



# CITY OF CARNATION

REGULAR MEETING OF THE CARNATION CITY COUNCIL

## PROPOSED AGENDA

**City Council:**

- Kim Lisk,  
*Mayor*
- Jim Ribail,  
*Deputy Mayor*
- Adair Hawkins
- Tim Harris
- Dustin Green

**City Staff:**

- Amy Arrington,  
*City Manager*
- Mary Madole,  
*City Clerk*
- Amanda Smeller,  
*City Planner*
- Kelly Russell,  
*City Treasurer*
- Bill Ferry,  
*Public Works  
Superintendent*
- Jorge Garcia,  
*City Engineer*
- Zach Lell,  
*City Attorney*



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**DATE:** APRIL 21, 2020      **TIME:** 7:00 PM

**LOCATION:** In compliance with the stay at home order and prohibition on public gatherings, this City Council meeting will be conducted entirely online. All City Councilmembers and staff will be participating remotely.

Members of the public are invited to visit [www.carnationwa.gov/ccagendas](http://www.carnationwa.gov/ccagendas) for a link to join the online meeting, or to listen by phone call 509.724.0556 or 833.827.2625 (Toll-Free) Conference ID: 754 236 116#.

- CALL TO ORDER:** Mayor Kimberly Lisk
- PLEDGE OF ALLEGIANCE:** Deputy Mayor Jim Ribail
- ROLL CALL:** City Clerk Mary Madole
- APPROVAL OF AGENDA:** Mayor Kimberly Lisk

**CONSENT AGENDA:**

- A. Approval of Minutes – Regular Meeting – April 7, 2020.
- B. Approval of Claims Check Vouchers numbered 35412 – 35432 in the amount of \$88,932.56. (*Claims vouchers and invoices to be reviewed by Deputy Mayor Ribail*)
- C. **AB20-13 – Proclamation.** Designating April 2020 as Sexual Assault Awareness Month.

**REPORTS & REQUESTS:** Mayor, City Council, & Council Committees.

**STAFF & AFFILIATE REPORTS:** City Manager, Department Heads, Other.

- Q1-2020 Police Services Report, by Deputy George Davis.

**CITIZEN COMMENTS & REQUESTS:** Comment on meeting agenda items or other issues of note or concern may be submitted in a text box interface during this online meeting, or emailed to [clerk@carnationwa.gov](mailto:clerk@carnationwa.gov) before or after the meeting for distribution to the City Councilmembers.

**ADDITIONAL BUSINESS & DISCUSSION ITEMS:**

1. \$17,000 King County Youth Sports Facility Grant and Memorial Park tennis courts.
2. Continued discussion regarding preparation of Parks, Recreation, & Open Space Plan.
3. Continued discussion regarding draft revisions to Table of Permissible Uses.
4. COVID-19 Update.
5. Other.
6. Review of preliminary City Council meeting agenda items.

**ADJOURNMENT.**

# Carnation City Council Agenda Process Guidelines

<b>Call to Order</b>	Carnation City Council meetings begin at 7:00 PM on the first and third Tuesdays of each month. Meetings are held in the Council Chambers at Carnation City Hall, 4621 Tolt Avenue.
<b>Approval of Agenda</b>	Councilmembers may move or change items on the agenda to allow for additional consideration or to accommodate attendees. The Council may also add and take action on other items not listed on the Proposed Agenda, or remove items from the agenda.
<b>Consent Agenda</b>	The Consent Agenda consists of items which have previously been discussed by the Council, matters which are based on information delivered to the Council by administration that can be reviewed by a Councilmember without further explanation, or items which are so routine or non-technical in nature that passage is likely.
<b>Citizen Comments &amp; Requests</b>	<p>The public is provided an opportunity to give comment to the Council on the City's annual budget, meeting agenda items, or other issues of note or concern.</p> <p>To address the Council, please write your name on the sign-in sheet and indicate the subject of your comments. Indicate if you would prefer to make your remarks during a particular agenda item. Please wait for the Chair to recognize you; then approach the podium, state your name, legal address, and the nature of the matter you wish to bring before the Council. Members of the public will generally be limited to a maximum of three minutes for their comments. Neither the Council nor staff should be expected to respond during the meeting to citizen requests except in an emergency. In general, most service requests or concerns will not be discussed during the meeting, but referred to staff for review and/or action. Requests for action or information should be submitted in writing to the City Clerk. Forms are available in the front office at City Hall.</p>
<b>Public Hearings</b>	Public Hearings are held to receive public comment on important matters before the Council. Please use the sign-up sheet(s) at the agenda table if you wish to speak. You are welcome to offer your comments verbally or in writing after being recognized by the Mayor; please approach the podium and provide your name and address for the record. After all persons have spoken, the hearing is closed to public comment, and the Council will proceed with deliberation and decision-making.
<b>Executive Sessions</b>	Executive Sessions may be held by the Council to discuss matters where confidentiality is required for the public interest, including issues of national security, property acquisition, contract bid negotiations, certain personnel issues, and lawsuits. An Executive Session is the only type of Council meeting permitted by law to be closed to the public. Executive Sessions are governed by RCW 42.30.110.

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

April 7, 2020

**CALL TO ORDER:** Mayor Kimberly Lisk called the regular meeting of the Carnation City Council to order at 7:00 PM with all attendees participating by audio/videoconference. Councilmember Adair Hawkins led the Pledge of Allegiance.

**ROLL CALL:** Mayor Kimberly Lisk, Deputy Mayor Jim Ribail, Councilmember Tim Harris, Councilmember Adair Hawkins, Councilmember Dustin Green, City Manager Amy Arrington City Clerk Mary Madole, City Planner Amanda Smeller, Public Works Superintendent Bill Ferry, Treasurer Kelly Russell, and citizen in attendance.

**APPROVAL OF AGENDA:** MOTION BY COUNCILMEMBER HARRIS AND SECOND BY COUNCILMEMBER GREEN TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY (5-0).

**CONSENT AGENDA:** MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HARRIS TO ADOPT THE CONSENT AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY (4-0), THE FOLLOWING ITEMS WERE APPROVED:

- Minutes of the Regular City Council Meeting held March 17, 2020.
- Claims Check Vouchers numbered 35830 – 35411 in the amount of \$54,322.30.
- March 2020 Payroll Direct Deposits and Checks numbered 14315 – 14329 in the amount of \$107,861.17.

**REPORTS & REQUESTS:** Deputy Mayor Ribail reported that the letter of support for the grant application that was discussed at the last meeting was successful and the Senior Center was awarded \$25,000.

Mayor Lisk requested that the parking lots be marked closed at the City's parks. She also inquired about the timeframe for utilizing the \$17,000 parks grant from King County Councilmember Kathy Lambert and said that she would like to discuss that at the next meeting.

**STAFF REPORTS:** City Manager Arrington reported that City Hall has closed to walk-in traffic to help protect residents and employees from transmission of coronavirus but will be staffed to answer phone calls. The next Coffee with Council will be held on April 25<sup>th</sup> via audio/video conference with Councilmembers Green and Harris.

City Planner Smeller reported that a brief Parks Advisory Board meeting will be held via videoconference on April 8<sup>th</sup> to discuss the Board's work plan.

**ADDITIONAL BUSINESS & DISCUSSION ITEMS:** Draft revisions to Chapter 15.40 CMC Permissible Uses: City Planner Smeller reviewed the changes to the Table of Permissible Uses being considered by the Planning Board. Discussion took place. Deputy Mayor Ribail would like the LI/M uses to be evaluated to be sure all compatible uses have been captured. Agreement was reached to discuss the subject again at the next meeting.

Other: Deputy Mayor Ribail inquired about the emergency supplies kept at the evacuation site. Councilmember Hawkins reported that Valley Vignettes has offered to give bicycles to the City for public use. Mayor Lisk reported that the 4<sup>th</sup> of July Celebration is being cancelled other than the fireworks display and 5K run. She would like the truck that remains on the City's old maintenance shop property removed, and she would like the situation with the McKinley Apartments solid waste cans along the ROW to be addressed.

The Councilmembers reviewed and discussed the preliminary agenda items for

CITY OF CARNATION

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MINUTES OF THE REGULAR CITY COUNCIL MEETING

April 7, 2020

upcoming meetings.

**ADJOURNMENT:** There being no further business before the City Council, the meeting adjourned by common consent at 8:28 PM.

Approved at the regular meeting of the Carnation City Council on April 21, 2020.

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MAYOR, KIMBERLY LISK

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CITY CLERK, MARY MADOLE

**CITY OF CARNATION  
CLAIMS VOUCHER  
CERTIFICATION AND APPROVAL**

We, the undersigned members of the Carnation City Council, do hereby attest that claims check numbers **35412** through **35432** in the amount of **\$88,932.56**, have been approved for payment by motion of the Carnation City Council at a regular meeting this 21st day of April, 2020.

<u>FUND#</u>	<u>FUND NAME</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
001	GENERAL	ACCOUNTS PAYABLE	\$ 5,172.72
101	STREET	Apr-20	\$ 2,385.12
106	CEMETERY		\$ 158.39
107	EQUIPMENT REPLACEMENT		\$ -
108	PARK DEVELOPMENT		\$ -
109	TRAFFIC IMPACT FEE		\$ -
201	LTGO BOND REDEMPTION FUND		\$ -
301	CAPITAL IMPROVEMENT		\$ -
401	WATERWORKS OPERATING		\$ 61,653.00
402	WATER CAPITAL REPLACEMENT		\$ -
404	WATER BOND REDEMPTION		\$ -
406	LANDFILL ASSURANCE		\$ 67.91
407	SEWER DEBT SERVICE		\$ -
408	SEWER CAPITAL PROJECTS		\$ 4,103.26
633	TRUST		\$ 15,392.16
		<b>TOTAL CLAIMS</b>	<b>\$ 88,932.56</b>

*Jim Ribail, Deputy Mayor*  
Finance & Operations Committee

Invoices, Register & Voucher Review by:

*Jim Ribail, Deputy Mayor*

/ /  
Date

*Tim Harris, Councilmember*  
Finance & Operations Committee

Pursuant to CMC 3.12.030, the blanket voucher is to be signed by at least two members of the council committee after council approval.



# Voucher Directory

Fiscal : 2020 - April  
Council Date : 2020 - April - Apr 21 Claims

Vendor	Number	Reference	Account Number	Description	Amount
<b>AM TEST, INC</b>					
	<b>35413</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>115146</b>			
			401-000-534-60-41-03	Water Testing	\$100.00
		<b>Total 115146</b>			<b>\$100.00</b>
	<b>Total 35413</b>				<b>\$100.00</b>
<b>Total AM TEST, INC</b>					<b>\$100.00</b>
<b>American Water Works Association</b>					
	<b>35414</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>7001770465</b>			
			401-000-534-10-49-00	Misc: Incl AWWA/WA Permit Fees	\$366.00
		<b>Total 7001770465</b>			<b>\$366.00</b>
	<b>Total 35414</b>				<b>\$366.00</b>
<b>Total American Water Works Association</b>					<b>\$366.00</b>
<b>AQSEPTENCE GROUP INC</b>					
	<b>35415</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>90195370/80166017</b>			
			401-000-535-80-31-00	Operation Supplies	\$1,726.56
		<b>Total 90195370/80166017</b>			<b>\$1,726.56</b>
	<b>Total 35415</b>				<b>\$1,726.56</b>
<b>Total AQSEPTENCE GROUP INC</b>					<b>\$1,726.56</b>
<b>Bank of America</b>					
	<b>35412</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>2495...031920</b>			
			001-000-513-10-43-02	Meals ~ SCA, SVGA, CM, Etc	\$19.82
			001-000-514-20-49-01	Training/Tuition	\$35.00
			001-000-518-10-31-00	Office/Operating Supplies	\$238.61
			001-000-518-10-41-04	Computer Network Support	\$126.49
			001-000-518-10-47-05	Utilites: Combined Water/Sewer	\$137.40
			001-000-558-50-31-00	Office/Operating Supplies	\$138.14
			001-000-558-50-41-04	Computer Network Support	\$73.23
			001-000-558-50-47-05	Utilities: Combined Water/Sewer	\$79.55
			001-000-558-50-49-02	Dues/Memberships	\$95.00
			001-000-558-60-43-01	Mileage/Parking	\$20.00
			001-000-576-80-20-01	Union Boot/Clothing Allowance	\$10.59

Vendor	Number	Reference	Account Number	Description	Amount
			001-000-576-80-35-00	Small Tools & Equipment	\$23.79
			001-000-576-80-35-00	Small Tools & Equipment	\$2.12
			001-000-576-80-47-01	Utilities: Water	\$407.80
			001-000-576-80-47-05	Utilities: Water/Sewer Combine	\$39.96
			001-000-576-80-48-01	Repairs/Maintenance-Equipment	\$11.94
			001-000-576-80-48-01	Repairs/Maintenance-Equipment	\$67.86
			101-000-542-30-35-00	Small Tools & Equipment	\$23.79
			101-000-542-30-35-00	Small Tools & Equipment	\$2.12
			101-000-542-30-35-01	Equipment-Personal Safety	\$19.91
			101-000-542-30-48-01	Equipment Repair & Maintenance	\$11.94
			101-000-542-30-48-01	Equipment Repair & Maintenance	\$67.86
			101-000-542-40-20-01	Union Boot/Clothing Allowance	\$10.59
			101-000-542-40-35-00	Small Tool & Equipment	\$23.79
			101-000-542-40-35-00	Small Tool & Equipment	\$2.12
			101-000-542-40-47-05	Utilities: Combined Water/Sewer	\$0.90
			101-000-542-40-47-05	Utilities: Combined Water/Sewer	\$16.77
			101-000-542-40-48-03	Equipment Repair & Maintenance	\$67.86
			101-000-542-64-48-00	R&M: Existing Street Signage	\$81.45
			101-000-542-90-20-01	Union Boot/Clothing Allow	\$31.76
			101-000-543-10-41-04	Computer Network Support	\$28.29
			101-000-543-30-31-00	Office/Operating Supplies	\$53.37
			101-000-543-50-47-05	Utilities: Combined Water/Sewer	\$73.85
			101-000-543-50-47-05	Utilities: Combined Water/Sewer	\$29.83
			101-250-542-30-20-01	Union Boot/Clothing Allowance	\$8.47
			106-000-536-20-20-01	Union Boot/Clothing Allowance	\$2.12
			106-000-536-20-47-01	Utilities: Water	\$88.20
			106-000-536-50-48-02	Repairs & Maintenance	\$67.86
			401-000-534-10-20-01	Union Boot/Clothing Allowance	\$80.45
			401-000-534-60-48-00	Vehicle Repairs & Maintenance	\$67.86
			401-000-534-80-31-00	Operating Supplies	\$13.01
			401-000-534-80-31-00	Operating Supplies	\$34.65
			401-000-534-80-31-02	Operating Supplies: Chlorine	\$5.97
			401-000-534-80-35-00	Small Tools & Equipment	\$23.79
			401-000-534-80-35-00	Small Tools & Equipment	\$2.12
			401-000-534-80-35-01	Personal Safety Equipment	\$19.91
			401-000-535-10-20-01	Union Boot/Clothing Allowance	\$67.75
			401-000-535-60-48-00	Vehicle Repairs & Maintenance	\$67.86
			401-000-535-80-31-00	Operation Supplies	\$354.77
			401-000-535-80-31-00	Operation Supplies	\$34.65
			401-000-535-80-31-00	Operation Supplies	\$47.25
			401-000-535-80-35-00	Small Tools & Equipment	\$23.79
			401-000-535-80-35-00	Small Tools & Equipment	\$136.71
			401-000-535-80-35-00	Small Tools & Equipment	\$23.79
			401-000-535-80-35-01	Personal Safety Equipment	\$19.91
			401-000-535-80-35-01	Personal Safety Equipment	\$35.06
			401-000-535-80-47-01	Utilities: Water	\$136.83

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-538-10-41-06	Computer Network Support	\$188.07
			401-000-538-10-42-02	Communications: Telephone	\$15.03
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$346.43
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$367.86
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$204.30
			406-000-537-30-48-00	Repairs & Maintenance	\$67.86
			408-271-594-35-63-01	Construction	\$33.13
			408-271-594-35-63-01	Construction	\$160.53
			633-000-589-30-11-00	Disputed Charges	\$2,654.16
		<b>Total 2495...031920</b>			<b>\$7,473.65</b>
	<b>Total 35412</b>				<b>\$7,473.65</b>
<b>Total Bank of America</b>					<b>\$7,473.65</b>
<b>City of Snoqualmie ~ Building Official Svcs</b>					
	<b>35416</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>0067420</b>			
			<b>Feb'20 Services</b>		
			001-000-524-20-51-00	Building Inspections (ILA)	\$2,669.43
		<b>Total 0067420</b>			<b>\$2,669.43</b>
	<b>Total 35416</b>				<b>\$2,669.43</b>
<b>Total City of Snoqualmie ~ Building Official Svcs</b>					<b>\$2,669.43</b>
<b>Duvall Auto Parts</b>					
	<b>35417</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>5204-505475</b>			
			001-000-576-80-48-05	Vehicle Repairs & Maintenance	\$9.37
			101-000-542-40-48-02	Vehicle Repairs & Maintenance	\$9.37
			101-000-542-90-48-01	Vehicle Repair & Maintenance	\$9.37
			401-000-534-60-48-00	Vehicle Repairs & Maintenance	\$9.37
			401-000-535-60-48-00	Vehicle Repairs & Maintenance	\$9.38
		<b>Total 5204-505475</b>			<b>\$46.86</b>
	<b>Total 35417</b>				<b>\$46.86</b>
<b>Total Duvall Auto Parts</b>					<b>\$46.86</b>
<b>ICMA Retirement Corporation</b>					
	<b>35418</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>43559</b>			
			<b>Q1 2020 Fees</b>		
			001-000-513-10-20-01	Retirement Plan Admin Fees	\$125.00
		<b>Total 43559</b>			<b>\$125.00</b>
	<b>Total 35418</b>				<b>\$125.00</b>
<b>Total ICMA Retirement Corporation</b>					<b>\$125.00</b>

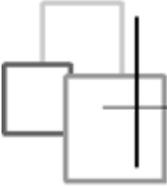
Vendor	Number	Reference	Account Number	Description	Amount
<b>KC Finance - INET Billing</b>					
	<b>35419</b>		<b>2020 - April - Apr 21 Claims</b>		
		<b>11008993</b>			
			001-000-518-10-42-04	Communications: I-NET,Wan,Web	\$33.75
			001-000-558-50-42-04	Communications: INET/Web	\$45.00
			001-406-521-20-42-04	Communications/INET	\$71.25
			101-000-543-10-41-04	Computer Network Support	\$37.50
			401-000-538-10-42-04	Communications: INET/Web	\$187.50
		<b>Total 11008993</b>			<b>\$375.00</b>
	<b>Total 35419</b>				<b>\$375.00</b>
<b>Total KC Finance - INET Billing</b>					<b>\$375.00</b>
<b>KC Finance - Radio Comm Services</b>					
	<b>35420</b>		<b>2020 - April - Apr 21 Claims</b>		
		<b>15779</b>			
			<b>March Services</b>		
			001-000-525-60-49-00	Emergency Radio Service Fee	\$31.76
			101-000-525-60-49-00	Emergency Radio Service Fee	\$31.76
			401-000-525-60-49-00	Emergency Radio Service Fee	\$63.54
		<b>Total 15779</b>			<b>\$127.06</b>
	<b>Total 35420</b>				<b>\$127.06</b>
<b>Total KC Finance - Radio Comm Services</b>					<b>\$127.06</b>
<b>KC Finance - Sewer Facility Ops</b>					
	<b>35421</b>		<b>2020 - April - Apr 21 Claims</b>		
		<b>30029298</b>			
			401-000-535-60-51-01	KC Facility Operating Costs	\$52,809.45
		<b>Total 30029298</b>			<b>\$52,809.45</b>
	<b>Total 35421</b>				<b>\$52,809.45</b>
<b>Total KC Finance - Sewer Facility Ops</b>					<b>\$52,809.45</b>
<b>LINDER ELECTRIC, INC</b>					
	<b>35422</b>		<b>2020 - April - Apr 21 Claims</b>		
		<b>33380</b>			
			408-271-594-35-63-01	Construction	\$3,909.60
		<b>Total 33380</b>			<b>\$3,909.60</b>
	<b>Total 35422</b>				<b>\$3,909.60</b>
<b>Total LINDER ELECTRIC, INC</b>					<b>\$3,909.60</b>

