



Economic and Community Development Committee

Agenda

Chair - Bill Boyce
 Satwinder Kaur- Marli Larimer
Monday, January 14, 2019
5:00 p.m.

<u>Item</u>	<u>Description</u>	<u>Action</u>	<u>Speaker</u>	<u>Time</u>
1.	Call to Order		Chair	01 MIN.
2.	Roll Call		Chair	01 MIN.
3.	Changes to the Agenda		Chair	01 MIN.
4.	Approval of the Minutes		Chair	01 MIN.
	Approval of December 10, 2018 Minutes	YES	Chair	05 MIN.
5.	Food Truck Pilot Program Debrief	NO	MichelleWilmot / Jonathan Amato	10 MIN.
6.	Meet Barbara Napier, Permit Center Manager	NO	Matt Gilbert	01 MIN.
7.	Rally the Valley Update	NO	Danielle Butsick	10 MIN.
8.	DCE Zoning Initiative for Advanced Manufacturing	NO	Hayley Bonsteel / Matt Gilbert	10 MIN.
9.	Adjournment		Chair	01 MIN.

Unless otherwise noted, the Economic and Community Development Committee meets at 5 p.m. on the second Monday of each month in the Kent City Hall, Council Chambers East, 220 Fourth Avenue South, Kent, WA 98032.

For additional information please contact Rhonda Bylin at 253-856-5457 or via email at RBylin@KentWA.gov.

Any person requiring a disability accommodation should contact the City Clerk's Office at 253-856-5725 in advance. For TDD relay service call Washington Telecommunications Relay Service at 7-1-1.



Pending Approval
Economic and Community
Development Committee
CC ECDC Regular Meeting
Minutes
December 10, 2018

Date: December 10, 2018
Time: 5:00 PM
Place: Chambers East
Attending: Bill Boyce, Committee Chair
Satwinder Kaur, Councilmember
Marli Larimer, Councilmember

Agenda:

- 1. **Call to Order 5:00 PM**
- 2. **Roll Call**

Attendee Name	Title	Status	Arrived
Bill Boyce	Committee Chair	Present	
Satwinder Kaur	Councilmember	Present	
Marli Larimer	Councilmember	Present	

- 3. **Changes to the Agenda**
- 4. **Approval of the Minutes**
 - 1. **Approval of Minutes dated October 8, 2018**
MOTION: Move to approve the Minutes dated October 8, 2018

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marli Larimer, Councilmember
SECONDER:	Satwinder Kaur, Councilmember
AYES:	Boyce, Kaur, Larimer

- 5. **Action Items**
 - 1. **Puget Sound Energy Easement at Riverbend**

Brennan Taylor, Development Engineering Manager, explained that with Phase 1 of Marquee on Meeker underway, but lots two and three still owned by the city, that an easement for the provision of utility services to the Phase 1.

MOTION: Recommend to Council to approve the conveyance of an easement over city property to Puget Sound Energy for gas and electric service.

Minutes Acceptance: Minutes of Dec 10, 2018 5:00 PM (Approval of the Minutes)

RESULT:	RECOMMENDED TO COUNCIL [UNANIMOUS]	Next: 1/15/2019
	7:00 PM	
MOVER:	Marli Larimer, Councilmember	
SECONDER:	Satwinder Kaur, Councilmember	
AYES:	Boyce, Kaur, Larimer	

2. Lodging Tax Grant Awards

Final recommendations for grant awards and amounts have been finalized by the Lodging Tax Advisory Committee during their meeting held in the hour previous to this one. This recommendation that the Kent City Council make the final determination on these grant awards and amounts will be presented to the council as a walk on item under the category of other business. Final Award Recommendations will be part of those meeting minutes.

MOTION: Recommend to council to approve business and leisure tourism promotion grants as recommended by the Lodging Tax Advisory Committee (LTAC).

