



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 21, 2019 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes of May 7, 2019 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #19005 - 30th Amendment to the Unified Development Code (public hearing)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicant will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 7, 2019**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MELODIE ARMSTRONG, MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ABSENT WERE ERIC BOWIE, CHARLES CRAIN AND MARIO URQUILLA. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS AND CITY ATTORNEY REPRESENTATIVE ZACH ENTERLINE.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**

a. Approval of the minutes of April 2, 2019 meeting

Motion by Commissioner Wiggins, Seconded by Commissioner Petermann, to approve the consent agenda as amended.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Absent
Commissioner Crain	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

6. **Unfinished Business - None**
7. **New Business -**

A. Case #18028 - Dean Commercial Preliminary Plat (public hearing)

Steve Warger, representing B & M Dean Family Farm LLC, presented the request for preliminary plat approval for the proposed Dean Commercial development, an 11-lot commercial subdivision proposed for the southwest corner of 58 Highway and Fox Ridge Drive.

Mr. Warger stated the required stormwater and traffic study have been completed. The property owner is in agreement with the staff proposed conditions of approval.

Associate Planner David Gress presented the staff report. Mr. Gress advised the Commission that staff provided an amended recommendation and conditions page of the staff report that was placed at the dias. Staff did meet with the property owner representative and Mr. Warger and agreed upon slightly revised language in the conditions of approval to provide additional clarification.

Mr. Gress stated the request requires a public hearing and entered into the record the mailed notices to the adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report.

Mr. Gress stated the property is zoned C-3 "Regional Commercial District" and the land has been planned for commercial development. The property is approximately 40-acres in size.

Mr. Gress stated a Good Neighbor meeting was held on December 5, 2018 and 4 residents attended the meeting. Comments from the meeting are provided in the staff report.

Mr. Gress indicated the Engineering Division of the Public Works Department did review the submitted studies and plat drawings and have indicated the preliminary plat does comply with the standards adopted by the City.

Mr. Gress indicated staff does recommend approval of the preliminary plat subject to three conditions outlined in the staff report.

Chairman Faulkner opened the public hearing at 7:15 p.m.

Charles McClean, 19506 S. State Route J in Peculiar, stated he is the Board moderator for Raymore Christian Church. He asked about Ridgeway Drive going north/south through the site to connect with 58 Highway. Mr. McClean asked if the road would align with Peace Drive.

Mr. Gress indicated that the road would intersect with 58 Highway at the midpoint between Peace Drive and Mott Drive.

Chairman Faulkner closed the public hearing at 7:17 p.m.

Commissioner Wiggins asked staff about Lovegrass Boulevard and Rye Street connections with 58 Highway, specifically regarding left-turns out of the site onto 58 Highway.

Assistant Public Works Director Greg Rokos indicated that the City did review the traffic study for the project, but it is only a preliminary study. Each time a development plan is submitted the study will need to be updated. Staff will review the turning movements at those intersections at that time.

Mr. Rokos stated that the traffic study does indicate a traffic signal may be needed at the future intersection of Lovegrass Boulevard and 58 Highway if traffic warrants are met.

Mr. Rokos stated with the eastern access at Rye Drive, drivers will have access to Brome Drive and the signal at Fox Ridge Drive to make a left turn.

Commissioner Wiggins asked if right-turn lanes were being provided for the entrance drives to the site.

Mr. Gress stated the conditions recommended by staff indicate when the access points and right-turn lanes would be added.

Chairman Faulkner asked if the preliminary plat could change when final plans are submitted.

Mr. Gress stated that is correct, and that final plans may slightly shift the access points.

Commissioner Fizer stated that if the traffic from the site exits onto Fox Ridge Drive, with the combination of traffic generated by The Lofts apartment community, there may be a back-up created at the signal.

Mr. Rokos stated there would be adjustments made to the timing of the signal at 58 Highway and Fox Ridge Drive based on improvements being made at the intersection, including a southbound right-turn lane on Foxridge Drive next to Dairy Queen and possible dual left-turn lanes for northbound Fox Ridge Drive and 58 Highway.

Commissioner Wiggins asked if there are any entities that have shown interest in the development.

Mr. Gress indicated there have not been any final plats or site plans submitted for individual lots.

Mr. Warger commented that there is some interest from a business on one of the lots.

Mayor Turnbow asked Mr. Warger about the possibility of restricting the two access points on 58 Highway down to one access point.

Mr. Warger commented that the eastern access aligns with the Willowind entrance. As tenants are proposed for the Dean Commercial land, traffic study updates will need to be made.

Mayor Turnbow indicated he wasn't against the two entrances but thought restrictions to left turn movements may be necessary, similar to Culver's and CVS.

Commissioner Wiggins asked if the preliminary plat is approved, and if there are traffic concerns that do arise, who is responsible for improvements that may need to be made, such as changing a full access to a restricted access.

Mr. Gress stated if the proposed improvements are not specifically included in the conditions or a development agreement, the City may need to be the entity to make the improvement or changes.

Chairman Faulkner asked about stormwater runoff and comments made in the engineering memo regarding a regional detention system versus detaining water on each lot. He indicated he was not comfortable with a detention pond on each lot.

