

**CITY OF WEST DES MOINES
BOARD OF ADJUSTMENT COMMUNICATION**

Meeting Date: December 14, 2016

Item: Appeal Request– Christiani Appeal – Jeremy Christiani – 1100 50th Street, Unit 1102 – Appeal of decision by the Director of Development Services in interpreting the animal keeping provisions contained in the Open Space/Agricultural and Residential Use Regulations (Title 9, Chapter 5, Section 8) of City Code – VAR-003305-2016

Requested Action: Denial of an Appeal request

Case Advisor: Jason Wittgraf, Assistant City Attorney *JBW*

Applicant's Request: The applicant, Jeremy Christiani, wishes to be allowed to keep dozens of Japanese quail at his condominium residence, located at 1100 50th Street, Unit 1102, West Des Moines, Iowa 50266. Mr. Christiani's condo is located in a residential medium-density zoning district.

History: The City of West Des Moines received a complaint that Mr. Christiani was raising quail on his condo patio. The City's community compliance department investigated and discovered that Mr. Christiani possessed approximately three (3) dozen quail in nine (9) chicken coop like cages and one (1) large cage. The condo homeowners' association attempted to resolve the situation without success. The City then sent a letter to Mr. Christiani to remove the quail from his residence within thirty (30) days or the City intended to file a municipal infraction for violation of the City's zoning laws, which could include the imposition of a fine or civil penalty against him for non-compliance. In response to that letter, Mr. Christiani filed this appeal to the City's Board of Adjustment. Because Mr. Christiani filed this appeal, the City has held off on filing a municipal infraction in Polk County Small Claims Court.

Staff Review and Comment: Staff would summarize the following key points of interest:

- **Determination:** The City's Director of Development Services and the City Attorney's Office determined that Mr. Christiani was in violation of West Des Moines Code section 9-5-8 for possessing animals that are wild by nature and/or primarily used in agricultural production – livestock and animal specialties. Such activities are only permitted or conditionally permitted in open space/agricultural and residential estate zoning districts.

City staff also determined that because Japanese quail are migratory and wild by nature, plus they are primarily eaten for their meat or used for their egg production, that they are not permitted to be kept in Mr. Christiani's medium density residential zoning district. This appeal does not consider whether there are any possible violations of the City's animal control laws since those are police regulations and not zoning matters.

Noticing Information: On December 7, 2016, notice of the December 14, 2016 Board of Adjustment Public Hearing on this project was published in the Des Moines Register Community Section. Notice of this public hearing was also mailed to all surrounding property owners within 370 feet of the subject property on December 5, 2016.

Staff Recommended Decision: Based upon the preceding review, staff recommends the Board of Adjustment adopt a resolution for denial of an Appeal Request of the decision by the Director of Development Services in interpreting the animal keeping provisions contained in the Open Space/Agricultural and Residential Use Regulations (Title 9, Chapter 5, Section 8) of City Code.

Property Owner: **Jeremy Christiani**
1100 50th Street, Unit 1102
West Des Moines, Iowa 50266
hjchristi@live.com

Applicant(s): Same

Applicant's Representative:
Same

ATTACHMENTS:

- Attachment A - Board of Adjustment Resolution
- Attachment B - Location Map
- Attachment C - Supporting information provided by Mr. Christiani
- Attachment D - Supporting information provided by Staff
 - Exhibit A - Zoning Violation Notice
 - Exhibit B - Polk County Assessor Listing
 - Exhibit C - Section 9-5-8 of City Code
 - Exhibit D - Information on Quail
- Attachment E - Comments from Adjacent Residents
- Attachment F - Public Notice

RESOLUTION NO. BOA

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, DENYING AN APPEAL OF THE DECISION BY THE DIRECTOR OF DEVELOPMENT SERVICES IN INTERPRETING THE ANIMAL KEEPING PROVISIONS CONTAINED IN THE OPEN SPACE/AGRICULTURAL AND RESIDENTIAL USE REGULATIONS OF CITY CODE

WHEREAS, pursuant to the provisions of Title 2, Chapter 2 et seq, of the West Des Moines Municipal Code, the applicant, Jeremy Christiani, has requested approval of an Appeal Request (VAR-003305-2016) to appeal the decision by the Director of Development Services in interpreting the animal keeping provisions contained in the Open Space/Agricultural and Residential Use Regulations (Title 9, Chapter 5, Section 8) of City Code.

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on December 14, 2016, the Board of Adjustment held a duly-noticed public hearing to consider the application for Appeal Request (VAR-003305-2016);

NOW, THEREFORE, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The APPEAL REQUEST (VAR-003305-2016) to appeal the decision by the Director of Development Services in interpreting the animal keeping provisions contained in the Open Space/Agricultural and Residential Use Regulations (Title 9, Chapter 5, Section 8) of City Code is hereby denied.

PASSED AND ADOPTED on December 14, 2016.

Michael R. Blaser, Chair
Board of Adjustment

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on December 14, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

Recording Secretary

1100 50th Street - Unit 1102



416.7 0 208.33 416.7 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment C - Supporting information provided by Mr. Christiani

CONSTITUTION OF THE STATE OF IOWA

ARTICLE I. - Bill of Rights

Rights of persons. Section 1. All men are, by nature, free and equal, and have certain inalienable rights - among which are those of enjoying and defending life and liberty, acquiring, possessing and protecting property, and pursuing and obtaining safety and happiness.

No ordinance provides that a violation of Title 9 is a municipal infraction. The threat of an unlawful use of a police power delegated by the state, to deprive me of property, violates my State of Iowa Constitutional right to property (Article 1, Section 1).

Title 9 does not provide by ordinance for a violation to be a municipal infraction- Unlike Titles 3, 4, 5, 6, 7 and 8 which all provide by ordinance when a Municipal Infraction may or shall be applied and the various fines. Furthermore the definitions used in Title 1 limit Title 1 chapter 4 to violations that are referred to it by another section of City Code. It does not give Title 1 chapter 4 the police power to reach out to all civil actions involving City Code. Furthermore, use of the words "upon conviction, shall be fined" in Title 9-1-16 indicate that a criminal offense, not a civil action, must happen before a 100 dollar a day fine may be levied. Keeping quail is not a violation of State or City Criminal Codes, therefore I should not be eligible for civil penalty under City Code 9-1-16

State of Iowa Code

364.22 MUNICIPAL INFRACTIONS.

2. A city by ordinance may provide that a violation of an ordinance is a municipal infraction.

R 12-8-2014

West Des Moines City Code

9-1-16: PENALTIES:

Any person who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this title, upon conviction, shall be fined not more than one hundred dollars (\$100.00) for each offense. In the event that the city seeks court intervention for violation of any provision of this title, the city may seek reimbursement for reasonable attorney fees and administrative costs. Each day that a violation occurs shall constitute a separate offense. (Ord. 1190, 6-17-1996)

1-4-2: GENERAL PENALTY:

Unless another penalty is expressly provided by this code for any particular provision, section or chapter, any person failing to perform a duty, or obtain a license required by, or violating any provision of this code, or any rule or regulation adopted herein by reference, shall be subject to a civil penalty of not more than seven hundred fifty dollars (\$750.00) for each violation or, if the infraction is a repeat offense, a civil penalty not to exceed one thousand dollars (\$1,000.00) for each repeat offense. (Ord. 1733, 3-12-2007)

1-3-2: DEFINITIONS, GENERAL

CITY CODE: The Code of Ordinances of the City of West Des Moines, Iowa.

CODE: The specific chapter in which a specific subject is covered and bears a descriptive title word (such as the Building Code and/or a standard code adopted by reference.)

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There is no real or measurable change to real estate concerning residential accessory use of keeping pets, therefore it is not development. I am not a developer and should be excluded from the jurisdiction of Title 9 Zoning.

