



# Land Use and Planning Board

## Agenda

Board Members: Paul Hintz, Chair  
Katherine Jones, Vice Chair - Gwen Allen-Carston - Shane Amodei  
- Frank Cornelius - Dale Hartman - Ali Shasti

**Monday, January 14, 2019**

**7:00 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 from 11/26/2018	YES	Chair Hintz	
5.	Commications from the Chair		Chair	01 MIN.
6.	Notice of Upcoming Meetings		Chair	01 MIN.
7.	Mini-Warehousing Statistics	NO	Hayley Bonsteel	10 MIN.
8.	Adjournment		Chair	01 MIN.

Unless other noted, the Land Use and Planning Board meets at 7 p.m. on the second and fourth Monday of each month in Kent City Hall, Council Chambers, 220 Fourth Avenue South, Kent, WA 98032.

For additional information please contact City Clerk at (253) 856-5725 or via email at [CityClerk@kentwa.gov](mailto:CityClerk@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 all Washington Telecommunications Relay Service at 7-1-1.



## LAND USE AND PLANNING BOARD

220 Fourth Ave S  
Kent, WA 98032

**DATE:** January 14, 2019  
**TO:** Land Use and Planning Board  
**SUBJECT:** **Approval of the Minutes**

**MOTION: Move to approve the minutes for the meeting of November 26, 2018.**

**SUMMARY:**

**BUDGET IMPACT:**

**SUPPORTS STRATEGIC PLAN GOAL:**

Thriving City

**ATTACHMENTS:**

1. 11-26-18 LUPB Mins (PDF)

Pending Approval

**Date:** November 26, 2018

**Time:** 7:00 p.m.

**Place:** Council Chambers

**Attending:** Paul Hintz, Chair; Katherine Jones, Vice Chair; Ali Shasti; Frank Cornelius; Matt Gilbert, ECD Deputy Director, Hayley Bonsteel, Long-Range Planning Manager

**Agenda:**

**1. Call to Order**

Chair Hintz called the meeting to order at 7:00 P.M.

**2. Roll Call**

All members in attendance.

**3. Added Items None.**

**4. Communications None.**

**5. Notice of Upcoming Meetings None.**

Chair Hintz opened the public workshop at 7:00

**6. Public Workshop  
Zoning Code Amendment Docket Items**

Hayley Bonsteel presented the proposed Zoning Code Amendment docket items for the upcoming 2019 and 2020 years. Proposed ZCA's include:

- a. An update to the City's sign ordinance in 2019.
- b. An update to the City's noise ordinance in 2019.
- c. Recreational facility development requirement updates in 2019.
- d. Building height and development requirement updates for Accessory Dwelling Units (ADU's) in 2020.

7:45: Frank Cornelius Moved to Approve the amendment as recommended by staff. Seconded by Ali Shasti. Motion Passed 4-0.

**7. Self Storage Mini-Warehouse Ordinance**

Hayley Bonsteel presented the case to prohibit the development of new mini-warehouse storage facilities within the City of Kent, citing that they are a low-performing use of land. Mini-warehouses provide few low-skill, low paying jobs, very little tax revenue, are a poor use of land, and last for long periods of time. It was also mentioned that storage facilities reduce attractiveness for businesses looking to move to the area.

Pending Approval

**8. Naden/DCE Zoning Review**

Matt Gilbert spoke to adjusting our zoning code to bring light manufacturing to the Downtown and surrounding area. This would be an attractive use of land that brings high-skill, high paying jobs to the area. Light manufacturing would ideally replace delapidated structures and failing businesses, essentially cleaning up the downtown area through smart economic development.

He also discussed the potential land use of the parcels north of 516/Willis street to the east of Highway 167. Early design concepts were shown for what potential that land has for development, including a hotel and improvements to the interurban trail that runs down the West side of those parcels.

**Adjournment**

8:10 Chair Hintz seeing no further business motioned to adjourned the meeting.