Vendor	Number	Reference	Account Number	Description	Amount
<b>McCARTHY &amp; CAUSSEAU</b>					
	<b>35423</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>9053-00M/11</b>			
			001-000-515-41-41-03	Legal Fees - General Planning	\$45.00
		<b>Total 9053-00M/11</b>			<b>\$45.00</b>
	<b>Total 35423</b>				<b>\$45.00</b>
<b>Total McCARTHY &amp; CAUSSEAU</b>					<b>\$45.00</b>
<b>Mountain Mist</b>					
	<b>35424</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>003417071</b>			
			001-000-518-10-31-00	Office/Operating Supplies	\$6.80
			001-000-558-50-31-00	Office/Operating Supplies	\$4.89
			101-000-543-30-31-00	Office/Operating Supplies	\$1.03
			106-000-536-20-31-00	Operating Supplies	\$0.15
			401-000-538-10-31-00	Office/Operating Supplies	\$12.89
		<b>Total 003417071</b>			<b>\$25.76</b>
	<b>Total 35424</b>				<b>\$25.76</b>
<b>Total Mountain Mist</b>					<b>\$25.76</b>
<b>Office Depot</b>					
	<b>35425</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>471177583001</b>			
			001-000-518-10-31-00	Office/Operating Supplies	\$71.63
			001-000-558-50-31-00	Office/Operating Supplies	\$41.47
			101-000-543-30-31-00	Office/Operating Supplies	\$16.02
			401-000-538-10-31-00	Office/Operating Supplies	\$106.49
		<b>Total 471177583001</b>			<b>\$235.61</b>
	<b>Total 35425</b>				<b>\$235.61</b>
<b>Total Office Depot</b>					<b>\$235.61</b>
<b>Platt Electric Supply</b>					
	<b>35426</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>0G83106</b>			
			401-000-535-80-31-00	Operation Supplies	\$33.16
		<b>Total 0G83106</b>			<b>\$33.16</b>
	<b>Total 35426</b>				<b>\$33.16</b>
<b>Total Platt Electric Supply</b>					<b>\$33.16</b>
<b>Puget Sound Energy</b>					
	<b>35427</b>			<b>2020 - April - Apr 21 Claims</b>	
		<b>200000861142/ 0420</b>			
			<b>City Hall ~ Natural Gas</b>		
			001-000-518-10-47-03	Utilities: Natural Gas	\$47.22
			001-000-558-50-47-03	Utilities: Natural Gas	\$27.34
			101-000-543-50-47-03	Utilities - Natural Gas	\$10.56

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-538-10-47-03	Utilities: Natural Gas	\$70.20
		<b>Total 20000861142/ 0420</b>			<b>\$155.32</b>
		<b>200002595284/ 0420</b>			
			<b>Hockert Park</b>		
			001-000-576-80-47-02	Utilites: Electric	\$16.69
		<b>Total 200002595284/ 0420</b>			<b>\$16.69</b>
		<b>200007421761/ 0420</b>			
			<b>2400 344th Avenue NE</b>		
			401-000-534-80-47-02	Utilities - Electric	\$163.89
		<b>Total 200007421761/ 0420</b>			<b>\$163.89</b>
		<b>200007438688/ 0420</b>			
			<b>Community Shelter</b>		
			001-000-576-80-47-02	Utilites: Electric	\$10.45
		<b>Total 200007438688/ 0420</b>			<b>\$10.45</b>
		<b>200009375045/ 0420</b>			
			<b>Vac Station</b>		
			401-000-535-80-47-02	Utilities: Electric	\$3,113.49
		<b>Total 200009375045/ 0420</b>			<b>\$3,113.49</b>
		<b>200009375466/ 0420</b>			
			<b>Sewer Odor Monitor</b>		
			401-000-535-80-47-02	Utilities: Electric	\$10.45
		<b>Total 200009375466/ 0420</b>			<b>\$10.45</b>
		<b>200011379118/ 0420</b>			
			<b>Memorial Park</b>		
			001-000-576-80-47-02	Utilites: Electric	\$12.29
		<b>Total 200011379118/ 0420</b>			<b>\$12.29</b>
		<b>200012230070/ 0420</b>			
			<b>Entwistle &amp; Milwaukee</b>		
			401-000-534-80-47-02	Utilities - Electric	\$152.75
		<b>Total 200012230070/ 0420</b>			<b>\$152.75</b>
		<b>200013067232/ 0420</b>			
			<b>City Shop</b>		
			001-000-576-80-47-02	Utilites: Electric	\$9.42
			101-000-542-40-47-02	Utilites: Electric	\$3.95
			101-000-543-50-47-02	Shop Utilities - Electric	\$17.44
			401-000-538-10-47-02	Utilities: Electric	\$85.47
		<b>Total 200013067232/ 0420</b>			<b>\$116.28</b>
		<b>200014375857/ 0420</b>			
			<b>City Hall ~ Electric</b>		
			001-000-518-10-47-02	Utilites: Electric	\$109.00
			001-000-558-50-47-02	Utilites: Electric	\$63.10
			101-000-543-50-47-02	Shop Utilities - Electric	\$24.38
			401-000-538-10-47-02	Utilities: Electric	\$162.07
		<b>Total 200014375857/ 0420</b>			<b>\$358.55</b>

Vendor	Number	Reference	Account Number	Description	Amount
		<b>200017060134/ 0420</b>			
			<b>Tolt Commons</b>		
			001-000-576-80-47-02	Utilites: Electric	\$13.42
		<b>Total 200017060134/ 0420</b>			<b>\$13.42</b>
		<b>300000001242/ 0420</b>			
			<b>Citywide Street Lights</b>		
			101-000-542-63-47-00	Street Lighting	\$1,634.45
		<b>Total 300000001242/ 0420</b>			<b>\$1,634.45</b>
	<b>Total 35427</b>				<b>\$5,758.03</b>
<b>Total Puget Sound Energy</b>					<b>\$5,758.03</b>
<b>RVSD ~ School Impact Fees</b>					
	<b>35428</b>				
				<b>2020 - April - Apr 21 Claims</b>	
		<b>Mar'20 School Impact Fee Remittance</b>			
			633-000-589-30-00-05	Trust: School Impact Fee Remit	\$12,738.00
		<b>Total Mar'20 School Impact Fee Remittance</b>			<b>\$12,738.00</b>
	<b>Total 35428</b>				<b>\$12,738.00</b>
<b>Total RVSD ~ School Impact Fees</b>					<b>\$12,738.00</b>
<b>Sharp Business Systems</b>					
	<b>35429</b>				
				<b>2020 - April - Apr 21 Claims</b>	
		<b>9002633887</b>			
			<b>550 Copier 012420 thru 022620</b>		
			001-000-511-60-31-00	Office/Operating Supplies	\$0.13
			001-000-513-10-31-00	Office/Operating Supplies	\$0.25
			001-000-514-20-31-00	Office/Operating Supplies	\$0.69
			001-000-558-50-31-00	Office/Operating Supplies	\$0.15
			001-000-558-60-31-00	Office/Operating Supplies	\$0.44
			101-000-543-30-31-00	Office/Operating Supplies	\$0.41
			106-000-536-20-31-00	Operating Supplies	\$0.03
			401-000-538-10-31-00	Office/Operating Supplies	\$3.60
			406-000-537-30-31-00	Office/Operating Supplies	\$0.03
		<b>Total 9002633887</b>			<b>\$5.73</b>
		<b>9002696575</b>			
			<b>550 Copier 022620 thru 032720</b>		
			001-000-511-60-31-00	Office/Operating Supplies	\$0.11
			001-000-513-10-31-00	Office/Operating Supplies	\$0.21
			001-000-514-20-31-00	Office/Operating Supplies	\$0.58
			001-000-558-50-31-00	Office/Operating Supplies	\$0.13
			001-000-558-60-31-00	Office/Operating Supplies	\$0.37
			101-000-543-30-31-00	Office/Operating Supplies	\$0.34
			106-000-536-20-31-00	Operating Supplies	\$0.03
			401-000-538-10-31-00	Office/Operating Supplies	\$3.01

Vendor	Number	Reference	Account Number	Description	Amount
			406-000-537-30-31-00	Office/Operating Supplies	\$0.02
		<b>Total 9002696575</b>			<b>\$4.80</b>
	<b>Total 35429</b>				<b>\$10.53</b>
<b>Total Sharp Business Systems</b>					<b>\$10.53</b>
<b>UNITED SITE SERVICES</b>					
	<b>35430</b>				
				<b>2020 - April - Apr 21 Claims</b>	
		<b>114-10109350</b>			
			<b>Hockert Park ADA Sanican</b>		
			001-000-576-80-41-01	Prof Svc - Sanican	\$167.95
		<b>Total 114-10109350</b>			<b>\$167.95</b>
	<b>Total 35430</b>				<b>\$167.95</b>
<b>Total UNITED SITE SERVICES</b>					<b>\$167.95</b>
<b>Utilities Underground</b>					
	<b>35431</b>				
				<b>2020 - April - Apr 21 Claims</b>	
		<b>0030129</b>			
			<b>March Locates</b>		
			101-000-542-40-41-04	Utility Locates	\$15.05
			401-000-534-60-41-05	Utility Locates	\$15.05
			401-000-535-60-41-05	Utility Locates	\$15.05
		<b>Total 0030129</b>			<b>\$45.15</b>
	<b>Total 35431</b>				<b>\$45.15</b>
<b>Total Utilities Underground</b>					<b>\$45.15</b>
<b>Verizon Wireless</b>					
	<b>35432</b>				
				<b>2020 - April - Apr 21 Claims</b>	
		<b>9851953301</b>			
			001-000-518-10-42-03	Communications: Cellular	\$10.13
			101-000-542-40-42-03	Communications/Cellular Phone	\$7.24
			101-000-543-30-42-03	Communications/Cellular Phone	\$11.58
			401-000-538-10-42-03	Communications: Cellular Phone	\$115.81
		<b>Total 9851953301</b>			<b>\$144.76</b>
	<b>Total 35432</b>				<b>\$144.76</b>
<b>Total Verizon Wireless</b>					<b>\$144.76</b>
<b>Grand Total</b>		<b>Vendor Count</b>	<b>21</b>		<b>\$88,932.56</b>



# Fund Transaction Summary

---

Transaction Type: Invoice  
Fiscal: 2020 - April - Apr 21 Claims

Fund Number	Description	Amount
001	General Fund	\$5,172.72
101	Street Fund	\$2,385.12
106	Cemetery Fund	\$158.39
401	Water & Sewer Utility Fund	\$61,653.00
406	Landfill Financial Assurance	\$67.91
408	Sewer Capital Fund	\$4,103.26
633	Trust Fund	\$15,392.16
	<b>Count: 7</b>	<b>\$88,932.56</b>



# CARNATION CITY COUNCIL

## AGENDA BILL

<b>TITLE:</b> A Proclamation designating April 2020 as Sexual Assault Awareness Month.	<b>Agenda Bill No.:</b>	AB20-13	
	<b>Type of Action:</b>	MOTION	
	<b>Origin:</b> <i>(Council/Manager)</i>	Mayor & Manager	
	<b>Agenda Bill Author:</b>	City Clerk	
<b>EXHIBITS:</b> <ul style="list-style-type: none"> <li>Proposed Proclamation</li> <li>Letter of request from SCA</li> </ul>	<b>Date Submitted:</b>	04/09/2020	
	<b>For Agenda of:</b>	04/21/2020	
	<b>Expenditure Required:</b>		
	<b>Amount Budgeted:</b>		
	<b>Appropriation Required:</b>		
<b>SUMMARY STATEMENT AND DISCUSSION:</b> <p>The goal of Sexual Assault Awareness Month (SAAM) is a national and regional effort to help educate our communities about ways we can all better recognize, respond to, and help end sexual violence.</p> <p>Last year, the City of Carnation proclaimed April as Sexual Assault Awareness Month along with 35 other member cities of the Sound Cities Association and the King County Council.</p>			
<b>RECOMMENDED ACTION:</b> I move to approve a proclamation designating April 2020 as Sexual Assault Awareness Month.			
<b>LEGISLATIVE HISTORY:</b> 04/04/17 April 2017 proclaimed as Sexual Assault Awareness Month. 03/20/18 April 2018 proclaimed as Sexual Assault Awareness Month. 04/02/19 April 2019 proclaimed as Sexual Assault Awareness Month.			
<b>ACTION TAKEN</b>			
<b>MOTION AS PROPOSED</b>		<b>MOTION AS AMENDED</b>	
Motion made by:		Motion made by:	
Second by:		Second by:	
	YES Vote	NO Vote	
Hawkins			Hawkins
Ribail			Ribail
Harris			Harris
Lisk			Lisk
Green			Green
Passed/Failed		Passed/Failed	
Ordinance/Resolution No.:		Ordinance/Resolution No.:	

# CITY OF CARNATION



## OFFICIAL PROCLAMATION

*Whereas*, in Washington State, 45% of women and 22% of men report having experienced sexual violence in their lifetime; and

*Whereas*, Rape is among the most underreported crimes for reasons that include victim's fear of being disbelieved or further traumatized within systems designed to support them. Additional barriers to reporting, such as language, immigration status, or gender and racial bias, reduce reporting even further; and

*Whereas*, in King County, more than 7,400 adults and children received specialized assistance from organizations with programming for sexual assault victims in 2019; and

*Whereas*, demand for services to help survivors heal has increased significantly since 2016, reflecting the cultural shift that is taking place that has prompted many survivors who have remained silent to now speak up and seek the help they need to heal; and

*Whereas*, individual and community impacts of sexual violence are rooted in and compounded by racial, gender, sexual orientation, and other forms of oppression; and

*Whereas*, King County is home to many organizations that provide culturally and linguistically specific services for survivors from various racial/ethnic, faith, and cultural communities, survivors who are immigrants and refugees, survivors who are LGBTQ, and survivors with disabilities, and these culturally specific services are critical to effectively respond to the specific needs and barriers many survivors face; and

*Whereas*, negative impacts of sexual violence trauma on women, men, children and youth include fear, concern for safety, symptoms of post-traumatic stress disorder, injury, and missed work or school; and

*Whereas*, negative impacts of sexual violence trauma on women, men, children and youth include fear, concern for safety, symptoms of post-traumatic stress disorder, injury, and missed work or school; and

*Whereas*, working together to support our community's response to sexual violence, supporting survivors when they come forward, speaking out against and working to change harmful attitudes and actions, and engaging in sexual violence education and prevention work helps end sexual violence;

*Now, Therefore*, we, the City Council of the City of Carnation, King County, Washington, join advocates and communities across King County in taking action to prevent sexual violence by standing with survivors and proclaiming

***April 2020 as Sexual Assault Awareness Month***

Together, we commit to a safer future for all children, young people, adults, and families in our community.

*Signed* this 21<sup>st</sup> day of April 2020.

---

Kimberly Lisk, Mayor



SOUND CITIES ASSOCIATION

38 Cities. A Million People. One Voice.

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**President**

Dana Ralph  
Mayor  
City of Kent

**Vice President**

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Councilmember  
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Leanne Guier  
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City of Pacific

Angela Birney  
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City of Redmond

James McNeal  
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Mary Lou Pauly  
Mayor  
City of Issaquah

Wendy Weiker  
Deputy Mayor  
City of Mercer Island

Nancy Backus  
Mayor  
City of Auburn

Jan Molinaro  
Mayor  
City of Enumclaw

Christie Malchow  
Deputy Mayor  
City of Sammamish

Laura Philpot  
City Manager  
City of Maple Valley

**Executive Director**

Deanna Dawson

**Sound Cities Association**  
6300 Southcenter Blvd., Suite 206  
Tukwila, WA 98188  
(206) 433-7168  
SCA@SoundCities.org  
www.SoundCities.org

Dear Colleague,

Our cities will participate in Sexual Assault Awareness Month (SAAM) this April as part of a national and regional effort to help educate our communities about ways we can all better recognize, respond to, and help end sexual violence.

**We invite you to join with us in a strong show of solidarity with survivors across the region.**

This year’s regional theme for SAAM is “Shine a Light.” By proclaiming support for survivors and their families, and speaking out loud about how sexual violence affects our communities, we intend to spotlight the issue, and engage the whole community in this important conversation.

Doing so sends an important signal to survivors, families and our whole community: we are *all* part of the solution. We can help end sexual violence by understanding the nature of sexual violence, and, importantly, helping to ensure every member of our community knows about resources that are available to help survivors, including a 24-hour Resource Line at 1.888.99.VOICE that is available from the King County Sexual Assault Resource Center (KCSARC) for help and information.

In the last two years, 35 municipalities, including the King County Council, participated in SAAM with a proclamation. A sample proclamation for 2020 is attached.

In addition, many municipalities have chosen to share videos, graphics, prevention and education messages provided by KCSARC in their newsletters, on websites, social media, and blogs. An updated communications toolkit from KCSARC is available to help you actively engage in this important topic.

**The most important thing we can all understand about sexual violence is that it thrives when it is kept in the shadows.** Perpetrators depend on the silence of their victims. In the majority of cases, sexual assault is committed by someone the victim knows and trusts – for example, a family member, teacher, employer, or a landlord.

National crime statistics overall show that three in four victims of sexual assault do not report. Many victims don’t speak out because they fear they will not be believed. Among survivors who are part of our immigrant community, that reluctance to seek help is compounded by fear of interacting with law enforcement and other systems that exist to help them and protect public safety.

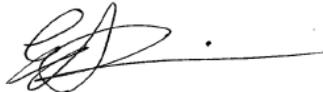
When we allow space in our communities for informed conversations –in our schools, in our homes, in the public square – we signal to survivors we want to hear from them, and we empower them to speak up and seek help. Hearing “I believe you, I want to help support you, and I know where you can get help right now” is an important first message all survivors need to begin healing.

Please join us in sending a strong message that sexual violence has no place in our communities by actively participating in this month of awareness, education, and support for survivors.

Thank you,



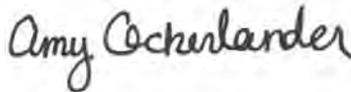
Dana Ralph  
Mayor, City of Kent  
President, Sound Cities Association



Ed Prince  
Councilmember, City of Renton  
Vice President, Sound Cities Association



Jeff Wagner  
Mayor, City of Covington



Amy Ockerlander  
Mayor, City of Duvall



Leanne Guier  
Mayor, City of Pacific



Angela Birney  
Mayor, City of Redmond



James McNeal  
Councilmember, City of Bothell



Mary Lou Pauly  
Mayor, City of Issaquah



Nancy Backus  
Mayor, City of Auburn



Jan Molinaro  
Mayor, City of Enumclaw



Wendy Weiker  
Deputy Mayor, City of Mercer Island



Christie Malchow  
Deputy Mayor, City of Sammamish



Laura Philpot  
City Manager, City of Maple Valley



# CARNATION CITY COUNCIL DISCUSSION ITEM

**Subject:** King County Youth Sports Facility Grant  
**Origin:** Amy Arrington, City Manager  
**Date Submitted:** 04/16/2020  
**Agenda Date:** 04/21/2020

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Since 1993, King County Parks' Youth Sports Facilities Grant Program (YSFG) has been building new and renovating old youth sports facilities. The YSFG program has awarded nearly 350 grants to cities, school districts, and non-profits to improve fields, sports courts, playgrounds, and skate parks.

In early 2020, the City received notice that King County Parks will be administering the Youth and Amateur Sports Fund program which includes a grant that Council Member Kathy Lambert has awarded the City in the amount of \$17,000.

The next step in the process is to submit a grant application to the County. Staff is recommending the City select the refurbishment of the tennis courts in Memorial Park. Since the Parks, Recreation, and Open Space (PROS) Plan is not complete, the City should focus on an existing facility that needs improvement rather than adding something new.

Staff is working to obtain an updated estimate for this work. The previous estimate received approximately 12 months ago, was for \$25,000. Staff is requesting Council consensus on the proposed project with the understanding that the City will fund the difference between the grant funding and project costs. This contribution should not exceed \$13,000. With this direction, staff will work with the County to complete the required process before moving to construction.



## MEMORANDUM

**To:** Carnation City Council

**Subject:** PROS Plan status and direction

**Origin:** Amy Arrington, City Manager  
Amanda Smeller, City Planner

**Date Submitted:** 04/16/2020

**Agenda Date:** 04/21/2020

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City Council directed staff to issue a Request for Proposals for consulting firms to assist us with the PROS plan update. Staff reached out to several firms with a March 30, 2020 deadline for submittal. Of those firms, we received one formal proposal from Conservation Technix, which is attached in this packet. As you know, we had previous discussions with BERK to assist us with the update, and they did provide an informal proposal early on. However, BERK did not submit a formal proposal as they indicated they do not currently have the resources to assist but indicated they may later in the spring. Their informal proposal is also attached for comparison.

The Parks Advisory Board held their first meeting via Microsoft Teams on April 8, 2020. This was an informal, introductory meeting to discuss the role of the board, what has been done so far, and the remaining direction we need from City Council. The three-member board is excited to get started and we will be meeting every other week to start. Staff is hoping to provide updated information to the board at the next meeting on April 23.