Mr. Warger commented that the developer is making the choice to require stormwater detention on each lot. Creating a regional detention pond is expensive and the storm pipe system that is necessary commits the property owner to a certain design and layout of the site.

Mr. Rokos indicated the code does allow individual lot detention and City staff could not require a regional detention system.

Commissioner Fizer asked about when the internal roads would be constructed.

Mr. Warger stated that the internal roads would be constructed as each lot is constructed. If the tenant requires certain connections to adjacent roads than those road segments would be constructed. The developer does not want to pre-install roads since it is still unknown what the uses will be for each lot.

Commissioner Wiggins asked about the stream buffers and what may happen in the future.

Mr. Warger stated the City does require stream buffers that have to be preserved. If a tenant needs the additional land, then permit requests could be made to eliminate a stream and mitigate the impacts, which does come at a significant cost.

Motion by Commissioner Wiggins, Seconded by Commissioner Petermann, to accept the staff proposed findings of fact and recommend approval of case #18028, Dean Commercial Preliminary Plat, to the City Council subject to the 3 conditions recommended by staff.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Absent
Commissioner Crain	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

8. City Council Report

City Attorney representative Zach Enterline provided the report for the April 8 and April 22 City Council meetings

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission.

Mr. Rokos provided an update for ongoing public works projects in the City.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Fizer provided an update of her experience attending the American Planning Association conference in San Francisco.

Mayor Turnbow thanked the Commissioners for their service and for staff and all its work. He also commented that the lawsuit and issues between the City and Water District #10 have been resolved.

Mayor Turnbow commented that he would be absent from the May 21 Commission meeting as he will be attending the International Council of Shopping Centers conference with Economic Development Director Matt Tapp.

12. Adjournment

Motion by Mayor Turnbow, Seconded by Commissioner Wiggins, to adjourn the May 7, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Absent
Commissioner Crain	Absent
Commissioner Fizer	Aye

Commissioner Petermann	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

The May 9, 2019 meeting adjourned at 8:09 p.m.

Respectfully submitted,

Jim Cadoret



To: Planning and Zoning Commission
From: City Staff
Date: May 21, 2019
Re: Case #19005: 30th Amendment to the UDC – Keeping of Fowl

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 30th Amendment to the Unified Development Code – Fowl

Advertisement: May 2, 2019 Journal Newspaper

Public Hearing: May 21, 2019 Planning and Zoning Commission

Items of Record:

- Exhibit 1. Growth Management Plan
- Exhibit 2. Unified Development Code
- Exhibit 3. Notice of Publication
- Exhibit 4. Staff Report
- Exhibit 5. Photographs submitted by Jeff Adams
- Exhibit 6. Resident comments included in the 2019 Citizen Survey
- Exhibit 7. Citizen Survey results - backyard chickens

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. The keeping of livestock, including chickens, on any property in the City other than land zoned “A” Agricultural was first allowed with the creation of the “RE” Rural Estate Zoning District Classification in July of 2006.
2. From 2006 through 2018 chickens were allowed to be kept on property zoned Agricultural or Rural Estate. There were no restrictions placed on the keeping of chickens.
3. In January of 2018 the areas where livestock and chickens were allowed was expanded to the “R-1” Single-Family Residential Zoning District classification for those properties over 3 acres in size.
4. Within the animal control code, the keeping of ducks is specifically exempt from regulation and is allowed on any property.
5. The topic of keeping of chickens on smaller residential lots has been discussed by the City on several occasions:
 - During deliberation on the proposed Unified Development Code in 2007-2008, there was discussion on amending the code to allow chickens on smaller residential lots. No changes to the code were made.
 - At its October 1, 2012 work session Council heard a presentation from the City Management Intern on the keeping of chickens on smaller residential lots. There was no consensus to propose any code amendments to the current code.

- At its October 20, 2014 work session Council by consensus determined not to move forward with any changes on the keeping of chickens.
- 6. There are 220 properties in the City that are currently allowed to keep chickens.
- 7. 42% of the land area in the City consists of land zoned either Agriculture or Rural Estate.
- 8. Subdivisions that currently allow chickens based upon the zoning include:
 - a. Countryside View (Vogt Road)
 - b. Coventry Meadows
 - c. Gore Estates
 - d. Hubach Hill Addition
 - e. Jweda
 - f. Pegasus Park
 - g. Southwind Estates
 - h. Tiffany Manor
- 9. The following nearby communities allow chickens on small lots (¼ acre):
 - a. Belton - maximum 4
 - b. Grandview - maximum 4
 - c. Harrisonville - maximum 6
 - d. Kansas City - maximum 15
 - e. Lee's Summit - maximum 6
- 10. The following nearby communities allow chickens only on larger lots:
 - a. Peculiar - on lots minimum 2-acres
 - b. Pleasant Hill - only on lots zoned Agriculture
- 11. Based upon recorded subdivision covenants and private restrictions, the following subdivisions would not allow the keeping of chickens:
 - a. Alexander Creek
 - b. Brookside
 - c. Canter Ridge
 - d. Cedar Ridge
 - e. Creekmoor
 - f. Cumberland Hills
 - g. Eagle Glen
 - h. Evan Brook
 - i. Foxhaven
 - j. Heritage Hills

- k. Lakeshore Place
- l. Madison Creek
- m. Meadows
- n. Meadowood
- o. Moon Valley
- p. Remington
- q. Silver Lake
- r. Stonegate
- s. Ward Park Place
- t. Wedgewood Place
- u. Wood Creek

Note: This is not an exhaustive list.