Samuel M Maloney  
Planning Technician  
Economic and Community Development



## LAND USE AND PLANNING BOARD

220 Fourth Ave S  
Kent, WA 98032

**DATE:** January 14, 2019  
**TO:** Land Use and Planning Board  
**SUBJECT: Mini-Warehousing Statistics**

**INFORMATION ONLY:** Mini-warehousing, also known as “self-storage,” is an industry in which storage space is rented out to tenants, usually on a short-term basis such as month-to-month.

There are approximately twenty-five mini-warehouses in Kent, which is higher per capita than Auburn, Covington, Renton, Des Moines, Shoreline, Bellevue and Redmond. Prices vary depending on size of unit, but average about \$175 per month in Kent. Prices in other cities average between \$147 to \$206 per month. Smaller units average about \$60 per month, and larger units average \$293 per month. At the time of research, every facility in Kent and the afore-mentioned cities had units available; the vast majority had units available at every price point.

Mini-warehousing is a relatively low-performing land use; it generates little employment for residents, relatively less revenue for the city compared to other land uses, and may negatively impact the vitality of commercial corridors. Land used as mini-warehousing could otherwise be utilized for housing or more employment-intensive businesses. Mini-warehousing’s rents tend to rise with the growth of an area, and are very unlikely to redevelop into other uses over time. As Kent is increasingly built out, re-developable parcels are at risk for becoming mini-warehouses instead of higher performing land uses that contribute more to life in Kent. Staff presented this draft ordinance in November, 2018, and are now returning with further information to respond to LUPB questions from that meeting. A public hearing is planned for January 28, 2019.

**EXHIBITS:** Draft Ordinance, Mini-warehousing Statistics

**BUDGET IMPACT:** None

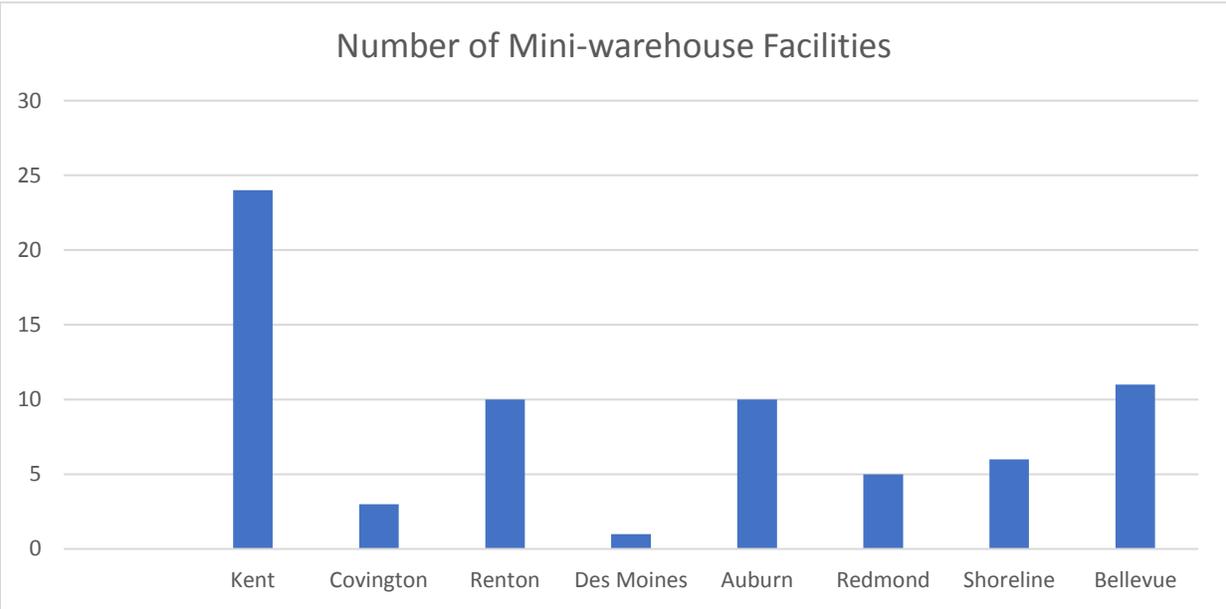
**SUPPORTS STRATEGIC PLAN GOAL:**  
Thriving City