Quail is a collective name for several genera of birds in the family Phasianidae, or in the family Odontophoridae, or button quail in the family Turnicidae. Iowa Law differentiates quail as game, or livestock/ pet breeding, or exotic bird depending on species and use. Iowa Law considers Coturnix Coturnix Japonica (CCJ) an exotic bird and does not place any requirements on keeping Coturnix Coturnix Japonica (CCJ) if for household personal use only.

City Code should be comprehensible to a person of average intelligence. The unconstitutional vagueness of these ordinances makes them very hard to understand. Misunderstanding words or terms can have legal consequences as severe as losing your property, your home (inalienable rights) and your freedom (by nature, free). The Police Power of the State delegated and re-delegated out to bureaucrat designee Law Enforcers can snuff out what people think are their constitutional rights in the blink of an eye. Bureaucrat designees interpret code to suit their needs. Bureaucrat designee Law Enforcers do not have constitutional law training and are only required to act in a manner that is to the best of their knowledge. Words and terms such as: Wild, by Nature, Husbandry, Livestock, Agricultural Production, Household, Pet, etc... are interpreted arbitrarily and capriciously. City Code is clear on how words shall be defined.

West Des Moines City Code does not define livestock, agricultural production, household pet or wild animal. City Code adopts State Law definitions:

1-3-2: DEFINITIONS, GENERAL:

Where words and phrases used in this City Code are defined by State law, such definitions shall apply to their use in this City Code and are adopted by reference. Those definitions so adopted that need further definition or are reiterated, and other words and phrases used herein, shall have the following meanings, unless specifically defined otherwise in another portion of this City Code:

Iowa Law does define livestock, agricultural production, quail and wild animal:

CHAPTER 481A WILDLIFE CONSERVATION

21. "Game" means all of the animals specified in this subsection except those designated as not protected, and includes the heads, skins, and any other parts, and the nests and eggs of birds and their plumage.

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d. The Gallinae: such as wild turkeys, grouse, pheasants, partridges, and quail

36. "Wild animal" means a wild mammal, bird, fish, amphibian, reptile, or other wildlife found in this state, whether game or nongame, migratory or nonmigratory, the ownership and title to which is claimed by this state.

CHAPTER 717A OFFENSES RELATING TO AGRICULTURAL PRODUCTION

717A.1 DEFINITIONS.

As used in this chapter, unless the context otherwise requires:

1. "Agricultural animal" means any of the following:

- a. An animal that is maintained for its parts or products having commercial value, including but not limited to its muscle tissue, organs, fat, blood, manure, bones, milk, wool, hide, pelt, feathers, eggs, semen, embryos, or honey.
- b. An animal belonging to the equine species, including horse, pony, mule, jenny, donkey, or hinny.

2. "Agricultural production" means any activity related to maintaining an agricultural animal at an animal facility or a crop on crop operation property.

CHAPTER 267 LIVESTOCK HEALTH ADVISORY COUNCIL

267.1 DEFINITIONS.

2. "Livestock" means swine, sheep, poultry, cattle, ostriches, rheas, or emus.

DC

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3. "Producer" means a person engaged in the business of producing livestock for profit.

In City Code 9-5-8, Table 5.3 the presence of a Standard Industry Classification number preceding "Agricultural Production- Livestock and animal specialties" designates that this regulation applies to a business with a government assigned numerical code designating a company's primary line of business required for state registration, federal registration, tax purposes, , and when seeking eligibility for government contracts. Therefore -"02 Agricultural Production- Livestock and animal specialties" does not apply to residential accessory use animal keepers.

City Code 9-5-8, Table 5.3 does not prohibit residents keeping livestock animals. It prohibits/regulates agricultural production. Table 5.3 distinguishes between agricultural production of crops and animals. Table 5.3 designates where agricultural production is allowed. That means swine, sheep, poultry, cattle, ostriches, rheas, or emus are not prohibited unless used for agricultural production. Title 5 POLICE REGULATIONS, Chapter 3 ANIMAL CONTROL and Title 4 HEALTH AND SAFETY REGULATIONS, Chapter 4 NUISANCES, Chapter 5 SOLID WASTE CONTROL and Chapter 7 NOISE CONTROL in addition to Title 9 ZONING Chapter 14 ACCESSORY STRUCTURES-severely limit the possibilities for keeping a cow; however Title 9 ZONING does not ban a cow just for being a cow. An action (i.e. trade/barter/sell) by the owner of an animal is required for that animal to be considered- 02 Agricultural production- livestock and animal specialties.

Keeping residential household animals has ample case law defining it as an Accessory Use. The Police Power given 9-5-8 Table 5.3 is exclusive to principle uses. The determination of Use classification by Director is also exclusive to principle use and does not include accessory use of dwellings. Regulation of Accessory Structures and Uses of Dwellings in Residential Medium zoning is excluded in 9-5-8 Table 5.6. Many other regulations in other sections of City Code address this issue.

Definitions from Merriam Webster Online Dictionary <https://www.merriam-webster.com/dictionary>

Definition of animal husbandry

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: a branch of agriculture concerned with the production and care of domestic animals

Definition of household

: those who dwell under the same roof and compose a family; also : a social unit composed of those living together in the same dwelling

Definition of pet

1 a : a pampered and usually spoiled child

b : a person who is treated with unusual kindness or consideration : darling

2: a domesticated animal kept for pleasure rather than utility

Definition of wild

1 a : living in a state of nature and not ordinarily tame or domesticated <wild ducks>

b (1) : growing or produced without human aid or care <wild honey> (2) : related to or resembling a corresponding cultivated or domesticated organism

c : of or relating to wild organisms <the wild state>

2 a : not inhabited or cultivated <wild land>

b : not amenable to human habitation or cultivation; also : desolate

3 a (1) : not subject to restraint or regulation : uncontrolled; also : unruly (2) : emotionally overcome <wild with grief>; also : passionately eager or enthusiastic <was wild to own a toy train — J. C. Furnas>

b : marked by turbulent agitation : stormy <a wild night>

c : going beyond normal or conventional bounds : fantastic <wild ideas>; also : sensational

d : indicative of strong passion, desire, or emotion <a wild gleam of delight in his eyes — Irish Digest>

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7010

4: uncivilized, barbaric

5: characteristic of, appropriate to, or expressive of wilderness, wildlife, or a simple or uncivilized society

6 a : deviating from the intended or expected course <wild spelling — C. W. Cunnington> <the throw was wild>; also : tending to throw inaccurately <a wild pitcher>

b : having no basis in known or surmised fact <a wild guess>

7 of a playing card : able to represent any card designated by the holder

wildish play \ 'wī(-ə)l-dish\ adjective

wildness play \-nəs\ noun

9-5-5: USE CODES:

A. The city hereby adopts the "Standard Industrial Classification Manual" (1987 edition) as prepared by the U.S. office of management and budget, as a method of classifying and defining permitted uses in the zoning districts. Any subsequent supplements and amendments to the "Standard Industrial Classification Manual" (SIC) will be incorporated into the land use matrix. In all cases, except where noted by the lack of an SIC code number, the SIC manual will be used to define uses within a category.

Any application for a development permit shall be accompanied by such information as is deemed necessary by the director of community development in order to determine the applicable SIC code. The assignment of the appropriate classification shall determine the proper zoning district for the intended use. The SIC code shall be used as a guide.

The determination of the director of community development as to the proper classification of any use under said SIC designation shall be final, subject to appeal as provided in this title. (Ord. 1190, 6-17-1996)

ACCESSORY USE OR STRUCTURE: A use or structure subordinate to the principal use of a building on the lot and serving a purpose customarily incidental to the use of the principal building.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

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Prohibiting Coturnix Coturnix Japonica (CCJ) does not have any real, substantial relation to the public health, comfort, safety and welfare of the community. Furthermore there is no documented case where Coturnix Coturnix Japonica (CCJ) has had a negative effect on property values.

Thirty six (CCJ) cumulatively weigh on average the same as a large house cat and produce less excrement and noise than one average dog.