Staff requests Council direction and input on the following:

- Consultant assistance
  - Selection process – would Council prefer staff issue another RFP in the hopes of collecting additional consultant proposals?
  - Can Council confirm that they are in support of utilizing a consultant, and the extent of such? Staff understands this answer is likely based on the budget allocation and consultant proposals.
- Budget
  - Will Council allocate additional funds above the \$15,000 already earmarked for the update?

Inventory and type of park (from current 2015 Comprehensive Plan, Parks Element):

- Fred Hockert Park (mini-park)
- River's Edge Park (mini-park)
- West Side Park (mini-park)

- Valley Memorial Park (neighborhood park)
- Loutsis Park (neighborhood park)
- Tolt Commons (special use park)
- Tolt River Trail (special use park)

Other:

- Temporary off-leash dog park. This property is zoned industrial and is not listed in the Comprehensive Plan Parks element. (This is not officially a park).
- Lot W Evacuation Site. This property is in unincorporated King County outside the City's growth boundary. It is zoned RA10 under county regulations.



# Proposal & Qualifications

## City of Carnation Parks, Recreation & Open Space Plan



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TECHNIX

PO Box 12736, Portland, OR 97212  
conservationtechnix.com  
503.989.9345



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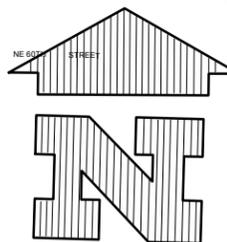
PLANNING TODAY...  
GREENING TOMORROW

# City of Carnation Zoning Map 2018

EXHIBIT E



**LOCHNER**



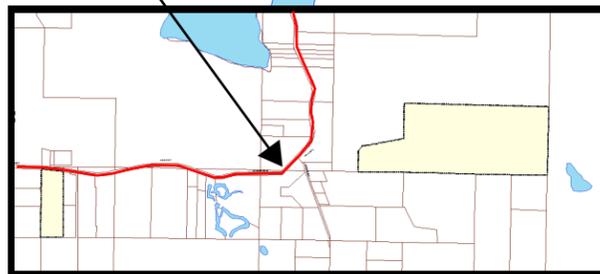
**Legend**

- City Limits
- Urban Growth Boundary

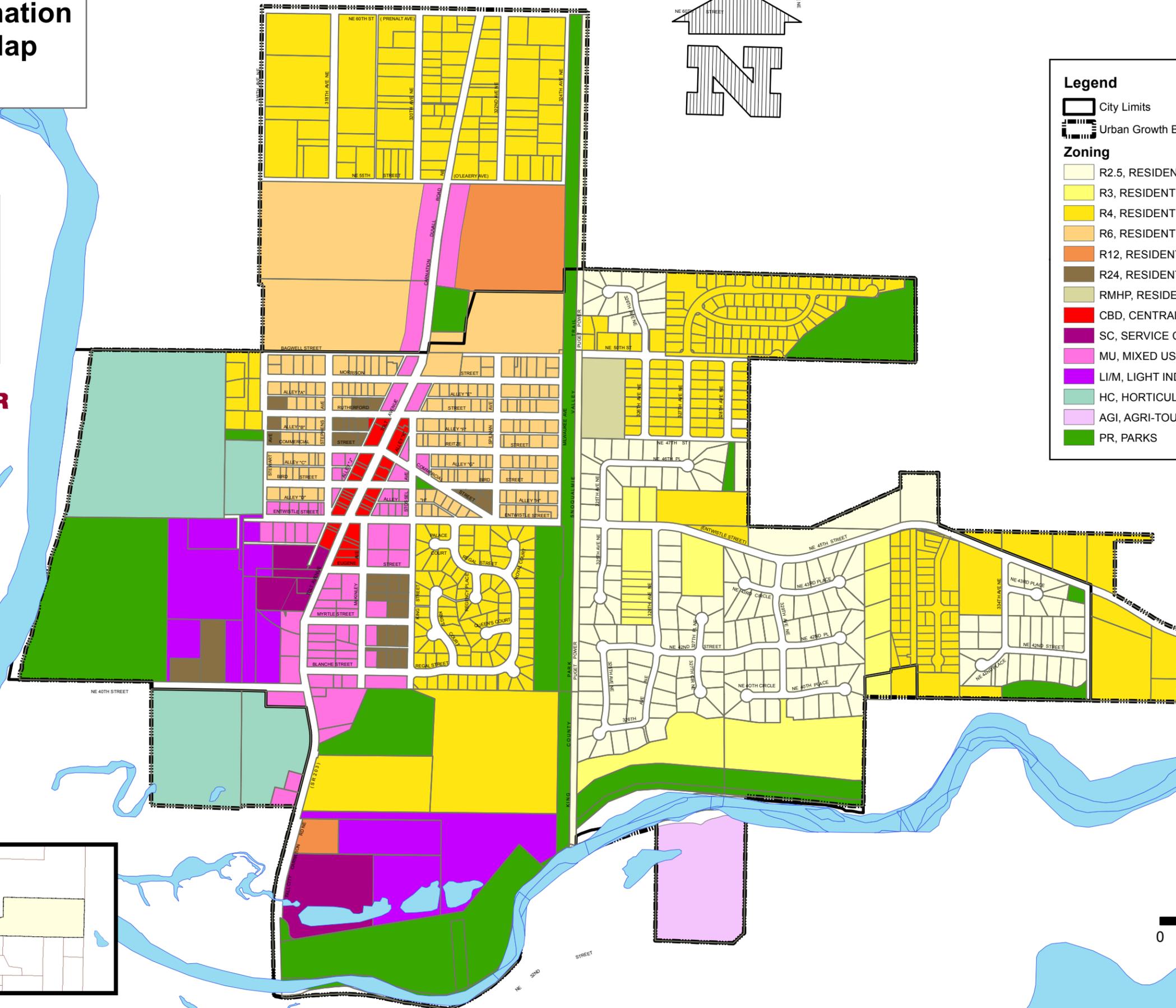
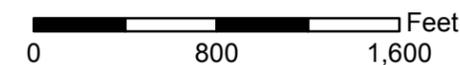
**Zoning**

- R2.5, RESIDENTIAL 2.5
- R3, RESIDENTIAL 3
- R4, RESIDENTIAL 4
- R6, RESIDENTIAL 6
- R12, RESIDENTIAL 12
- R24, RESIDENTIAL 24
- RMHP, RESIDENTIAL MOBILE HOME PARK
- CBD, CENTRAL BUSINESS DISTRICT
- SC, SERVICE COMMERCIAL
- MU, MIXED USE
- LI/M, LIGHT INDUSTRIAL / MANUFACTURING
- HC, HORTICULTURAL COMMERCIAL
- AGI, AGRI-TOURISM & INDUSTRIES
- PR, PARKS

N.E. 24th Street



1 inch = 800 feet





## MEMORANDUM

**To:** Carnation City Council

**Subject:** Table of Permissible Uses (non-residential uses)

**Origin:** Amy Arrington, City Manager  
Amanda Smeller, City Planner

**Date Submitted:** 04/16/2020

**Agenda Date:** 04/21/2020

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During the April 7 meeting, City Council discussed the proposed permissible use table (non-residential uses only). The Planning Board has spent several months amending the table to be more user friendly and easier to read. The current table, a track changes version, and the proposed table are all included in your packet here. Deputy Mayor Ribail had some questions that he provided in an email earlier this week. I have provided answers/additional information to these questions on page 15 of this staff report.

The following is a list of the proposed uses by zone, permissible, special, and conditional. The numbers listed next to some entries are the superscripts that apply to the use, which adds criteria in most cases. A complete list of the current superscripts can be found on page 14 of this staff report.

Under each zoning district heading, there is an explanation, currently found in CMC 15.36, about what each zone is meant to accommodate.

I also attached Section 4 of the Draft Carnation Economic Development Action Plan that BERK crafted early 2019. This section outlines market information, summarizing current inventory (at that time), findings from interviews, and opportunities to meet needs and wants.

### Central Business District

The central business district (CBD) is designed to accommodate a wide variety of commercial and limited residential and office activities that will result in the most appropriate and attractive use of the city's traditional central business district. The CBD is characterized by historic buildings and a pattern of land development of small lots served by alleys. The purpose of this zone is to enhance the pedestrian environment along Tolt Avenue by allowing and encouraging retail uses that draw pedestrians, and by restricting nonretail uses such as residences and offices to areas that do not front on Tolt Avenue. Development in the CBD is subject to the design standards and guidelines contained in CMC Chapter 15.96.

Offices for contractors of all construction trades (16, 18)

Miscellaneous manufacturing  
Motor vehicle and parts dealers (15)  
Furniture and home furnishing stores (10)  
Electronics and appliance stores  
Food and beverage stores  
Health and personal care stores  
Gas stations  
Clothing and clothing accessory stores  
Sporting goods, hobby, book, and music stores  
General merchandise stores  
Miscellaneous store retailers  
Nonstore retailers (conditional use: 16, 18)  
Scenic and sightseeing transportation (16)  
Couriers and messengers (16)  
Publishing industries (except internet) (18)  
Motion picture and sound recording industries (16, 18)  
Motion picture theater (except drive in)  
Broadcasting (except internet) (conditional use)  
Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98  
Internet publishing and broadcasting (16, 18)  
Wireless telecommunications carriers (Except satellite) (conditional use, 23)  
Internet service providers, web search portals, and data processing services (16, 18)  
Other information services  
Libraries and archives  
Credit information and related activities  
Insurance carriers and related activities  
Real estate  
Consumer goods rental  
Professional, technical, and scientific services (18)  
Scientific design and research (conditional use, 18)  
Office administrative services, business support services (18)  
Employment services (18)  
Private mail centers (including copy shops)  
Collection agencies, credit bureaus (18)  
Other business support services (18)  
Travel arrangement and reservation services  
Investigation and security services (16, 18)  
Locksmiths  
Exterminating and pest control services (16, 18)  
Landscaping services (16, 18)  
Carpet and upholstery cleaning services (16, 18)  
Convention and trade show organizers (18)  
Waste management and remediation services (16, 18)  
Arts and crafts schools/studios (19)  
Sports and recreation instruction (19)  
Language schools, exam prep and tutoring, education support services  
Automobile driving schools (16, 18)  
Offices of physicians, dentists, other health care practitioners

Family planning centers  
Outpatient mental health and substance abuse centers  
Medical and diagnostic laboratories (18)  
Home health care services (16, 18)  
Social assistance, nonresidential  
Social assistance, including shelter (conditional use, 16, 18)  
Performing arts companies  
Promoters, agents, managers (18)  
Independent artists, writers, and performers (9 – should this be a 9??)  
Museums, historical sites, and similar institutions  
Amusement arcades  
Fitness and recreational sports centers (19, 26)  
Hotels (except casino hotels) and motels  
Bed and breakfast inns (special use, 32)  
Full-service restaurants  
Drive thru espresso stands (special use, 25)  
Food service contractors/caterers (22)  
Mobile food services (37, 38)  
Drinking places (alcoholic beverages)  
Automotive repair and maintenance (conditional use, 10, 20)  
Consumer electronics repair and maintenance, computer and office repair and maintenance (16, 18)  
Personal and household goods repair and maintenance, footwear and leather goods repair (16, 18)  
Bicycle, jewelry, watches, musical instruments repair, clothing alterations (10)  
Personal care services  
Photofinishing  
Parking lots and garages (27)  
Religious, grantmaking, civic, professional, and similar organizations (16, 18)  
Executive, legislative, and other general government support  
Justice, public order, safety activities

## Service Commercial

The service commercial district (SC) is designed to accommodate commercial activities that provide needed services and goods to the residents of the area, particularly those types of commercial uses that require substantial parking and vehicular access from the state highway. Example uses may include, but are not limited to grocery stores, hair salons, dry cleaners, restaurants, shoe and clothing stores, hardware stores and pet supply stores. Residential uses are not allowed. Development in the SC zone is subject to the design standards and guidelines contained in CMC [Chapter 15.96](#) and must be designed to provide pedestrian and bicycle access from the existing community as well as vehicular access from the state highway.

Miscellaneous manufacturing  
Motor vehicle and parts dealers (10)  
Furniture and home furnishing stores (10)  
Electronics and appliance stores  
Building materials and garden equipment and supplies dealers (10, 29)  
Food and beverage stores  
Health and personal care stores  
Gas stations  
Clothing and clothing accessory stores  
Sporting goods, hobby, book, and music stores  
General merchandise stores (15)  
Miscellaneous store retailers  
Scenic and sightseeing transportation (16)  
Postal service  
Couriers and messengers (16)  
Motion picture theater (except drive in)  
Wireless telecommunication carriers (except satellite) (conditional use, 23)  
Internet service providers, web search portals, and data processing services  
Libraries and archives  
Credit intermediation and related activities  
Insurance carriers and related activities  
Consumer goods rental  
Veterinary services  
Employment services  
Private mail centers (including copy shops)  
Travel arrangement and reservation services  
Locksmiths  
Arts and crafts schools/studios  
State education facilities (conditional use, 35)  
Offices of physicians, dentists, other health care practitioners  
Family planning centers  
Outpatient mental health and substance abuse centers  
Other outpatient care centers  
Medical and diagnostic laboratories  
Child day care services  
Performing arts companies  
Amusement arcades

Fitness and recreational sports centers (15)  
Bowling centers  
Hotels (except casino hotels) and motels  
Full-service restaurants  
Drive thru espresso standards (special use, 25)  
Mobile food services  
Drinking places (alcoholic beverages)  
Automotive repair and maintenance (10, 20)  
Personal care services  
Dry cleaning and laundry services  
Photofinishing  
Parking lots and garages (27)  
Licensing services

## **Horticultural Commercial**

The horticultural commercial zone (HC) is designed to accommodate commercial activities that are consistent with the city's agricultural heritage and may attract visitors and destination shoppers from outside the city. Example uses may include, but are not limited to nurseries, demonstration gardens, fresh produce and open-air markets, fine dining establishments, hotels, wineries, florists, gift boutiques and small retail stores.

Crop production

Miscellaneous manufacturing

Building materials and garden equipment and supplies dealers

Miscellaneous store retailers

Wireless telecommunication facilities (except satellite) (conditional use, 23)

Internet service providers, web search portals, and data processing services

Veterinary services

Landscaping services

Performing arts companies

Botanical gardens

Museums, historical sites, and similar institutions

Amusement and theme parks (conditional use)

Horseback riding stables, recreational (special use)

Bed and breakfast inns (32)

Full-service restaurants

Mobile food services

Drinking places (special use, 22)

Marijuana producers, state licensed, marijuana processors, state licensed, marijuana retailers, state licensed (31)

## Agri-tourism and Industries

The Agri-tourism and Industries (AGI) zone represents a zone that provides for commercial and in some cases light industrial uses that have evolved from agricultural activities typical to the Snoqualmie Valley. Uses include marketing, processing and assembling agricultural, dairy, bakery, landscape, nursery and garden accessories; marketing, processing and assembling prepared foods and drinks for consuming on site or for distribution; and marketing of entertainment activities including festivals and educational experiences. Tourist related activities may include restaurants, retail stores, overnight accommodation, petting zoos, performances, amusement parks and similar activities. (Ord. 700 [§ 6](#) (Exh. F) (part), 2006: Ord. 670 [§ 4](#) (Exh. D) (part), 2005)

Crop production

Support activities for agriculture and forestry

Offices for contractors of all construction trades

Food manufacturing, beverage and tobacco product manufacturing

Merchant wholesales, durable goods

Nondurable goods

Furniture and home furnishings stores

Building materials and garden equipment and supplies dealers

Food and beverage stores

Health and personal care stores

Clothing and clothing accessory stores

Sporting goods, hobby, book, and music stores

Miscellaneous store retailers

Nonstore retailers

Truck transportation

Scenic and sightseeing transportation (16)

Warehousing and storage

Publishing industries (except internet)

Motion picture and sound recording industries

Broadcasting (Except internet) (conditional use, 23)

Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98

Internet publishing and broadcasting

Telecommunications (conditional use, 23)

Wireless telecommunications carriers (Except satellite) (conditional use, 23)

Internet service providers, web search portals, and data processing services

Other information services

Real estate

Self-storage

Rental and leasing services

Consumer goods rental

Professional, technical, and scientific services

Veterinary services

Office administrative services, business support services

Facilities support services

Employment services

Private mail centers (including copy shops)

Collection agencies, credit bureaus  
Exterminating and pest control services  
Landscaping services  
Packaging and labeling services  
Convention and trade show organizers  
Preschool and elementary schools  
Arts and craft schools/studios  
Sports and recreation instruction  
Home health care services  
Child day care services  
Performing arts, spectator sports, and related industries  
Performing arts complexes  
Spectator sports, including teams and clubs  
Promoters, agents, managers  
Independent artists, writers and performers  
Museums, historical sites, and similar institutions  
Amusement and theme parks  
Amusement arcades  
Gambling industries  
Fitness and recreational sports centers  
Horseback riding stables, recreational  
Hotels (Except casino hotels) and motels  
Bed and breakfast inns (32)  
Recreational vehicle parks and recreational camps  
Full-service restaurants  
Drive thru espresso stands  
Food service contractors/caterers  
Mobile food services  
Drinking places (alcoholic beverages)  
Consumer electronics repair and maintenance, computer and office repair and maintenance  
Communication equipment repair and maintenance, commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance  
Pet daycare and boarding, pet grooming and training services (28)  
Religious, grantmaking, civic, professional, and similar organizations

## Mixed Use

The mixed use district (MU) is designed to accommodate a mixture of certain, limited residential uses, office uses and commercial uses. It is intended that this zoning classification be applied primarily in areas adjacent to the central business district, or as a transition zone between commercial and residential uses.

Offices for contractors of all construction trades (16, 18)  
Miscellaneous manufacturing  
Furniture and home furnishings stores  
Electronics and appliance stores  
Building materials and garden equipment and supplies dealers (10)  
Food and beverage stores (14)  
Health and personal care stores (14)  
Clothing and clothing accessory stores (14)  
Sporting goods, hobby, book, and music stores (14)  
General merchandise stores  
Miscellaneous store retailers (14)  
Scenic and sightseeing transportation (14, 16)  
Postal service  
Warehousing and storage (10, 18)  
Publishing industries (Except internet) (14)  
Motion picture and sound recording industries (14)  
Motion picture theater (except drive ins) (special use, 14)  
Broadcasting (except internet) (conditional use)  
Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98  
Internet publishing and broadcasting (14)  
Telecommunications (14, 16)  
Wireless telecommunications carriers (Except satellite) (conditional use, 23)  
Internet service providers, web search portals, and data processing services (14, 16)  
Other information services (14)  
Libraries and archives  
Credit intermediation and related activities  
Insurance carriers and related activities  
Real estate (14)  
Consumer goods rental (14)  
Professional, technical, and scientific services (14)  
Scientific design and research (conditional use, 14)  
Veterinary services (conditional use, 14)  
Office administrative services, business support services (14)  
Employment services (14)  
Private mail centers (including copy shops) (14)  
Collection agencies, credit bureaus (14)  
Repossession services (14, 16)  
Other business support services (14)  
Travel arrangement and reservation services (14)  
Investigation and security services (14, 16)  
Locksmiths (14)

Exterminating and pest control services (14, 16)  
 Landscaping services (14)  
 Carpet and upholstery cleaning services (14)  
 Convention and trade show organizers (14)  
 Waste management and remediation services  
 Preschool and elementary schools (14, 19)  
 Junior colleges (14)  
 Colleges, universities, professional schools (14)  
 Business schools and computer and management training, technical and trade schools  
 (conditional use, 14, 19)  
 Arts and crafts schools/studios (conditional use, 14, 19)  
 Sports and recreation instruction (14, 19)  
 Language schools, exam prep and tutoring, education support services (14)  
 Automobile driving schools (14)  
 State education facilities (conditional, 35)  
 Offices of physicians, dentists, other health care practitioners (14)  
 Family planning centers (14)  
 Outpatient mental health and substance abuse centers (14, 19)  
 Medical and diagnostic laboratories  
 Home health care services (14, 19)  
 Nursing and residential care facilities (conditional use, 15)  
 Social assistance, nonresidential  
 Social assistance, including shelter (conditional use, 14)  
 Child day care services (14)  
 Inpatient facilities including substance abuse facilities, mental health facilities, group homes  
 (conditional use, 35)  
 Performing arts complexes (14)  
 Promoters, agents, managers  
 Independent artists, writers, and performers (14)  
 Museums, historical sites, and similar institutions (14)  
 Fitness and recreational sports centers (14, 19)  
 Bed and breakfast inns (32)  
 Rooming and boarding houses (conditional use)  
 Full-service restaurants (14)  
 Drive thru espresso stands (special use, 25)  
 Food service contractors/caterers  
 Mobile food services  
 Drinking places (alcoholic beverages) (14)  
 Automotive repair and maintenance (conditional use, 10, 20)  
 Consumer electronics repair and maintenance, computer and office repair and maintenance (14,  
 16)  
 Personal and household goods repair and maintenance, footwear and leather goods repair (14,  
 16)  
 Bicycle, jewelry, watches, musical instruments repair, clothing alterations (10, 14)  
 Personal care services (14)  
 Funeral homes and funeral services  
 Dry cleaning and laundry services  
 Pet daycare and boarding, pet grooming and training services (conditional use, 28)

