



CITY OF CARNATION

PLANNING BOARD REGULAR MEETING

AGENDA

Planning Board

M'Liss Moon,
Chairperson

Nate Johnson,
Vice-Chairperson

Vito Romano

Ron Lundeen

Salwa Raphael

City Staff:

Amy Arrington,
City Manager

Amanda Smeller,
City Planner

Becky Buelna,
*Development &
Permitting
Coordinator*

Mary Madole,
City Clerk

Date: August 27, 2019

Time: 7:00 P.M.

Location: Carnation City Hall - 4621 Tolt Avenue

Planning Board Agenda material is available for public review at City Hall on the Friday prior to the Planning Board meeting. Information regarding specific agenda topics may be obtained from City Hall by 3:00 pm on the Friday preceding the Board meeting. Citizens are encouraged to call the City Planner or City Clerk at (425) 333-4192 if you have any questions concerning Planning Board meetings.

AGENDA ITEMS:

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. July 23, 2019 Regular Meeting
4. Citizen Comments and Requests
5. Unfinished Business
 - a. 2019 Docket for amendments to the Development Regulations
 - i. Review of permissible uses table, CMC 15.40.
6. Other
 - a. Planning Board terms discussion
7. Adjournment

CITY OF CARNATION

MINUTES OF THE REGULAR PLANNING BOARD MEETING

July 23, 2019

CALL TO ORDER: Chairperson M'Liss Moon called the regular meeting of the Carnation Planning Board to order at 7:02 PM in the Council Chambers at Carnation City Hall.

ROLL CALL: Chairperson M'Liss Moon, Boardmember Salwa Raphael, Boardmember Ron Lundeen, City Manager Amy Arrington, City Planner Amanda Smeller, City Clerk Mary Madole, Development and Permitting Coordinator Becky Buelna and citizens present. Vice-Chairperson Nate Johnson and Boardmember Vito Romano were absent and excused.

APPROVAL OF MINUTES: MOTION BY BOARDMEMBER LUNDEEN AND SECOND BY BOARDMEMBER RAPHAEL TO APPROVE THE MINUTES OF THE JUNE 25, 2019, REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (3-0).

CITIZEN COMMENTS AND REQUESTS: Tim Harris, 33085 NE 42nd Place, commented that the current Table of Permissible Uses needs a formatting change and likes the City of Sammamish example provided in the Planning Board packet .

UNFINISHED BUSINESS: 2019 DOCKET FOR AMENDMENTS TO DEVELOPMENT REGULATIONS – REVIEW OF PERMISSIBLE USES TABLE 15.40 CMC City Planner Amanda Smeller introduced the topic and led the discussion about the Table of Permissible Uses, specifically other ways to display the data that is more concise and user friendly. The current table is lengthy, has overly specific uses, and uses that are listed but not allowed in any zone. Code samples from other jurisdictions were distributed as part of the meeting packet as a reference. Discussion took place. The Planning Board requested that staff prepare a version of the use table to be discussed at the next regular meeting.

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by common consent at 7:53 PM.

Approved at the regular meeting of the Carnation Planning Board on August 27, 2019.

PLANNING BOARD CHAIRPERSON, M'LISS MOON

DEVELOPMENT & PERMITTING COORDINANTOR, BECKY BUELNA



CITY OF CARNATION

Date: August 22, 2019
To: City of Carnation Planning Board
From: Amanda Smeller, City Planner
Re: Amendments to the Permitted Uses Table, CMC 15.40.

We are continuing discussion regarding the non-residential permitted use section, CMC 15.40. This was an item on the 2019 docket of amendments to the Comprehensive Plan and Land Use Code. Among the issues to address are table length, overly specific uses, uses that are listed but not allowed in any zone (considered prohibited), and other ways to display the data that is more concise and user friendly.

During the July Planning Board meeting, we began discussion about the table. We reviewed the City of Sammamish permitted uses section as well as Jefferson County's permitted uses section. The Board liked a blend of the two. The Board asked for separation of prohibited uses, combination of some uses, and a more user-friendly layout. They also asked for the use of "Y" and "N" rather than "P" or blank space. The attached reflects the direction provided from last meeting. Several questions remain.