(CCJ) Guano does not contain Salmonella like chickens or the many pathogens such as E. coli found in mammal feces.

(CCJ) are in fact so disease resistant that they do not normally require any vaccinations or preventative medicines.

Their (CCJ) primary needs are a clean environment, food and water. These needs are all explicitly addressed in existing City Code and State Law. There are at least 5 sections in two different titles of City Code regarding droppings telling me when, where, how, what container, moisture level of droppings, and how often to haul to the landfill. I comply with all of these regulations and beyond. The annual cost of landfill disposal of waste by private hauler exceeds the monetary replacement value of my birds. The annual cost of pet food, treats, and bugs, their bedding, their shelter and heat far exceed the monetary replacement value of my birds. I gladly accept these expenses because my birds are kept exclusively for pleasure and not kept for utility, commercial value or profit. My bird's eggs are not fit for human consumption by Iowa Law and are a waste product with no value. Existing City Code and State Law protects the public health, comfort, safety and welfare of the community at large. Animal control, noise, nuisance, waste disposal, odors and other issues are already addressed explicitly in existing regulations.

Coturnix Coturnix Japonica (CCJ) have been kept as pet songbirds since the 11th century in Japan. They were brought to The United States in the 1800's by bird fanciers and hobbyists. There are many varieties of (CCJ) including 11 varieties developed in the United States. Most varieties have no potential for agricultural production. (CCJ) were not considered for agricultural production until the 20th century. Two varieties (Texas A&M and Jumbo Pharos) have been developed for their limited potential as an agricultural production and research animal. I do not own these two varieties- they are two to five times larger than standard (CCJ) varieties that average 3.5 ounces.

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Decision and Requested Action

1) **Decision:** You are in violation of West Des Moines City Code 9-5-8.

Requested Action: Reverse- **Decide:** I am not in violation of West Des Moines City Code 9-5-8. Decide that residential zoned households keeping animals is not a Use of land or structure.

2) **Decision:** You... are keeping animals wild by nature...

Requested Action: Reverse- **Decide** Coturnix Coturnix Japonica are not an Animal, wild by nature and they are an exotic domesticated bird. Decide my Coturnix Coturnix Japonica are household pets.

3) **Decision:** ... and primarily used for agricultural production (livestock and animal specialties) is not permitted

Requested Action: Reverse- **Decide:** My Coturnix Coturnix Japonica are not 02 Agricultural production - livestock and animal specialties. Decide that City Code 9-5-8 Table 5.3 does not prohibit residents from keeping livestock as an Accessory Use. That the use of a Standard Industry Classification number specifically applies to a business establishment and designates the primary line of business that company earns greater than fifty percent of its revenue in. 02 Agricultural production - livestock and animal specialties does not apply to family hobbies with no revenue at a residential dwelling.

4) **Decision:** You must remove the quail from your residential property within thirty (30) calendar days of the date of this letter.

Requested Action: Reverse- **Decide:** My Coturnix Coturnix Japonica are protected by my right to property and shall stay.

Alternative Requested Action: Modify to- You must remove the quail from your residential property within thirty (30) calendar days of the date of the Board of Adjustment affirming or modifying the decision of the "development planning and inspection manager or his/her designee" that the quail must be removed.

5) **Decision:** ...the City intends to file a Municipal infraction against you

RC 12-8-2016

10/2/16

Requested Action: Reverse- Decide: Title 9 Zoning does not provide by ordinance that a violation is a municipal infraction.

6) Decision: ... requesting a \$100.00 fine for each day you have been in violation of the City's zoning laws.

Requested Action: Reverse- Decide that the threat of unlawful use of police power to impose unlimited retroactive fines is unconstitutional.

7) Decision: I am also sending a copy of this letter to the homeowners association...

Requested Action: Reverse- Decide: Send a letter to the homeowners association stating that; I am not in violation of the City's zoning laws and will not be being issued a citation for a municipal infraction because I have a constitutional right to property.

Jeremy Christiani

9C 12-8-2016

Attachment D - Supporting information provided by Staff



THE CITY OF
West Des Moines®
 www.wdm.iowa.gov

City Attorney's Office

4200 Mills Civic Parkway
 P.O. Box 65320
 West Des Moines, IA 50265-0320

515-222-3523
 FAX 515-273-0601

Office of the City Attorney
 Phone: (515) 222-3613
 E-mail: jason.wittgraf@wdm.iowa.gov

November 16, 2016

Jeremy Christiani
 Heidi Christiani
 1100 50th Street, Unit 1102
 West Des Moines, IA 50266

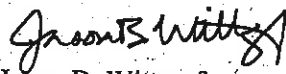
RE: OFFICIAL NOTICE – ZONING VIOLATION

Dear Mr. and Mrs. Christiani:

It has been brought to my attention that you are in violation of West Des Moines Code section 9-5-8 (Open Space / Agricultural and Residential Use, Regulations) at your residence located at 1100 50th Street, Unit 1102. Specifically, you possess approximately three (3) dozen quail at or immediately outside of your condominium. Your condominium is located within a residential medium-density zoning district and keeping animals that are wild by nature and are primarily used for agricultural production (livestock and animal specialties) is not permitted within that zoning district. I note that raising quail is only permitted or conditionally permitted in agricultural / open space and residential estate zoning districts.

You must remove the quail from your residential property within thirty (30) calendar days of the date of this letter. If you do not comply, then the City intends to file a municipal infraction against you, requesting a \$100.00 fine for each day you have been in violation of the City's zoning laws. I am also sending a copy of this letter to the homeowners' association manager to make him aware of the deadline provided since it is my understanding that the homeowners' association is also taking measures to address this particular issue. Thank you in advance for your anticipated and prompt cooperation.

Sincerely,


 Jason B. Wittgraf
 Assistant City Attorney

cc: Mark Gisch
 Stoneridge Condominiums
 1085 Woodland Park Drive
 West Des Moines, IA 50266

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|------------------------|-------------|--|---------------------|-----------------|
| Address | 1100 50TH ST UNIT 1102 | | | | |
| City | WEST DES MOINES | Zip | 50266 | Jurisdiction | West Des Moines |
| District/Parcel | 320/04126-900-006 | Geoparcels | 7825-06-427-006 | Status | Active |
| School | West Des Moines | Nbhd/Pocket | WDC1/C3 | Tax Authority Group | WDM-C-WDM-77036 |
| Submarket | Western Suburbs | Appraiser | Keith Taylor, ICA, RES 515-286-3426 | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2011-04-07 a

Historical Photos

Ownership - 2 Records

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|---------------------|------------|-----------|
| Title Holder | 1 | CHRISTIANI, JEREMY | 2004-06-28 | 10613/501 |
| Title Holder | 2 | CHRISTIANI, HEIDI J | | |

Legal Description and Mailing Address

| | |
|---|--|
| UNIT 1102 BLDG 1 STONERIDGE CONDOMINIUM | JEREMY CHRISTIANI 1100 50TH ST UNIT 1102 WEST DES MOINES, IA 50266 |
| <u>Main Condominium Parcel</u> | |

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------|------|----------|----------|----------|
| 2016 Value | Residential | Full | \$15,000 | \$66,500 | \$81,500 |