RESULT:	RECOMMENDED TO COUNCIL [UNANIMOUS]	Next: 12/11/2018
	7:00 PM	
MOVER:	Satwinder Kaur, Councilmember	
SECONDER:	Marli Larimer, Councilmember	
AYES:	Boyce, Kaur, Larimer	

6. SBA @ GRCC Report on 2018

Kevin Grossman gave an overview of the types of help the Small Business Administration group is providing to community members through its programs at Green River Community College. He explained that their role is primarily to educate aspiring entrepreneurs on exactly what it takes to be successful so they can make informed decisions and good choices to hopefully increase their chances for success.

7. Adjournment 5:21 PM

Committee Secretary

Minutes Acceptance: Minutes of Dec 10, 2018 5:00 PM (Approval of the Minutes)

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE**

Kurt Hanson, Economic and Community Development Director

220 Fourth Avenue S,
Kent, WA 98032
253-856-5454

DATE: January 14, 2019
TO: Economic and Community Development Committee
SUBJECT: **Rally the Valley Update**

INFORMATION ONLY: Evolving technologies are impacting Kent's industrial sectors, including commercial space, manufacturing, and global trade/supply chain management; they are opening the door to enormous opportunities in the Kent Industrial Valley (KIV). Much of the land in the KIV is currently limited by zoning regulations to a narrowly-defined set of industrial type land uses. The KIV contains Kent's regionally-designated Manufacturing and Industrial Center (MIC), which is explicitly intended to preserve industrial land and prevent the intrusion of other types of non-supportive uses such as commercial/retail, residential, and office. In late 2018, City staff began work on a collaborative project that will result in a new vision for the KIV and could lead to some changes to zoning and how the City directs public and private investment in the valley.

Although the project officially kicks-off this month, significant groundwork has already been laid in anticipation of the project. Some of this work includes the identification and recruitment of an advisory panel, a kick-off meeting with neighbor jurisdictions, development of a stakeholder survey and public engagement strategy, establishment of a staff working group with key staff from Auburn and Renton, and solicitation and review of consultant proposals.

Staff will be available at the January 14 meeting to provide details on the project's progress and next steps, and answer questions from committee members.

EXHIBITS: None

BUDGET IMPACT: None

SUPPORTS STRATEGIC PLAN GOAL:

Inclusive Community, Thriving City, Innovative Community, Sustainable Services



ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

Kurt Hanson, Economic and Community Development Director

220 Fourth Avenue S,
Kent, WA 98032
253-856-5454

DATE: January 14, 2019
TO: Economic and Community Development Committee
SUBJECT: **DCE Zoning Initiative for Advanced Manufacturing**

INFORMATION ONLY: Advanced manufacturing has changed significantly over the past few generations and Kent’s zoning code reflects outdated restrictions on where manufacturing facilities can locate today. Considering the lesser impacts of many categories of manufacturing today, permitting more manufacturing downtown may be beneficial by bringing primary industries and intensive uses with a high number of jobs into our employment center.

The Council received an overview of this topic in late 2018—now, a draft of the proposed zoning code change is available for review and feedback. The attached draft ordinance would permit certain advanced manufacturing uses in the DCE zone, with considerable stipulations to ensure this change brings no adverse impacts. Specific requirements include limiting truck storage to sites with access to principal arterials, to ensure downtown streets are not impacted by increased freight traffic, and limiting dock-high doors for truck loading to a ratio of one door per 30,000 square feet of building area. Freight-intensive uses such as packaging, wholesale trading and distribution are specifically not permitted in the proposal, while robotics testing and industrial research are specifically permitted. The draft amendment does not change the existing use categories; although they do not reflect current industries, a larger project to redefine and update industrial use categories is a likely outcome of the Kent Industrial Valley Subarea Plan effort now underway. This amendment takes a more surgical approach as a way to broaden the possibilities for Kent’s downtown within a set of reasonable identified parameters.

The attached draft includes several options that staff continue to explore; these are noted in the comments. Staff will be available at ECDC to discuss the proposal and answer questions.