Combined Uses:

On the draft updated table, I combined some uses into the same line, but did not combine so much that any use/name was removed. Staff would like the board to decide how much use/name combination they would like to see. We would like uses combined, and less specificity, so the list is not so many pages long.

NAICS Codes:

At the July Planning Board meeting, we discussed how the NAICS (North American Industry Classification System) codes are useful for staff. We also discussed limiting to three or four numbers. If the board still wishes to reduce the codes, we will have to do more combining as outlined above. The codes can and do get fairly use specific. Combining uses may help us reduce the length of the codes. I have added codes where some did not exist before. There are other uses that don't have a specific code that I am working to address.

Here is a link to the NAICS manual: https://www.census.gov/eos/www/naics/2017NAICS/2017_NAICS_Manual.pdf. It is too large of a document to provide in your packet. We can access this document at the meeting if that would be helpful.

Changing use allowances:

Some uses are alike but are allowed in one zone, but not a similar zone. For example, specialty food stores and fruit/vegetable markets are allowed in all the same zones except HC. I am unsure why one is allowed in HC and not the other, when they are both allowed in the AGI zone. There are other uses like this that I would like to have direction on.

Summary:

Staff is not recommending we remove any allowable uses, unless that is the direction the board would like to go. I have placed prohibited uses per category in a separate row at the bottom of each section. These are uses that are already prohibited in each zone and use category.

Please bring your July packet materials with you for background information, particularly our current use table.

I have also attached to this month's packet the table that BERK consulting prepared within the draft economic development plan from earlier this year. They removed NAICS codes, and combined uses for less specificity. If the board prefers, we could use this document as a starting point.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
31-33	Manufacturing													
311 3118(12)	Food Manufacturing Commercial Bakeries	N	N	N	N	N	N	N	N	N	Y	Y	N	N
3118(11)	Retail Bakeries	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N
3121(2)	Breweries	N	N	N	N	N	Y ⁶	Y ⁶	Y ⁶	Y ⁶	Y	Y	N	N
3121(3) 3121(4)	Wineries Distilleries	N	N	N	N	N	N	N	N	N	Y	Y	N	N
3122	Tobacco Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
313/314 315	Textile & Textile Product Mills Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
3219 3219(1)	Other Wood Product Manufacturing Millwork	N	N	N	N	N	N	N	N	N	N	Y	N	N
3222	Converted Paper Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
323	Printing and Related Support Activities	N	N	N	N	N	N	N	N	N	N	Y	N	N
327	Nonmetal Mineral Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
3272(15)	Glass Product Manufacturing Made of Purchased Glass	N	N	N	N	N	N	Y ⁷	Y ⁷	Y ⁷	N	Y	N	N
3323	Architectural and Structural Metals Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
3323(2)	Ornamental and Architectural Metal Products Manufacturing	N	N	N	N	N	Y ⁸	Y ⁸	Y ⁸	Y ⁸	N	Y	N	N
3325	Hardware Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
3322 3327 3329	Cutlery and Handtools Manufacturing Machine Shops; Turned Product; and Screw, Nut, and Bolt & Other Fabricated Metal Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
334 335	Computer and Electronic Product, Electrical Equipment, Appliance, and Component Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
336 3366(12) 3369(91)	Transportation Equipment Manufacturing Motorcycle, Bicycle, and Parts Manufacturing Boat Building	N	N	N	N	N	N	N	N	N	N	Y	N	N
337 3371(21)	Furniture and Upholstered Household Furniture Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N
3371(22) 3371(24)	Non-upholstered Wood Household Furniture and Metal Household Furniture Manufacturing	N	N	N	N	N	Y ⁹	Y ⁹	Y ⁹	Y ⁹	N	Y	N	N
3372(21)	Custom Architectural Woodwork and Millwork Manufacturing	N	N	N	N	N	Y ⁹	Y ⁹	Y ⁹	Y ⁹	N	Y	N	N
3379(2) 339 3399(1) 3399(3) 3399(92)	Blind and Shade, Jewelry and Silverware, Doll, Toy, and Game, Musical Instrument, and Miscellaneous Manufacturing	N	N	N	N	N	Y ⁹	Y ⁹	Y ⁹	Y ⁹	N	Y	N	N
Prohibited Manufacturing in All Zones: 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														