- 12. The City does not administer or enforce any subdivision covenants or private land use restrictions. City Code is allowed to be more restrictive than subdivision covenants or restrictions, and subdivision covenants and restrictions are allowed to be more restrictive than City Code.
- 13. The proposed 30th amendment includes language that fowl are permitted in the A, RE, RR, R-1A, and R-1 zoning districts *subject to the requirements of Section 205.280 of the City Code*. Section 205.280 is a proposed new section of City Code that is part of a companion ordinance to the 30th Amendment. This addition to City Code would incorporate the requirements for the keeping of fowl within the City, including number of fowl allowed, consent of neighbors, enclosures, limit on odors, and similar provisions.
- 14. The definition of fowl proposed to be added to the UDC is the same definition of fowl utilized in the Animal Control Code.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

- 1. **whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

The proposed amendment is consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

2. **whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed sections of the ordinance do not correct an error or inconsistency.

3. **the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City.

4. **whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendment is not made necessary because of changed or changing conditions in the zoning districts. The amendment is proposed to expand those residential areas where fowl are allowed to be maintained.

5. **whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendment is intended to expand those residential areas of the City wherein fowl are allowed to be maintained.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	May 21, 2019	June 24, 2019	July 8, 2019

STAFF RECOMMENDATION

After considerable research and discussion, staff prepared the 30th amendment to the UDC and a companion ordinance that would amend the Animal Control Chapter of City Code. These two companion ordinances would allow for the keeping of fowl on property zoned RR, R-1A, and R-1 subject to certain conditions.

The two ordinances were written by staff to ensure that, if the decision was made to allow the keeping of fowl on smaller residential lots, the requirements in place were adequate to allow for proper administration and enforcement. Staff would not support approval of the 30th amendment unless the companion ordinance amendment to the Animal Control Code was also approved.

Staff is neutral on the amendment provided the language in the amendment is approved as submitted. Should the language of the amendment be altered, staff reserves the right to offer a recommendation.

BILL XXXX

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 30th amendment to the Unified Development Code on May 21, 2019 and has submitted its recommendation of xxxxxxxxx to the Council; and,

WHEREAS, the Council held a public hearing on the proposed 30th amendment to the Unified Development Code on June 24, 2019 and has determined the amendment proposed would be in the best interest of the health, safety and welfare of the citizens of Raymore.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 405.040D of the Unified Development Code is hereby repealed in its entirety and re-enacted as follows:

D. Keeping of Animals

1. Cattle, cows, horses, sheep, goats and similar domestic animals are permitted in the A and RE districts only.
2. Chickens and similar fowl are permitted in the A, and RE, RR, R-1A, and R-1 zoning districts, and in the R-1 district upon properties of at least three acres in size subject to the requirements of Section 205.280 of the City Code.
3. In the RE and R-1 (3-acre minimum lot size) district, maximum number of animals permitted per grazing acre, excluding building coverage, ponds and yard area around the principal dwelling, are:
 - a. 1 head of cattle; or
 - b. 2 sheep; or
 - c. 2 goats; or
 - d. 2 horses.

Limits for other animals not enumerated herein shall be determined based upon type or size of animal.

Section 2. Section 485.010 is amended by the addition of the following definition:

Section 485.010 General Definitions

For the purpose of the Unified Development Code, certain terms or words used herein are defined as follows, unless the context clearly indicates otherwise.

Term	Definition
Fowl	Hens, roosters, ducks, geese, turkeys, doves, pigeons, cornish game hens or other fowl raised for profit, hobby or kept as pets.

Section 3. This Ordinance shall be known as the 30th amendment to the Unified Development Code.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF JUNE, 2019.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF JULY, 2018 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

Jean Woerner, City Clerk

APPROVE:

Kristofer P. Turnbow, Mayor

Date of Signature

BILL XXXX

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING SECTION 205.280 OF THE RAYMORE CITY CODE OF ORDINANCES TO ALLOW THE KEEPING OF FOWL."

WHEREAS, the City Council desires to allow its citizens to keep fowl on certain residential lots within the corporate limits of the City subject to certain restrictions; and

WHEREAS, the Unified Development Code has been amended to allow the keeping of fowl in the A, RE, RR, R-1A and R-1 zoning districts; and

WHEREAS, City Code needs to be amended to include restrictions on the keeping of fowl in the RR, R-1A and R-1 zoning districts.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 205.280 of the City Code of Ordinances is established as follows:

SECTION 205.280: FOWL

- A. Number and type of fowl allowed.
 - 1. In the A, RE, and R-1 zoning district (on lots at least 3 acres in size):
 - a. There are no limits on the number of fowl kept.
 - b. Roosters are allowed.
 - 2. In the RR, R-1A and R-1 zoning district (on lots less than 3 acres in size):
 - a. The maximum number of fowl allowed is six.
 - b. No roosters are allowed.
- B. Permit Process - Consent of Neighbors
 - 1. In the RR, R-1A and R-1 zoning district (on lots less than 3 acres in size) an annual permit to keep fowl shall be obtained from the City. All abutting property owners must consent in writing to the keeping of fowl. As part of the annual permit renewal process, all abutting property owners must consent in writing to the continuation of keeping of fowl in order for a permit to be renewed.
 - 2. If a homeowners association (HOA) exists, the property owner shall notify the HOA of the initial request of a permit. Consent of the HOA is not a requirement to obtain a City permit.
 - 3. Land use covenants, restrictions or similar private agreements that may limit or restrict the keeping of fowl are not enforced by the City.