Photofinishing (14)

Religious, grantmaking, civic, professional, and similar organizations (14, 15)

Executive, legislative and other general government support (14)

Licensing services (14)

## Light Industrial / Manufacturing

The light industrial/manufacturing district (LI/M) is established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment, and sexually oriented businesses and erotic entertainment establishments. The performance standards set forth in Part I of [Chapter 15.44](#) place limitations on the characteristics of uses located in this district. (Ord. 700 [§ 6](#) (Exh. F) (part), 2006; Ord. 670 [§ 4](#) (Exh. D) (part), 2005)

Electric Power Transmission, Control, and Distribution  
Water Supply and Irrigation Systems, Sewage Treatment Facilities (conditional use)  
Offices for contractors of all construction trades  
Food manufacturing, beverage and tobacco product manufacturing  
Textile and textile product mills, apparel manufacturing  
Wood product manufacturing  
Paper manufacturing  
Printing and related support activities  
Nonmetallic mineral product manufacturing  
Fabricated metal product manufacturing  
Computer and electronic product, electrical equipment, appliance, and component manufacturing  
Transportation equipment manufacturing  
Furniture and related product manufacturing  
Miscellaneous manufacturing  
Merchant wholesales, durable goods (10)  
Nondurable goods (10)  
Whole electronic markets, agents, and brokers  
Motor vehicle and parts dealers (10)  
Building materials and garden equipment and supplies dealers  
Nonstore retailers  
Airport, state or regional transportation facilities as defined in RCW 47.06.140 (conditional use)  
Truck transportation  
Transit and ground passenger transportation  
Scenic and sightseeing transportation  
Support activities for transportation  
Couriers and messengers  
Warehousing and storage  
Publishing industries (Except internet)  
Motion picture and sound recording industries  
Broadcasting (Except internet) (conditional use)  
Telecommunications (conditional use, 23)  
Wireless telecommunications carriers (except satellite) (conditional use, 23)  
Self-storage  
Rental and leasing services  
Facilities support services  
Investigation and security services  
Exterminating and pest control services  
Landscaping services  
Carpet and upholstery cleaning services

Packaging and labeling services  
Convention and trade show organizers  
Sports and recreation instruction  
Medical and diagnostic laboratories  
Ambulance services  
Racetracks (conditional use)  
Independent artists, writers, and performers  
Botanical garden (?)  
Fitness and recreational sports centers  
Bowling centers  
Adult entertainment establishments (24)  
Full-service restaurants  
Drive thru espresso standards (special use, 25)  
Food service contractors/caterers  
Mobile food services  
Automotive repair and maintenance  
Consumer electronics repair and maintenance, computer and office repair and maintenance  
Communication equipment repair and maintenance, commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance  
Personal and household goods repair and maintenance, footwear and leather goods repair  
Personal care services  
Industrial launderers  
Pet daycare and boarding, pet grooming and training services (28)  
Fire protection  
Secure community transition facilities (conditional use, 35, 36)

Current Superscripts:

- 1 No permanent foundations allowed.
- 2 Minimum lot size one acre.
- 3 Separate entrances on two different streets, e.g., on corner lots.
- 4 Not allowed on parcels that front on Tolt Avenue.
- 5 Cottage type of housing only; maximum of 2 stories.
- 6 Microbrewery that is part of a food and drink establishment.
- 7 Blown and/or art glass as part of a gallery, or retail or educational establishment.
- 8 Ornamental metal products as part of a gallery, or retail or educational setting.
- 9 Manufacturing on an artisanal scale as part of a gallery, or retail or educational setting.
- 10 No unenclosed storage on-site.
- 11 No on-site propagation in greenhouses or external storage.
- 12 No on-site propagation in greenhouses.
- 13 Subject to master plan design review.
- 14 Hours of operation subject to restriction.
- 15 4,000 GSF maximum.
- 16 Office operations only.
- 17 All antenna subject to CMC 15.98.
- 18 May not be located on the ground floor along Tolt Avenue.
- 19 May not exceed 2,000 gsf.
- 20 All activities enclosed within structure.
- 21 Located above a permitted retail or food service use.
- 22 In conjunction with retail sales of food.
- 23 Must meet all requirements of CMC 15.98.
- 24 Must meet all requirements of CMC 15.44.100.
- 25 Drive-thru access not allowed from Tolt Avenue.
- 26 Must provide parking per CMC 15.72; no exemption for CBD.
- 27 Must comply with Design Standards for frontage and screening on Tolt Avenue.
- 28 Must meet all requirements of CMC 15.44.130.
- 29 All bins and open piles of soils, mulch, wood chips, bark dust, sand and similar materials shall be effectively contained thorough the use of appropriate confinement and/or treatment facilities such as to prevent any on-site and/or off-site migration of sediment from the pile or bin area.
- 30 Off-site tracking of sediment is prohibited.
- 31 May not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility, child care center, public park, library, or any other uses set forth in WAC 314-55-045.
- 32 One off street parking space shall be required for each room for rent.
- 33 No more than four rooms for rent per residence.
- 34 Property owner must reside on the property.
- 35 Subject to Chapter 15.120 Essential Public Facilities. Notwithstanding any provision of this Table, nothing herein shall be applied, interpreted, or enforced in a manner that unlawfully precludes the citing of essential public facilities.
- 36 Subject to RCW 71.09.285 Transition facility — Site policy guidelines.

Answers to Deputy Mayor Ribail's questions:

Forestry and Logging is a conditional use in the R2.5 zone because the City owned parcel that we do logging on was originally zoned Public Use (and we do not have this zone anymore). We do not want to make this a non-conforming use so we can continue this activity as needed.

Miscellaneous Manufacturing (NAICs 339) – listed as allowable in the CBD and MU zones in our current table. However, it appears I inadvertently dropped the superscript “9” which goes with the use in each zone it is allowable in. This makes a big difference, so I will correct that.

Prohibited uses are shown that way because under our existing table they aren't shown to be allowable in any zones. I removed them from the table and listed them under prohibited. This does not mean we cannot go back through and decide to make some of these allowable, conditional, etc.

Grove Windows and Supply is considered a window supply retailer, not wholesale, so would fall as a commercial use. They are proposing to locate on a property zoned Mixed Use.

Allow Wholesale electronic markets, agents, and brokers (NAICS 425) in Mixed Use? Wholesale is generally not an open to the public/regular retail entity.

Adding uses to the industrial zone to add more potential uses along Larsen: The Council can certainly add/remove allowable/conditional uses as they see fit. However, we will want to think about the zone as a whole and make sure the use fits where it would be allowable in the City as a whole and not just one particular property/area.

PR is parks and recreation zone. We do not want to add commercial or industrial uses to this zone. The parks and recreation district (P/R) is established to accommodate the appropriate location and development of parks that serve the recreational and open space needs of the community. It is intended that this zoning classification be applied primarily to publicly owned parks, recreational facilities, and open space.

71311/71312 (Amusement parks and amusement arcades) does cover Remlinger Farms.

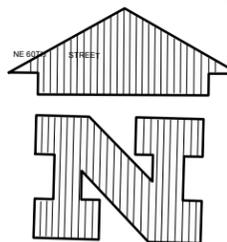
721191 (B&Bs/Inns) does not cover Air BNB.

# City of Carnation Zoning Map 2018

EXHIBIT E



**LOCHNER**



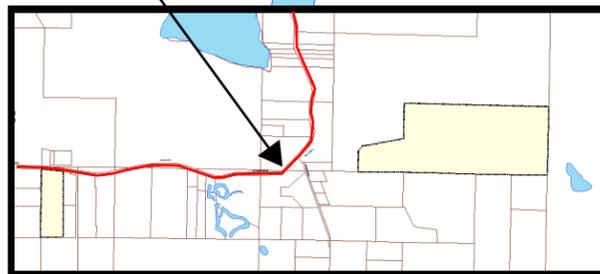
**Legend**

- City Limits
- Urban Growth Boundary

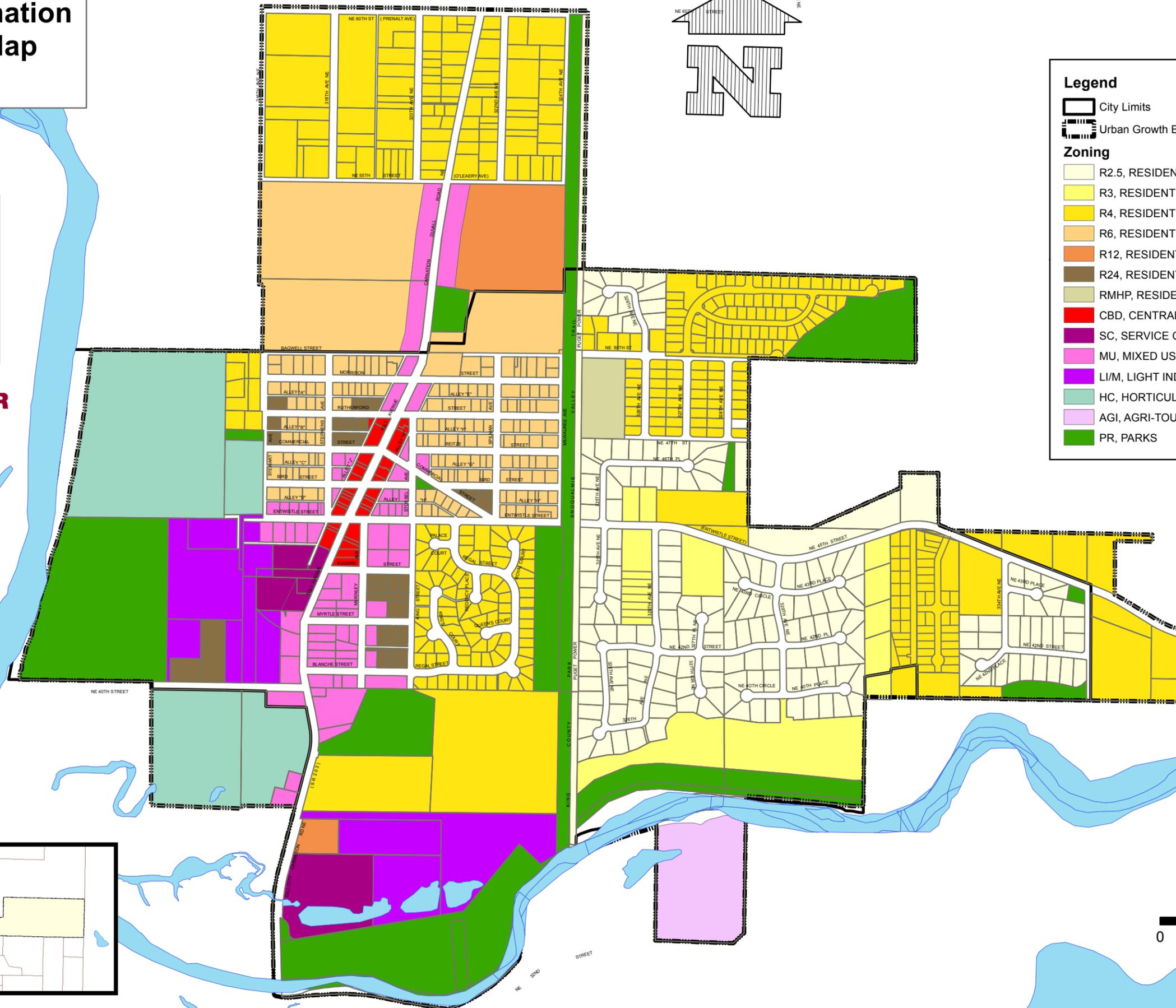
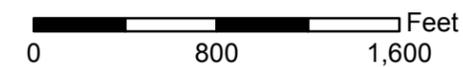
**Zoning**

- R2.5, RESIDENTIAL 2.5
- R3, RESIDENTIAL 3
- R4, RESIDENTIAL 4
- R6, RESIDENTIAL 6
- R12, RESIDENTIAL 12
- R24, RESIDENTIAL 24
- RMHP, RESIDENTIAL MOBILE HOME PARK
- CBD, CENTRAL BUSINESS DISTRICT
- SC, SERVICE COMMERCIAL
- MU, MIXED USE
- LI/M, LIGHT INDUSTRIAL / MANUFACTURING
- HC, HORTICULTURAL COMMERCIAL
- AGI, AGRI-TOURISM & INDUSTRIES
- PR, PARKS

N.E. 24th Street



1 inch = 800 feet



(d) Duplex.

(e) Multifamily.

(f) Assisted living facility. For the purposes of complying with this housing mix standard, a dwelling unit is defined as a place of residence or a room. For a facility where residents have individual rooms that open onto central corridors, each room is considered a unit. Similarly, a room that opens onto a central corridor and contains two patient beds should also be considered one dwelling unit.

Note: Dwelling units in a senior housing development shall be counted based on the housing type defined above they utilize.

Exceptions: For lots less than ten gross acres in area as of the adoption date of this ordinance, at least two housing types shall be utilized and no single housing type may occupy more than 80 percent of the total dwelling units on a lot. Lots less than five gross acres in area as of the effective date of this ordinance [October 31, 2018] are exempt from the requirements of this Note 6.

(7) Duplexes and townhouses are permitted only when served by alley or other shared access where garages do not face the street.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
11	Agriculture, Forestry, Fishing and Hunting													
111	Crop Production							P			P			

112	Animal Production													
113	Forestry and Logging												P	
115	Support Activities for Agriculture and Forestry										P			
*	Pasture													
21	Mining													
22	Utilities													
22112	Electric Power Transmission, Control, and Distribution											P	P	
22131	Water Supply and Irrigation Systems												P	
22132	Sewage Treatment Facilities												P	

23	Construction											P		
	Offices for contractors including all construction trades						P16, 18			P16, 18	P	P		
31-33	Manufacturing													
311	Food Manufacturing										P	P		
3116	Animal Slaughtering and Processing													
311811	Retail Bakeries						P	P	P	P	P	P		
311812	Commercial Bakeries										P	P		
31212	Breweries						P6	P6	P6	P6	P	P		
31213	Wineries										P	P		
31214	Distilleries										P	P		

3122	Tobacco Manufacturing											P		
313	Textile Mills											P		
314	Textile Product Mills											P		
315	Apparel Manufacturing											P		
316	Leather and Allied Product Manufacturing													
3211	Sawmills and Wood Preservation													
3219	Other Wood Product Manufacturing											P		
32191	Millwork											P		
3221	Pulp, Paper, and Paperboard Mills													

3222	Converted Paper Product Manufacturing											P		
323	Printing and Related Support Activities											P		
324	Petroleum and Coal Products Manufacturing													
325	Chemical Manufacturing													
326	Plastics and Rubber Products Manufacturing													
327	Nonmetallic Mineral Product Manufacturing											P		

327215	Glass Product Manufacturing Made of Purchased Glass						P7	P7	P7	P7		P		
331	Primary Metal Manufacturing													
3321	Forging and Stamping													
3322	Cutlery and Handtool Manufacturing											P		
3323	Architectural and Structural Metals Manufacturing											P		
33232	Ornamental and Architectural Metal Products Manufacturing						P8	P8	P8	P8		P		

3324	Boiler, Tank, and Shipping Container Manufacturing													
3325	Hardware Manufacturing										P			
3326	Spring and Wire Product Manufacturing													
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing										P			
3328	Coating, Engraving, Heat Treating, and Allied Activities													
3329	Other Fabricated Metal Product Manufacturing										P			

333	Machinery Manufacturing													
334	Computer and Electronic Product Manufacturing											P		
335	Electrical Equipment, Appliance, and Component Manufacturing											P		
33591	Battery Manufacturing													
336	Transportation Equipment Manufacturing											P		
3364	Aerospace Product and Parts Manufacturing													

3365	Railroad Rolling Stock Manufacturing													
336612	Boat Building											P		
336991	Motorcycle, Bicycle, and Parts Manufacturing											P		
337	Furniture and Related Product Manufacturing											P		
337121	Upholstered Household Furniture Manufacturing						P9	P9	P9	P9		P		
337122	Nonupholstered Wood Household Furniture Manufacturing						P9	P9	P9	P9		P		

337124	Metal Household Furniture Manufacturing						P9	P9	P9	P9		P		
337212	Custom Architectural Woodwork and Millwork Manufacturing						P9	P9	P9	P9		P		
33792	Blind and Shade Manufacturing						P9	P9	P9	P9		P		
339	Miscellaneous Manufacturing						P9	P9	P9	P9		P		
33991	Jewelry and Silverware Manufacturing						P9	P9	P9	P9		P		
33993	Doll, Toy, and Game Manufacturing						P9	P9	P9	P9		P		

339992	Musical Instrument manufacturing						P9	P9	P9	P9		P		
42	Wholesale Trade													
4231	Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers										P	P10		
4232	Furniture and Home Furnishing Merchant Wholesalers										P	P		
4233	Lumber and Other Construction Materials Merchant Wholesalers											P		

4234	Professional and Commercial Equipment and Supplies Merchant Wholesalers											P	P		
4235	Metal and Mineral (except Petroleum) Merchant Wholesalers												P		
4236	Electrical and Electronic Goods Merchant Wholesalers												P		
4237	Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers												P		

4238	Machinery, Equipment, and Supplies Merchant Wholesalers										P	P10		
4239	Miscellaneous Durable Goods Merchant Wholesalers										P	P10		
424	Merchant Wholesalers, Nondurable Goods										P	P		
4243	Apparel, Piece Goods, and Notions Merchant Wholesalers										P	P10		
4244	Grocery and Related Product Wholesalers										P	P10		

*	Livestock or poultry merchant wholesalers													
4245	Farm Product Raw Material Merchant Wholesalers									P	P10			
4248	Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers									P	P10			
4249	Miscellaneous Nondurable Goods Merchant Wholesalers									P	P			
42493	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers							P		P	P			

425	Wholesale Electronic Markets and Agents and Brokers											P		
44-45	Retail Trade													
441	Motor Vehicle and Parts Dealers													
4411	Automobile Dealers							P10				P10		
	Classic or vintage motor vehicle sales or rental wherein the motor vehicles are stored or displayed entirely within an enclosed building.						P10		P10					
4412	Other Motor Vehicle Dealers								P10			P10		

4413	Automotive Parts, Accessories, and Tire Stores													
44131	Automotive Parts and Accessories Stores						C10		P10	P10		P10		
44132	Tire Dealers						C10		P10			P10		
442	Furniture and Home Furnishings Stores						P10		P10		P	P10		
443	Electronics and Appliance Stores						P		P	P				
44411	Home Centers													
44412	Paint and Wallpaper Stores						P		P	P				
44413	Hardware Stores						P		P	P				

44419	Other Building Material Dealers						P10		P10	P10		P		
44421	Outdoor Power Equipment Stores										P	P		
44422	Nursery, Garden Center, and Farm Supply Stores						C11	P	P29, 30		P	P		
4451	Grocery Stores						P		P13		P			
44512	Convenience Stores						P		P	C14	P			
4452	Specialty Food Stores						P		P	P14	P			
44523	Fruit and Vegetable Markets						P	P	P	P14	P			
4453	Beer, Wine, and Liquor Stores						P		P		P			

446	Health and Personal Care Stores						P		P	P14	P			
44611	Pharmacies and Drug Stores						P		P	P14				
446120	Cosmetics, Beauty Supplies, and Perfume Stores						P		P	P14				
44613	Optical Goods Stores						P		P	P14				
44619	Other Health and Personal Care Stores						P		P	P14				
446191	Food (Health) Supplement Stores						P		P	P14	P			
446199	All Other Health and Personal Care Stores						P		P	P14				
447	Gasoline Stations						P		P					

44711	Gasoline Stations with Convenience Stores						P		P					
448	Clothing and Clothing Accessories Stores						P		P	P14	P			
451	Sporting Goods, Hobby, Book, and Music Stores						P		P	P14	P			
4521	Department Stores								P13					
452112	Discount Department Stores								P13					
45291	Warehouse Clubs and Supercenters								C13					
45299	All Other General Merchandise Stores						C15		P13					
45311	Florists						P	P	P	P14	P			

4532	Office Supplies, Stationery, and Gift Stores						P		P	P14	P			
4533	Used Merchandise Stores						P10		P10	P10, 14	P			
45391	Pet and Pet Supplies Stores						P		P		P			
45392	Art Dealers						P	P	P	P14	P			
453991	Tobacco Stores						P		P					
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)						C		P					
454	Nonstore Retailers						C16, 18		C16, 18		P	P		
4543	Direct Selling Establishments						C16, 18					P		