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	N	N	N	N	N	N	Y	N	N	Y	N	N	N
113	Forestry and Logging	N	N	N	N	N	N	N	N	N	N	N	Y	N
115	Support Activities for Agriculture and Forestry	N	N	N	N	N	N	N	N	N	Y	N	N	N
Prohibited Agriculture/Forestry Uses in all zones:														
Animal production														
Pasture														
NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
22	Utilities													
2211(2)	Electric Power Transmission, Control, and Distribution	N	N	N	N	N	N	N	N	N	N	Y	Y	N
2213(1)	Water Supply and Irrigation Systems	N	N	N	N	N	N	N	N	N	N	N	Y	N
2213(2)	Sewage Treatment Facilities													
NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
23	Construction													
	Offices for contractors of all construction trades	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{16, 18}	Y	Y	N	N
NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
42	Merchant/Wholesale Trade													
4231	Motor Vehicles, parts, and supplies	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4232	Furniture and Home Furnishing	N	N	N	N	N	N	N	N	N	Y	Y	N	N
4233	Lumber and Other Construction Materials	N	N	N	N	N	N	N	N	N	N	Y	N	N

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
4234	Professional and Commercial Equipment and Supplies	N	N	N	N	N	N	N	N	N	Y	Y	N	N
4235	Metal and Mineral (except petroleum)	N	N	N	N	N	N	N	N	N	N	Y	N	N
4236	Electrical and Electronic Goods	N	N	N	N	N	N	N	N	N	N	Y	N	N
4237	Hardware, Plumbing, and Heating Equipment and Supplies	N	N	N	N	N	N	N	N	N	N	Y	N	N
4238	Machinery, Equipment, and Supplies	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4239	Miscellaneous Durable Goods	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
424	Nondurable goods	N	N	N	N	N	N	N	N	N	Y	Y	N	N
4243	Apparel, piece goods and notions	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4244	Grocery and related products	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4248	Beer, wine, and distilled alcoholic beverages	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4245	Farm product raw material	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4249	Miscellaneous nondurable goods	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N	N
4249(3)	Flower, nursery stock and florist's supplies	N	N	N	N	N	N	Y	N	N	Y	Y	N	N
425	Wholesale electronic markets, agents, and brokers	N	N	N	N	N	N	N	N	N	N	Y	N	N
Prohibited Wholesale/Trade Uses in all zones:														
Livestock or poultry														

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
44-45	Retail Trade													
4411	Automobile dealers	N	N	N	N	N	N	N	Y ¹⁰	N	N	Y ¹⁰	N	N
4412	Other Motor vehicle dealers	N	N	N	N	N	N	N	Y ¹⁰	N	N	N	N	N
	Classic or vintage motor vehicle sales or rental wherein the motor vehicles are stored or displayed entirely within an enclosed building	N	N	N	N	N	Y ¹⁰	N	Y ¹⁰	N	N	N	N	N
4413(1)	Automotive parts and accessories stores	N	N	N	N	N	C ¹⁰	N	Y ¹⁰	Y ¹⁰	N	Y ¹⁰	N	N
4413(2)	Tire dealers	N	N	N	N	N	C ¹⁰	N	Y ¹⁰	N	N	Y ¹⁰	N	N
442	Furniture and Home Furnishings Stores	N	N	N	N	N	Y ¹⁰	N	Y ¹⁰	N	Y	N	N	N
443	Electronics and Appliance stores	N	N	N	N	N	Y	N	Y	Y	N	N	N	N
4441(2)	Paint and Wallpaper stores													
4441(3)	Hardware stores													
4441(9)	Other Building Material Dealers	N	N	N	N	N	Y ¹⁰	N	Y ¹⁰	Y ¹⁰	N	Y	N	N
4442(1)	Outdoor Power Equipment Stores	N	N	N	N	N	N	N	N	N	Y	Y	N	N
4442(2)	Nursery, Garden Center, and Farm Supply stores	N	N	N	N	N	C ¹¹	Y	Y ^{29, 30}	N	Y	Y	N	N
4451	Grocery Stores	N	N	N	N	N	Y	N	Y ¹³	N	Y	N	N	N
4451(2)	Convenience Stores	N	N	N	N	N	Y	N	Y	C ¹⁴	Y	N	N	N
4452	Specialty Food Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N
4452(3)	Fruit and Vegetable Markets	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	N	N
4453	Beer, Wine, and Liquor Stores	N	N	N	N	N	Y	N	Y	N	Y	N	N	N
446 4461(91)	Health and Personal Care Stores Food (Health) Supplement Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N

Commented [AS1]: Can we allow specialty food stores in HC like we do fruit/vegetable markets?