**ATTACHMENTS:**

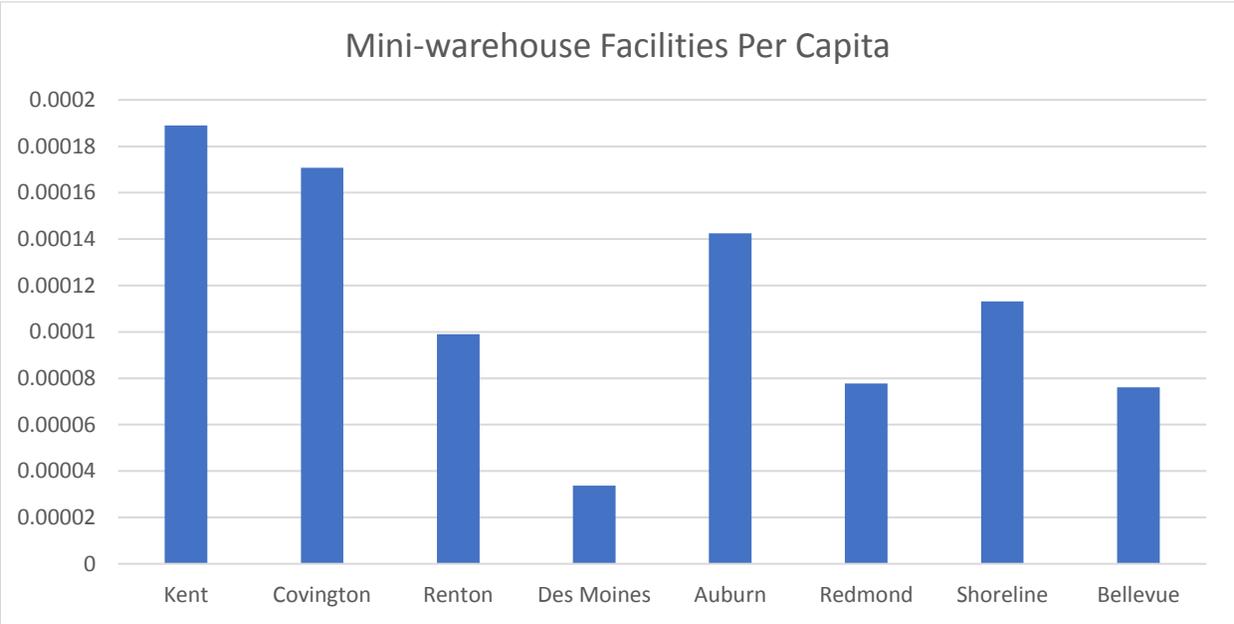
1. Mini-warehouse Statistics (PDF)
2. Self Storage Mini-warehouse Ord KCC15.04.040-.050 (PDF)

# Mini-warehousing Statistics

The following graphs show some basic information on mini-warehousing in Kent and seven neighboring communities in King County.