Market Adjusted Cost Report

Auditor Adjustments to Value

| Category | Name | Information |
|----------|------|-------------|
| | | |

| | | | | | |
|--|-------------------------------------|---------------------------------|----------------|--------------------------|----------------|
| Category | | Name | | Information | |
| 2016 Homestead Credit | | CHRISTIANI, HEIDI J | | Application #152702 | |
| Zoning - 1 Record | | | | | |
| Zoning | Description | | SF | Assessor Zoning | |
| RM | Residential Medium-Density District | | | Multi-Family Residential | |
| <i>City of West Des Moines Department of Community Development 515 222 3620 (2009-04-23)</i> | | | | | |
| Land | | | | | |
| Acres | 0.000 | Topography | Normal | Vacancy | No |
| Unbuildable | No | | | | |
| Condo Units - 1 Record | | | | | |
| Building Number | 1 | Section Number | 1 | Unit Number | 1102 |
| Type of Parking | Garage Detached | Number of Parking Spaces | 1 | Parking Ownership | Common |
| Private Elevator | No | Base Floor | 1 | Number of Floors | 1 |
| Total Rooms | 6 | Full Bedrooms | 2 | Full Baths | 2 |
| Kitchen Type | Full Eat-in | Finished Living Area | 1,376 | Heating | Forced Hot Air |
| Heating System | Self-Contained Heating | Air Conditioning | Self-Contained | Fireplaces | 1 |
| Grade | 4 | Condition | Normal | Year Built | 1982 |
| Amenity 1 | Balcony | View Quality | Average | Section DP | 32004126900000 |

9-5-8: OPEN SPACE/AGRICULTURAL AND RESIDENTIAL USE REGULATIONS:

A. Introduction: These matrices represent those uses in the applicable residential districts which are permitted (P), a permitted conditional use permit (Pc), or not permitted (blank space). The applicable zoning district is identified at the top of the matrix and the uses are identified along the left side of the matrix. (Ord. 1309, 6-29-1998)

B. Table Of Contents:

| | Table |
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| 2. Equestrian uses | 5.2 |
| 3. Agricultural uses/animal keeping | 5.3 |
| 4. Recreational uses | 5.4 |
| 5. Accessory structures | 5.5 |
| 6. Other uses | 5.6 |
| 7. Public administration | 5.7 |

(Ord. 1309, 6-29-1998; amd. Ord. 1472, 3-18-2002)

C. Use Matrices:

| TABLE 5.1 RESIDENTIAL USES | | | | | | | | | | |
|----------------------------|--------------------------|----|----|----|-----|-------|-------|----|----|----|
| Land Uses | | OS | RE | RS | R-1 | SF-CR | SF-VJ | MH | RM | RH |
| Single-family dwelling: | | | | | | | | | | |
| Attached | | | | | | | | | P | P |
| Detached | | P | P | P | P | P | P | P | | |
| Multi-family dwelling | | | | | | | | | P | P |
| Second dwelling unit | | P | P | Pc | Pc | | | | | |
| Mobile homes | | P | P | P | P | P | P | P | | |
| 6515 | Mobile home developments | P | | | | | | P | | |

| | | | | | | | | | |
|---|---|---|----|----|----|----|----|----|----|
| Short term rental: | | | | | | | | | |
| Owner occupied | | P | P | P | P | P | P | P | P |
| Not owner occupied | | | | | | | | | |
| Long term rental | | P | P | P | P | P | P | P | P |
| 805 | Nursing and personal care | P | Pc | Pc | Pc | Pc | Pc | P | P |
| 8351 | Child and day care services: | | | | | | | | |
| | Childcare home - 5 children or less ¹ | P | P | P | P | P | P | | |
| | Child development home maximum 6 full time children (state license category A or B) ¹ | P | P | P | P | P | P | | |
| | 7+ full time children (child development home - state license category C) | | | | | | | | |
| | 7+ full time children (childcare center) | | | | | | | Pc | Pc |
| <p>Note: 1. In-home daycare uses require a home occupation permit issued by the city in addition to any state requirements.</p> | | | | | | | | | |

| | | | |
|-------|---|-------|--|
| OS | Agricultural/open space district | SF-VJ | Single-family Valley Junction residential district |
| RE | Residential estate district | | |
| RS | Residential single-family district | MH | Manufactured housing district |
| R-1 | Single-family residential district | RM | Residential medium-density district |
| SF-CR | Single-family commerce residential district | RH | Residential high-density district |

Permitted = P Permitted conditional use = Pc Not permitted = Blank space

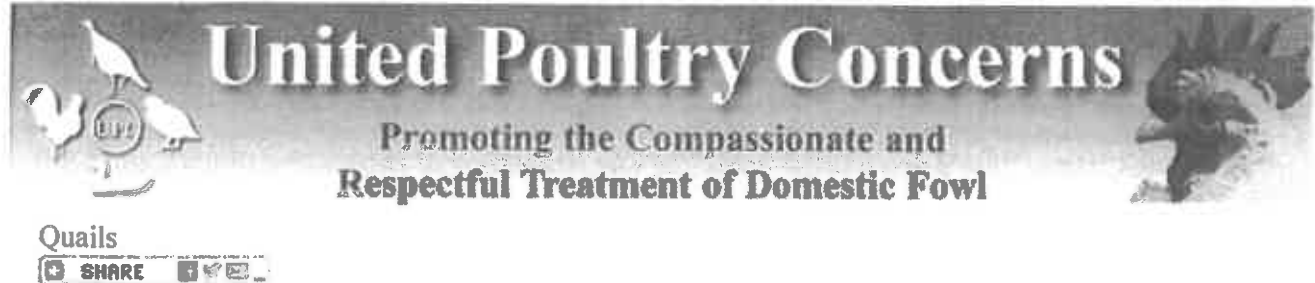
| TABLE 5.2 EQUESTRIAN USES | | | | | | | | | |
|--|----|----|----|-----|-------|-------|----|----|----|
| Land Uses | OS | RE | RS | R-1 | SF-CR | SF-VJ | MH | RM | RH |
| Horse keeping, private, minimum 2 acres per horse required | P | P | | | | | | | |
| 0752 Animal special services except veterinary, horse only | Pc | Pc | | | | | | | |

| | | | | | | | | | | | |
|------|---|----|----|--|--|--|--|--|--|--|--|
| 7999 | Amusement and recreation services, not elsewhere classified, horse shows, horse stables and commercial areas only | Pc | Pc | | | | | | | | |
|------|---|----|----|--|--|--|--|--|--|--|--|

| TABLE 5.3 AGRICULTURAL USES/ANIMAL KEEPING | | | | | | | | | | |
|--|--|----|----|----|-----|-------|-------|----|----|----|
| Land Uses | | OS | RE | RS | R-1 | SF-CR | SF-VJ | MH | RM | RH |
| Animal, wild by nature | | Pc | Pc | | | | | | | |
| Dogs and cats | | P | P | P | P | P | P | P | P | P |
| Other household pets | | P | P | P | P | P | P | P | P | P |
| 01 | Agricultural production - crops | P | P | P | P | P | P | P | P | P |
| 02 | Agricultural production - livestock and animal specialties | P | Pc | | | | | | | |
| 0279-9901 | Apiary (bee and honey farm/beekeeping) | P | P | P | P | P | P | P | | |
| 5421 | Fruit and vegetable markets | Pc | Pc | | | | | | | |

| | | | |
|-------|---|-------|--|
| OS | Agricultural/open space district | SF-VJ | Single-family Valley Junction residential district |
| RE | Residential estate district | | |
| RS | Residential single-family district | MH | Manufactured housing district |
| R-1 | Single-family residential district | RM | Residential medium-density district |
| SF-CR | Single-family commerce residential district | RH | Residential high-density district |

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Japanese Quails

- 1) Nature and Behavior of Quails
- 2) Why Quails Should Not Be Hatched in the Classroom
- 3) Factory Farming's Smallest Victim
- 4) Quail & Pheasant Hunting: Sadistic Satisfaction

Nature and Behavior of Quails

Japanese quail (genus: *Coturnix*) are genetically designed to forage – to search over wide areas of fertile ground for their food. Japanese quail care for their young, mate for life, nest on the ground, dustbathe, and behave in the many ways that characterize Galliform – ground-dwelling & nesting – birds. Galliforms include chickens, turkeys, pheasants, quails, peafowl, grouse, partridges, guinea fowl, and related birds. Japanese quail have a powerful drive to migrate. Efforts to keep them in North America all year round failed because they migrated in the fall and never returned.