C. Enclosures

In the RR, R-1A and R-1 district (on lots less than 3 acres in size):

1. Fowl must be kept in an enclosed or fenced-in area at all times.
2. Shelters for fowl shall:
 - a. be designed and constructed to provide a safe and healthy living condition for the fowl while minimizing adverse impacts to other residents in the neighborhood.
 - b. use materials that are uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal or similar materials is prohibited.
 - c. not be constructed with material commonly referred to as chicken-wire. If wire material is utilized as part of the shelter, hardware cloth or wire that is no less than 19 gauge in width and with holes no more than $\frac{1}{4}$ by $\frac{1}{4}$ inch in size shall be utilized.
 - d. only be located within the rear-yard area.
 - e. be set back:
 - i. at least 10 feet from any adjacent property line;
 - ii. at least 40 feet from any adjacent residential structure; and
 - iii. at least 40 feet from any adjacent school or place of religious assembly.
 - f. not exceed 8 feet in height.
 - g. be kept and maintained in accordance with the Property Maintenance Code so as to prevent degradation of the structure.
 - h. have access doors and similar openings that are capable of being securely closed and locked.
 - i. be kept in a clean, dry, odor-free, neat and sanitary condition at all times.
 - j. contain at least 2 square feet of area per animal.

- k. allow for adequate ventilation and adequate sun and shade.
 - l. not be visible from any public street. Fencing or screening may be utilized to shield the view of the shelter.
 - m. not be visible from a public park. Fencing or screening may be utilized to shield the view of the shelter.
- 3. Fowl shall be secured within a shelter during non-daylight hours.
 - 4. Fowl shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds and predators.
 - 5. All feed associated with the keeping of fowl shall be kept in a sealed container. Open feed containers on the property that are easily accessible to rodents, wild birds and predators are prohibited.
- D. Running at large.
- 1. Fowl shall not be allowed to run at large.
 - 2. Fowl shall not be tethered or left on a leash or similar restraint when not under the direct control of the owner.
 - 3. Fowl shall be kept under the control of the owner at all times.
 - 4. Fowl found to be running at large will be considered abandoned and may be impounded by the City.
- E. Odors - Disposal of Manure.
- 1. Every shelter, coop, hen-house and property where fowl are kept shall be provided with a watertight and flytight receptacle for the storage of manure. Such receptacle shall be kept securely covered.
 - 2. Manure from the shelter, coop, hen-house and/or property shall be collected, stored, and disposed of to prevent any odors from being perceptible on adjacent properties.
 - 3. Odors from fowl or fowl related substances shall not be perceptible on adjacent properties.

F. Predators

The property owner shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Fowl found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by the animal control officer.

G. Unlawful Practices

The following actions associated with the keeping of fowl on property zoned RR, R-1A or R-1 (on lots less than 3 acres in size) are prohibited:

1. Selling of eggs or manure.
2. Slaughtering of fowl.
3. Breeding of fowl for commercial purposes.
4. Keeping of fowl in violation of any provision of this Chapter.

H. Inspection Process

1. Prior to the issuance of a permit, and the placement of any fowl on the property, and prior to the renewal of a permit thereafter, the premises shall be inspected by the City to determine compliance with the requirements of this code section.
2. The City is authorized, upon notification to the property owner, to randomly inspect the property to determine compliance with the requirements of this code section.

I. Non-compliance

If at any time a property owner is determined to be non-compliant with this Code section, the City reserves the right to pursue corrective actions under Section 205.280J.

J. Corrective Actions

The City has all of the following remedies and enforcement powers:

1. Impoundment

Impoundment of fowl shall be done in accordance with Section 205.115 of City Code.

2. Revocation of Permit

A permit may be revoked when the City Manager determines that the property owner is not in compliance with the provisions of this code section.

3. Citation

The City Manager may authorize the issuance of a citation to the property owner for a violation of this code section or any applicable section of City Code.

4. Injunctive Relief

The City may seek an injunction or other equitable relief in court to stop any violation of this code section, or any applicable section of City Code, or permit issued under this code section.

5. Other Remedies

The City will have such other remedies and enforcement powers as may be granted by Missouri law and the City Code.

K. Penalties

Except as otherwise specifically set forth in City Code, a person violating any provision of this code section shall, upon conviction, be subject to a fine or imprisonment as allowed by law.

L. Appeal Process

- 1. Any decision or determination made under this code section by City staff may be appealed to the City Manager. An appeal shall be filed within ten days of the date the decision or determination was made.
- 2. Any decision or determination made by the City Manager may be appealed to the City Council. An appeal shall be filed within ten days of the date the decision or determination was made. City Council shall consider the appeal at the next regular meeting of the Council.

