenience, and welfare.

**7. Will not result in material damage or prejudice to other property in the vicinity.**

The project site is in an industrial area with vacant industrial properties to the north, and east, and warehouse uses to the west and south. The property line of nearest residence (Villa Sierra Mobile Home Park, located to the west of the project site) is approximately 761 feet from the indoor corral/holding area and approximately 844 feet from the slaughterhouse building. The proposed facility will include a 5,000 square foot animal processing facility, including a small butcher shop

for retail sales of meats, and a 5,600 square foot indoor holding area for live animals. The facility will be limited to harvesting animals 1 day per week, a maximum of 60 animals on-site at any one time, with animals on-site 1 day per week for a maximum of 24 hours prior to processing. Staff has also included a condition which will allow the processing of additional animals during times of local events, such as fairs. The applicant will be limited to this additional processing for a maximum of 3 times per year. During these times, the applicant will be allowed to harvest animals a maximum of 3 days per week with a maximum of 120 animals on-site at any one time. Odors will be controlled with manure and waste material being removed from the site within 24 hours of harvesting. Unusable portions of the animals will be sprayed with denature to eliminate the potential for odors and removed from the site on the day of the harvest and properly handled by a rendering company. After harvesting the animals, all meat will be stored in the on-site freezer to remove the potential for odor from spoiling. Additionally, all live animals will be kept in an indoor holding area, no live animals will be permitted to be kept outside. It should also be noted the facility will be required to obtain and maintain all required local, state, and federal permits, including from the USDA. A USDA certified facility is required to meet stringent federal standards of inspection including, but not limited to humane treatment of the animals; sanitation of the grounds, facility and equipment, including a pest management plan and proper ventilation; and proper disposal of the inedible or condemned portions of the animal. As conditioned, the project will not result in material damage or prejudice to other property in the vicinity.

Attachments:

- 1) Applicant's email dated 11/10/2021
- 2) September 29, 2021 Notice of Decision
- 3) Application
- 4) Public Comments provided for 9/29/21 Planning Commission meeting
- 5) Public Comments provided for 12/15/21 Planning Commission meeting