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
4461(1) 4461(20) 4461(3) 4461(9) 4461(19)	Pharmacies and Drug Stores Cosmetic, Beauty Supplies, and Perfume Stores Optical Goods Stores All/Other Health and Personal Care Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N	N
447 4471(1)	Gasoline Stations Gasoline Stations with Convenience Stores	N	N	N	N	N	Y	N	Y	N	N	N	N	N
448	Clothing and Clothing Accessories Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N
451	Sporting Goods, Hobby, Book, and Music Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N
4521 4521(12)	Department Stores Discount Department Stores	N	N	N	N	N	N	N	Y ¹³	N	N	N	N	N
4529(1)	Warehouse Clubs and Supercenters	N	N	N	N	N	N	N	C ¹³	N	N	N	N	N
4529(9)	All Other General Merchandise Stores	N	N	N	N	N	C ¹⁵	N	P ¹³	N	N	N	N	N
4531(1)	Florists	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	N	N
4532	Office Supplies, Stationary, and Gift Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N
4533	Used Merchandise Stores	N	N	N	N	N	Y ¹⁰	N	Y ¹⁰	Y ^{10,14}	Y	N	N	N
4539(1)	Pet and Pet Supplies Stores	N	N	N	N	N	Y	N	Y	N	Y	N	N	N
4539(2)	Art Dealers	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	N	N
4539(91)	Tobacco Stores	N	N	N	N	N	Y	N	Y	N	N	N	N	N
4539(98)	All Other Miscellaneous Store Retailers (except tobacco stores)	N	N	N	N	N	C	N	Y	N	N	N	N	N
454	Nonstore Retailers	N	N	N	N	N	C ^{16,18}	N	C ^{16,18}	N	Y	Y	N	N
4543	Direct Selling Establishments	N	N	N	N	N	C ^{16,18}	N	N	N	N	Y	N	N
4543(1)	Fuel Dealers	N	N	N	N	N	C ^{16,18}	N	N	N	N	Y	N	N

Commented [AS2]: Can we allow these uses in AGI like we do health/personal care stores and food/health supplement stores?

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

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
48-49	Transportation and Warehousing													
481	Airport State or regional transportation facilities as defined in RCW 47.06.140	N	N	N	N	N	N	N	N	N	N	N	C ³⁵	N
484	Truck Transportation	N	N	N	N	N	N	N	N	N	Y	Y	N	N
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	Y ¹⁰	N	N
4854	School and Employee Bus Transportation	N	N	N	N	N	N	N	N	N	N	N	Y	N
4859(91)	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	Y	Y	N
487	Scenic and Sightseeing Transportation	N	N	N	N	N	Y ¹⁶	N	Y ¹⁶	Y ¹⁴ , 16	Y ¹⁶	Y	N	N
4884(1)	Motor Vehicle Towing	N	N	N	N	N	N	N	N	N	N	Y	N	N
491	Postal Service	N	N	N	N	N	N	N	Y	Y	N	N	Y	N
492	Couriers and Messengers	N	N	N	N	N	Y ¹⁶	N	Y ¹⁶	N	N	Y	N	N
493	Warehousing and Storage	N	N	N	N	N	N	N	N	Y ¹⁰ , 18	Y	Y	N	N

Prohibited Transportation and Warehousing Uses in all zones:
 Rail Transportation
 Water Transportation
 Pipeline Transportation

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
51	Information													
511	Publishing Industries (except internet)	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	Y	N	N
512	Motion Picture and Sound Recording Industries	N	N	N	N	N	Y ¹⁶ , 18	N	N	Y ¹⁴	Y	Y	N	N
5121(31)	Motion Picture Theaters (except drive-ins)	N	N	N	N	N	Y	N	Y	S ¹⁴	N	N	N	N