45431	Fuel Dealers						C16, 18					P		
48-49	Transportation and Warehousing													
481	Air Transportation													
	Airport												C35	
	State or regional transportation facilities as defined in RCW 47.06.140												C35	
482	Rail Transportation													
483	Water Transportation													
484	Truck Transportation										P	P		
4853	Taxi and Limousine Service											P10		

4854	School and Employee Bus Transportation												P	
485991	Special Needs Transportation											P	P	
486	Pipeline Transportation													
487	Scenic and Sightseeing Transportation						P16		P16	P14, 16	P16	P		
48841	Motor Vehicle Towing											P		
491	Postal Service								P	P			P	
492	Couriers and Messengers						P16		P16			P		
493	Warehousing and Storage									P10, 18	P	P		

51	Information													
511	Publishing Industries (except Internet)						P18			P14	P	P		
512	Motion Picture and Sound Recording Industries						P16, 18			P14	P	P		
512131	Motion Picture Theaters (except Drive-Ins)						P		P	S14				
515	Broadcasting (except Internet)						C			C	C23	C		
515	Broadcasting (except internet) studio only - no on-site WCF that requires a CUP per <u>Chapter 15.98 CMC</u>						P			P	P			
516	Internet Publishing and Broadcasting						P16, 18			P14	P			

517	Telecommunications									P14, 16	C23	C23		
	Wireless Telecommunications Carriers (except Satellite)						C23	C23	C23	C23	C23	C23	C23	C23
518	Internet Service Providers, Web Search Portals, and Data Processing Services						P16, 18			P14, 16	P			
519	Other Information Services						P			P14	P			
*	Libraries												P	
*	Banks, credit unions + savings institutions						P		P	P				
*	Mortgage brokers						P			P				

*	Financial + estate planning + brokerages						P			P			
*	Insurance agencies						P			P			
<b>53</b>	<b>Real Estate and Rental and Leasing</b>												
531	Real Estate						P			P14	P		
53113	Self Storage										P	P	
5321	Automotive Equipment Rental andLeasing										P	P	
5322	Consumer Goods Rental						P		P	P14	P		
5323	General Rental Centers											P	

5324	Commercial and Industrial Machinery and Equipment Rental and Leasing											P		
54	Professional, Scientific, and Technical Services													
5411	Legal Services						P			P14	P			
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services						P			P14	P			
5413	Architectural, Engineering, and Related Services						P			P14	P			
5414	Specialized Design Services						P18			P14				

5415	Computer Systems Design and Related Services						P18			P14				
5416	Management, Scientific, and Technical Consulting Services						P18			P14				
5417	Scientific Research and Development Services						C18			C14				
5418	Advertising and Related Services						P16, 18			P14, 16				
54191	Marketing Research and Public Opinion Polling						P18			P14				
54192	Photographic Services						P		P	P14				

54193	Translation and Interpretation Services						P18			P14				
54194	Veterinary Services							P	P	C14	P			
55	<b>Management of Companies and Enterprises</b>													
5611	Office Administrative Services						P18			P14	P			
5612	Facilities Support Services										P	P		
5613	Employment Services						P18		C20	P14	P			
5614	Business Support Services						P18			P14	P			

561431	Private Mail Centers (Including Copy Shops)						P		P	P14	P			
56144	Collection Agencies						P18			P14	P			
56145	Credit Bureaus						P18			P14	P			
	Other Business Support Services						P18			P14				
561491	Repossession Services						P16, 18			P14, 16				
5615	Travel Arrangement and Reservation Services						P		P	P14				
5616	Investigation and Security Services						P16, 18			P14, 16		P		
561622	Locksmiths						P		P	P14				

56171	Exterminating and Pest Control Services						P16, 18			P14, 16	P	P		
56172	Janitorial Services						P16, 18			P14, 16	P	P		
56173	Landscaping Services						P16, 18	P		P14	P	P		
56174	Carpet and Upholstery Cleaning Services						P16, 18			P14		P		
56191	Packaging and Labeling Services										P	P		
56192	Convention and Trade Show Organizers						P18			P14	P			
5621	Waste Collection						P16, 18					P	P	

5622	Waste Treatment and Disposal													P	
	Solid waste handling facilities													C35	
56291	Remediation Services						P16, 18			P14, 16					
56292	Materials Recovery Facilities						P16, 18					P16		P	
<b>61</b>	<b>Educational Services</b>														
6111	Preschool, elementary and Secondary Schools									P14, 19	P			P	
6112	Junior Colleges													P	
6113	Colleges, Universities, and Professional Schools													P	

6114	Business Schools and Computer and Management Training									C14, <u>19</u>			P	
6115	Technical and Trade Schools									C14, <u>19</u>			P	
61161	Arts & Crafts Schools/Studios						P		P	C14, <u>19</u>	P			
61162	Sports and Recreation Instruction						P			P14, <u>19</u>	P	P		
61163	Language Schools						P			P14				
611691	Exam Preparation and Tutoring						P			P14				
611692	Automobile Driving Schools						P16, 18			P14				

6117	Educational Support Services						P			P14			P	
	State education facilities								C35	C35			C35	
62	<i>Health Care and Social Assistance</i>													
621	Ambulatory Health Care Services						P		P	P14			P	
6211	Offices of Physicians						P			P14				
6212	Offices of Dentists						P			P14				
6213	Offices of Other Health Practitioners						P			P14				
62141	Family Planning Centers						P			P14				

62142	Outpatient Mental Health and Substance Abuse Centers						P			P14, <u>19</u>			P	
62149	Other Outpatient Care Centers												P	
6215	Medical and Diagnostic Laboratories											P		
6216	Home Health Care Services						P16, 18			P14, <u>19</u>	P			
62191	Ambulance Services											P	P	
62199	All Other Ambulatory Health Care Services													
622	Hospitals												P	

623	Nursing and Residential Care Facilities	C15	C15			C				C15			P	
6241	Social assistance, nonresidential						P			P			P	
6242	Social Assistance, including shelter.						C16/18			C14			P	
	In-patient facilities including substance abuse facilities, mental health facilities, group homes									C35			C35	
6244	Child Day Care Services								P	P14	P			
71	<b>Arts, Entertainment, and Recreation</b>													

711	Performing Arts, Spectator Sports, and Related Industries										P			
7111	Performing Arts Companies						P	P	P	P14	P		P	S
7112	Spectator Sports										P		P	S
711211	Sports Teams and Clubs										P	P	P	S
711212	Racetracks											C		
7113	Promoters of Performing Arts, Sports, and Similar Events						P18			P	P			

7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures						P18			P	P			
7115	Independent Artists, Writers, and Performers						P9, 18			P14	P	P		
712	Museums, Historical Sites, and Similar Institutions						P	P		P14	P		P	S
*	Botanical gardens							P			P			
713	Amusement, Gambling, and Recreation Industries													
71311	Amusement and Theme Parks							C			P			

71312	Amusement Arcades						P		P		P			
7132	Gambling Industries										P			
71391	Golf Courses and Country Clubs													
71394	Fitness and Recreational Sports Centers						P19, 26		P15	P14, 19	P	P		
71395	Bowling Centers								P			P		
71399	Horseback riding stables, recreational							S			P			
*	Adult entertainment establishments											P24		
	(Movie theaters—See 512131)													

72	Accommodation and Food Services													
72111	Hotels (except Casino Hotels) and Motels						P		P		P			
721191	Bed-and-Breakfast Inns	S 32, 33, 34	S 32, 33, 34				S32	P32		P32	P32			
7212	RV (Recreational Vehicle) Parks and Recreational Camps										P			S
7213	Rooming and Boarding Houses	C	C							C				
7221	Full-Service Restaurants						P	P	P	P14	P	P		
	Drive-thru espresso stands						S25		S25	S25	P	S25		

	Food Service Contractors/Caterers						P22			P	P	P		
72233	Mobile Food Services										P	P		
7224	Drinking Places (Alcoholic Beverages)						P	S22	P	P14	P			
81	<b>Other Services (except Public Administration)</b>													
811	Repair and Maintenance													
8111	Automotive Repair and Maintenance						C10,20		P10, 20	C10, 20		P		
811211	Consumer Electronics Repair and Maintenance						P16, 18			P14, 16		P		

811212	Computer and Office Machine Repair and Maintenance						P16, 18			P14, 16	P	P		
811213	Communication Equipment Repair and Maintenance										P	P		
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance										P	P		
8114	Personal and Household Goods Repair and Maintenance						P16, 18			P14, 16		P		

81143	Footwear and Leather Goods Repair						P16, 18		P	P14, 16		P		
811490	Bicycle, jewelry, watches, musical instruments repair; clothing alterations						P10			P10, 14				
8121	Personal Care Services						P		P	P14		P		
81221	Funeral Homes and Funeral Services									P				
81222	Cemeteries and Crematories												P	
8123	Dry cleaning and Laundry Services								P	P				
812332	Industrial Lauderers											P		

*	Pet grooming and training services									P14	P			
*	Pet Daycare									C28	P28	P28		
*	Pet boarding										P	P		
81292	Photofinishing						P		P	P14				
81293	Parking Lots and Garages						P27		P27				P	
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations						P16, 18			P14	P		P	
*	Social and fraternal clubs, lodges									P14, 15	P			

*	Religious organizations (including houses of worship)	C15	C15							P14, 15	P				
92	<b>Public Administration</b>														
921	Executive, Legislative, and Other General Government Support					P18				P14				P	
*	Licensing services							P		P14					
922	Justice, Public Order, and Safety Activities													P	
92214	Correctional Institutions, state and local													C35	

	Secure community transition facilities											C35,36	C35,
92216	Fire Protection												P
	Cannabis and/or marijuana-related uses as defined by <u>Chapter 15.110 CMC</u>												
	Marijuana Producers, state licensed							P31					
	Marijuana Processors, state licensed							P31					
	Marijuana Retailers, state licensed							P31					
	Medical marijuana or cannabis collective gardens												

**Nonresidential Uses Notes:**

- 1 No permanent foundations allowed.
- 2 Minimum lot size one acre.
- 3 Separate entrances on two different streets, e.g., on corner lots.
- 4 Not allowed on parcels that front on Tolt Avenue.
- 5 Cottage type of housing only; maximum of 2 stories.
- 6 Microbrewery that is part of a food and drink establishment.
- 7 Blown and/or art glass as part of a gallery, or retail or educational establishment.
- 8 Ornamental metal products as part of a gallery, or retail or educational setting.
- 9 Manufacturing on an artisanal scale as part of a gallery, or retail or educational setting.
- 10 No unenclosed storage on-site.
- 11 No on-site propagation in greenhouses or external storage.
- 12 No on-site propagation in greenhouses.
- 13 Subject to master plan design review.
- 14 Hours of operation subject to restriction.
- 15 4,000 GSF maximum.

16 Office operations only.

17 All antenna subject to CMC 15.98.

18 May not be located on the ground floor along Tolt Avenue.

19 May not exceed 2,000 gsf.

20 All activities enclosed within structure.

21 Located above a permitted retail or food service use.

22 In conjunction with retail sales of food.

23 Must meet all requirements of CMC 15.98.

24 Must meet all requirements of CMC 15.44.100.

25 Drive-thru access not allowed from Tolt Avenue.

26 Must provide parking per CMC 15.72; no exemption for CBD.

27 Must comply with Design Standards for frontage and screening on Tolt Avenue.

28 Must meet all requirements of CMC 15.44.130.

29 All bins and open piles of soils, mulch, wood chips, bark dust, sand and similar materials shall be effectively contained thorough the use of appropriate confinement and/or treatment facilities such as to prevent any on-site and/or off-site migration of sediment from the pile or bin area.

30 Off-site tracking of sediment is prohibited.

31 May not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility,

child care center, public park, library, or any other uses set forth in WAC 314-55-045.

32 One off street parking space shall be required for each room for rent.

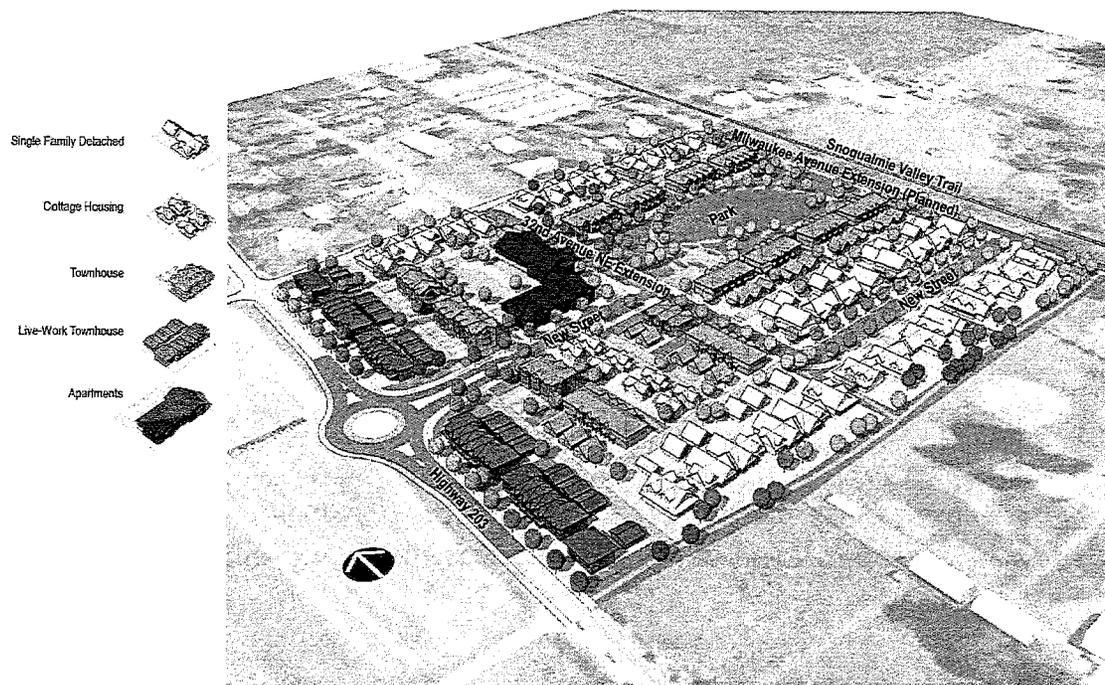
33 No more than four rooms for rent per residence.

34 Property owner must reside on the property.

35 Subject to Chapter 15.120 Essential Public Facilities. Notwithstanding any provision of this Table, nothing herein shall be applied, interpreted, or enforced in a manner that unlawfully precludes the citing of essential public facilities.

36 Subject to RCW 71.09.285 Transition facility — Site policy guidelines.

Figure 15.40.010(A) R12 zone development example illustrating how a mixture of housing types can be achieved.



Note that the properties adjacent to SR-203 lie outside of the R12 zone. Live-work townhouses refer to units that have high floor to ceiling heights along the street-front portions of the units that allow for ground level commercial use and a live + work arrangement.

(Ord. No. 788, § 2(Exh. A), 12-7-2010; Ord. No. 808, § 2(Exh. A), 2-7-2012; Ord. No. 813, § 2(Exh. A), 4-3-2012; Ord. No. 839, § 3(Exh. C), 12-3-2013; Ord. No. 866, § 4(Exh. C), 8-4-2015; Ord. No. 862, § 2(Exh. A), 8-4-2015; Ord. No. 890, § 2(Exh. A), 10-17-2017; Ord. No. 909, § 4(Exh. C), 10-16-2018)

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	<del>PU</del>	PR
<b>11</b>	<b>Agriculture, Forestry, Fishing and Hunting</b>													
111	Crop Production							<u>PY</u>			<u>PY</u>			
<del>112</del>	<del>Animal Production</del>													
113	Forestry and Logging	<u>C</u>											P	
115	Support Activities for Agriculture and Forestry										<u>PY</u>			
<del>*</del>	<del>Pasture</del>													
<del>21</del>	<del>Mining</del>													
<b>Prohibited Agriculture/Forestry Uses in all zones: Animal production, Pasture</b>														
<b>22</b>	<b>Utilities</b>													
<del>22112</del>	<del>Electric Power Transmission, Control, and Distribution</del>											<u>YP</u>	P	
<del>2213</del>	<del>Water Supply and Irrigation Systems Sewage Treatment Facilities</del>											<u>C</u>		
<del>22131</del>	<del>Water Supply and Irrigation Systems</del>											<u>C</u>	P	
<del>22132</del>	<del>Sewage Treatment Facilities</del>												P	
<b>23</b>	<b>Construction</b>													
	Offices for contractors of all construction trades							<u>PY</u> <sup>16, 18</sup>		<u>PY</u> <sup>16, 18</sup>	<u>YP</u>	<u>YP</u>		
<b>31-33</b>	<b>Manufacturing</b>													
311 <u>312</u>	Food Manufacturing <u>Beverage and Tobacco Product Manufacturing</u>										<u>YP</u>	<u>YP</u>		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
3116	Animal Slaughtering and Processing													
311811	Retail Bakeries						P	P	P	P	P	P		
311812	Commercial Bakeries										P	P		
31212	Breweries						P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	P		
31213	Wineries										P	P		
31214	Distilleries										P	P		
3122	Tobacco Manufacturing											P		
313	Textile Mills													
314	Textile Product Mills											YP		
315	Apparel Manufacturing													
321	Wood Product Manufacturing											Y		
322	Paper Manufacturing											Y		
314	Textile Product Mills											P		
315	Apparel Manufacturing											P		
316	Leather and Allied Product Manufacturing													
3211	Sawmills And Wood Preservation													
3219	Other Wood Product Manufacturing											P		
32191	Millwork											P		
3221	Pulp, Paper, and Paperboard Mills													
3222	Converted Paper Product											P		
323	Printing and Related Support Activities											YP		
324	Petroleum and Coal Products Manufacturing													
325	Chemical Manufacturing													

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
<del>326</del>	<del>Plastics and Rubber Products Manufacturing</del>													
327	Nonmetallic Mineral Product Manufacturing											YP		
<u>332</u>	<u>Fabricated Metal Product Manufacturing</u>											Y		
<del>327215</del>	<del>Glass Product Manufacturing Made of Purchased Glass</del>						P7	P7	P7	P7		P		
<del>331</del>	<del>Primary Metal Manufacturing</del>													
<del>3321</del>	<del>Forging and Stamping</del>													
<del>3322</del>	<del>Cutlery and Handtool Manufacturing</del>											P		
<del>3323</del>	<del>Architectural and Structural Metals Manufacturing</del>											P		
<del>33232</del>	<del>Ornamental and Architectural Metal Products Manufacturing</del>						P8	P8	P8	P8		P		
<del>3324</del>	<del>Boiler, Tank, and Shipping Container Manufacturing</del>													
<del>3325</del>	<del>Hardware Manufacturing</del>											P		
<del>3326</del>	<del>Spring and Wire Product Manufacturing</del>													
<del>3327</del>	<del>Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing</del>											P		
<del>3328</del>	<del>Coated, Engraving, Heat Treating, and Allied Activities</del>													
<del>3329</del>	<del>Other Fabricated Metal Product Manufacturing</del>											P		
<del>333</del>	<del>Machinery Manufacturing</del>													
334 <u>332</u>	Computer and Electronic Producing Manufacturing <u>Electrical Equipment, Appliance, and Component Manufacturing</u>											YP		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
335	Electrical Equipment, Appliance, and Component Manufacturing											YP		
<del>33591</del>	<del>Battery Manufacturing</del>													
336	Transportation Equipment Manufacturing											YP		
<del>3364</del>	<del>Aerospace Product and Parts Manufacturing</del>													
<del>3365</del>	<del>Railroad Rolling Stock Manufacturing</del>													
<del>336612</del>	<del>Boat Building</del>											P		
<del>336991</del>	<del>Motorcycle, Bicycle, and Parts Manufacturing</del>											P		
337	Furniture and Related Product Manufacturing											YP		
<del>337121</del>	<del>Upholstered Household Furniture Manufacturing</del>						P9	P9	P9	P9		P		
<del>337122</del>	<del>Nonupholstered Wood Household Furniture Manufacturing</del>						P9	P9	P9	P9		P		
<del>337124</del>	<del>Metal Household Furniture Manufacturing</del>						P9	P9	P9	P9		P		
<del>337212</del>	<del>Custom Architectural Woodwork and Millwork Manufacturing</del>						P9	P9	P9	P9		P		
<del>33792</del>	<del>Blind and Shade Manufacturing</del>						P9	P9	P9	P9		P		
339	Miscellaneous Manufacturing						YP9	YP9	YP9	YP9		YP		
<del>33991</del>	<del>Jewelry and Silverware Manufacturing</del>						P9	P9	P9	P9		P		
<del>339933</del>	<del>Doll, Toy, and Game Manufacturing</del>						P9	P9	P9	P9		P		
<del>339992</del>	<del>Musical Instrument Manufacturing</del>						P9	P9	P9	P9		P		

