

**KENT PLANNING COMMISSION
BUSINESS MEETING
OCTOBER 1, 2019**

MEMBERS PRESENT: Chris Clevenger-Morris
Jeff Clapper
Amanda Edwards
Peter Paino
Michael Bruder

STAFF PRESENT: Bridget Susel, Community Development Director
Eric Fink, Asst. Law Director

I. CALL TO ORDER

Ms. Edwards called the meeting to order at 7:04 p.m.

II. ROLL CALL:

Ms. Edwards, Mr. Clapper, Mr. Paino, Mr. Bruder, and Mr. Morris were present.

III. CORRESPONDENCE

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Zoning Code Update: Work Session Four

The proposed Zoning Code Text Amendment is being forwarded to the Commission for review and comment.

Ms. Edwards introduced the work session topic ~~as for~~ review and comment for Chapter 1109 – Parking, Loading, and Access.

Ms. Susel stated the blue text is new language that has been added by staff in consultation with McKenna. Ms. Susel read through the changes and additions and explained the reasoning to the Commission.

Mr. Paino ~~asked about~~ **questioned** the new language in Section 1104.04(a) Curb Cuts and Driveways where ~~it calls for the new language requires~~ a minimum of 12 inches of unpaved setback to buffer the property line.

Ms. Susel stated that this was added due to challenges with shared driveways. Ms. Susel added that the change would apply to new construction **only**, not existing driveways.

The Commission discussed the pros and cons of the buffer. No changes were suggested.

Mr. Bruder ~~asked about~~ questioned some of the building ~~types uses~~ listed in the chart is in Section 1109.05.

Ms. Susel stated that some of the ~~types uses~~ are listed with the understanding that they may be removed but at this point it is easier to leave them in and not lose them. She explained that in the end there will be a cross check to verify the information. She stated that the new terms will also be verified for completeness.

Mr. Morris ~~asked about~~ questioned the parking requirements for an Addiction Services/Residential Care Facility and stated that he doesn't feel that it is enough. He suggested 2 parking spaces plus 1 parking space for every 4 beds to accommodate ~~for~~ the appropriate amount of staff. **This proposal was adopted.**

Page 09-38: Addiction Services Residential Care Facility: ~~one (1)~~ **Two (2)** parking spaces, plus one (1) parking space for each ~~six (6)~~ **four (4)** beds.

Mr. Bruder ~~asked about~~ questioned the parking requirement for Independent Living.

Ms. Susel stated that this is based on information received from the Maplebrook Senior Apartments. She did state that they could raise it to 1.5 to allow for a cushion. **The Commission did not recommend any change.**

Mr. Morris ~~asked about~~ questioned the 1.25 parking space per **bedroom** requirement for fraternities and sororities.

Ms. Susel stated that that is the current model and it seems to work fine.

Mr. Morris stated that he has questions regarding parking for Homeless and Emergency Shelters.

Ms. Susel stated that this is the existing criteria and it also seems to be fine.

Mr. Morris suggested adding 2 parking spaces for the overlap in staffing. **This proposal was adopted.**

Page 09-28: Homeless/Emergency Shelters: ~~One (1)~~ **Two (2)** parking spaces, plus one (1) parking space for each ~~six (6)~~ beds.

Mr. Bruder ~~asked~~ questioned why the **parking requirement for** Two Family versus Multi-Family is different.

The Commission discussed parking at multi-family and ~~believes~~ feel that the requirement should be higher. The consensus is that it should be 1.25 **per dwelling unit.** **This proposal was adopted.**

Page 09-29: Multi-Family Dwellings: ~~One (1)~~ **and a quarter (1.25)** parking spaces per Dwelling Unit.

Mr. Bruder ~~asked about~~ questioned the parking requirement for the Farmers' Market use and feels that 'not applicable' will not work for other areas of the city.

Mr. Fink stated that because the use of a Farmers' Market or flea market are seasonal and not the primary use of the property on which they are held, staff ~~felt-~~ believes that whatever parking requirement was is already in place will apply be sufficient.

Mr. Bruder suggested another term other than 'not applicable' so that the intent is clear. This proposal was adopted.

Page 09-29: Open Air Market/Farmers Market: Planning Commission did not like the use of N/A. We discussed why there wasn't a parking requirement for such a use and they agreed, but wanted us to come up with something other than N/A. Perhaps list "**no parking minimum required**".

Mr. Morris ~~asked about~~ questioned the parking requirement for Micro Brewery.

Mr. Fink reminded the Commissioners that the number of parking spaces listed are minimums and the property owners can request install more. The Commission did not recommend any change.

Mr. Bruder ask what the difference is between Business Personal versus Business Professional.

Ms. Susel explained that Business Personal is more of an in and out business such as a barber whereas Business Professional would be an accountant with less traffic.

Mr. Bruder asked if they should add 'and parking for staff' for hotel/motel parking.

Ms. Susel stated that this is a model from other communities and statically hotels are rarely at capacity.

Mr. Bruder questioned the need for 'Monument Sales' as he feels that it isn't different from a garden center.

Ms. Susel stated that they can look at it again.

Mr. Morris asked if it was necessary to say 'you must comply with ADA' in Section 1109.06; he feels that this is already a requirement regardless.

Ms. Susel agreed that it is a requirement but feels that it is good to leave it so that it is clear.

Mr. Bruder stated that he feels that the retail requirement is ridiculously low for bicycle parking. He suggested increasing the minimum to **1 bicycle parking stall** per 2,000 square feet. **This proposal was adopted.**

Page 09-36: In table at the top, under “Retail”, change the number of bicycle parking spaces required to One (1) for every 25,000 **2,000** square feet.

Mr. Clapper stated that he would prefer to not have compact car spaces **as the** because cars are getting bigger.

Ms. Susel stated that staff debated this as well and they have no issue striking this. **This proposal was adopted.**

Page 09-39: Completely **delete** all of section “(B) Compact Car Spaces”.

Mr. Morris asked if there are regulations in the code for charging stations in parking lots.

Ms. Susel stated that they would rather have the market drive the installation rather than assign a requirement that they have to be installed at this point in time.

Mr. Paino stated that it should say that that backing out directly onto a street or requiring the use of a street for a maneuvering lane “is” prohibited; not “must be prohibited”.

Mr. Bruder asked where the turning radii are published and do they want to incorporate it by reference with a hyperlink; such as ODOT standards, etc.

Ms. Susel stated that they would need to check with the fire department to see if a link to their information is available. Ms. Susel added that sometimes there is more to calculating the radii such as determining which trucks would be needed.

Mr. Bruder stated that he understands and suggested using a reference in addition to language that the ‘final vehicle designation will be deemed appropriate by the Kent Fire Department’.

Page 09-39: Maneuvering Lane Access. All spaces must be provided adequate access by means of maneuvering lanes. Backing directly onto a street, or requiring the use of a street for a maneuvering lane ~~must be~~ **is** prohibited. Parking spaces must be clearly identified and marked with durable striping to distinguish the boundaries of the maneuvering lane and parking stalls.

Public Comment

None

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

MOTION: *Mr. Morris moved to adjourn. The motion was seconded by Mr. Clapper.*

The motion carried 5 – 0.

Meeting adjourned at 8:07 p.m.