



**Expanded Dog Kennel Standards
Vancouver Planning Commission
Public Hearing
June 13, 2023**



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Presentation Overview

- Review proposal to amend VMC 20.160 and 20.895 standards to allow dog kennels to include day care functions, and establish limits on the number of dogs allowed if approved by Clark County Animal Control staff
- Planning Commission questions, public testimony, deliberations and recommendation



Dog Kennels - Current Title 20 Requirements

- Animal Kennels/Shelters defined by VMC 20.160 as overnight boarding of unspecified number of animals, exclusive of day care or veterinary uses, allowed in the CC, CG, IL and UH zones. VMC 20.895 requires 50-foot building setback, along with compliance with off-site impact standards.
- Dog Day Care defined as day keeping of dogs exclusive of boarding, breeding, or sales. Allowed in all multi-family, commercial, and industrial zones. Specific sound wall and fencing required, and hours of operation limited. Maximum number of dogs varies from 30 (multi-family residential zones) to 40 (commercial zones) to unlimited (Industrial zones).



Dog Kennels - Current VMC 8.24 (Animals) Requirements

- Annual license and fee required, including allowance for on-site inspection by County Animal Control officers, and indication of maximum number of animals envisioned.
- Facilities must be structurally sound, maintained, designed to prevent injury, and provide adequate standing, resting, and turning space. Bedding, refrigeration, washrooms, waste removal required, along with provisions for sick or injured animals.
- Feeding required twice daily, along with daily exercise consistent with the age and species of dog.
- Indoor facilities require adequate heat, ventilation, light, interior walls, drainage, and overall cleanliness. Outdoor facilities require protection from excessive sun and weather, adequate space for exercise, suitable drainage, and separation from other animals. On site employees are required.

Expanded Dog Kennel Standards- Background

- Applicant seeks to locate a Dogtopia facility for combined overnight boarding and day care in an existing building at 2100 SE 164th Avenue, in the CG zone.
- Original application was to amend Dog Day Care standards to allow up to 175 dogs and overnight boarding. Staff believes changes to kennel standards are more appropriate as kennels are limited to commercial and industrial zones.



Expanded Dog Kennel Standards- Proposal

- Proposal amends VMC 20.160 definition and VMC 20.895 Kennel/Shelter standards to include dog day care, exclude breeding. Upper limit of 175 dogs, with authority for Animal Control to reduce limit in individual cases if needed to comply with applicable standards.
- Approval criteria for proposed Title 20 text changes is consistent with Vancouver Strategic and Comprehensive Plan policies, and public interest.
- VMC 8.24 animal standards not subject to Commission review. Staff anticipates City Council reviewing potential VMC 8.24 changes to kennel fees and staffing requirements, and minor changes unrelated to kennels.

Expanded Dog Kennel Standards-

Staff Findings and Recommendation

- The proposal is consistent with VMC 20.285.070 text change approval criteria, through consistency with Comprehensive Plan and furtherance of the public interest by allowing combined dog boarding and day care functions in a single facility subject to Clark County Animal Control inspection, review and approval
- Sample Motion: Based on the June 13, 2023 staff report and public hearing discussion, the Planning Commission recommends approval of proposed changes to Kennel definitions and standards in VMC 20.160.020.E.3 and 20.895.020.B as described in the staff report.

Questions, Testimony and Deliberation

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