<u>Prohibited Manufacturing in All Zones:</u> <u>Leather and Allied Product Manufacturing</u> <u>Aerospace Product and Parks Manufacturing</u>	<u>Railroad Rolling Stock Manufacturing</u> <u>Petroleum and Coal Products Manufacturing</u> <u>Chemical Manufacturing</u>
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Plastics and Rubber Products Manufacturing  
Primary Metal Manufacturing  
Boiler, Tank, and Shipping Container Manufacturing  
Spring and Wire Manufacturing  
Machinery Manufacturing

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
<b>42</b>	<b>Merchant/Wholesale Trade</b>													
<del>423</del>	<del>Merchant Wholesales, Durable Goods</del>										<del>YP</del>	<del>P+0Y<sup>10</sup></del>		
<del>4231</del>	<del>Motor Vehicles, parts, and supplies</del>										<del>P</del>	<del>P10</del>		
<del>4232</del>	<del>Furniture and Home Furnishing</del>										<del>P</del>	<del>P</del>		
<del>4233</del>	<del>Lumber and Other Construction Materials</del>											<del>P</del>		
<del>4234</del>	<del>Professional and Commercial Equipment and Supplies</del>										<del>P</del>	<del>P</del>		
<del>4235</del>	<del>Metal and Mineral (except petroleum)</del>											<del>P</del>		
<del>4236</del>	<del>Electrical and Electronic Goods</del>											<del>P</del>		
<del>4237</del>	<del>Hardware, Plumbing, and Heating Equipment and Supplies</del>											<del>P</del>		
<del>4238</del>	<del>Machinery, Equipment, and Supplies</del>										<del>P</del>	<del>P10</del>		
<del>4239</del>	<del>Miscellaneous Durable Goods</del>										<del>P</del>	<del>P10</del>		
424	Nondurable goods										<del>YP</del>	<del>PY<sup>10</sup></del>		
<del>4243</del>	<del>Apparel, piece goods and notions</del>										<del>P</del>	<del>P10</del>		
<del>4244</del>	<del>Grocery and related products</del>										<del>P</del>	<del>P10</del>		
<del>4248</del>	<del>Beer, wine, and distilled alcoholic beverages</del>										<del>P</del>	<del>P10</del>		
<del>4245</del>	<del>Farm product raw material</del>										<del>P</del>	<del>P10</del>		
<del>4249</del>	<del>Miscellaneous nondurable goods</del>										<del>P</del>	<del>P10</del>		
<del>4249(3)</del>	<del>Flower, nursery stock and florist's supplies</del>										<del>P</del>	<del>P</del>		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
425	Wholesale electronic markets, agents, and brokers										<u>NP</u>	<u>PY</u>		
<b>44-45</b>	<b>Retail Trade</b>													
441	Motor Vehicle and Parts Dealers										<u>Y</u>	<u>Y10</u>		
<del>4411</del>	<del>Automobile dealers</del>								<del>P10</del>			<del>P10</del>		
	<del>Classic or vintage motor vehicle sales or rental wherein the motor vehicles are stored or displayed entirely within an enclosed building</del>						<del>P10</del>		<del>P10</del>					
<del>4412</del>	<del>Other Motor vehicle dealers</del>								<del>P10</del>			<del>P10</del>		
<del>44131</del>	<del>Automotive parts and accessories stores</del>						<del>C10</del>		<del>P10</del>	<del>P10</del>		<del>P10</del>		
<del>44132</del>	<del>Tire dealers</del>						<del>C10</del>		<del>P10</del>			<del>P10</del>		
442	Furniture and Home Furnishings Stores						<u>PY</u> <sup>10</sup>		<u>Y</u> <sup>10</sup> <u>P</u> <sup>10</sup>	<u>PY</u>	<u>PY</u>			
443	Electronics and Appliance stores						<u>PY</u>		<u>PY</u>	<u>PY</u>				
444	Building Materials and Garden Equipment and Supplies Dealers							<u>PY</u>	<u>PY</u> <sup>10, 29</sup>	<u>PY</u> <sup>10</sup>	<u>PY</u>	<u>PY</u>		
<del>44411</del>	<del>Home Centers</del>													
<del>44412</del>	<del>Paint and Wallpaper stores</del>						<del>P</del>		<del>P</del>	<del>P</del>				
<del>44413</del>	<del>Hardware stores</del>						<del>P</del>		<del>P</del>	<del>P</del>				
<del>44419</del>	<del>Other Building Material Dealers</del>						<del>P</del> <sup>10</sup>		<del>P</del> <sup>10</sup>	<del>P</del> <sup>10</sup>		<del>P</del>		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
44421	Outdoor Power Equipment Stores										P	P		
4442(2)	Nursery, Garden Center, and Farm Supply stores						C11	P	P29, 30		P	P		
445	Food and Beverage Stores						PY		PY	PY <sup>14</sup>	PY			
4451	Grocery Stores						P		P13		P			
44512	Convenience Stores						P		P	C14	P			
4452	Specialty Food Stores						P		P	P14	P			
44523	Fruit and Vegetable Markets						P	P	P	P14	P			
4453	Beer, Wine, and Liquor Stores						P		P		P			
446	Health and Personal Care Stores						PY		YP	PY <sup>14</sup>	PY			
44611	Pharmacies and Drug Stores						P		P	P <sup>14</sup>				
446120	Cosmetics, Beauty Supplies, and Perfume Stores						P		P	P <sup>14</sup>				
44613	Optical Goods Stores						P		P	P <sup>14</sup>				
44619	Other Health and Personal Care Stores						P		P	P <sup>14</sup>				
446191	Food (Health) Supplement Stores						P		P	P <sup>14</sup>	P			
446199	All Other Health and Personal Care Stores						P		P	P <sup>14</sup>				
447	Gasoline Stations						YP		YP					
44711	Gasoline Stations with Convenience Stores						P		P					
448	Clothing and Clothing Accessories Stores						YP		PY	PY <sup>14</sup>	PY			

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
451	Sporting Goods, Hobby, Book, and Music Stores						PY		PY	PY <sup>14</sup>	PY			
452	General Merchandise Stores						PY		PY <sup>15</sup>	PY				
<del>4521</del>	<del>Department Stores</del>								P13					
<del>452112</del>	<del>Discount Department Stores</del>								P13					
<del>45291</del>	<del>Warehouse Clubs and Supercenters</del>								C13					
<del>45299</del>	<del>All Other General Merchandise Stores</del>						C15		P13					
453	Miscellaneous Store Retailers						PY	PY	PY	PY <sup>14</sup>	PY			
<del>45311</del>	<del>Florists</del>						P	P	P	P <sup>14</sup>	P			
<del>4532</del>	<del>Office Supplies, Stationary, and Gift Stores</del>						P		P	P <sup>10, 14</sup>	P			
<del>4533</del>	<del>Used Merchandise Stores</del>						P10		P10		P			
<del>45391</del>	<del>Pet and Pet Supplies Stores</del>						P		P	P <sup>14</sup>	P			
<del>45392</del>	<del>Art Dealers</del>						P	P	P		P			
<del>453991</del>	<del>Tobacco Stores</del>						P		P					
<del>453998</del>	<del>All Other Miscellaneous Store Retailers (except tobacco stores)</del>						C		P					
454	Nonstore Retailers						C <sup>16, 18</sup>		C <sup>16, 18</sup>		PY	PY		
<del>4543</del>	<del>Direct Selling Establishments</del>						C <sup>16, 18</sup>					P		
<del>45431</del>	<del>Fuel Dealers</del>						C <sup>16, 18</sup>					P		

**Prohibited Retail Trade Uses in all zones:** Motor vehicle and parts dealers, Home centers

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
<b>48-49</b>	<b>Transportation and Warehousing</b>													
481	Air Transportation											<u>C</u>		
	<u>Airport</u>												<u>C35</u>	
	<u>State or regional transportation facilities as defined in RCW 47.06.140</u>												<u>C35</u>	
<del>482</del>	<del>Rail transportation</del>													
<del>483</del>	<del>Water Transportation</del>													
484	Truck Transportation										<u>YP</u>	<u>PY</u>		
<u>485</u>	<u>Transit and Ground Passenger Transportation</u>											<u>Y</u>		
<del>4853</del>	<del>Taxi and Limousine Service</del>											<del>P10</del>		
<del>4854</del>	<del>School and Employee Bus Transportation</del>												<u>P</u>	
<del>485991</del>	<del>Special Needs Transportation</del>											<u>P</u>	<u>P</u>	
487	Scenic and Sightseeing Transportation						<u>PY</u> <sup>16</sup>		<u>PY</u> <sup>16</sup>	<u>PY</u> <sup>14, 16</sup>	<u>PY</u> <sup>16</sup>	<u>PY</u>		
<del>48841</del>	<del>Motor Vehicle Towing</del>											<u>P</u>		
<u>488</u>	<u>Support Activities for Transportation</u>											<u>Y</u>		
491	Postal Service								<u>PY</u>	<u>PY</u>				
492	Couriers and Messengers						<u>PY</u> <sup>16</sup>		<u>PY</u> <sup>16</sup>			<u>PY</u>		
493	Warehousing and Storage									<u>PY</u> <sup>10, 18</sup>	<u>YP</u>	<u>YP</u>		
<b>Prohibited Transportation and Warehousing Uses in all zones:</b> Rail transportation, Water Transportation, Pipeline Transportation														

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	<del>PU</del>	PR
<b>51</b>	<b>Information</b>													
511	Publishing Industries (except internet)						<u>PY</u> <sup>18</sup>			<u>PY</u> <sup>14</sup>	<u>PY</u>	<u>PY</u>		
512	Motion Picture and Sound Recording Industries						<u>PY</u> <sup>16,18</sup>			<u>PY</u> <sup>14</sup>	<u>YP</u>	<u>YP</u>		
512131	Motion Picture Theaters (except drive-ins)						<u>PY</u>		<u>PY</u>	S <sup>14</sup>				
515	Broadcasting (except internet)						C			C	C <sup>23</sup>	C		
515	Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98						<u>PY</u>			<u>PY</u>	<u>PY</u>			
516	Internet Publishing and Broadcasting						<u>PY</u> <sup>16,18</sup>			<u>PY</u> <sup>14</sup>	<u>PY</u>			
517	Telecommunications									<u>PY</u> <sup>14,16</sup>	C <sup>23</sup>	C <sup>23</sup>		
<u>517312</u>	Wireless Telecommunications Carriers (except satellite)						C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>
518	Internet Service Providers, Web Search Portals, and Data Processing Services						<u>YP</u> <sup>16,18</sup>			<u>PY</u> <sup>14,16</sup>	<u>PY</u>			
519	Other Information Services						<u>YP</u>			<u>PY</u> <sup>14</sup>	<u>PY</u>			
<u>51920*</u>	Libraries												<u>YP</u>	
*	<del>Banks, credit unions, savings institutions</del>						P		P	P				
*	<del>Mortgage brokers</del>						P			P				
*	<del>Financial and estate planning</del>						P			P				
*	<del>Insurance agencies</del>						P			P				

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
<b>52</b>	<b>Finance and Insurance</b>													
<u>522</u>	<u>Credit Intermediation and Related Activities</u>						Y		Y	Y				
<u>524</u>	<u>Insurance Carriers and related activities</u>						Y		Y	Y				
<b>53</b>	<b>Real Estate and Rental and Leasing</b>													
531	Real Estate						PY			PY <sup>14</sup>	PY			
53113	Self-Storage										PY	PY		
<del>5321</del>	<del>Automotive Equipment Rental and Leasing</del>										P	P		
<u>532</u>	<u>Rental and Leasing Services</u>										Y	Y		
5322	Consumer Goods Rental						PY		PY	PY <sup>14</sup>	PY			
<del>5323</del>	<del>General Rental Centers</del>											P		
<del>5324</del>	<del>Commercial and Industrial Machinery and Equipment Rental and Leasing</del>											P		
<b>54</b>	<b>Professional, Technical, and Scientific Services</b>													
<u>541</u>	<u>Professional, Technical, and Scientific services</u>						Y <sup>18</sup>			Y <sup>14</sup>	Y			
<del>5411</del>	<del>Legal Services</del>						P			P <sup>14</sup>	P			
<del>5412</del>	<del>Accounting, Tax prep, bookkeeping, payroll services</del>						P			P <sup>14</sup>	P			
<del>5413</del>	<del>Architectural, engineering and related services</del>						P			P <sup>14</sup>	P			
<del>5414</del>	<del>Specialized design services</del>						P <sup>18</sup>			P <sup>14</sup>				
<del>5415</del>	<del>Computer systems design and related services</del>						P <sup>18</sup>			P <sup>14</sup>				

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	<del>PU</del>	PR
5416	<del>Management, scientific, and technical consulting</del>						P18			P14				
5417	Scientific design and research						C <sup>18</sup>			C <sup>14</sup>				
5418	<del>Advertising and related services</del>						PY <sup>16</sup> , 18			PY <sup>14</sup> , 16				
54191	<del>Marketing research and public opinion polling</del>						P18			P14				
54192	<del>Photographic services</del>						P		P	P14				
54193	<del>Translation and interpretation services</del>						P18			P14				
54194	Veterinary services							PY	PY	C <sup>14</sup>	PY			
<del>55</del>	<del>Management of Companies and Enterprises</del>													
<b>56</b>	<b>Administrative and Support and Waste Management and Remediation Services</b>													
5611	Office administrative services						PY <sup>18</sup>			PY <sup>14</sup>	PY			
5614	<u>Business support services</u>										PY	YP		
5612	Facilities Support Services										PY	YP		
5613	Employment Services						YP <sup>18</sup>		YP	PY <sup>14</sup>	YP			
5614	<del>Business support services</del>						P <sup>18</sup>			P <sup>14</sup>	P			
561431	Private Mail Centers (including copy shops)						YP		YP	PY <sup>14</sup>	YP			
56144	Collection agencies						Y <sup>18</sup> P <sup>18</sup>			PY <sup>14</sup>	YP			
56145	<u>Credit Bureaus</u>													
56145	<del>Credit Bureaus</del>						P <sup>18</sup>			P <sup>14</sup>	P			
561491	Repossession services						PY <sup>16</sup> , 18			PY <sup>14</sup> , 16				
561499	Other business support services						Y <sup>18</sup> P <sup>18</sup>			PY <sup>14</sup>				
5615	Travel arrangement and reservation services						YP		YP	PY <sup>14</sup>				

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	<del>PU</del>	PR
5616	Investigation and security services						<u>PY</u> <sup>16,</sup> <sub>18</sub>			<u>PY</u> <sup>14,</sup> <sub>16</sub>		<u>YP</u>		
561622	Locksmiths						<u>YP</u>		<u>YP</u>	<u>PY</u> <sup>14</sup>				
56171	Exterminating and pest control services						<u>PY</u> <sup>16,</sup> <sub>18</sub>			<u>PY</u> <sup>14,</sup> <sub>16</sub>	<u>PY</u>	<u>PY</u>		
<del>56172</del>	<del>Janitorial services</del>						<del>P16,</del> <del>18</del>			<del>P16,</del> <del>18</del>	<del>P</del>	<del>P</del>		
56173	Landscaping services						<u>PY</u> <sup>16,</sup> <sub>18</sub>	<u>PY</u>		<u>PY</u> <sup>14</sup>	<u>YP</u>	<u>PY</u>		
56174	Carpet and upholstery cleaning services						<u>PY</u> <sup>16,</sup> <sub>18</sub>			<u>PY</u> <sup>14</sup>		<u>PY</u>		
56191	Packaging and labeling services										<u>PY</u>	<u>YP</u>		
56192	Convention and trade show organizers						<u>PY</u> <sup>18</sup>			<u>PY</u> <sup>14</sup>	<u>PY</u>	<u>PY</u>		
<del>5621</del>	<del>Waste Collection</del>						<del>P16,</del> <del>18</del>					<del>P</del>	<del>P</del>	
<del>5622</del>	<del>Waste Treatment and Disposal</del>												<del>P</del>	
	<del>Solid Waste handling facilities</del>												<del>C35</del>	
<del>56291</del>	<del>Remediation Services</del>						<del>P16,</del> <del>18</del>			<del>P14,</del> <del>16</del>				
<del>56292</del>	<del>Materials Recovery Facilities</del>						<del>P16,</del> <del>18</del>					<del>P16</del>	<del>P</del>	
<u>562</u>	<u>Waste Management and Remediation Services</u>						<u>Y</u> <sup>16, 18</sup>			<u>Y</u>				
<b>61</b>	<b>Educational Services</b>													
6111	Preschool, <u>and</u> elementary, <u>and</u> <u>secondary schools</u> <del>schools</del>	N	<u>YN</u>	N	N	N	N	N	N	<u>PY</u> <sup>14,</sup> <sub>19</sub>	<u>PY</u>	N	<del>P</del>	N
<u>6111</u>	<u>Secondary schools</u>													
6112	Junior Colleges	N	N	N	N	N	N	N	N	N	N	N	<del>P</del>	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	<del>PU</del>	PR
6113	Colleges, universities, professional schools									p <sup>14</sup>			<del>P</del>	
6114	Business schools and computer and management training									C <sup>14, 19</sup>			<del>P</del>	
6115	Technical and trade schools									C <sup>14, 19</sup>			<del>P</del>	
61161	Arts & Crafts Schools/Studios						p <sup>19</sup>		P	C <sup>14, 19</sup>	P			
61162	Sports and Recreation Instruction						p <sup>19</sup>			p <sup>14, 19</sup>	P	P		
61163	Language schools									p <sup>14</sup>				
<del>611691</del>	<del>Exam prep and tutoring</del>						P							
<del>6117</del>	<del>Education support services</del>													
<del>611691</del>	<del>Exam prep and tutoring</del>						<del>P</del>			<del>p<sup>14</sup></del>				
611692	Automobile driving schools						p <sup>16, 18</sup>			p <sup>14</sup>				
<del>6117</del>	<del>Education support services</del>						<del>P</del>			<del>p<sup>14</sup></del>				
	State education facilities								C <sup>35</sup>	C <sup>35</sup>			<del>C<sup>35</sup></del>	
<b>62</b>	<b>Health Care and Social Assistance</b>													
621	<del>Ambulatory Health Care Services Offices of Physicians, Dentists, and Other Healthcare Practitioners</del>						<del>P<sub>Y</sub></del>		<del>P<sub>Y</sub></del>	<del>p<sup>14</sup>y<sup>14</sup></del>			<del>P</del>	
<del>6211</del>	<del>Offices of Physicians</del>						<del>P</del>			<del>P<sup>14</sup></del>				
<del>6212</del>	<del>Offices of Dentists</del>						<del>P</del>			<del>P<sup>14</sup></del>				
<del>6213</del>	<del>Offices of Other Health Practitioners</del>						<del>P</del>			<del>P<sup>14</sup></del>				
62141	Family Planning Centers						<del>P<sub>Y</sub></del>		<del>Y</del>	<del>p<sup>14</sup>y<sup>14</sup></del>				
62142	Outpatient Mental Health and Substance Abuse Centers						<del>P<sub>Y</sub></del>		<del>Y</del>	<del>p<sup>14</sup>y<sup>14</sup>, 19</del>			<del>P</del>	
62149	Other Outpatient Care Centers								<del>Y</del>				<del>P</del>	
6215	Medical and Diagnostic Laboratories						<del>Y<sup>18</sup></del>		<del>Y</del>	<del>Y</del>		<del>P<sub>Y</sub></del>		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M		PR
6216	Home Health Care Services						$\frac{P+Y^{16}}{18}$			$\frac{P+Y^{14}}{19}$	<u>YP</u>			
62191	Ambulance Services											<u>PY</u>	<u>P</u>	
<del>62199</del>	<del>All Other Ambulatory Health Care Services</del>													
<del>622</del>	<del>Hospitals</del>												<u>P</u>	
623	Nursing and residential care facilities	C <sup>15</sup>	C <sup>15</sup>			C				C <sup>15</sup>			<u>P</u>	
6241	Social assistance, nonresidential						<u>PY</u>			<u>PY</u>			<u>P</u>	
6242	Social assistance, including shelter						C <sup>16, 18</sup>			C <sup>14</sup>			<u>P</u>	
6244	Child Day Care Services								<u>PY</u>	<u>PY</u> <sup>14</sup>	<u>PY</u>			
	In-patient facilities including substance abuse facilities, mental health facilities, group homes									C <sup>35</sup>			<u>E</u> <sup>35</sup>	
<b>Prohibited Health Care and Social Assistance uses in all zones:</b> Hospitals, All Other Ambulatory Care Services (not listed above)														
<b>71</b>	<b>Arts, Entertainment, Recreation</b>													
711	Performing Arts, Spectator Sports, and related industries										<u>YP</u>			
7111	Performing arts companies						<u>YP</u>	<u>PY</u>	<u>PY</u>	<u>PY</u> <sup>14</sup>	<u>YP</u>			S
7112	Spectator sports, <u>including sports teams and clubs</u>										<u>YP</u>			S
<del>711211</del>	<del>Sports teams and clubs</del>													
711212	Racetracks											C		
<del>7113</del> <del>7114</del>	<del>Promoters, Agents, Managers of Performing Arts, Sports, and Similar Events</del>						<u>PY</u> <sup>18</sup>			<u>YP</u>	<u>YP</u>			