Like all quails, Japanese quails have a strong family life. Quails build sturdy nests on the ground, usually hidden under vegetation. While the female does most of the nest-building and egg incubation (21-25 days), the male often assists her and helps take charge of the young. Young quails run and are able to catch food for themselves within a few hours of hatching. Baby quails peep to each other as they feed, to keep the group together. In nature, quails remain in family groups. As the young birds mature, the families mingle with flocks of 100 or more birds who stay together and protect one another.

Quails have excellent full-color vision. They can spot a food grain or small moving beetle under a leaf as well as sharply surveying their surroundings. Like chickens and other birds, quails communicate with their parents and siblings before they are born to signal distress and to synchronize hatching.



Japanese quail

From Wikipedia, the free encyclopedia

The **Japanese quail**, *Coturnix japonica*, is a species of Old World quail found in East Asia. First considered a subspecies of the common quail, it was distinguished as its own species in 1983.^[2] The Japanese quail has played an active role in the lives of humanity since the 12th century, and continues to play major roles in industry and scientific research. Where it is found, the species is abundant across most of its range. Currently there are a few true breeding mutations of the Japanese quail. The breeds from the United States are: Texas A&M, English white, golden range, red range, Italian, Manchurian, Tibetan, rosetta, scarlett, roux dilute and golden tuxedo.

Contents

- 1 Distribution and habitat
- 2 Description
- 3 Diet
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Distribution and habitat

Golden speckled quail



Golden speckled is just one of the many names for this color type of *Coturnix japonica*

Conservation status



Near Threatened (IUCN 3.1)^[1]

Scientific classification

Kingdom: Animalia
 Phylum: Chordata
 Class: Aves
 Order: Galliformes
 Family: Phasianidae
 Subfamily: Perdicinae
 Genus: *Coturnix*
 Species: *C. japonica*

Populations of the Japanese quail are known to mainly inhabit East Asia and Russia. This includes India, Korea, Japan, and China.^{[3][4][5]} Though several resident populations of this quail have been shown to winter in Japan, most migrate south to areas such as Vietnam, Cambodia, Laos, and southern China.^[6] This quail has also been found to reside in many parts of Africa, including Tanzania, Malawi, Kenya, Namibia, Madagascar, and the area of the Nile River Valley extending from Kenya to Egypt.^[5]

Breeding sites of the Japanese quail are largely localized to East and Central Asia,^{[3][4]} in such areas as Manchuria, southeastern Siberia, northern Japan, and the Korean Peninsula. However, it has also been observed to breed in some regions of Europe, as well as Turkey.^[5]

The Japanese quail is primarily a ground-living species that tends to stay within areas of dense vegetation in order to take cover and evade predation.^[7] Thus, its natural habitats include grassy fields, bushes along the banks of rivers, and agricultural fields that have been planted with crops such as oats, rice, and barley.^{[5][7]} It has also been reported to prefer open habitats such as steppes, meadows, and mountain slopes near a water source.^[8]

Description

The morphology of the Japanese quail differs depending on its stage in life. As chicks, both male and female individuals exhibit the same kind of plumage and coloring.^[2] Their heads are tawny in color, with small black patches littering the area above the beak.^[2] The wings and the back of the chick are a pale brown, the back also having four brown stripes running along its length. A pale yellow-brown stripe surrounded by smaller black stripes runs down the top of the head.^[2]

The plumage of the Japanese quail is sexually dimorphic, allowing for differing sexes to be distinguished from one another.^{[2][9]} Both male and female adults exhibit predominantly brown plumage. However, markings on the throat and breast, as well as the particular shade of brown of the plumage, can vary quite a bit.^{[2][9]} The breast feathers of females are littered with dark spots among generally pale feathers. Contrastingly, male breast feathers show off a uniform dark reddish-brown color that is devoid of any dark spots.^[2] This reddish-brown coloration also appears in the male cheek, while female cheek feathers are more cream colored. Some males also exhibit the formation of a white collar, whereas this does not occur in any female members of the species. It is important to note that while this coloration is very typical of wild populations of *Coturnix japonica*, domestication and selective breeding of this species has resulted in numerous different strains exhibiting a variety of plumage colors and patterns.^[2]

Binomial name

Coturnix japonica

Temminck & Schlegel, 1849



Drawing of the head of a Japanese quail

Males tend to be smaller than females.^[9] Wild adults weigh between 90 and 100 grams while their domesticated counterparts typically weigh between 100 and 120 grams.^[2] However, weight among domesticated lines varies considerably, as commercial strains bred for meat production can weigh up to 300 grams.^[2]

Diet

The diet of the Japanese quail includes many different types of grass seed such as white millet and panicum. They also feed upon a variety of insects, their larvae, and other small invertebrates.^[5]

The Japanese quail mainly eats and drinks at the beginning and end of the day: behavior shown to closely follow the photoperiod. However, they will still eat and drink throughout the day as well.^[9]

The chicks like cracked millet, cracked sun flower seeds, and dried mealworms.

Reproduction

The type of relationship exhibited between male and female members of *Coturnix japonica* has returned mixed reports, as they have been seen to exhibit both monogamous and polygamous relationships. A study of domesticated specimens reveals that females tend to bond with one or two males, though extra-pair copulations are also frequently observed.^[10]

Japanese quails show peak breeding activity during the summer season, when Testes increase in size and testosterone hormone concentrations hit their peak.^[11]

The Japanese quail exhibits a quite distinct and specific mating ritual. First, the male grabs the neck of the female and mounts her. After mounting the female, the male extends his cloaca by curving his back in an attempt to initiate cloacal contact between him and the female. If cloacal contact is achieved, insemination of the female will be exhibited by distinguishable foam present in the female's cloaca. After successfully mating with a female, the male characteristically performs a distinctive strut. Females will either facilitate the mating attempts of the male by remaining still and squatting in order to ease the access of the male to her cloaca or impede the attempts of the male by



Normal color Japanese quail egg and white Japanese quail egg



Newly hatched Japanese quail



Japanese quail (after 7days:left) and king quail(after 20days:right)

standing tall and running away from him.^[12] Females can also induce the initial sexual interactions by walking in front of a male and crouching.^[10] Males acting aggressively toward a female during the mating ritual have been shown to reduce successful matings.^[12]

Eggs tend to be laid in the few hours preceding dusk.^[9] Incubation of the egg starts as soon as the last egg in the clutch is laid and lasts an average of 16.5 days.^{[9][13]} Japanese quail females carry out most of the incubation of the eggs, becoming increasingly intolerant of the male throughout the incubation process. Eventually, the female will drive the male away before the eggs hatch.^[9] Thus, the females also provide all of the parental care to the newly hatched young.^[12]

Egg weight, color, shape, and size can vary greatly among different females of a Japanese quail population; however, these characteristics are quite specific and consistent for any given female. Eggs are generally mottled with a background color ranging from white to blue to pale brown.^[2] Depending on the strain of the Japanese quail, eggs can weigh anywhere from 8 to 13 grams, though the accepted average weight is 10 grams.^{[2][14]} Age seems to play a role in the size of eggs produced as older females tend to lay larger eggs.^[14]

Sensation and perception

Though there is still much to be understood about the sensation and perception of *Coturnix japonica*, some has been revealed through various scientific experiments.