EXHIBITS: Draft Proposal

BUDGET IMPACT: None

SUPPORTS STRATEGIC PLAN GOAL:

Thriving City, Innovative Community, Sustainable Services

ATTACHMENTS:

1. DCE code amendment proposal_public (PDF)

15.04.040 Manufacturing land uses.

	<u>A-10</u>	<u>AG</u>	<u>SR-1</u>	<u>SR-3</u>	<u>SR-4.5</u>	<u>SR-6</u>	<u>SR-8</u>	<u>MR-D</u>	<u>MR-T12</u>	<u>MR-T16</u>	<u>MR-G</u>	<u>MR-M</u>	<u>MR-H</u>	<u>MHP</u>	<u>NCC</u>	<u>CC</u>	<u>DC</u>	<u>DCE</u>	<u>MTC-1</u>	<u>MTC-2</u>	<u>MCR</u>	<u>CM-1</u>	<u>CM-2</u>	<u>GC</u>	<u>M1</u>	<u>M1-C</u>	<u>M2</u>	<u>M3</u>	
Manufacturing, processing, blending, and packaging of food and beverage products																		P(2)				(23)	P(23)		P(23)	P(23)	P(23)	P(23)	C(1)
Manufacturing, processing, blending, and packaging of drugs, pharmaceuticals, toiletries, and cosmetics																		P(2)				P	P		P	P	P	P	C(1)
Manufacturing, processing, blending, and packaging of dairy products and byproducts		P																P(2)				P	P		P	P	P	P	C(1)
Industrial laundry and dyeing (including linen supply and diaper services)																		I				P	P		P	P	P(29)	C(30)	
Printing, publishing, and allied industries																	P(21)	P(2)				P	P	C	P	P	P	P	C(1)
Chemicals and related products mfg.																		P(2)							C(4)	C(4)	C(4)	C(1)	
Contractor shops																		I				P(5)	P(5)(3)				C	P	C(1)
Custom arts and crafts products mfg.																		P(2)							P	P	P	P	C(1)
Computers, office machines, and equipment mfg.																		P(2)				P(3)	P(3)						
Manufacturing and assembly of electrical equipment, appliances, lighting, radio, TV communications, equipment, and components																		P(2)				P(3)	P(3)		P	P	P	P	C(1)

Attachment: DCE code amendment proposal_public (1538 : DCE Zoning Initiative for Advanced Manufacturing)

	A-10	AG	SR-1	SR-3	SR-4.5	SR-6	SR-8	MR-D	MR-T12	MR-T16	MR-G	MR-M	MR-H	MHP	NCC	CC	DC	DCE	MTC-1	MTC-2	MCR	CM-1	CM-2	GC	M1	M1-C	M2	M3
Fabricated metal products mfg.; custom sheet metal mfg., containers, hand tools, heating equipment, screw products, extrusion, coating, and plating																		P(2)				P	P		P	P	P	P
Manufacturing and assembly of electronic and electrical devices, and automotive, aerospace, missile, airframe, and similar products																		P(2)				P(3)	P(3)		P(25)	P(25)	P(25)	P(25)
Hazardous substance land uses	A(7)	A(7)													A(8)	A(8)	A(8)	A(8)	A(7)			A(7)	A(7)	A(7)	A(12)	A(12)	A(12)	A(14)
Offices incidental and necessary to the conduct of a principally permitted use									A	A	A	A	A					P(2)	A	A	A	P	P		P	P	P	P
Warehousing and distribution facilities		P(22) C(31)																				P(16)	P(16)		P(16)	P(16)	P(16)	P(24) C(1)
Rail-truck transfer uses																						C(13)			C(17)	C(17)	P(18)	P(11)
Outdoor storage (including truck, heavy equipment, and contractor storage yards as allowed by development standards , KCC 15.04.190 and 15.04.195)																		A(2)				P	P	A	A	A	C	P
Miniwarehouses self-storage																C(19)						P	P	C				
Manufacturing of soaps, detergents, and other basic cleaning and cleansing preparations																		P(2)									C	P
Manufacturing of plastics and synthetic resins																		P(2)									C	P
Manufacturing of synthetic and natural fiber and cloth																		P(2)									C	P
																											C	P

Attachment: DCE code amendment proposal_public (1538 : DCE Zoning Initiative for Advanced Manufacturing)

