

**KENT PLANNING COMMISSION
BUSINESS MEETING
AUGUST 2, 2022**

MEMBERS PRESENT:

Amanda Edwards
Jeff Clapper
Naser Matar
Michael Bruder

STAFF PRESENT:

Bridget Susel, Community Development Director
Eric Fink, Assistant Law Director
Tim Sahr, Development Engineer
Kailyn Cyrus, Development Planner Intern

I. Call to Order

Ms. Edwards called the meeting to order at 7:00 p.m.

II. Roll Call:

Mr. Bruder, Mr. Clapper, Ms. Edwards, and Mr. Matar were present.

III. Reading of Preamble

Ms. Edwards read the Preamble, which describes the purpose and procedures of the Planning Commission as well as the applicant's right to an appeal.

V. Administration of Oath

The Administration of Oath was not given as no members of the public or applicants were present.

VI. Correspondence

None

VII. Old Business

None

VIII. New Business

**A. PC22-013 City of Kent
 Text Amendments to Zoning Code**

The proposed Zoning Code Text Amendments are being forwarded to the Commission for review and comment

Ms. Susel suggested the following corrections as detailed in the staff report:

Section 1102 – Definitions, (20) Bar, Tavern, or Saloon: Definition needs to have "Night Club" added as a category for consistency because currently it is listed in Table 1103.07 but it is not in the definitions.

Section 1102 – Definitions, (34) Business, Commercial Entertainment: Business Non-Retail is listed as a use in Section 1130 but it is not listed in the definition section. Ms. Susel suggested combining definition 35, 36, and 37 for the business categories into one definition as presented in the staff report.

Section 1102 – Definitions, (167) Open Space, Usable: The Open Space definition excluded the required setback area as part of the calculated area; language was added to include rear and side yard setbacks as long as they are maintained as greenspace and associated with outdoor recreation and leisure purposes.

Section 1103 – Zoning Districts, Land Use, and Zoning Map: Change “Storage Units and Storage Locker Facilities” as a Conditionally Permitted use. It was also listed as a Permitted use; it can only be one type.

Section 1106.09(B) – Visibility of Corner Lots and Clear Vision Triangle Area: Add “must not extend into the right-of-way”. This is a request of the Code Enforcement Officers as the “clear vision triangle area” is not adequate to allow for a clear line of sight distance.

Section 1106.11 – Outdoor Swimming Pools: Change the language of the pool depth to “pool capable of water depth of more than 24 inches”. Clarify the language for securing the pool regarding fencing/permanent barrier height and the requirement for locking gates on fences to include an exemption for fencing based on the height of pool with removable ladders or barrier around ladder or stairs.

Section 1106.12(A) – Fences and walls: Add language to clarify that shrubs and other landscape features higher than 6 feet must be maintained along property lines and not extend into the right-of-way.

Section 1106.12(E) – Orientation of Finished Side (Fences): Change language to better define “finished side” of fence as the “side without any visible supports and/or brackets”.

- The Board discussed the proposed changes and questioned if staining or painting the fence is required. Ms. Susel stated that she was unable to find any other communities that required applying a color or finish and therefore, did not include it.

Section 1106.12(H) – Fence Material and Design: Added additional language to specify appropriate fencing materials.

Section 1107.15 - Driveways: Change “may” to “must comply with the following”. Separate requirements into separate sections to better clarify what is required.

Section 1109(D) – Wall Signs: Change the wall sign maximum area to one sq. ft. per linear foot of building frontage to a maximum of sixty sq. ft.; a change from two sq. ft. per linear foot.

1110.06(D) – Nonconformities: Change the project completion timeframe for a non-conforming structure back to two years. Staff notes that this may have been an error by the consultant that was missed. Add language to the Discontinuance or Abandonment section that defines “continuous use” as no interruption of use for more than two consecutive calendar years. Pole signs of an abandoned business are still to be removed after 90 days.

Section 1111(A)(2) – Maintenance of Records: Add clarifying language to sub-headings to clarify text amendments and map and district amendments.

Section 1111.01(B)(2) – Add “Text” to the title “Procedures for Zoning Code Text Amendment Public Hearings”.

Section 1111.01(C)(4) – Zoning Permit Expiration: Increase the timeline for expiration from one year to two years to be consistent with the site plan approval and non-conforming timeline.

Public Comment

None

Board Discussion

None

MOTION: *In the case of PC22-013, City of Kent, Community Development, Mr. Clapper moved that the Planning Commission recommend that City Council approve the proposed changes to the Zoning Code as presented.*

Mr. Matar seconded the motion. The motion carried 4-0.

IX. Minutes

MOTION: *Mr. Bruder moved to approve the June 7, 2022 Summary Meeting Minutes as presented. The motion was seconded by Mr. Clapper. The motion carried 4-0.*

MOTION: *Mr. Clapper moved to approve the June 21, 2022 Summary Meeting Minutes as amended. The motion was seconded by Mr. Matar. The motion carried 3-0-1 Mr. Bruder abstained.*

X. Other Business

The Board discussed W. Main St. and some of the potential issues that may be going on. Staff will report back with the findings.

XI. Adjournment

MOTION: *Mr. Clapper moved to adjourn. The motion was seconded by Mr. Matar. The motion carried 4-0. The meeting adjourned at 7:53 p.m.*