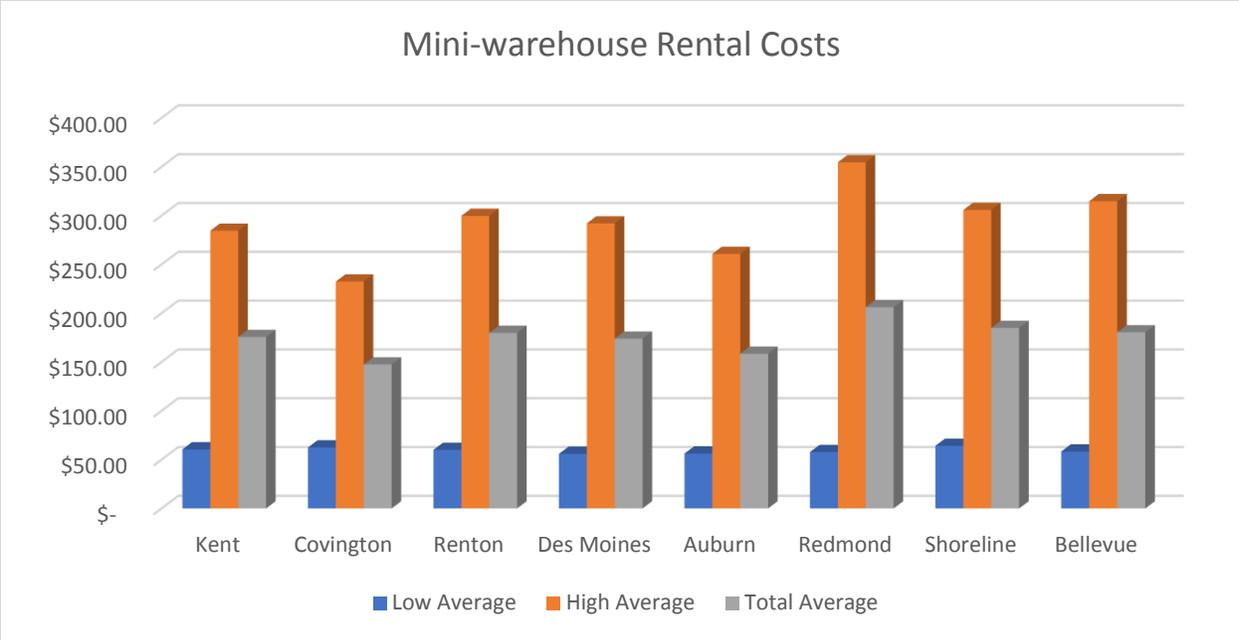


Kent has the highest gross number of mini-warehouse facilities of surveyed jurisdictions.



Kent has the highest number of mini-warehouse facilities per capita as well.

Attachment: Mini-warehouse Statistics (1547 : Mini-Warehousing Statistics)



Costs vary depending on the size of unit; nearby South King County cities have similar costs to those in Kent, with some variation seen for larger units in East King County. Costs shown are representative per month and based on correspondence with facility operators; units at all price points are not necessarily always available.

Attachment: Mini-warehouse Statistics (1547 : Mini-Warehousing Statistics)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE** of the City Council of the City of Kent, Washington, amending sections 15.04.040 and 15.04.050 of the Kent City Code to prohibit mini-warehouses or self-storage facilities in all zoning districts in the City of Kent.

**RECITALS**

A. The city has a strong interest in fostering a vibrant and productive economic environment and a growth management goal to promote economic opportunity within the city through land use planning.

B. Without well-planned, forward looking land use regulations, certain land uses that do not foster economic growth, with negative consequences to economic expansion and job creation, can be established and proliferate.

C. Mini-warehousing, also known as "self-storage," is an industry in which storage space is rented out to tenants, usually on a short-term basis such as month-to-month. Typical facilities are in the range of 100,000 square feet.

D. Several mini-warehouses exist today in Kent, and neighboring cities such as Auburn, Federal Way, Tukwila and Renton also have mini-

1 ***Amend KCC 15.04.040 and 15.04.050 -  
Re: Manufacturing Land Use***

warehousing options available. Security measures at mini-warehouses vary.

E. Mini-warehousing is a relatively low-performing land use; it generates little employment for residents, relatively less revenue for the city compared to other land uses, and may negatively impact the vitality of commercial corridors.

F. Most cities regulate mini-warehouses heavily, including standards that may make development of mini-warehouses very unlikely, such as restricting size. Cities such as Woborn, MA, and Edmonds, WA prohibit mini-warehouses entirely.