	A-10	AG	SR-1	SR-3	SR-4.5	SR-6	SR-8	MR-D	MR-T12	MR-T16	MR-G	MR-M	MR-H	MHP	NCC	CC	DC	DCE	MTC-1	MTC-2	MCR	CM-1	CM-2	GC	M1	M1-C	M2	M3
Manufacturing of plywood, composition wallboard, and similar structural wood products																		P(2)									C	P C(1)
Manufacturing of nonmetallic mineral products such as abrasives, asbestos, chalk, pumice, and putty																		I									C	P C(1)
Manufacturing of heat-resisting or structural clay products (brick, tile, or pipe) or porcelain products																		P(2)									C	P C(1)
Manufacturing of machinery and heavy machine tool equipment for general industry and mining, agricultural, construction, or service industries																		P(2)									C	P C(1)
Manufacturing, processing, assembling, and packaging of articles, products, or merchandise made from previously prepared natural or synthetic materials																		I							P(20) (26) (28)	P(20) (26) (28)	P(20) (26) (28)	P C(1)
Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous, or alloyed metals																		P(2)							P(20) (26)	P(20) (26)	P(20) (26)	P(26) C(1)
Complexes which include a combination of uses , including a mixture of office, storage, and light manufacturing uses																		P(2) (33)				P	P					
Accessory uses and structures customarily appurtenant to a permitted use	A	A	A(27) (32)	A(32)	A(32)	A(32)	A(32)	A	A	A	A	A	A		A(9)	A(9)	A(10)	A(10)	A(10)	A(10)	A(10)	A(9)	A(9)	A(9)	A(6)	A(6)	A(6)	A(6)
Impound lots																		I					C					C(1)

Proposed Footnote 2:

2. Light manufacturing is permitted in the Downtown Commercial Enterprise Zone as follows:
 - a. Laboratory and related industrial research and development uses are permitted, including such uses as hardware or robotics testing, industrial showrooms and training facilities for industrial machinery.
 - b. Operations of sorting, packaging, recycling or distribution are not permitted except as accessory uses to the on premise manufacturing.
 - c. Heavy industrial uses that have significant external impacts such as noise, olfactory pollution, or vibration, such as those listed in KCC 15.04.050(1) are not permitted.
 - d. All processing, fabricating or assembly of products (i.e., light manufacturing) takes place wholly within an enclosed building.
 - a. Assembly is defined as creation of a component or end item made from a number of parts and subassemblies. This does not include the putting together of kits, gift baskets, or packaging items produced elsewhere for purposes of e-commerce or wholesale trading.
 - e. Storage is limited to items consumed, produced or altered on the premises.
 - i. Outdoor storage shall only be allowed as an accessory use to another principal use.
 - i. The material(s) being stored shall not exceed 12 feet in height at any point.
 - ii. The material(s) being stored shall be wrapped or enclosed to prevent wind-blown debris.
 - iii. The storage area shall not exceed 15 percent of the building footprint or 5 percent of the lot area, whichever is less.
 - iv. Outdoor storage shall be screened from public view from Class A and B streets (as defined in the Downtown Design Guidelines) and from trails by Type I landscaping and minimum 6-foot tall fence or wall.
 - v. Outdoor storage shall be sited to minimize visibility.
 - f. Truck storage is only permitted as an accessory use to a principally permitted use on sites 2.5 acres or larger that also have access to a principal arterial or higher classification roadway.

- g. Areas designated for truck parking or loading shall be concealed from view along public streets or trails. Dock-high doors for truck loading are permitted at a ratio of one door per 30,000 square feet of building area.
- h. Dock-high loading doors shall be set back, recessed and/or screened so as not to be visible from adjacent local streets or residential properties.
- i. The office portion of a manufacturing use shall be adjacent to the public street with the highest classification.
- j. Buildings must have entries on abutting Class A and B streets (as defined in the Downtown Design Guidelines) and those entries shall include substantial fenestration on the associated façade, to emphasize the entry.

...

33. All uses within a complex must be principally permitted uses within the zoning district.