

**KETTLE FALLS PLANNING COMMISSION**

**June 13, 2011**

**CALL TO ORDER**

Planning Commission Chairperson Valerie Hall called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members in attendance included Nathan Durbin, Larmie Edwards, Valerie Hall, Candy Slagle, Jeff Slagle and Laura Wilson. Doll Linton arrived at 7:30 p.m. Louanne Atherley was absent.

Staff in attendance included David Keeley, Sherry Chambers, Council Member Ray Smith and Council Member Debbie Gaskin.

Guests in attendance included Jessie Christopher, Bev Edwards, John Anderson, Robyn Westergard and Sara Brown.

**ANNOUNCEMENTS AND MAIL RECEIVED**

There were no announcements. An email was received from Planning Commission Member Louanne Atherley and will be discussed later in the agenda.

**REGULAR MEETING MINUTES**

**MAY 9, 2011 REGULAR MEETING MINUTES**

Planning Commission Member Laura Wilson made a motion to approve the minutes of the May 9, 2011 regular Planning Commission Meeting. Planning Commission Member Candy Slagle seconded the motion. Motion carried by all. Planning Commission Member Nathan Durbin - yes, Planning Commission Member Larmie Edwards - yes, Planning Commission Member Candy Slagle - yes, Planning Commission Member Jeff Slagle - yes and Planning Commission Member Laura Wilson - yes.

**NEW BUSINESS**

As there was no New Business, Planning Commission moved on to Old Business.

**OLD BUSINESS**

**URBAN CHICKEN AND RABBIT KEEPING**

City Planner David Keeley asked if the Planning Commission Members had reviewed the informational packets put together by

Jessie Christopher and Sara Brown. He also asked if any of the Planning Commission Members had gathered any other information.

Planning Commission Member Jeff Slagle stated he contacted City Officials in Auburn, Bellvue, Bothel, Federal Way, Kirkland, and Lakewood. He also contacted a Realtor in Federal Way. None of them were aware of any problems caused by urban chicken keeping.

City Planner David Keeley read the email received from Planning Commission Member Louanne Atherley:

**From:** Louanne Atherley  
**Sent:** Friday, June 10, 2011 9:58 AM  
**To:** David M. Keeley  
**Subject:** meeting

Hi Dave;

Unfortunately I will be traveling again next week and unable to attend the Planning meeting Monday night. I would however like to weigh in on the chicken issue.

I would like to recommend that we make a provisional amendment to allow

- no more than 3 chickens (or rabbits) per lot
- no roosters
- animals must be contained in a cage or grazing yard a minimum of 10 feet from lot lines

This amendment would be for a trial period of one year at the end of which time the issue would be revisited and a permanent amendment considered for recommendation. In the meantime any and all complaints and/or issues would be dealt with on a case by case basis by the Planning Commission. Any homeowner who received a minimum of three complaints from neighbors or other residents would be asked to remove their animals.

Most of the discussion at the last meeting centered around speculation of what the problems might be. I think we need to identify what the problems actually are by giving it a trial run and then come up with regulations that might mitigate those problems and/or decide whether it will work in our community at all.

Thanks

Louanne Atherley

Planning Commission Member Jeff Slagle stated he is in favor of a one year trial ordinance.

City Planner David Keeley stated we cannot have a trial ordinance, but the ordinance could be revisited in a year.

Planning Commission Member Candy Slagle stated all the information was from large cities with enough staff to enforce the ordinances. She was also concerned that not all chicken coops would meet the same standard.

Planning Commission Member Nathan Durbin stated there should be a limit to the size of chicken coops.

Planning Commission Member Candy Slagle stated there should also be a minimum distance to the property line.

Planning Commission Member Jeff Slagle recommended the minimum number of chickens be changed to five.

City Planner David Keeley stated the informational packet shows three chickens can feed a family of 5 and five chickens can feed a family of 8.

Planning Commission Chairperson Valerie Hall stated three hens can lay up to 2 eggs per day, but the number could vary.

Planning commission Member Jeff Slagle stated he would like to see no fees for having chickens and rabbits.

Planning Commission Member Laura Wilson stated a small fee would make the owners more conscientious.