G. Land used as mini-warehousing could otherwise be utilized for housing or more employment-intensive businesses. Mini-warehousing's rents tend to rise with the growth of an area, and are very unlikely to redevelop into other uses over time. As Kent is increasingly built out, redevelopable parcels are at risk for becoming mini-warehouses instead of higher performing land uses that contribute more to life in Kent.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

### **ORDINANCE**

**SECTION 1.** – *Amendment.* Section 15.04.040 of the Kent City Code, entitled “Manufacturing Land Uses” is amended to read as follows:

**Sec. 15.04.040. Manufacturing Land Uses.**



	Zoning Districts																															
Key P = Principally Permitted Uses S = Special Uses C = Conditional Uses A = Accessory Uses	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				
resins																													C	(1)		
Manufacturing of synthetic and natural fiber and cloth																												C	P	C	(1)	
Manufacturing of plywood, composition wallboard, and similar structural wood products																											C	P	C	(1)		
Manufacturing of nonmetallic mineral products such as abrasives, asbestos, chalk, pumice, and putty																											C	P	C	(1)		
Manufacturing of heat-resisting or structural clay products (brick, tile, or pipe) or porcelain products																											C	P	C	(1)		
Manufacturing of machinery and heavy machine tool equipment for general industry and mining, agricultural, construction, or service industries																											C	P	C	(1)		
Manufacturing, processing, assembling, and packaging of articles, products, or merchandise made from previously prepared natural or synthetic materials																													P	(20)	(26)	(28)
Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous, or alloyed metals																													P	(20)	(26)	(28)
Complexes which include a combination of uses, including a mixture of office, storage, and light manufacturing uses																							P	P								
Accessory uses and structures customarily appurtenant to a permitted use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	(6)	
Impound lots																											C				C	(1)

**SECTION 2. – Amendment.** Section 15.04.050 of the Kent City Code, entitled “Manufacturing Land Use Development Conditions” is amended as follows:

**Sec. 15.04.050 Manufacturing land use development conditions.**

1. The following uses require a conditional use permit:
  - a. Manufacture of such types of basic materials as follows:
    - i. Gum and wood chemicals and fertilizers, and basic industrial organic and inorganic chemicals or products such as alkalis and chlorine, industrial and liquid petroleum, gases, cellophane, coal tar products, dyes and dye products, impregnated products, tanning compounds, and glue and gelatin.

4 Amend KCC 15.04.040 and 15.04.050 -  
Re: Manufacturing Land Use

ii. Hydraulic cement, concrete, gypsum, lime, carbon, carbon black, graphite, coke, glass, and similar products.

b. Manufacture of products such as the following:

i. Ammunition, explosives, fireworks, matches, photographic film, missile propellants, and similar combustibles.

ii. Rubber from natural, synthetic, or reclaimed materials.

iii. Paving and roofing materials or other products from petroleum derivatives.

c. Refining of materials such as petroleum and petroleum products, metals and metal ores, sugar, and fats and oils.

d. Distilling of materials such as bone, coal, coal tar, coke, wood, and other similar distillates.

e. Heavy metal processes, such as ore reduction or smelting, including blast furnaces, and including drop forging, drop hammering, boiler plate works, and similar heavy metal operations:

i. Asphalt batching plants.

ii. Concrete mixing and batching plants, including ready-mix concrete facilities.

iii. Rock crushing plants and aggregate dryers.

iv. Sandblasting plants.

f. Animal and food processing, including the following and similar operations:

i. Tanning, dressing, and finishing of hides, skins, and furs.

ii. Meat and seafood products, curing, canning, rendering, and slaughtering.

iii. Nitrating of cotton and other materials.

iv. Rendering of animal grease or tallow, fish oil, and similar materials.

v. Slaughtering, stockyard, feedlot, dairy, and similar operations.