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
7114	<del>Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures</del>						P <sup>18</sup>			P	P			
7115	Independent artists, writers, and performers						P <sub>Y</sub> <sup>9</sup>			P <sub>Y</sub> <sup>14</sup>	P <sub>Y</sub>	P <sub>Y</sub>		
712	Museums, historical sites, and similar institutions						P <sub>Y</sub>	P <sub>Y</sub>		P <sub>Y</sub> <sup>14</sup>	P <sub>Y</sub>			S
<u>712130</u> *	Botanical Gardens								P <sub>Y</sub>			<u>Y</u> P		
<del>713</del>	<del>Amusement, Gambling, and Recreation Industries</del>													
71311	Amusement and theme parks							C				<u>Y</u> P		
71312	Amusement arcades						P <sub>Y</sub>		P <sub>Y</sub>			<u>Y</u> P		
7132	Gambling industries											<u>Y</u> P		
<del>71391</del>	<del>Golf Courses and Country Clubs</del>													
71394	Fitness and recreational sports centers						P <sub>Y</sub> <sup>19, 26</sup>		P <sub>Y</sub> <sup>15</sup>	P <sub>Y</sub> <sup>14, 19</sup>	<u>Y</u> P	<u>Y</u> P		
71395	Bowling centers								<u>Y</u> P			<u>Y</u> P		
71399	Horseback riding stables, recreational							S				<u>Y</u> P		
*	Adult entertainment establishments												P <sub>Y</sub> <sup>24</sup>	
	<del>Movie theaters — see 512131</del>													
<b>72</b>	<b>Accommodation and Food Services</b>													
72111	Hotels (except casino hotels) and motels						P <sub>Y</sub>		P <sub>Y</sub>		P <sub>Y</sub>			
721191	Bed and Breakfast Inns	S <sup>32, 33, 34</sup>	S <sup>32, 33, 34</sup>				S <sup>32</sup>	P <sub>Y</sub> <sup>32</sup>		P <sub>Y</sub> <sup>32</sup>	P <sub>Y</sub> <sup>32</sup>			

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
7212	Recreational vehicle parks and recreational camps										PY			S
7213	Rooming and boarding houses	C	C							C				
7221	Full-service restaurants						PY	PY	PY	PY <sup>14</sup>	PY	PY		
	Drive thru espresso stands						S <sup>25</sup>		S <sup>25</sup>	S <sup>25</sup>	PY	S <sup>25</sup>		
<u>722310</u>	Food service Contractors/caterers						YP <sup>22</sup>			PY	YP	YP		
72233	Mobile food services						Y <sup>37, 38</sup>	Y	Y	Y	YP	PY		
7224	Drinking places (alcoholic beverages)						PY	S <sup>22</sup>	PY	PY <sup>14</sup>	YP			
<b>81</b>	<b>Other Services (Except Public Administration)</b>													
<del>811</del>	<del>Repair and Maintenance</del>													
8111	Automotive Repair and Maintenance						C <sup>10, 20</sup>		YP <sup>10, 20</sup>	C <sup>10, 20</sup>		YP		
811211 <u>811212</u>	Consumer electronics repair and maintenance <u>Computer and office repair and maintenance</u>						PY <sup>16, 18</sup>			PY <sup>14, 16</sup>	YP	YP		
<del>811212</del>	<del>Computer and office repair and maintenance</del>						<del>p<sup>16, 18</sup></del>			<del>p<sup>14, 16</sup></del>	<del>P</del>	<del>P</del>		
811213 <u>8113</u>	Communication Equipment repair and Maintenance <u>Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) repaired and maintenance</u>										YP	YP		
<del>8113</del>	<del>Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) repaired and maintenance</del>										<del>P</del>	<del>P</del>		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
8114 <u>81143</u>	Personal and Household Goods Repair and Maintenance <u>Footwear and leather goods repair</u>						<u>PY</u> <sup>16, 18</sup>			<u>PY</u> <sup>14, 16</sup>		<u>PY</u>		
<del>81143</del>	<del>Footwear and leather goods repair</del>						<del>p<sup>16, 18</sup></del>			<del>p<sup>14, 16</sup></del>		<del>P</del>		
811490	Bicycle, jewelry, watches, musical instruments repair, clothing alterations						<u>PY</u> <sup>10</sup>			p <sup>10, 14</sup>				
8121	Personal care services						<u>YP</u>		<u>PY</u>	<u>PY</u> <sup>14</sup>		<u>YP</u>		
81221	Funeral homes and funeral services									<u>YP</u>				
<del>81222</del>	<del>Cemeteries and Crematories</del>												<del>P</del>	
8123	Dry cleaning and laundry services								<u>PY</u>	<u>PY</u>				
812332	Industrial launderers											<u>YP</u>		
<u>81291</u> <u>812910</u>	<u>Pet daycare and boarding</u> <u>Pet grooming and training services</u>									<u>C</u> <sup>28</sup>	<u>Y</u> <sup>28</sup>	<u>Y</u> <sup>28</sup>		
<del>*</del>	<del>Pet grooming and training services</del>									<del>p<sup>14</sup></del>	<del>P</del>			
<del>*</del>	<del>Pet Daycare</del>									<del>C<sup>28</sup></del>	<del>p<sup>28</sup></del>	<del>p<sup>28</sup></del>		
<del>*</del>	<del>Pet boarding</del>										<del>P</del>	<del>P</del>		
81292	Photofinishing						<u>YP</u>		<u>PY</u>	<u>PY</u> <sup>14</sup>				
81293	Parking lots and garages						<u>PY</u> <sup>27</sup>		<u>PY</u> <sup>27</sup>				<del>P</del>	
813	Religious, grantmaking, civic, professional, and similar organizations	<u>C</u> <sup>15</sup>	<u>C</u> <sup>15</sup>				<u>YP</u> <sup>16, 18</sup>			<u>PY</u> <sup>14, 15</sup>	<u>YP</u>		<del>P</del>	
<del>*</del>	<del>Social and fraternal clubs, lodges</del>									<del>p<sup>14, 15</sup></del>	<del>P</del>			
<del>*</del>	<del>Religious organizations (including houses of worship)</del>	<del>C<sup>15</sup></del>	<del>C<sup>15</sup></del>							<del>p<sup>14, 15</sup></del>	<del>P</del>			

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
<b>92</b>	<b>Public Administration</b>													
921	Executive, Legislative, and Other General Government Support						<u>Y</u> <sup>30</sup>			<u>Y</u> <sup>14</sup>			P	
922	Justice, Public Order, Safety Activities												P	
92214	Correctional Institutions, state and local						<u>Y</u>						<u>E</u> <sup>35</sup>	
92216	Fire Protection				<u>Y</u>								P	
	Licensing services								<u>P</u> <u>Y</u>	<u>P</u> <u>Y</u> <sup>14</sup>				
	Secure community transition facilities											<u>C</u> <sup>35, 36</sup>		
	<b>Cannabis and/or marijuana-related uses as defined by Chapter 15.110 CMC</b>													
	<del>Marijuana Producers, state licensed</del>							<u>P</u> <sup>31</sup>						
	<del>Marijuana Processors, state licensed</del>							<u>P</u> <sup>31</sup>						
	<del>Marijuana Retailers, state licensed</del>							<u>P</u> <sup>31</sup>						
	<del>Medical marijuana or cannabis collective gardens</del>													
	<u>Marijuana Producers, state licensed</u> <u>Marijuana Processors, state licensed</u> <u>Marijuana Retailers, state licensed</u>							<u>Y</u> <sup>31</sup>						
<b>Prohibited Cannabis/Marijuana Uses in all zones:</b> Collective gardens														



NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
<b>11</b>	<b>Agriculture, Forestry, Fishing and Hunting</b>												
111	Crop Production							Y			Y		
113	Forestry and Logging	C											
115	Support Activities for Agriculture and Forestry										Y		
<b>Prohibited Agriculture/Forestry Uses in all zones:</b> Animal production, Pasture													
<b>22</b>	<b>Utilities</b>												
2211	Electric Power Transmission, Control, and Distribution											Y	
2213	Water Supply and Irrigation Systems Sewage Treatment Facilities											C	
<b>23</b>	<b>Construction</b>												
	Offices for contractors of all construction trades						Y <sup>16, 18</sup>			Y <sup>16, 18</sup>	Y	Y	
<b>31-33</b>	<b>Manufacturing</b>												
311 312	Food Manufacturing Beverage and Tobacco Product Manufacturing										Y	Y	
313/314 315	Textile & Textile Product Mills Apparel Manufacturing											Y	
321	Wood Product Manufacturing											Y	
322	Paper Manufacturing											Y	
323	Printing and Related Support Activities											Y	
327	Nonmetallic Mineral Product Manufacturing											Y	
332	Fabricated Metal Product Manufacturing											Y	

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
334 335	Computer and Electronic Product, Electrical Equipment, Appliance, and Component Manufacturing											Y	
336	Transportation Equipment Manufacturing											Y	
337	Furniture and Related Product Manufacturing											Y	
339	Miscellaneous Manufacturing						Y	Y	Y	Y		Y	
<b>Prohibited Manufacturing in All Zones:</b> Leather and Allied Product Manufacturing Aerospace Product and Parks Manufacturing Railroad Rolling Stock Manufacturing Battery Manufacturing Petroleum and Coal Products Manufacturing					Chemical Manufacturing Plastics and Rubber Products Manufacturing Primary Metal Manufacturing Boiler, Tank, and Shipping Container Manufacturing Spring and Wire Manufacturing Machinery Manufacturing								
<b>42</b>	<b>Merchant/Wholesale Trade</b>												
423	Merchant Wholesales, Durable Goods										Y	Y <sup>10</sup>	
424	Nondurable goods										Y	Y <sup>10</sup>	
425	Wholesale electronic markets, agents, and brokers											Y	
<b>44-45</b>	<b>Retail Trade</b>												
441	Motor Vehicle and Parts Dealers						Y <sup>15</sup>		Y <sup>10</sup>			Y <sup>10</sup>	
442	Furniture and Home Furnishings Stores						Y <sup>10</sup>		Y <sup>10</sup>	Y	Y		
443	Electronics and Appliance stores						Y		Y	Y			
444	Building Materials and Garden Equipment and Supplies Dealers							Y	Y <sup>10, 29</sup>	Y <sup>10</sup>	Y	Y	
445	Food and Beverage Stores						Y		Y	Y <sup>14</sup>	Y		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
446	Health and Personal Care Stores						Y		Y	Y <sup>14</sup>	Y		
447	Gasoline Stations						Y		Y				
448	Clothing and Clothing Accessories Stores						Y		Y	Y <sup>14</sup>	Y		
451	Sporting Goods, Hobby, Book, and Music Stores						Y		Y	Y <sup>14</sup>	Y		
452	General Merchandise Stores						Y		Y <sup>15</sup>	Y			
453	Miscellaneous Store Retailers						Y	Y	Y	Y <sup>14</sup>	Y		
454	Nonstore Retailers						C <sup>16, 18</sup>				Y	Y	
<b>Prohibited Retail Trade Uses in all zones:</b> Motor vehicle and parts dealers, Home centers													
<b>48-49</b>	<b>Transportation and Warehousing</b>												
481	Airport State or regional transportation facilities as defined in RCW 47.06.140											C	
484	Truck Transportation										Y	Y	
485	Transit and Ground Passenger Transportation											Y	
487	Scenic and Sightseeing Transportation						Y <sup>16</sup>		Y <sup>16</sup>	Y <sup>14, 16</sup>	Y <sup>16</sup>	Y	
488	Support Activities for Transportation											Y	
491	Postal Service								Y	Y			
492	Couriers and Messengers						Y <sup>16</sup>		Y <sup>16</sup>			Y	
493	Warehousing and Storage									Y <sup>10, 18</sup>	Y	Y	
<b>Prohibited Transportation and Warehousing Uses in all zones:</b> Rail transportation, Water Transportation, Pipeline Transportation													

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
<b>51</b>	<b>Information</b>												
511	Publishing Industries (except internet)						Y <sup>18</sup>			Y <sup>14</sup>	Y	Y	
512	Motion Picture and Sound Recording Industries						Y <sup>16, 18</sup>			Y <sup>14</sup>	Y	Y	
512131	Motion Picture Theaters (except drive-ins)						Y		Y	S <sup>14</sup>			
515	Broadcasting (except internet)						C			C	C <sup>23</sup>	C	
515	Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98						Y			Y	Y		
516	Internet Publishing and Broadcasting						Y <sup>16, 18</sup>			Y <sup>14</sup>	Y		
517	Telecommunications									Y <sup>14, 16</sup>	C <sup>23</sup>	C <sup>23</sup>	
517312	Wireless Telecommunications Carriers (except satellite)						C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>	C <sup>23</sup>
518	Internet Service Providers, Web Search Portals, and Data Processing Services						Y <sup>16, 18</sup>	Y	Y	Y <sup>14, 16</sup>	Y		
519	Other Information Services						Y			Y <sup>14</sup>	Y		
51920	Libraries and Archives						Y		Y	Y			
<b>52</b>	<b>Finance and Insurance</b>												
522	Credit Intermediation and Related Activities						Y		Y	Y			
524	Insurance Carriers and related activities						Y		Y	Y			

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
<b>53</b>	<b>Real Estate and Rental and Leasing</b>												
531	Real Estate						Y			Y <sup>14</sup>	Y		
53113	Self-Storage										Y	Y	
532	Rental and Leasing Services										Y	Y	
5322	Consumer Goods Rental						Y		Y	Y <sup>14</sup>	Y		
<b>54</b>	<b>Professional, Technical, and Scientific Services</b>												
541	Professional, Technical, and Scientific services						Y <sup>18</sup>			Y <sup>14</sup>	Y		
5417	Scientific design and research						C <sup>18</sup>			C <sup>14</sup>			
54194	Veterinary services							Y	Y	C <sup>14</sup>	Y		
<b>56</b>	<b>Administrative and Support and Waste Management and Remediation Services</b>												
5611	Office administrative services						Y <sup>18</sup>			Y <sup>14</sup>	Y		
5614	Business support services												
5612	Facilities Support Services						N			N	Y	Y	
5613	Employment Services						Y <sup>18</sup>		Y	Y <sup>14</sup>	Y		
561431	Private Mail Centers (including copy shops)						Y		Y	Y <sup>14</sup>	Y		
56144	Collection agencies						Y <sup>18</sup>			Y <sup>14</sup>	Y		
56145	Credit Bureaus												
561491	Repossession services						N			Y <sup>14, 16</sup>			
561499	Other business support services						Y <sup>18</sup>			Y <sup>14</sup>			
5615	Travel arrangement and reservation services						Y		Y	Y <sup>14</sup>			
5616	Investigation and security services						Y <sup>16, 18</sup>			Y <sup>14, 16</sup>		Y	
561622	Locksmiths						Y		Y	Y <sup>14</sup>			
56171	Exterminating and pest control services						Y <sup>16, 18</sup>			Y <sup>14, 16</sup>	Y	Y	
56173	Landscaping services						Y <sup>16, 18</sup>	Y		Y <sup>14</sup>	Y	Y	

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
56174	Carpet and upholstery cleaning services						Y <sup>16, 18</sup>			Y <sup>14</sup>		Y	
56191	Packaging and labeling services										Y	Y	
56192	Convention and trade show organizers						Y <sup>18</sup>			Y <sup>14</sup>	Y	Y	
562	Waste Management and Remediation Services						Y <sup>16, 18</sup>			Y			
<b>61</b>	<b>Educational Services</b>												
6111	Preschool and elementary schools		Y							Y <sup>14, 19</sup>	Y		
6111	Secondary schools												
6112	Junior Colleges									Y <sup>14</sup>			
6113	Colleges, universities, professional schools									Y <sup>14</sup>			
6114 6115	Business schools and computer and management training Technical and trade schools									C <sup>14, 19</sup>			
61161	Arts & Crafts Schools/Studios						Y <sup>19</sup>		Y	C <sup>14, 19</sup>	Y		
61162	Sports and Recreation Instruction						Y <sup>19</sup>			Y <sup>14, 19</sup>	Y	Y	
61163 611691 6117	Language schools Exam prep & tutoring Education support services						Y			Y <sup>14</sup>			
611692	Automobile driving schools						Y <sup>16, 18</sup>			Y <sup>14</sup>			
	State education facilities								C <sup>35</sup>	C <sup>35</sup>			
<b>62</b>	<b>Health Care and Social Assistance</b>												
621	Offices of Physicians, Dentists, Other health care practitioners						Y		Y	Y <sup>14</sup>			
62141	Family Planning Centers						Y		Y	Y <sup>14</sup>			
62142	Outpatient Mental Health and Substance Abuse Centers						Y		Y	Y <sup>14, 19</sup>			

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
62149	Other Outpatient Care Centers								Y				
6215	Medical and Diagnostic Laboratories						Y <sup>18</sup>		Y	Y		Y	
6216	Home Health Care Services						Y <sup>16, 18</sup>			Y <sup>14, 19</sup>	Y		
62191	Ambulance Services											Y	
623	Nursing and residential care facilities	C <sup>15</sup>	C <sup>15</sup>			C				C <sup>15</sup>			
6241	Social assistance, nonresidential						Y			Y			
6242	Social assistance, including shelter						C <sup>16, 18</sup>			C <sup>14</sup>			
6244	Child Day Care Services								Y	Y <sup>14</sup>	Y		
	In-patient facilities including substance abuse facilities, mental health facilities, group homes									C <sup>35</sup>			
<b>Prohibited Health Care and Social Assistance uses in all zones:</b> Hospitals, All Other Ambulatory Care Services (not listed above)													
<b>71</b>	<b>Arts, Entertainment, Recreation</b>												
711	Performing Arts, Spectator Sports, and related industries										Y		
7111	Performing arts companies						Y	Y	Y	Y <sup>14</sup>	Y		S
7112	Spectator sports, including teams and clubs										Y		S
711212	Racetracks											C	
7113 7114	Promoters, Agents, Managers						Y <sup>18</sup>			Y	Y		
7115	Independent artists, writers, and performers						Y <sup>9</sup>			Y <sup>14</sup>	Y	Y	
712	Museums, historical sites, and similar institutions						Y	Y		Y <sup>14</sup>	Y		S
712130	Botanical Gardens								Y			Y <sup>24</sup>	

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
71311	Amusement and theme parks							C			Y		
71312	Amusement arcades						Y		Y		Y		
7132	Gambling industries										Y		
71394	Fitness and recreational sports centers						Y <sup>19, 26</sup>		Y <sup>15</sup>	Y <sup>14, 19</sup>	Y	Y	
71395	Bowling centers								Y			Y	
71399	Horseback riding stables, recreational							S			P		
	Adult entertainment establishments											Y <sup>24</sup>	
<b>72</b>	<b>Accommodation and Food Services</b>												
72111	Hotels (except casino hotels) and motels						Y		Y		Y		
721191	Bed and Breakfast Inns	S <sup>32, 33, 34</sup>	S <sup>32, 33, 34</sup>				S <sup>32</sup>	Y <sup>32</sup>		Y <sup>32</sup>	Y <sup>32</sup>		
7212	Recreational vehicle parks and recreational camps										Y		
7213	Rooming and boarding houses	C	C							C			
7221	Full-service restaurants						Y	Y	Y	Y <sup>14</sup>	Y	Y	
	Drive thru espresso stands						S <sup>25</sup>		S <sup>25</sup>	S <sup>25</sup>	Y	S <sup>25</sup>	
722310	Food service Contractors/caterers						Y <sup>22</sup>			Y	Y	Y	
72233	Mobile food services						Y <sup>37, 38</sup>	Y	Y	Y	Y	Y	
7224	Drinking places (alcoholic beverages)						Y	S <sup>22</sup>	Y	Y <sup>14</sup>	Y		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
<b>81</b>	<b>Other Services (Except Public Administration)</b>												
8111	Automotive Repair and Maintenance						C <sup>10, 20</sup>		Y <sup>10, 20</sup>	C <sup>10, 20</sup>		Y	
811211 811212	Consumer electronics repair and maintenance Computer and office repair and maintenance						Y <sup>16, 18</sup>			Y <sup>14, 16</sup>	Y	Y	
811213 8113	Communication Equipment repair and Maintenance Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) repair and maintenance										Y	Y	
8114 81143	Personal and Household Goods Repair and Maintenance Footwear and leather goods repair						Y <sup>16, 18</sup>			Y <sup>14, 16</sup>		Y	
811490	Bicycle, jewelry, watches, musical instruments repair, clothing alterations						Y <sup>10</sup>			Y <sup>10, 14</sup>			
8121	Personal care services						Y		Y	Y <sup>14</sup>		Y	
81221	Funeral homes and funeral services									Y			
8123	Dry cleaning and laundry services								Y	Y			
812332	Industrial launderers											Y	
81291 812910	Pet daycare and boarding Pet grooming and training services									C <sup>28</sup>	Y <sup>28</sup>	Y <sup>28</sup>	
81292	Photofinishing						Y		Y	Y <sup>14</sup>			
81293	Parking lots and garages						Y <sup>27</sup>		Y <sup>27</sup>				
813	Religious, grantmaking, civic, professional, and similar organizations	C <sup>15</sup>	C <sup>15</sup>				Y <sup>16, 18</sup>			Y <sup>14, 15</sup>	Y		

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
<b>92</b>	<b>Public Administration</b>												
921	Executive, Legislative, and Other General Government Support						Y			Y <sup>14</sup>			
922	Justice, Public Order, Safety Activities						Y						
92214	Correctional Institutions, state and local												
92216	Fire Protection				Y							Y	
	Licensing services								Y	Y <sup>14</sup>			
	Secure community transition facilities											C <sup>35, 36</sup>	
<b>Cannabis and/or marijuana-related uses as defined by Chapter 15.110 CMC</b>													
	Marijuana Producers, state licensed Marijuana Processors, state licensed Marijuana Retailers, state licensed							Y <sup>31</sup>					
<b>Prohibited Cannabis/Marijuana Uses in all zones:</b> Collective gardens													

**15.40.020- Use of the designations YP, S, ~~and C~~, and X in table of permissible uses.**

Subject to Section 15.40.030, when used in connection with a particular use in the Table of Permissible Uses (Section 15.40.010), the letter "YP" means that the use is permissible in the indicated zone. The letter "S" means a special use permit must be obtained from the city planner, and the letter "C" means a conditional use permit must be obtained from the hearing examiner, both of which are subject to the criteria and requirements of CMC Section 15.16.130 and 15.18.040. ~~If neither a P, S, nor C is indicated for a particular use in the Table of Permissible Uses, the use is prohibited in that zoning district.~~ The letter "X" means that the use is not permissible in that zoning district.