Bev Edwards stated there needs to be a fee. She was concerned the current regulations for dogs and cats are not being followed or enforced and there will be the same problem with the chickens.

Jessie Christopher asked if animal control is complaint driven.

City Planner David Keeley stated animal control is complaint driven. The officers will try to catch the animal if there is a complaint, but the animals often disappear prior to their arrival.

Planning Commission Chairperson Valerie Hall stated she had an incident with a dog killing her cat and the police officers handled it quickly.

Sara Brown suggested a separate meeting to discuss the problems with cats and dogs.

City Council Member Ray Smith asked what would happen if someone in an apartment building wanted chickens.

Planning Commission Member Nathan Durbin stated chickens and rabbits should be limited to single family residents.

Chairperson Valerie Hall stated the planning commission should decide if they are interested in making a recommendation to allow chickens and rabbits under certain conditions or not at all.

Planning Commission Member Jeff Slagle made a motion to recommend the ordinance be changed, with conditions, allowing chickens and rabbits in town. Planning Commission Member Laura Wilson seconded the motion. Planning Commission Member Nathan Durbin - yes, Planning Commission Member Larmie Edwards - no, Planning Commission Member Candy Slagle - yes, Planning Commission Member Jeff Slagle - yes. Planning Commission Member Laura Wilson - yes.

The Planning Commission Members discussed the conditions for having chickens and rabbits in town and agreed on the following conditions:

1. Permitted only in the Single Family Residential (SFR) zone.
2. A maximum combination of 5 chickens and/or rabbits total are allowed per household.
3. No roosters are allowed within the city limits.
4. Coops and hutches must be placed in the rear yard and a minimum of 10' from all property lines.
5. Chickens must have at least 1 wing clipped to prevent flight.
6. The combined size of the coop and run must not exceed 200 square feet.
7. There is an annual \$10 fee per household that is renewed in January of each year.
8. Any and all complaints will be dealt with on a case by case basis. Any homeowner who receives a minimum of three (3) legitimate complaints from neighbors or other residents will be required to remove their animals.

Planning Commission Member Jeff Slagle made a motion to present a recommendation to City Council allowing chickens and rabbits in town with the discussed conditions. Planning Commission Member Nathan Durbin seconded the motion. Motion carried by all. Planning Commission Member Nathan Durbin - yes, Planning Commission Member Larmie Edwards - yes, Planning Commission Member Doll Linton - yes, Planning Commission Member Candy Slagle - yes, Planning Commission Member Jeff Slagle - yes and Planning Commission Member Laura Wilson - yes.

City Planner David Keeley stated a Public Hearing notice must be advertised for two weeks prior to the hearing, so the public hearing will be held at the July 5<sup>th</sup> City Council Meeting. There will be a second Public Hearing on July 19<sup>th</sup> and if it passes, there is a 5 day waiting period before the new ordinance takes

effect. He will be out of town on July 5<sup>th</sup> and asked if anyone would like to present the recommendation to the City Council.

Planning Commission Member Jeff Slagle stated he would present the recommendation to council.

**HISTORIC PRESERVATION**

As there was no Historic Preservation business, Planning Commission moved on to the Comprehensive Growth Management Plan.

**COMPREHENSIVE GROWTH MANAGEMENT PLAN**

As there was no Comprehensive Growth Management Plan business, Planning Commission moved on to Public Comment.

**PUBLIC COMMENT**

As there was no Public Comment, Planning Commission moved on to Adjournment.

**ADJOURNMENT**

Planning Commission Member Laura Wilson made a motion to adjourn the meeting. Planning Commission Member Candy Slagle seconded the motion. Motion carried by all. Planning Commission Member Nathan Durbin - yes, Planning Commission Member Larmie Edwards - yes, Planning Commission Member Doll Linton - yes, Planning Commission Member Candy Slagle - yes, Planning Commission Member Jeff Slagle - yes and Planning Commission Member Laura Wilson - yes.

The meeting was adjourned at 7:45 p.m. Next Planning Commission meeting to be held on July 11, 2011 at 7:00 p.m.

Approved:

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Valerie Hall, Chairperson

Attest:

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Sherry Chambers, Secretary/Clerk