Section 2. Section 205.230B of the City Code of Ordinances is amended as follows:

SECTION 205.230: - EXOTIC AND WILD ANIMALS

- B. **With the exception of areas zoned A, RE, RR, R-1A and R-1,** the following animals are **specifically prohibited:** ~~exempt from the aforementioned, for instance: canaries, ducks, finches, parakeets, love birds, parrots, soft-bill birds, fishes, non-poisonous snakes, potbellied pigs, ferrets, American otters raised in~~

~~captivity, turtles, salamanders, hedgehogs, non-poisonous spiders and non-poisonous reptiles and amphibians.~~ chickens, turkeys, pot bellied pigs, ducks, sheep, goats, and otters.

Section 3. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF JUNE, 2019.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF JULY, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

TO: Planning and Zoning Commission Members
FROM: Jeff Adams

RE: These pictures were taken of a neighboring property currently keeping ducks.

Mr. Adams forwarded the attached pictures to City staff and requested they be shared with the Planning and Zoning Commission members for use at the May 21 Commission meeting.

















OPEN-ENDED QUESTION RESPONSES: CHICKENS

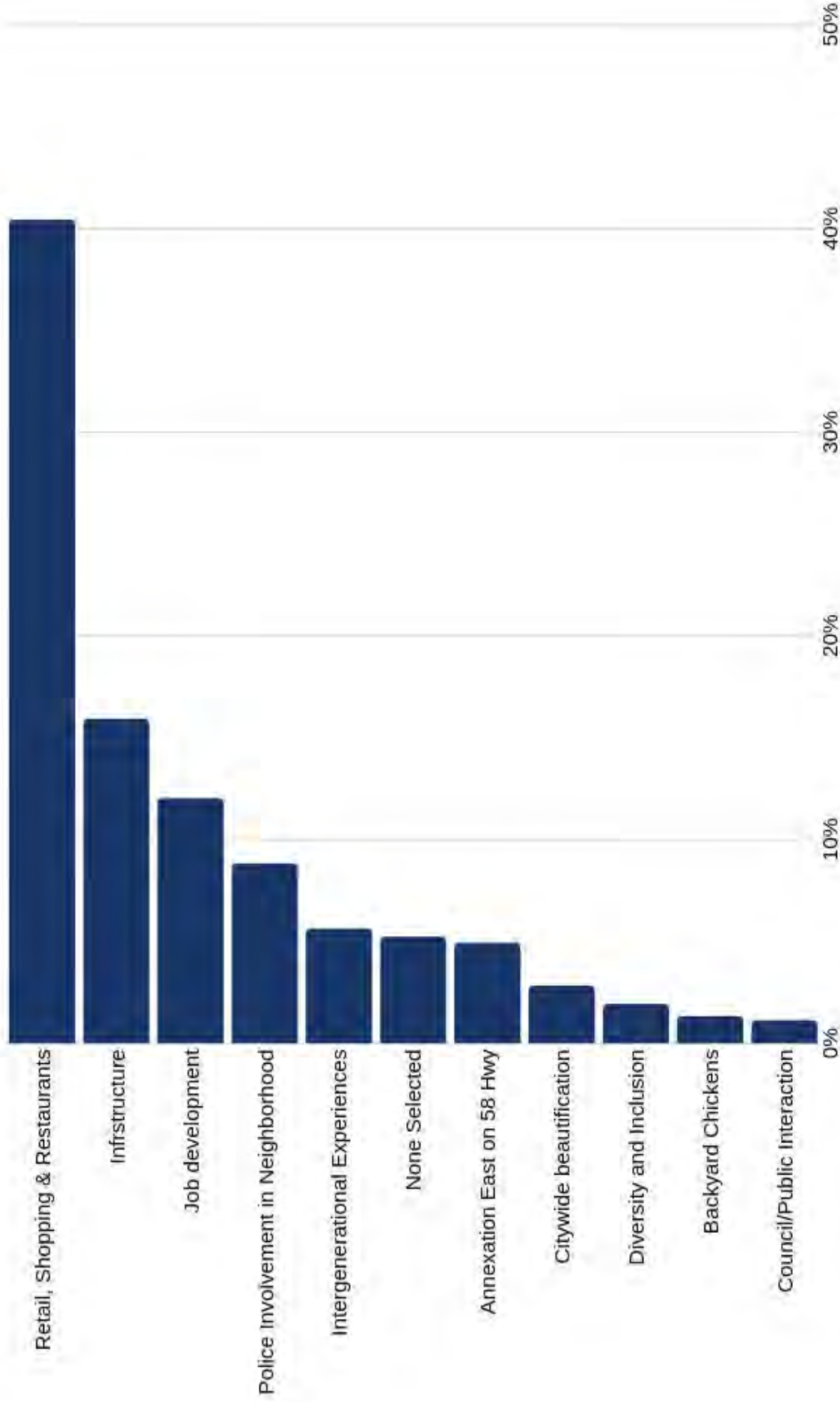
- Allow us backyard Chickens
- Better traffic management through West end of 58. No more traffic lights. Get rid of Jim Trash. No chickens. Would like a dog park someday. A city wide walking and bike trail.
- CHICKENS ARE A BAD IDEA IN THE CITY. SPEEDING AND RUNNING OF STOP SIGNS INSIDE NEIGHBORHOODS IS OUT OF CONTROL.
- DON'T BRING CHICKENS TO THIS CITY, GREW UP IN A TOWN THAT ALLOWED CHICKENS, THE FAMILY LIVED BEHIND US HAD THEM, SMELLED AWFUL, THEIR SONS WERE INVOLVED WITH 4H, RABBITS, CHICKENS AND MIN PIGS.. AWFUL
- I absolutely DO NOT want backyard chickens in Raymore. I live in the suburbs; not in the country and I feel like it is regressing to more rural feel than progressive. I live in a nice subdivision without a HOA so an HOA rule will not solve this issue for me.
- I believe it is time for an open discussion on allowing fireworks in the city limits. This to me is a safety issue and far more important than a meeting to discuss allowing backyard chickens.
- NO CHICKENS NOTHING BUT A PROBLEM TRUST ME. KEEP TIGHT CONTROL OF HOUSING. INCENTIVES FOR ORIGINAL TOWN RESIDENTIAL RENOVATIONS.
- NO CHICKENS, I DO NOT WANT FILTHY, DIRTY, NOISY ROSTERS CROWING AT 5 AM.
- No chickens.
- PLEASE DO NOT ALLOW BACKYARD CHICKENS UNLESS IT'S REGULATED AND ENFORCED. WHICH I DON'T FEEL POLICING BACKYARD CHICKENS IA USE OF RESOURCES.
- PLEASE NO CHICKENS IN PEOPLES BACK YARD, PLEASE NO MORE APTS/DUPLEX ETC, WE ALREADY HAVE ENOUGH, BUSINESS BRINGING GOOD JOBS TO THE AREA WOULD BE GREAT, BESIDES FAST FOOD PLACES, INDUSTRIAL, MEDIAL ETC WOULD PROVIDE BETTER JOBS FOR RESIDENTS

