



SUMNER PLANNING COMMISSION

MINUTES

REGULAR MEETING MINUTES FINAL

Thursday, December 1, 2011

7:00 p.m.

Sumner City Hall
1104 Maple Street

CALL TO ORDER

HAYDEN called the meeting to order at 7:02 p.m.

FLAG SALUTE

HAYDEN led all in the flag salute.

ROLL CALL

Members Present:	Bush, Hayden, McDermott, LeMaster, Storey and Stuard
Members Absent:	Powers
Also Present:	Eric Mendenhall, Associate Planner

PUBLIC COMMENT

There was no public comment.

APPROVAL / CORRECTION OF MINUTES

MCDERMOTT had a correction to the November 3, 2011 regular meeting minutes at the bottom of the 4th page, the last comment should read “private interest” as opposed to “public interest”.

BUSH also had a correction to the November 3, 2011 regular meeting minutes at page 2, approximately half way down the page. Her comment should read “distracting and tacky”, not just “tacky”.

STOREY motioned to approve the November 3, 2011 regular meeting minutes as amended. **BUSH** seconded the motion and it passed unanimously.

NEW BUSINESS

a) Zoning Code Amendments in Low Density Residential Zones (Chickens and Dog Kennels) (Public Hearing)

HAYDEN opened the public hearing.

WINDISH noted that he is filling in for Eric Mendenhall at this meeting. He reviewed Staff's report, summarized as follows:

*City staff has initiated a Zoning Code amendment to update the Low Density Residential zone to modify the setbacks for chickens coops/shelters; and changing the allowed uses in the Industrial zones to include indoor dog kennels as a permitted use. The Planning Commission met on October 6, 2011 in a study session to discuss the proposed amendments. The proposed amendments are discussed briefly as follows: **A. Proposed amendment to reduce the setbacks in the Low Density Residential zone for chicken shelters to within five feet of the rear and side yards and must be screened from the right of way.** Currently the Zoning Code allows chickens, but holds its shelter to the same standards as horses and cattle. These standards include setbacks from neighbors of 50 feet and 100 feet from the right of way. These standards create a prohibition on most lots in Sumner for this type of use as many lots are not over 100 feet wide. The setbacks are proposed to be reduced to five feet from rear and side yards and must be 10 feet from a street side yard and located behind the main residential structure. Fencing and screening will also be required. No roosters will be allowed as they create too much noise for residential communities. **B. Proposed amendment to allow indoor kennels in the industrial districts.** Currently the Zoning Code does not allow kennels in the industrial zones. There has been interest in allowing dog kennels in the industrial districts by property owners. Staff believes that these zones would provide a good area in which kennels could be allowed in the Sumner community without the disruptive noise from barking animals. The proposal also includes a 1,000 foot setback from residential zones. The proposed zoning code amendments comply with the following Comprehensive Plan Goals and Policies. The proposed amendments would further the vision within the Comprehensive Plan to encourage agriculture related activities, provide adequate setbacks, encourage businesses as a vital part of the City's economic framework, and provide opportunities for new employment. Staff recommends that the City Council APPROVE the proposed amendment. City Council will review the Planning Commission's recommendation at a study session.*

WINDISH noted that Staff has received approximately 1 phone call a month with regard to the keeping of chickens. The City will deal with any issues on a complaint basis, as they do now, as to these new limitations. Staff has also received phone calls about indoor dog kennels in the industrial area, as to service animal training places. Staff felt that it

was worth exploring, especially if there was the restriction that they can be no closer than 1000 feet to any residential and that they be limited to the indoors. Staff is recommending approval of this in both the light and heavy industrial areas with the proposed limitations.

HAYDEN invited the Commissioners to comment / ask questions at this time. There were none.

WINDISH advised that public notice was given via the newspaper, the City's website, their email list, etc. Staff received 1 phone call pointing out an error in the agenda that kennels would be allowed in low density residential.

HAYDEN closed the public hearing.