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
515	Broadcasting (except internet)	N	N	N	N	N	C	N	N	C	C ²³	C	N	N
515	Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98	N	N	N	N	N	Y	N	N	Y	Y	N	N	N
516	Internet Publishing and Broadcasting	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	Y	N	N	N
517	Telecommunications	N	N	N	N	N	N	N	N	Y ^{14, 16}	C ²³	C ²³	N	N
5173(12)	Wireless Telecommunications Carriers (except satellite)	N	N	N	N	N	C²³							
518	Internet Service Providers, Web Search Portals, and Data Processing Services	N	N	N	N	N	Y ^{16, 18}	Y	Y	Y ^{14, 16}	Y	N	N	N
519	Other Information Services	N	N	N	N	N	Y	N	N	Y ¹⁴	Y	N	N	N
5191(20)	Libraries and Archives	N	N	N	N	N	N	N	N	N	N	N	Y	N
NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
52	Finance and Insurance													
5221(10)	Banks	N	N	N	N	N	Y	N	Y	Y	N	N	N	N
5221(20)	Saving institutions	N	N	N	N	N	Y	N	Y	Y	N	N	N	N
5221(30)	Credit Unions	N	N	N	N	N	Y	N	Y	Y	N	N	N	N
5222(91)	Consumer lending	N	N	N	N	N	Y	N	N	Y	N	N	N	N
5222(92)	Real Estate credit (Mortgage brokers)	N	N	N	N	N	Y	N	N	Y	N	N	N	N
	Financial, estate planning, and brokerages	N	N	N	N	N	Y	N	N	Y	N	N	N	N
524	Insurance Carriers and related activities	N	N	N	N	N	Y	N	N	Y	N	N	N	N

Commented [AS3]: Added NAICS code

Commented [AS4]: Changed to have a code

Commented [AS5]: These uses were already listed, but I created a new and separate section for them to match the NAICS. Also added NAICS codes for them.

Commented [AS6]: Added to match NAICS

Commented [AS7]: Includes medical, vehicle, home, etc. insurances.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
53	Real Estate and Rental and Leasing													
531	Real Estate	N	N	N	N	N	Y	N	N	Y ¹⁴	Y	N	N	N
5311(3)	Self-Storage	N	N	N	N	N	N	N	N	N	Y	Y	N	N
5321	Automotive Equipment Rental & Leasing	N	N	N	N	N	N	N	N	N	Y	Y	N	N
5322	Consumer Goods Rental	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N
5323	General Rental Centers	N	N	N	N	N	N	N	N	N	N	Y	N	N
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	Y	N	N
54	Professional, Scientific, and Technical Services													
5411	Legal Services	N	N	N	N	N	Y	N	N	Y ¹⁴	Y	N	N	N
5412	Accounting, tax preparation, bookkeeping, and payroll services													
5413	Architectural, engineering, and related services													
5414	Specialized Design Services	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	N	N	N	N
5415	Computer Systems Design and Related Services													
5416	Management, Scientific, and technical Consulting Services													
5417	Scientific Research and Development Services	N	N	N	N	N	C ¹⁸	N	N	C ¹⁴	N	N	N	N
5418	Advertising and related Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	N	N	N	N
5419(1)	Marketing Research and Public Opinion Polling	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	N	N	N	N
5419(2)	Photographic Services	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N	N
5419(3)	Translation and Interpretation Services	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	N	N	N	N
5419(4)	Veterinary Services	N	N	N	N	N	N	Y	Y	C ¹⁴	Y	N	N	N

Commented [AS8]: Can we allow this use in AGI? Rentals include a variety of trucks/equipment and other heavier equipment. It is not unlike automotive equipment rentals allowed in AGI.