- Please, please.....no chickens! That is ridiculous!
- The current discussion concerning chickens should be left as it is.
- VERY OPPOSED TO CHICKENS IN BACKYARDS, THEY DO NOT BELONG IN RESIDENTIAL NEIGHBORHOODS. WE HAVE NEIGHBORS THAT HAVE DUCKS THAT QUACK INCESSANTLY ON THE 500 BLOCK OF NORTH JACKSON AND IT APPEARS CODES WILL NOT ENFORCE THEM TO BE REMOVED. THEY ARE AS BAD AS BARKING DOGS.

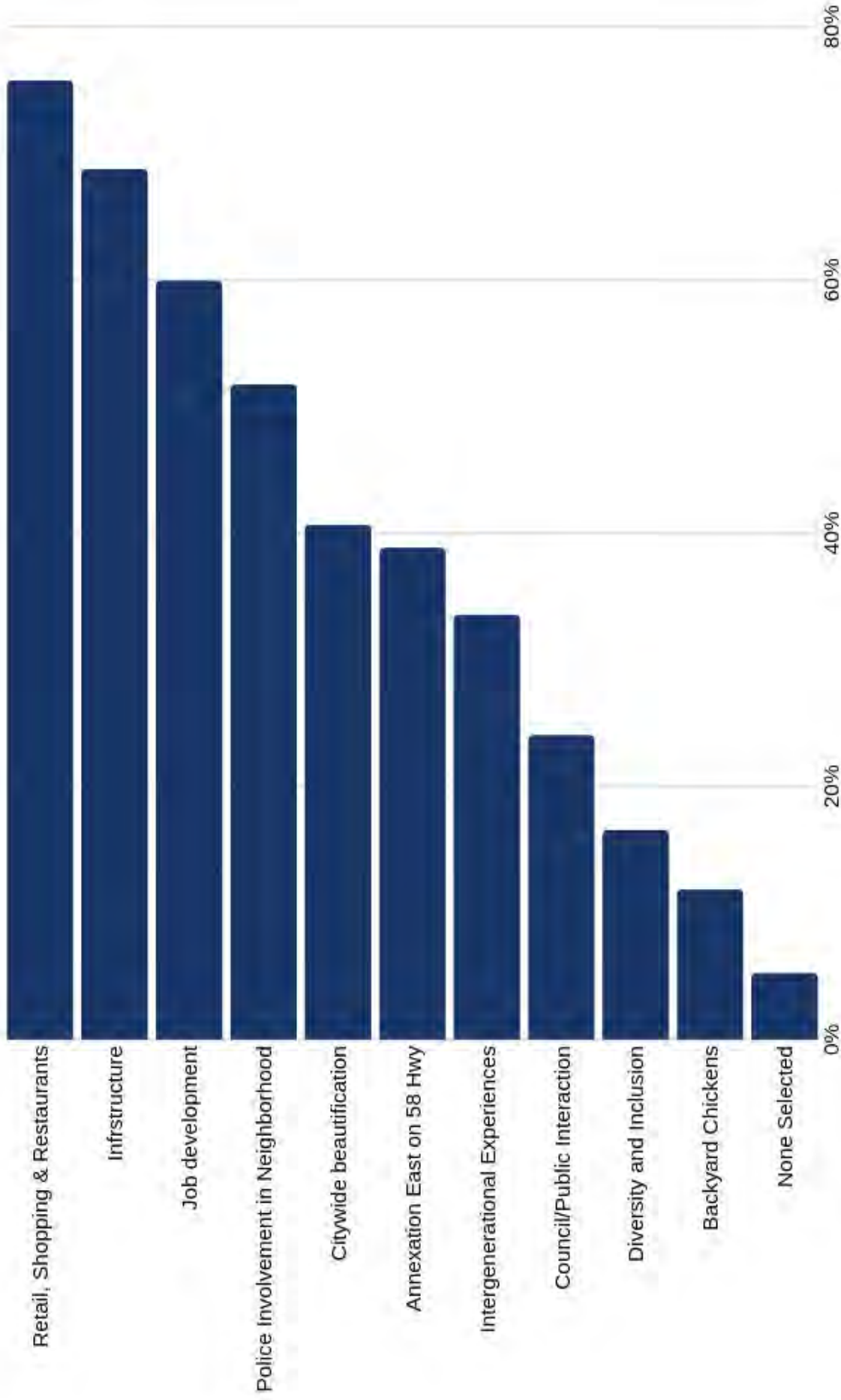
MOST IMPORTANT FOR RAYMORE TO FOCUS IN THE NEXT TWO YEARS

- Additional community events focused on developing intergenerational relationships & experiences
- Focus on bringing additional retail, shopping & sit-down restaurants
- Infrastructure improvements (such as street lighting, bike lanes, sidewalk expansion, etc.)
- Expanded police involvement in community, including active neighborhood involvement
- Development of a Citywide beautification program for public spaces & landscaping
- Economic development focused on job development & bringing employers to City
- Expand number of opportunities for residents to interact with City Council members & staff to discuss City issues