STOREY motioned to approve Staff's proposal as presented. LEMASTER seconded the motion and it passed unanimously.

b) Election of 2012 Officers

STOREY nominated / motioned to retain the present Planning Commission Chair (Hayden). BUSH seconded the nomination / motion, and it passed unanimously.

BUSH nominated / motioned to retain the present Planning Commission Vice-Chair (Storey). HAYDEN seconded the motion and it passed unanimously.

OLD BUSINESS

There was no old business.

CORRESPONDENCE

There was no correspondence.

COMMISSIONER COMMENTS

STUARD had a couple of comments as to the electronic reader board issue. The Planning Commission was opposed to it, and the City Council passed it. It appears that Exhibit A and B on the City's website allow it. He noted that concern has been expressed in the past that the City Council might not be getting the same information that the Planning Commission is getting. There was a comment from Staff / Mendenhall to the Council that the Planning Commission was opposed, however, it seemed like a passing comment. The City Council did not seem interested. STUARD asked Staff's opinion about whether or not the Planning Commission should have a liaison at the City Council meetings, or a City Council member that is the Planning Commissioner liaison? Where he works they have a Planning Commission liaison on the City Council. What are the

arrangements for the City Council to get an understanding of the Planning Commission's thoughts?

WINDISH stated that the City Council would be informed through the agenda bill of the Planning Commission's opinion. The Planning Commission minutes are available as well. A liaison is a great idea, and is something that they could put into the Planning Commission rules and/or the City Council rules or the code. That member could go to the study sessions or to the City Council meeting to present the views of the Planning Commission to City Council. WINDISH noted that he felt it was a little bit odd, as it was the City Council that wanted the Planning Commission to take another look at what was going on with the reader boards.

HAYDEN commented that it was addressed the following Monday. She felt that they had already made up their mind on the issue.

STUARD stated that he understands that the City Council has a lot on their agenda, including committee meetings, public events, etc., and he appreciates the good work that they are doing. If it takes a while to introduce a Planning Commission liaison, what is the Planning Commission's role? Can a Planning Commissioner comment in the public comment portion of the City Council meetings?

WINDISH stated that it is not illegal for a Planning Commissioner to present comment.

STUARD commented that it would make sense that they would introduce themselves in that instance and note that the comment is a personal comment. He just felt disappointed in the decision and that it was a waste of their time. He is not complaining, however, he will be at more City Council meetings to make comment as an individual in the future.

HAYDEN commented that she would like an updated contact list for the Commissioners.

BUSH congratulated Commissioner LeMaster for his appointment to City Council.

MCDERMOTT also congratulated LeMaster.

LEMASTER thanked everybody and commented that it has been educational and a lot of fun.

STAFF COMMENTS

WINDISH had the following Staff Comments:

- 1) The Draft Supplemental Environment Impact Statement came out yesterday. Last year Fleischmann's was asking for an expansion that was denied. They made an appeal to the Growth Management Hearings Board. The Board did not believe that enough analysis was done on it. The City was forced to go back and look at the Fleischmann's property in particular, however, they still had to look at the City

- as a whole, which was difficult. Staff met once again with the City's consultants. It is out for review at this time, as there is a 45 day comment period. The Planning Commissioners will receive a copy of it via email, and it will be on the City's website as well. There will be a public hearing on it in January. The Hearings Board commented that there was not enough information for City Council to make an informed decision. It will go through the Planning Commission and City Council again. The property owners have been notified;
- 2) All industrial may be taken out of the City Center Plan. Staff expects some of the same arguments from the public;
 - 3) The Bonney Lake / Sumner Herald has a huge section on the whole Orton Junction process. The implementation is April 1st. Staff is working with the County on a joint summary agreement. The YMCA wants to break ground this summer. Staff is expecting an appeal of the County's decision. It would be a 6 month process. The YMCA is committed to do some design, and the City is charging ahead. The YMCA had a thank you event yesterday evening that was very nice; and
 - 4) There will be a pancake breakfast at the Fire Department on Saturday.

ADJOURNMENT

HAYDEN adjourned the meeting at 7:27 p.m.



Sally Abrams
Administrative Specialist