Taste

Normally, the Japanese quail has been considered to possess an underdeveloped sense of taste, this being evidenced by their inability to distinguish different kinds of carbohydrates presented to them. However, studies have shown that a limited ability to taste is indeed present. Evidence for this includes quail individuals exhibiting preferential choice of sucrose-containing solutions over simple distilled water and the avoidance of salty solutions.^[9]

Smell

Though the Japanese quail possesses an olfactory epithelium, little is known about its ability to sense smell. Despite this, certain studies have revealed that these birds are able to detect certain substances using only their sense of smell. For example, they have been reported to be able to detect the presence of certain pesticides, as well as avoid food containing a toxic chemical called lectin, using only the sense of smell.^[9]

Sight

Through nasolateral conversion of the eyes, the Japanese quail is able to achieve frontal overlap of the eye fields. Long distance perception occurs with a binocular field accommodation. In order to maintain focus on a certain object while walking, the quail will exhibit corresponding head movements. The Japanese quail has also been shown to possess color vision, its perception of color being greater than that of form or shape.^[9]

Hearing

Not much is known about *Coturnix japonica* hearing; however, it has been shown to be able to distinguish between various human phonetic categories.^[9]

Vocalizations

Some 28 different call types have been distinguished based on the circumstances in which they are used and the various behaviors that are exhibited during the call. The call types of the Japanese quail differ between male and female, the same stimulus resulting in differing vocalizations. Most of the calls used by this quail are present after five weeks of development; however, they remain relatively changeable until sexual maturity is reached.^[9] The typical crow of the Japanese quail is characterized by two short parts that precede a final, major trill.^[3]

Crowing of males has been observed to expedite the development of the female's gonads as those exposed to such crowing reach maturity much earlier than those who are not exposed to male vocalizations.^[9] Differences in crow patterns have been observed between males with mates and unmated males.^[15]

In India, Krishi Vigyan Kendra Kannur under Kerala Agricultural University has produced video album containing songs and visuals on Japanese quail production under Creative Extension series.

Hygiene

This quail species is also an avid dust bather, individuals undergoing numerous bouts of dust bathing each day. When dust bathing, this bird will rake its bill and legs across the ground in order to loosen up the ground, and then use its wings to toss the dust into the air. As the dust falls back down to the ground around the bird, it will shake its body and ruffle its feathers to ensure they receive a thorough coating. This behavior is believed to function in such things as simple feather maintenance and parasite removal.^[9]

Domestication

The Japanese quails are domesticated forms of common quails just like domestication of Prussian carp into goldfish.

The earliest records of domesticated Japanese quail populations are from 12th century Japan; however, there is evidence that the species was actually domesticated as early as the 11th century.^{[2][14]} These birds were originally bred as songbirds, and it is thought that they were regularly used in song contests.^{[2][9]}

In the early 1900s, Japanese breeders began to selectively breed for increased egg production. By 1940, the industry surrounding quail eggs was flourishing. However, the events of World War II led to the complete loss of quail lines bred for their song type, as well as almost all of those bred for egg production. After the war, the few quails left were used to rebuild the industry, and all current commercial and laboratory lines today are considered to have originated from this population of quails.^{[2][9]}

Uses

Restocking wild game

The Japanese quail is considered to be a closely related allopatric species to the common quail, though both are still recognized as distinct species.^[3] Due to their close relationship and phenotypic similarities, as well as the recent decline in wild common quail populations throughout Europe, the Japanese quail is often crossed with the common quail in order to create hybrids that are used to restock the declining wild quail populations.^{[3][4]} Countries such as Greece, France, Spain, Portugal, England, Scotland, Canada, China, Brazil, Australia, and Italy all release thousands of such hybrids each year in order to supplement their dwindling wild quail populations, often releasing these birds right before the start of the hunting season.^{[3][4]} These hybrids are practically indistinguishable from the native common quail in these areas, though there are worries that such hybridizations could be detrimental to the native quail populations.^[4]

Egg and meat production

As the Japanese quail is easily managed, fast growing, small in size, and can produce eggs at a high rate, it has been farmed in large quantities across the globe.^{[2][9]} Countries such as Japan, India, China, Italy, Russia, and the United States all have established commercial Japanese quail farming industries.^[2] The Japanese quail provides developing countries with a stable source of animal proteins and developed countries with a suitable alternative to chicken. However, the quail finds its true economic and commercial value in its egg production, as domesticated lines of the Japanese quail can lay up to 300 eggs a year at a very efficient feed to egg conversion ratio.^[2]

Research

Interest in the Japanese quail as a research animal greatly increased after 1957 due to groups at the University of California and Auburn University who proposed its value in biomedical research. It is now widely used for research purposes in state, federal, university, and private laboratories. Fields in which *Coturnix japonica* is widely utilized include: genetics, nutrition, physiology, pathology, embryology, cancer, behavior, and the toxicity of pesticides.^{[13][14]}

Japanese quail eggs have orbited the Earth in several Soviet and Russian spacecraft, including the Bion 5 satellite and the Salyut 6 and Mir space stations.^[16] In March 1990, eggs on Mir were successfully incubated and hatched.^[17]

See also

- List of birds of Japan
- Lists of Korean birds
- Quails in cookery

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External links

- BirdLife Species Factsheet (<http://www.birdlife.org/datazone/species/index.html?action=SpcHTMDetails.asp&sid=195&m=0>)
- Slovak Commission for Research and Peaceful Uses of Space (<http://www.space.savba.sk/COSPAR.htm>), with details on Ivan Bella's quail experiments on Mir, including photo of zero-gravity chick

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|  | Wikispecies has information related to: <i>Coturnix japonica</i> |
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|  | Wikimedia Commons has media related to <i>Coturnix japonica</i> . |
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Categories: IUCN Red List near threatened species | Coturnix | Birds of Bhutan | Birds of Japan | Birds of Manchuria | Domesticated birds | Birds described in 1849

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Raising Japanese quail

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Former Livestock Officer (Poultry)

Introduction

Japanese quail are hardy birds that thrive in small cages and are inexpensive to keep. They are affected by common poultry diseases but are fairly disease resistant. Japanese quail mature in about 6 weeks and are usually in full egg production by 50 days of age. With proper care, hens should lay 200 eggs in their first year of lay. Life expectancy is only 2 to 2½ years.

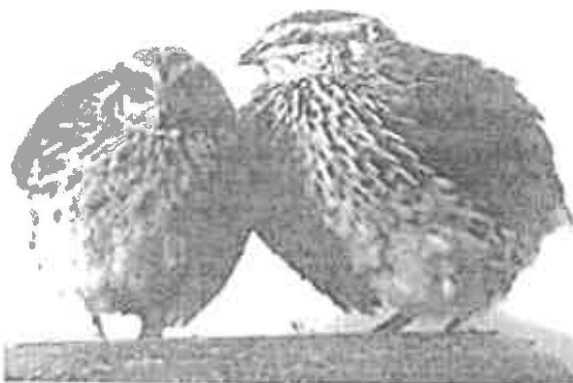


Figure 1. A pair of Japanese quail

If the birds have not been subjected to genetic selection for bodyweight, the adult male quail will weigh about 100–140 g, while the females are slightly heavier, weighing from 120–160 g.

- The females are characterised by light tan feathers with black speckling on the throat and upper breast.
- The males have rusty brown throat and breast feathers. Males also have a cloacal gland, a bulbous structure on the upper edge of the vent that secretes a white, foamy material. This

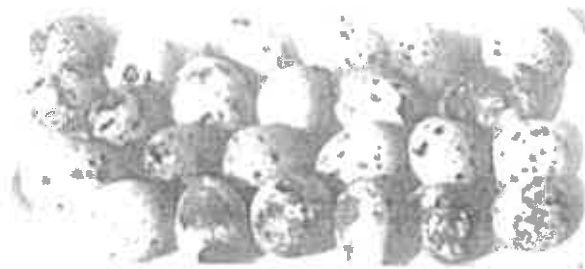


Figure 2. Quail eggs are distinctively marked

unique gland can be used to assess the reproductive fitness of the males.

Japanese quail eggs are a mottled brown colour and are often covered with a light blue, chalky material. Each hen appears to lay eggs with a characteristic shell pattern or colour. Some strains lay only white eggs. The average egg weighs about 10 g, about 8% of the bodyweight of the quail hen. Young chicks weigh 6–7 g when hatched and are brownish with yellow stripes. The shells are very fragile, so handle the eggs with care.