- Explore amending City code to allow backyard chickens in all residential developments
- Foster additional opportunities for diversity & inclusion throughout our community
- Pursue options for annexation to bring more of 58 Highway & middle school into City limits

MOST IMPORTANT FOR RAYMORE TO FOCUS IN THE NEXT TWO YEARS



MOST IMPORTANT FOR RAYMORE TO FOCUS IN THE NEXT TWO YEARS



MONTHLY REPORT APRIL 2019

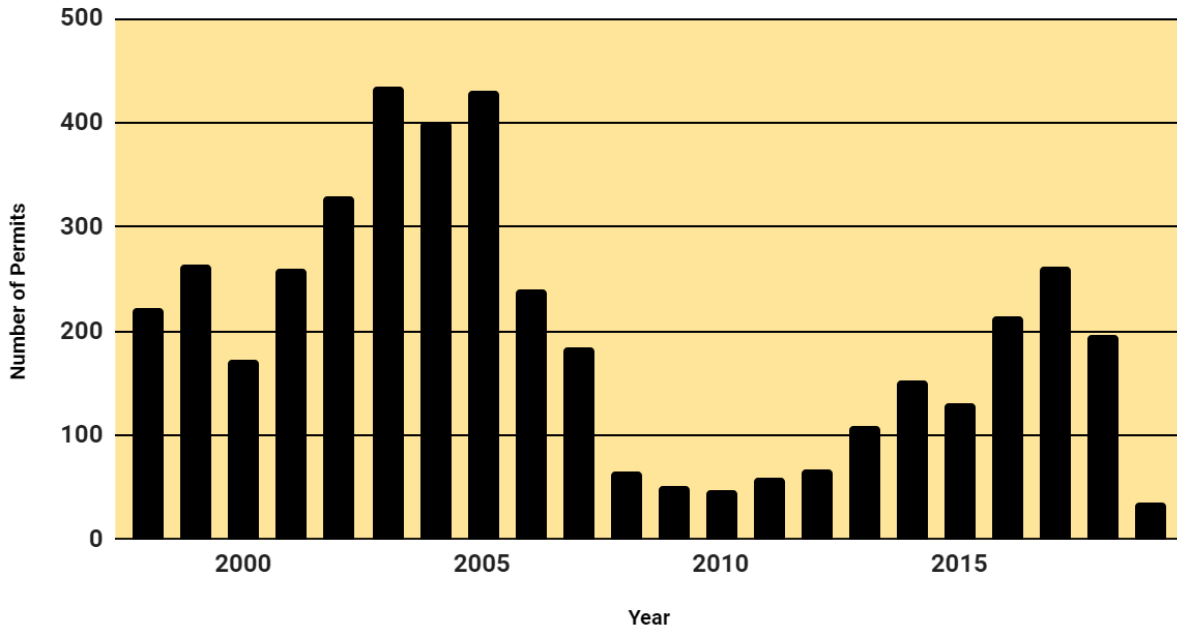
Building Permit Activity

Type of Permit	Apr 2019	2019 YTD	2018 YTD	2018 Total
Detached Single-Family Residential	6	35	37	153
Attached Single-Family Residential	0	0	38	44
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	61	192	158	604
Commercial - New, Additions, Alterations	3	9	6	17
Sign Permits	3	14	16	63
Inspections	Apr 2019	2019 YTD	2018 YTD	2018 Total
Total # of Inspections	321	1,155	2,089	5,947
Valuation	Apr 2019	2019 YTD	2018 YTD	2018 Total
Total Residential Permit Valuation	\$1,287,900	\$8,403,700	\$14,346,500	\$41,964,900
Total Commercial Permit Valuation	\$1,314,500	\$1,672,300	\$2,914,400	\$5,222,550