- vi. Pickling and brine curing processes.
- vii. Wholesale produce markets.
- g. Salvage, wrecking, and disposal activities, including the following and similar operations:
  - i. Automobile and building wrecking and salvage.
  - ii. Salvage of industrial waste materials such as metal, paper, glass, rags, and similar materials.
  - iii. Sewage disposal and treatment plants.
  - iv. Dump and sump operations for such uses as rubbish, garbage, trash, and other liquid and solid wastes.
- h. Storage of the following kinds of goods:
  - i. Bulk storage of oil, gas, petroleum, butane, propane, liquid petroleum gas, and similar products, and bulk stations and plants.
  - ii. Used building materials, mover's equipment, relocated buildings, impounded vehicles, and similar materials.
  - iii. Explosives or fireworks, except where incidental to a principally permitted use.
  - iv. Fertilizer or manure.

2. [Reserved].

3. Small scale light manufacturing operations as follows: stamping, brazing, testing, electronic assembly, and kindred operations where the building, structure, or total operation does not encompass more than 10,000 square feet of area. The 10,000-square-foot total shall include all indoor and outdoor storage areas associated with the manufacturing operation. Only one 10,000-square-foot manufacturing operation shall be permitted per lot.

4. Conditional use for manufacturing of paint, but manufacturing of paint is permitted outright in the M3 zone.
5. Contractor shops where most of the work is done on call, and which do not rely on walk-in trade, but where some incidental storage or semi-manufacturing work is done on the premises, such as carpentry, heating, electrical, or glass shops, printing, publishing, or lithographic shops, furniture, upholstery, dry cleaning, and exterminators.
6. Accessory uses include sales of product accessory to and directly related to the manufacturing or warehousing use on the site.
7. For permitted uses, accessory hazardous substance land uses, including onsite hazardous waste treatment or storage facilities, which are not subject to cleanup permit requirements of Chapter 11.02 KCC, subject to the provisions of KCC 15.08.050, except offsite hazardous waste treatment or storage facilities, which are not permitted in this district. Fuel farm facilities are not allowed in AG or A-10 zones.
8. For permitted uses, hazardous substance land uses, including onsite hazardous waste treatment or storage facilities, which are not subject to cleanup permit requirements of Chapter 11.02 KCC and which do not accumulate more than 5,000 pounds of hazardous substances or wastes or any combination thereof at any one time on the site, subject to the provisions of KCC 15.08.050, except offsite hazardous waste treatment or storage facilities, which are not permitted in this district.
9. Includes incidental storage facilities and loading/unloading areas.
10. Includes incidental storage facilities, which must be enclosed, and loading/unloading areas.

11. Including transportation and transit terminals with repair and storage facilities, and rail-truck transfer uses, except classification yards in the category of "hump yards."

12. For permitted uses, accessory hazardous substance land uses, including onsite hazardous waste treatment or storage facilities, which are not subject to cleanup permit requirements of Chapter 11.02 KCC, subject to the provisions of KCC 15.08.050. Offsite hazardous waste treatment or storage facilities are not permitted in this district, except through a special use combining district.

13. Conditional use permit required for trucking terminals and rail-truck transfer uses.

14. For permitted uses, accessory hazardous substance land uses, including onsite hazardous waste treatment or storage facilities, which are not subject to cleanup permit requirements of Chapter 11.02 KCC, subject to the provisions of KCC 15.08.050, except offsite hazardous waste treatment or storage facilities, which require a conditional use permit in this district.

15. The following require a conditional use permit:

a. Offsite hazardous waste treatment or storage facilities, subject to the provisions of KCC 15.08.050.

b. Any hazardous substance land use that is not an accessory use to a principally permitted use.

16. Warehousing and distribution facilities and the storage of goods or products, except for those goods or products specifically described as permitted to be stored only as conditional uses in the M3 district.