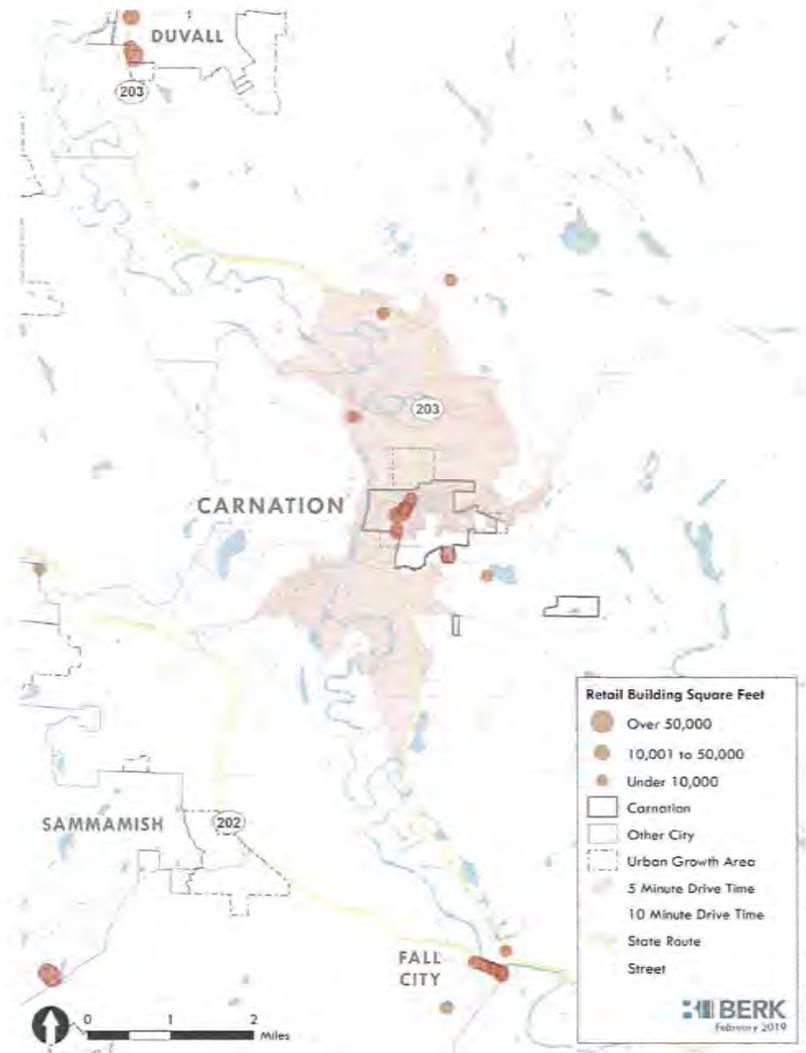
## 4 Market Information

### 4.1 RETAIL DATA

Exhibit 4-2 illustrates where locations where larger clusters of retail currently exist within and outside Carnation. Drive times from the retail concentration within the CBD are also shown. Areas within a five-minute and ten-minute drive are typically the geographic area that generates the majority of customers for a given commercial district. The map shows that the area within a 5-minute drive of the CBD includes Carnation's boundaries and extends into areas outside the City. The area within a 10-minute drive is a much larger travel shed and overlaps with retail destinations in Fall City.

While not shown in Exhibit 4-3 because they are beyond the 10-minute drive, many retail opportunities in nearby communities and employment centers. Within the Snoqualmie Valley, there are large clusters of recent retail development in Duvall, Snoqualmie, and North Bend. A significant amount of retail and commercial development also exists East of Lake Washington in the employment centers of Redmond and Bellevue.

**Exhibit 3-1 Retail Square Footage in Carnation and surroundings (2018)**



Sources: King County Assessor, 2018; BERK, 2018.

- Carnation has a limited amount of retail, but it is performing well in certain trade sectors. Carnation had a higher Taxable Retail Sales Per Capita for 2017 at \$26,310 than Duvall, Granite falls and Roslyn. Carnation’s smaller population, and active construction industry (which makes large purchases) likely account for Carnation’s higher per capita Taxable Retail Sales.

**Exhibit 4-4 Taxable Retail Sales/Capita (2010 & 2017 in 2018\$)**



Sources: Washington State Department of Revenue, 2018; Washington Office of Financial Management, 2018; BERK, 2018.

One way to assess the relative strength of a City’s retail sector is in terms of “person-expenditures.” For example, if a typical person in Washington spends \$1,000 annually on grocery store purchases, and if grocery stores in a town take in \$1 million in grocery sales per year, then the town’s stores are taking in the equivalent of 1,000 people’s expenditures (\$1 million of expenditures divided by \$1,000 per person = 1,000 person-expenditures). High-performing retail sectors will typically draw in more person-expenditures than the surrounding population because they capture retail sales from persons outside the immediate community.

- Exhibit 4-5 shows that Furniture and Home Furnishings, Building Material and Garden Equipment and Supplies Dealers, Food and Beverage Stores, Gasoline Stations, Miscellaneous retail and Nonstore retail are Carnation’s strongest retail sectors, with person-expenditures over the City’s 2017 population. Note: The Nonstore Retail category includes include mail-order businesses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, and internet-based sales.
- Health and Personal Care and General Merchandise were the weakest retail sectors, with person expenditures well below the City’s 2017

population.

**Exhibit 4-6 Carnation Person Expenditures by Retail Sector (2017)**

<b>2017 Population</b>	<b>2,030</b>
Motor Vehicle and Parts Dealers	75
Furniture and Home Furnishings Stores	3,621
Electronics and Appliance Stores	1,719
Building Material and Garden Equipment and Supplies Dealers	3,073
Food and Beverage Stores	4,058
Health and Personal Care Stores	440
Gasoline Stations	5,885
Clothing and Clothing Accessories Stores	1,056
Sporting Goods, Hobby, Musical Instrument, and Book Stores	2,922
General Merchandise Stores	157
Miscellaneous Store Retailers	3,042
<b>Nonstore Retailers</b>	<b>2,981</b>

Sources: Washington State Department of Revenue, 2018; Washington Office of Financial Management, 2018; BERK, 2018.

## 4.2 INTERVIEW FINDINGS

### *Carnation's Competitive Advantages*

- Interviewees cited Carnation's small town feel and the natural beauty of the Snoqualmie River Valley a strength, both in the marketplace and as an asset to build on.
- Carnation's recreational assets were also seen as a major competitive advantage.

### *Barriers to Development*

- Many interviewees felt that while there has been growth in recent years, the City does not yet have the necessary population base to support substantial increases in its retail sector. This was seen as the greatest barrier to development.
- Interviewees also cited the need for placemaking investments to create a cohesive feel and a downtown identity that reflects its small town, rural character.
- Underutilization of industrial-zoned land was seen by one interviewee as a barrier to the growth of industrial businesses in the City.

- The environmental constraints of Carnation's location (proximity to floodplain, perceived risk of flooding) were also seen as a limiting factor.

### Opportunities

- Tourism, especially agri-tourism, was seen as a key opportunity since it leverages assets that many see as Carnation's unique, competitive advantage. Increasing awareness of existing forests, farms and local community attractions that residents and visitors can link together into a rich, rural, outdoor experience was seen as a key strategy to leverage this opportunity.
- In addition to marketing and awareness building, the addition of niche retail that capitalizes on Carnation's unique assets related to farming and outdoor recreation is an opportunity. The ongoing development of a farm-to-table restaurant was cited by many as an example of niche retail use that's a good fit for Carnation.
- In terms of housing, interviewees cited the need for a more diverse set of housing options. Specific needs and opportunities that were referenced include:
  - Rental housing. Rental units, both smaller units as well as two-bedroom units. Interviewees referenced the limited supply of rental housing in the City and the high price and older nature of the limited units that are available.
  - Smaller, affordable housing. Many interviewees described a growing need for smaller, affordable units.
  - Farmworker housing. Carnation is surrounded by productive farmers and enjoys a vibrant farming community. Its farms attract farmworkers from as far as cities in the Midwest who move to the area to learn to farm in the Valley's unique climate. Currently, lack of affordable rental housing in the City force these workers to commute from Seattle, Everett and Kent or leave the area altogether. Some farms have farmworker housing on-site, but City restrictions on housing development on land leased for farming constrain housing supply.
  - Housing for older residents. Reflecting demographic data that shows that householders 65 years and older represent a larger share of households in Carnation than elsewhere in Snoqualmie Valley, interviewees cited the need for housing for older adults as well.
  - Many interviewees saw gaps in current retail offerings that could be filled to better meet the needs of residents and visitors. Examples of businesses interviewees cited include:
    - Pharmacy
    - Medical and dental offices
    - Restaurants

- Bakeries
  - Brewpubs
  - Equipment rental businesses
  - Visitor services
  - Year-round farm stand to supplement IGA produce
- Many interviewees suggested that Carnation's CBD would benefit from light industrial/flex space that could provide an option for local entrepreneurs or residents who would like to have a business space close to where they live. Interviewees also suggested that these light industrial/flex spaces could include options such as co-working spaces and maker spaces that can support both local entrepreneurs, home-based employment and telecommuting.
  - Many interviewees cited the need for an indoor public space for the growing population, especially the need for more entertainment and active living options for youth and older residents. Private indoor recreational uses were also cited by many as an opportunity.



# City of Carnation Meeting Calendar and Preliminary Agendas

*This list is intended to be used for planning purposes only. Agenda items and dates may change.*

## 4/28/2020 Planning Board

### UNFINISHED BUSINESS

DISCUSSION Continued review of proposed amendments to Chapter 15.18 CMC "Land Use Approvals".  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*

### NEW BUSINESS

DISCUSSION Proposed amendment to Section 15.64.015 CMC to adopt 2007 FEMA NFIP FIRM.  
*Origin:* City Manager *Staff:* City Planner *Firm Date?*

DISCUSSION Proposed amendments to Chapter 15.32 CMC "Non-conforming Situations".  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*

## 5/5/2020 City Council

### OTHER BUSINESS

DISCUSSION Review of draft 2021 TIP and 2021-2026 STIP.  
*Origin:* City Manager *Staff:* City Clerk *Firm Date?*

DISCUSSION 2020 Budget Amendment.  
*Origin:* City Manager *Staff:* Treasurer *Firm Date?*

### WORKSHOP

DISCUSSION **5:00 PM.** Water-Sewer Utility Rate Review, presentation by FCSG.  
*Origin:* City Manager *Staff:* City Manager *Firm Date?*

## 5/19/2020 City Council

### AGENDA BILLS

ORDINANCE 2020 Budget Amendment.  
*Origin:* Finance & Operations *Staff:* Treasurer *Firm Date?*

RESOLUTION Approving Terms of Sale for the Old Maintenance Shop.  
*Origin:* City Manager *Staff:* City Manager *Firm Date?*

### OTHER BUSINESS

DISCUSSION Establishing a two-year fiscal biennium budget. (ordinance must be adopted by June 30 to implement starting 2021)  
*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*

### PUBLIC HEARING

DISCUSSION 2021-2026 STIP.  
*Origin:* City Manager *Staff:* City Clerk *Firm Date?*

## 5/26/2020 Planning Board

### UNFINISHED BUSINESS

DISCUSSION Continued review of proposed amendments to Chapter 15.32 CMC "Non-conforming Situations".  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*

DISCUSSION Continued review of proposed amendment to Section 15.64.015 CMC to adopt 2007 FEMA NFIP FIRM.  
*Origin:* City Planner *Staff:* City Planner *Firm Date?*

### NEW BUSINESS

DISCUSSION Review proposed amendments to Comp Plan Chapters 7 & 9.  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*

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**6/2/2020 City Council****AGENDA BILLS**

ORDINANCE Establishing a two-year fiscal biennium budget. (must be adopted by June 30 to implement starting 2021)

*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*

RESOLUTION Adopting 2021 TIP and 2021-2026 STIP.

*Origin:* City Manager *Staff:* City Clerk *Firm Date?*

**OTHER BUSINESS**

DISCUSSION 2018 Washington Building Codes (adoption due before 07/01/2020, postponed to 11/01/2020 due to COVID-19)

*Origin:* City Manager *Staff:* City Clerk *Firm Date?*

**WORKSHOP**

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.

*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*

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**6/16/2020 City Council****AGENDA BILLS**

ORDINANCE Adopting the 2018 Washington State Building Codes. (adoption due before 07/01/2020, postponed to 11/01/2020 due to COVID-19)

*Origin:* City Manager *Staff:* City Manager *Firm Date?*

RESOLUTION Adopt revised Fire Fees.

*Origin:* City Manager *Staff:* City Manager *Firm Date?*

**WORKSHOP**

DISCUSSION 2021 Budget goals and funding priorities.

*Origin:* City Manager *Staff:* City Manager *Firm Date?*

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**6/23/2020 Planning Board****PUBLIC HEARING**

DISCUSSION Proposed 2020 Amendments to Comprehensive Plan Chapters 7 & 9, and Land Use Code Chapters 15.18, 15.32, & 15.64.

*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*

**RECOMMENDATION**

MOTION Recommendation to City Council regarding 2020 Amendments to Comprehensive Plan Chapters 7 & 9, and Land Use Code Chapters 15.18, 15.32, & 15.64.

*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*

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**7/7/2020 City Council****OTHER BUSINESS**

DISCUSSION Review of Planning Board recommendation for 2020 Amendments to Comprehensive Plan (Chapters 7 & 9), and Land Use Code Chapters 15.18, 15.32, and 15.64.

*Origin:* City Manager *Staff:* City Planner *Firm Date?*

DISCUSSION Review of the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December?)

*Origin:* *Staff:* City Manager *Firm Date?*

**WORKSHOP**

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.

*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*

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**7/21/2020 City Council****AGENDA BILLS**

RESOLUTION Adopting the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December?)

*Origin:* *Staff:* City Manager *Firm Date?*

**PUBLIC HEARING**

DISCUSSION Recommended amendments to Comprehensive Plan and Land Use Code (CP Chapters 7 & 9; CMC Chapters 15.18, 15.32, & 15.64 CMC)

*Origin:* City Manager *Staff:* City Planner *Firm Date?*

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**7/28/2020 Planning Board****NEW BUSINESS**

- DISCUSSION Proposed amendments to Chapter 15.76 CMC "Screening, Landscaping, and Trees"  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*
- DISCUSSION Proposed amendments to Chapter 15.48 CMC "Density & Dimensions" related to garage setbacks in MU zone.  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*
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**8/4/2020 City Council****AGENDA BILLS**

- ORDINANCE Adoption of recommended amendments to Comprehensive Plan and Land Use Code (CP Chapters 7 & 9; CMC Chapters 15.18, 15.32, & 15.64 CMC)  
*Origin:* City Manager *Staff:* City Planner *Firm Date?*

**OTHER BUSINESS**

- DISCUSSION ILA with King County for District Court Services.  
*Origin:* City Manager *Staff:* City Manager *Firm Date?*

**WORKSHOP**

- DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.  
*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*
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**8/18/2020 City Council****AGENDA BILLS**

- MOTION Approving ILA with King County for District Court Services.  
*Origin:* City Manager *Staff:* City Manager *Firm Date?*
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**8/25/2020 Planning Board****UNFINISHED BUSINESS**

- DISCUSSION Continued review of proposed amendments to Chapter 15.48 CMC "Density & Dimensions" related to garage setbacks in MU zone.  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*
- DISCUSSION Continued review of proposed amendments to Chapter 15.76 CMC "Screening, Landscaping, and Trees".  
*Origin:* 2020 Docket *Staff:* City Planner *Firm Date?*
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**9/1/2020 City Council****WORKSHOP**

- DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.  
*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*
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**9/15/2020 City Council**

Regular meeting.

*Origin:* *Staff:* *Firm Date?*

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**9/22/2020 Planning Board**

Regular meeting.

*Origin:* *Staff:* City Planner *Firm Date?*

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**10/6/2020 City Council****OTHER BUSINESS**

- DISCUSSION Review of 2021 Proposed Preliminary Budget.  
*Origin:* City Manager *Staff:* City Manager *Firm Date?*

**WORKSHOP**

- DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.  
*Origin:* Council of the Whole *Staff:* City Manager *Firm Date?*
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**10/20/2020 City Council****OTHER BUSINESS**

- DISCUSSION Continued review of 2021 Proposed Preliminary Budget.  
*Origin:* City Manager *Staff:* City Manager *Firm Date?*

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**10/27/2020 Planning Board****PUBLIC HEARING**

DISCUSSION Proposed amendments to Land Use Code Chapters 15.48 &amp; 15.76.

*Origin:* 2020 Docket*Staff:* City Planner*Firm Date?* **RECOMMENDATION**

MOTION Recommendation to City Council regarding amendments to Land Use Code Chapters 15.48 &amp; 15.76.

*Origin:* 2020 Docket*Staff:**Firm Date?* 

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**11/3/2020 City Council****PUBLIC HEARING**

DISCUSSION 2021 Preliminary Budget &amp; Revenue Sources.

*Origin:* City Manager*Staff:* City Manager*Firm Date?* **WORKSHOP**

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.

*Origin:* Council of the Whole*Staff:* City Manager*Firm Date?* 

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**11/17/2020 City Council****AGENDA BILLS**

ORDINANCE Adopting 2021 Property Tax Levy.

*Origin:* City Manager*Staff:* City Clerk*Firm Date?* 

RESOLUTION Certifying the budget for the 2021 Property Tax Levy.

*Origin:* City Manager*Staff:* City Clerk*Firm Date?* **PUBLIC HEARING**

DISCUSSION 2021 Budget.

*Origin:* City Manager*Staff:* City Manager*Firm Date?* 

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**11/24/2020 Planning Board**

Regular meeting.

*Origin:**Staff:* City Planner*Firm Date?* 

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**12/1/2020 City Council****AGENDA BILLS**

ORDINANCE Adopting 2021 Budget.

*Origin:* City Manager*Staff:* Treasurer*Firm Date?* **WORKSHOP**

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.

*Origin:* Council of the Whole*Staff:* City Manager*Firm Date?* 

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**12/15/2020 City Council**

Regular meeting.

*Origin:**Staff:**Firm Date?* 

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**12/22/2020 Planning Board**

Regular meeting.

*Origin:**Staff:* City Planner*Firm Date?* 

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**9/6/2022 City Council****OTHER BUSINESS**

DISCUSSION CaTV Tax 5.04.030(F)&amp;(H).

*Origin:* Ordinance 914*Staff:* City Manager*Firm Date?*