Additional Building Activity:

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Construction work continues on the shelter, boardwalk and amphitheater at Hawk Ridge Park.
- Interior tenant finish work was completed for a FedEx office to be located inside Walmart.
- Construction work continues on the addition to Brightside Day Care facility at 845 E. Walnut Street.
- Tenant Finish plans were reviewed for Athletico Physical Therapy to locate at 2007 W. Foxwood Drive Suite D.
- A Certificate of Occupancy was issued for the new Historical Society building located at 103 S. Washington Street.

Single Family Building Permits



Code Enforcement Activity

Code Activity	Apr 2019	2019 YTD	2018 YTD	2018 Total
Code Enforcement Cases Opened	17	93	94	461
<i>Notices Mailed</i>				
-Tall Grass/Weeds	4	4	1	147
- Inoperable Vehicles	6	11	16	54
- Junk/Trash/Debris in Yard	6	26	31	96
- Object placed in right-of-way	1	1	5	26
- Parking of vehicles in front yard	0	5	16	36
- Exterior home maintenance	0	3	15	35
- Other (trash at curb early; signs; etc)	0	2	8	38
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	2	2	0	0
Signs in right-of-way removed	16	35	190	473
Violations abated by Code Officer	4	9	22	60

Development Activity

Current Projects

- Dean Commercial Preliminary Plat
- Variance, Shadowood Subdivision Lot 180 & Lot 181A
- Lofts at Foxridge Amended Site Plan

	As of Apr 30, 2019	As of Apr 30, 2018	As of Apr 30, 2017
Homes currently under construction	155	268	238
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	385	390	568
Total number of dwelling units in City	8,555	8,286	8,031

Actions of Boards, Commission, and City Council

City Council

April 8, 2019

- Approved on 2nd reading the installation of 2 additional street lights on 163rd Street in Creekmoor

April 22, 2019

- Accepted public improvements for the 14 remaining lots in Meadowood of The Good Ranch 3rd Plat (were previously in Water District #10 territory and there was a hold on issuance of permits)
- Mayor Turnbow elected to continue to serve on the Planning and Zoning Commission
- City Council elected not to have a representative serve on the Planning and Zoning Commission

Planning and Zoning Commission

April 2, 2019

- Approved amendments to maps contained in the Growth Management Plan as part of the annual review.

Upcoming Meetings – May & June

May 7, 2019 Planning and Zoning Commission

- Dean Commercial Preliminary Plat (public hearing)

May 13, 2019 City Council

- Dean Commercial Preliminary Plat (public hearing)

May 21, 2019 Planning and Zoning Commission

- UDC 30th Amendment (backyard fowl) - public hearing

May 27, 2019 City Council

- No meeting - Memorial Day Holiday

June 4, 2019 Planning and Zoning Commission

- Lofts at Foxridge Amended Site Plan
- Annual Review of the Unified Development Code (public hearing)

June 10, 2019 City Council

- Good Ranch utility easement vacation

June 18, 2019 Planning and Zoning Commission

- Conway Place rezoning and final development plan (public hearing)

June 24, 2019 City Council

- 1st reading - UDC 30th amendment (backyard fowl) - public hearing
- 1st reading - Conway Place rezoning and final development plan (public hearing)

Department Activities

- Staff updated the policies and procedures manual utilized by the Code Enforcement Officer
- Director Jim Cadoret, Associate Planner David Gress, and Planning Commissioner Kelly Fizer attended the American Planning Association national conference.
- Building Official Jon Woerner participated in a workshop on floodplain protection.
- Building Official Jon Woerner attended the Missouri Association of Code Administrators Spring Educational Seminar.
- The department welcomed new Code Enforcement Officer Drayton Vogel.

- Director Jim Cadoret and Associate Planner David Gress met with the Communities for All Ages Task Force members to discuss progress made since the Master Plan was adopted in 2017 and to discuss future projects that are planned.
- A request for inspection was sent to each of the tenants in the Willowind Shopping Center. Inspections are completed every 5 years of occupied tenant spaces by the City Building Official and the Fire Marshall. Inspections will be completed during May.

GIS Activities

- Updated applications & web services not operating with respect for TLS 1.2 or better
- Development of application to notice & monitor completion of comprehensive inspection
- Development of data, apps and dashboards to assist with facility, parks & public works field coordination as requested.
- Analysis/data/map/reporting delivered as requested for asset replacement
- Attribution of enterprise data & quality checks/reports for assurance
- Publication of internal datasets to AGO cloud to support business operations
- Development of sidewalk & ADA event data, map & app for task tracking and staging for migration to AGO for use with Field Collector
- Update of commercial buildings with clerk & assessor data including year built, gross floor area and uniqueID.
- Expressed intent to participate in US Census new construction program ahead of 2020 Census. Updated SWIM account.
- Testing of self signed IIS certificate & repair of sockets unable to enforce TLS 1.2