17. Conditional use for car loading and distribution facilities, and rail-truck transfer uses.

18. Warehousing and distribution facilities and the storage of goods or products, including rail-truck transfer uses.

19. Miniwarehouses are prohibited in all zoning districts. For purposes of this title, miniwarehouses means any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis, but does not include a garage or other storage area in a private residence.

20. Prohibited are those manufacturing activities having potentially deleterious operational characteristics, such as initial processing of raw materials (forging, smelting, refining, and forming).

21. The ground level or street level portion of all buildings in the pedestrian overlay of the DC district, set forth in the map below, must be retail or pedestrian-oriented. Pedestrian-oriented development shall have the main ground floor entry located adjacent to a public street and be physically and visually accessible by pedestrians from the sidewalk, and may include the following uses:

a. Retail establishments, including but not limited to convenience goods, department and variety stores, specialty shops such as apparel and accessories, gift shops, toy shops, cards and paper goods, home and home accessory shops, florists, antique shops, and book shops;

b. Personal services, including but not limited to barber shops, beauty salons, and dry cleaning;

c. Repair services, including but not limited to television, radio, computer, jewelry, and shoe repair;

d. Food-related shops, including but not limited to restaurants (including outdoor seating areas and excluding drive-in restaurants) and taverns;

e. Copy establishments;

f. Professional services, including but not limited to law offices and consulting services; and

g. Any other use that is determined by the economic and community development director to be of the same general character as the above permitted uses and in accordance with the stated purpose of the district, pursuant to KCC 15.09.065, Interpretation of uses.

22. Permitted uses are limited to storage, warehousing, processing, and conversion of agricultural, dairy, and horticultural products, but not including slaughtering, meat packing, and fuel farm facilities.

23. Excluding slaughtering, rendering, curing, or canning of meat or seafood products.

24. Except for those goods or products specifically described as permitted to be stored as conditional uses.

25. Excluding explosive fuels and propellants.

26. Excluding predominantly drop forge and drop hammer operations.

27. Other accessory uses and buildings customarily appurtenant to a permitted use, except for onsite hazardous waste treatment and storage facilities, which are not permitted in residential zones.

28. Excluding paint boiling processes.

29. Limited to 25 percent of gross floor area. Reference KCC 15.04.080(5).

30. Retail or services uses which exceed the 25 percent limit on an individual or cumulative basis shall be subject to review individually through the conditional use permit process. A conditional use permit shall be required on an individual tenant or business basis and shall be granted only when it is demonstrated that the operating characteristics of the use will not adversely impact onsite or offsite conditions on either an individual or cumulative basis.

31. Reuse or replacement of existing structures for nonagricultural uses is allowed where it is shown that the existing structures are obsolete for agricultural use and will have no viable economic use unless they can be put to nonagricultural use. Any replacement structures must maintain or enhance the agricultural appearance of the property. Signs shall be limited to not more than 100 square feet in area per business, and of that amount, freestanding signs shall not exceed 40 square feet in area. No increase in the area of existing impervious surface shall be allowed in connection with a nonagricultural use.

32. Accessory structures composed of at least two walls and a roof, not including accessory uses or structures customarily appurtenant to agricultural uses, are subject to the provisions of KCC 15.08.160.

**SECTION 3.** – Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

**SECTION 4.** – Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are

authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

**SECTION 5.** – *Effective Date.* This ordinance shall take effect and be in force thirty days from and after its passage, as provided by law.

\_\_\_\_\_  
DANA RALPH, MAYOR

\_\_\_\_\_  
Date Approved

ATTEST:

\_\_\_\_\_  
KIMBERLEY A. KOMOTO, CITY CLERK

\_\_\_\_\_  
Date Adopted

\_\_\_\_\_  
Date Published

APPROVED AS TO FORM:

\_\_\_\_\_  
ARTHUR "PAT" FITZPATRICK, CITY ATTORNEY

Attachment: Self Storage Mini-warehouse Ord KCC15.04.040-.050 (1547 : Mini-Warehousing Statistics)