Breeding

Research indicates that grouping a single male with two or three females will generally give high fertility. When quail are kept in colony pens, one male to three females is sufficient and reduces fighting among males. Pair matings in individual cages also give good fertility. Fertility decreases markedly in older birds. Avoid mating closely related individuals, because inbreeding increases the incidence of abnormalities and can greatly reduce reproductive performance. For this reason, it is desirable to record hen numbers on the eggs, incubate them in groups, and permanently mark the chicks at hatch time.

Pedigree records can be kept by using commercially available wing bands or leg bands to identify quail of all ages. Quails can be identified temporarily by a little oil paint on the back feathers (not on the skin) or fingernail polish on the toes.

Pre-incubation egg care

Successful quail propagation begins in the pre-incubation period. Eggs should be collected several times a day and stored at a temperature of 15°C; a household refrigerator is not satisfactory because it is too cold. Cracked eggs hatch very poorly, if at all. Best results are obtained when eggs are held no longer than 1 week before setting.

Quail eggs should be handled with great care as they are very susceptible to shell damage. The coloured egg shells of quail make candling difficult.

A dirty incubator or hatchery area is a major source of contamination and disease. Thoroughly wash and disinfect the hatching unit after each use with a quaternary ammonium compound or commercial disinfectant. Set only clean eggs, as dirty eggs are a source of disease or infection. Soiled eggs can best be cleaned with fine sandpaper or other abrasives — eggs to be incubated should not be washed.

Eggs should be fumigated after they are collected, but alternatively they can be fumigated within 12 hours after being placed in the incubator. Do not fumigate embryos that are between 2 and 5 days old. Fumigation procedures are as follows.

1. Use 25 g of potassium permanganate and 35 mL of formalin (40%) for each cubic metre of incubator space.
2. Put the permanganate in an earthenware or enamelware dish (volume ten times that of the ingredients), and add the formalin last. Avoid inhaling the fumes, or wear a suitable respirator.
3. In forced-draft incubators, leave the fan running and the vents closed during fumigation; open the vents after 20 minutes.
4. In still-air incubators, open the incubator and vent after 20 minutes.
5. During fumigation the humidity should be high, and the temperature must be between 20°C and 30°C.

Incubation and hatching

The incubation period for quail is 17–18 days, depending on the strain and the incubation procedures.

Successful hatches depend upon a good understanding of incubator controls; study the manufacturer's recommendations carefully, and save them for further reference. The two types of incubators generally available are fan-ventilated (forced-draft) and still-air machines. A forced-draft incubator is preferable, but a still-air machine works well if carefully operated. Some models are designed especially for quail. Japanese quail eggs

can be incubated in any chicken egg type of incubator, although the egg trays in some machines may need modifying. Eggs should be placed large end up in the setting tray.

Fan-ventilated (forced-draft) incubators

Forced-draft incubators should maintain an incubating temperature of $37.5 \pm 0.3^\circ\text{C}$ ($99.5 \pm 0.5^\circ\text{F}$) and a relative humidity of 60% wet bulb reading of $30 \pm 0.5^\circ\text{C}$ ($86 \pm 1.0^\circ\text{F}$) until the 14th day of incubation. Eggs should be turned every 2–4 hours to prevent embryos from sticking to the shell. On the 14th day, candle and remove any cracked eggs, infertiles and dead embryos. Transfer the eggs to hatching trays and stop turning. A separate hatcher should be operated at 37.2°C (99°F) and a relative humidity of 70% wet bulb 32.2°C (90°F).

If the incubator is a combined setter and hatcher, it should be operated at a temperature of 37.5°C (99.5°F), but the relative humidity should be increased to 70% wet bulb 32.2°C (90°F) during hatching.

The hatcher should not be opened during the hatching process. If all recommended incubation procedures have been followed, the chicks may be removed on the 17th or 18th day of incubation.

Still-air incubators

If a still-air incubator is used, normal incubating temperature is 38.3°C (101°F) for the first week, 38.8°C (102°F) for the second week and not exceeding 39.5°C (103°F) until hatching is completed. Temperature should be measured at the top of the eggs. Humidity should be less than 70% wet bulb $29.4\text{--}30.5^\circ\text{C}$ ($85\text{--}87^\circ\text{F}$) until the 14th day of incubation; it should then be increased to 70% wet bulb 32.2°C (90°F) until hatching is completed in 17 or 18 days. Maintaining proper humidity in small still-air incubators can be a problem; do not open the incubator more frequently than is needed to turn the eggs, and do not leave it open for long periods of time.

The eggs must be turned by hand at least three times a day, and preferably five. A pencil mark on the side of each egg may help to ensure proper turning. It may be desirable to move eggs to different locations in the incubator in case the temperature is not uniform throughout. Newly hatched chicks often tend to sprawl in hatching trays. To prevent this, crowd the eggs into a small area or fasten cheesecloth to the bottom of the hatching tray before the chicks begin to hatch.

Natural incubation

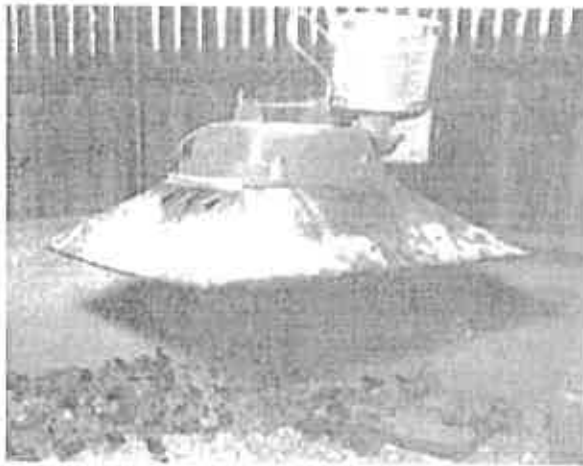
It is also possible to set Japanese quail eggs under a broody hen. Bantams are ideal. A group of eggs should be saved and then placed under her so they

will hatch together. Any chicken eggs should be removed from the nest. Japanese quail hens rarely go broody.

Brooding and care of young birds

Newly hatched quail chicks are small, and proper brooding temperatures for young quail are very important. They need supplementary heat for about 3–4 weeks after hatching. A commercial brooder or any other heat source that provides sufficient heat can be used successfully, and should be placed 30–46 cm above the floor of the pen. The photo below shows a gas brooder providing supplementary heat for quail chicks housed on deep litter. Measure the temperature at the level of the chicks. Maintain it at about 35°C during the first week of brooding. This temperature may be decreased by about 3.5°C a week until the chicks are fully feathered at about 3–4 weeks.

Figure 3. A gas brooder



The best guide for adjusting the temperature is chick behaviour. Chicks that crowd near the heat source and seem cold indicate the temperature is too low. When the chicks tend to settle just outside the hottest area, the temperature is about right. Failure to provide adequate heat during the early days of the brooding period invariably results in increased mortality. Chicks should be protected from draughts of cold air, especially at night.

Care must be taken with small quail to prevent them from drowning in water troughs. A canning jar with a glass or plastic base, or automatic chick mini-drinkers, work well provided the drinking trough is filled with pebbles or marbles to stop the baby quail getting into the water.

When the chicks reach 1 week, the pebbles can be removed with safety. It is important to provide clean water at all times; water containers or troughs should be cleaned daily.

Litter is used to dilute the droppings and absorb moisture. Wood shavings, sawdust and sand are

good litter materials. Litter should be 5–10 cm deep on the floor and covered with paper for the first week for chicks. Use soft, rough types of paper, as chicks tend to spraddle on hard, smooth paper. Old newspapers are satisfactory but not ideal. Paper towelling is better. Food should be sprinkled on the paper to encourage young chicks to eat. If chicks are raised in wire cages or on a wire floor, the floor surface must be covered with coarse paper for the first week or so to prevent leg injuries.

Feather picking or other forms of cannibalism may occur when Japanese quail are kept on wire. Beak trimming may be necessary as early as 2 weeks of age and is usually done with a hot-blade-type commercial beak trimmer. The tip of the upper beak can be temporarily removed with nail clippers. After birds are beak trimmed, the level of feed and water in the troughs may need to be increased. Other generally effective preventive measures are to reduce the number of birds per pen to avoid crowding, reduce the light intensity and increase the dietary fibre and grit.

Japanese quail are territorial and will defend their home against intruders. If two groups of quail are to be combined, put them together in an unfamiliar cage or pen.

Housing and equipment

Quail are frequently housed in rooms similar to garages. However, such rooms need to be well insulated, well ventilated and free from draughts, and must provide protection from cats, rodents and predatory birds.

Housing should be designed to ensure comfort for the birds, to make food and water readily accessible and to permit easy and effective sanitation. The adult facilities should reflect the purpose of the project. For example, if the birds are to be raised for commercial egg or meat production, then small pair-cages are suitable. Hobbyists may prefer aviaries or small deep-litter pens that do not require regular removal of droppings.

For cage or pen construction, 7 mm square welded wire mesh is recommended to provide secure footing, prevent leg injuries and prevent chicks escaping through side walls.

Adult quail will live and produce successfully if they are allowed 145 cm² of floor space per bird (125 cm² per bird on wire floors). Often, in community pens, they will not build a nest but will hide their eggs in the litter. For this reason quail egg producers usually prefer to house their birds in cages. A cage 13 × 20 cm is large enough for two birds. The cage should have a solid metal or plywood roof to minimise head injuries if the birds take fright.

Adult quail need 1.25–2.5 cm of feeder space per bird. Ample feed should be present, but if the trough is too full, excessive wastage will occur.

Clean, fresh water should be provided at all times with a minimum of 0.6 cm of trough space per quail. Nipple drinkers and cups are suitable for adult quail. One nipple or cup should be provided for every 5 birds.

Light requirements

Japanese quail require 14–18 hours of light per day to maintain maximum egg production and fertility. This means that supplementary lighting must be provided in the autumn, winter and spring months to maintain production.

Males not required for breeding, or any quail being grown for meat production, can be given only about 8 hours of low-intensity light per day. This is not enough to initiate sexual maturity; therefore, the birds do not expend energy on fighting and mating and will tend to fatten more quickly.

Nutrition

A standard ration for either growing or breeding quail may not be available commercially. If this is the case, good quality, fresh, commercial turkey or game bird diets are recommended, preferably fed as crumbles to minimise feed wastage. For the first 6 weeks quails should be fed a diet containing approximately 25% protein, about 12.6 megajoules (MJ) of metabolisable energy (ME) per kilogram, and 1.0% calcium. A good quality commercial starter ration for game birds or turkeys contains about 25%–28% protein. If this is not available, a chicken starter ration (20%–22% protein) can be used, but the birds will grow more slowly.

The dietary requirements for birds nearing maturity are similar except that calcium and phosphorus levels must be increased. Shell grit or ground limestone can be added to the diets after 5 weeks of age, or it may be provided separately as free choice. Laying diets should contain about 24% protein, 11.7 MJ of metabolisable energy per kilogram, and 2.5%–3.0% calcium. The latter may need to be increased to 3.5% in hot weather when the birds eat less food but still require calcium to maintain egg production.

Adult Japanese quail eat between 14 g and 18 g of food per day.

It is important to obtain fresh feed, and it should be stored in covered containers with tightly fitting lids in a clean, dry, cool area free from animals and vermin. Feed stored longer than 8 weeks is subject to vitamin deterioration and rancidity, especially in summer months.

Before the chicks are placed under the brooder, the papered floor should be covered with feed and the troughs filled to overflowing. After about a week, when the paper is removed and the chicks have learned to eat, the level of feed in the trough can be lowered to reduce wastage.

Husbandry

Quail, like other species of poultry kept for commercial purposes, must be given proper care and attention. Environmental conditions should be adjusted according to the climatic conditions and the needs of stock of different ages.

Dry food should be available at all times, and drinking water must be cool, clean and readily accessible.

Take care when working with quail, as the birds are easily startled and will struggle vigorously when caught. Excessive or rough handling may kill them. Sudden noises and disturbances should be avoided. Protection from cats, dogs, rats and predatory birds is essential.

If laying hens are moved to new quarters, a pause in production of 2–3 weeks is likely. Avoid introducing new birds into the territory of an established group.

Disease prevention and control

Sanitary management practices are the best guarantee against disease. Equipment such as cages, feeders, waterers and tools should be cleaned and sanitised frequently. A commercial disinfectant is recommended.

Japanese quail suffer from some of the same diseases that affect domestic chickens. However, if housing, nutrition, husbandry and hygiene are of a high standard, mortality should not be a problem.

Birds that appear sick should be isolated from healthy birds. Dead birds should be removed immediately. A veterinary diagnosis is desirable before initiating treatment.

Commercial processing and marketing

There is a limited but expanding market for specialist products such as fresh or pickled quail eggs and fresh or frozen quail carcasses. However, commercial success requires thorough market research and the ability to maintain supplies of top quality produce.

Producers who plan to slaughter, process or transport their own squab products on a commercial basis must conform with the Food Regulation 2004 under the NSW Food Act 2003. The Act is administered by the NSW Food Authority — for their Contact Centre,

phone 1300 552 406 or see the website at www.foodauthority.nsw.gov.au.

Poultry meat processors must comply with Australian Standard (AS 4465:2005) for the Construction of Premises and Hygienic Production of Poultry Meat for Human Consumption (FRSC Technical Report No. 1).

Further information

See Model Code of Practice for the Welfare of Animals No. 83 — Domestic Poultry (4th edition).

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Check for updates of this Primefact at:
www.dpi.nsw.gov.au/primefacts

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (January 2008). However, because of advances in knowledge, users are reminded of the need to ensure that information upon which they rely is up to date and to check currency of the information with the appropriate officer of New South Wales Department of Primary Industries or the user's independent adviser.

Job number 8499

Attachment E - Comments from Adjacent Residents

The following residents of Stoneridge Condominiums called City staff in response to the public notice for this item. Both are homebound and not able to provide written comment or attend the meeting and requested that staff provide a written summary of their comments as part of the Board of Adjustment Communication.

Judy Hetrick, 1100 50th Street, Unit 1104

- Ms. Hetrick supports allowing the Christiani's to keep quail.
- Ms. Hetrick is adjacent to the Christiani's unit and has experienced no excessive noise or odor from the birds.
- The birds appear to be well cared for by the Christiani's.

Clara Hiller, 1100 50th Street, Unit 1106

- Ms. Hiller supports allowing the Christiani's to keep quail.
- The Christiani's have been very good neighbors.
- Ms. Hiller has experienced no issues with the birds.



NOTICE OF PUBLIC HEARING

The West Des Moines Board of Adjustment will hold a public hearing to review and consider an Appeal request by Jeremy Christiani of 1100 50th Street, Unit 1102, involving a decision by the Director of Development Services in interpreting the animal keeping provisions contained in the Open Space/Agricultural and Residential Use Regulations (Title 9, Chapter 5, Section 8) of City Code. The Appeal request specifically addresses the determination whether Mr. Christiani should be allowed to possess quail within a residential medium-density zoning district.

The public hearing by the Board of Adjustment will be held at the Board's regularly scheduled meeting on **Wednesday, December 14, 2016, at 5:30 P.M.** in the Council Chambers of the West Des Moines City Hall located at 4200 Mills Civic Parkway, West Des Moines, Iowa.

Comments may be given in person to the Board during the public hearings, or written comments regarding this request may be submitted prior to the hearings to the Development Services Department, 4200 Mills Civic Parkway, Suite 2D, PO Box 65320, West Des Moines, IA, 50265-0320. If you have any questions regarding this request, please contact **LINDA SCHEMMEL**, Development Coordinator, at 515-222-3620 or linda.schemmel@wdm.iowa.gov.

This notice is sent by regular mail to all property owners of record that are within 370 feet of the subject property.

Lynne Twedt
Development Services Director

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