Commented [AS9]: Same comment as previous.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
55	Management of Companies and Enterprises													
5611	Office Administrative Services	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N	N
5614	Business Support Services	N	N	N	N	N	N	N	N	N	Y	Y	N	N
5612	Facilities Support Services	N	N	N	N	N	N	N	N	N	Y	Y	N	N
5613	Employment Services	N	N	N	N	N	Y ¹⁸	N	C ²⁰	Y ¹⁴	Y	N	N	N
5614(31)	Private Mail Centers (including copy shops)	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N	N
5614(4)	Collection Agencies	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N	N
5614(5)	Credit Bureaus	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N	N
5614(91)	Repossession Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	N	N	N	N
5614(99)	Other Business Support Services	N	N	N	N	N	Y¹⁸	N	N	Y¹⁴	N	N	N	N
5615	Travel Arrangement and Reservation Services	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N	N
5616	Investigation and Security Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	N	Y	N	N
5616(22)	Locksmiths	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N	N
5617(1)	Exterminating and Pest Control Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	Y	Y	N	N
5617(2)	Janitorial Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	Y	Y	N	N
5617(3)	Landscaping Services	N	N	N	N	N	Y ^{16, 18}	Y	N	Y ¹⁴	Y	Y	N	N
5617(4)	Carpet and Upholstery Cleaning Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	N	Y	N	N
5619(1)	Packaging and Labeling Services	N	N	N	N	N	N	N	N	N	Y	Y	N	N
5619(2)	Convention and Trade Show Organizers	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N	N
5621	Waste Collection	N	N	N	N	N	Y ^{16, 18}	N	N	N	N	Y	Y	N
5622	Waste Treatment and Disposal	N	N	N	N	N	N	N	N	N	N	N	Y	N
5622(13)	Solid Waste handling facilities	N	N	N	N	N	N	N	N	N	N	N	C³⁵	N

Commented [AS10]: Should this be 56: Administrative and Support and Waste Management and Remediation Services?

Commented [AS11]: Added NAICS code.

Commented [AS12]: Added NAICS code

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
5629(1)	Remediation Services	N	N	N	N	N	Y ¹⁶ , 18	N	N	Y ¹⁴ , 16	N	N	N	N
5629(2)	Materials Recovery Facilities	N	N	N	N	N	Y ¹⁶ , 18	N	N	N	N	Y ¹⁶	Y	N
NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
61	Educational Services													
6111	Preschool, elementary, and secondary schools	N	N	N	N	N	N	N	N	Y ¹⁴ , 16	Y	N	Y	N
6112 6113	Junior Colleges Colleges, Universities, and Professional Schools	N	N	N	N	N	N	N	N	N	N	N	Y	N
6114 6114	Business Schools and Computer and Management Training Technical and Trade Schools	N	N	N	N	N	N	N	N	C ¹⁴ , 19	N	N	Y	N
6116(1)	Arts and Crafts Schools/Studios	N	N	N	N	N	Y	N	Y	C ¹⁴ , 19	N	N	Y	N
6116(2)	Sports and Recreation Instruction	N	N	N	N	N	Y	N	N	Y ¹⁴ , 19	Y	Y	N	N
6116(3) 6116(91)	Language Schools Exam Preparation and Tutoring	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	N	N
6116(92)	Automobile Driving Schools	N	N	N	N	N	Y ¹⁶ , 18	N	N	Y ¹⁴	N	N	N	N
6117	Educational Support Services	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	Y	N
	State Education Facilities	N	N	N	N	N	N	N	C ³⁵	C ³⁵	N	N	C ³⁵	N

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
62	Health Care and Social Assistance													
621	Ambulatory Health Care Services	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	Y	N
6211 6212 6213 6214(1)	Offices of Physicians Offices of Dentists Offices of Other Health Practitioners Family Planning centers	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	N	N
6214(2)	Outpatient Mental Health and Substance Abuse Centers	N	N	N	N	N	Y	N	N	Y ^{14, 19}	N	N	Y	N
6214(9)	Other Outpatient Care Centers	N	N	N	N	N	N	N	N	N	N	N	Y	N
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	N	N	N	N	N	Y	N	N
6216	Home Health Care Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 19}	Y	N	N	N
6219(1)	Ambulance Services	N	N	N	N	N	N	N	N	N	N	Y	Y	N
622	Hospitals	N	N	N	N	N	N	N	N	N	N	N	Y	N
623	Nursing and Residential Care Facilities	C ¹⁵	C ¹⁵	N	N	C	N	N	N	C ¹⁵	N	N	Y	N
6241	Social assistance, nonresidential	N	N	N	N	N	Y	N	N	Y	N	N	Y	N
6232(2)	In-patient facilities including substance abuse facilities, mental health facilities, group homes	N	N	N	N	N	N	N	N	C ³⁵	N	N	C ³⁵	N
6242	Social assistance, including shelter	N	N	N	N	N	C ^{16, 18}	N	N	C ¹⁴	N	N	Y	N
6244	Child Day Care Services	N	N	N	N	N	N	N	Y	Y ¹⁴	Y	N	N	N
Prohibited Health Care and Social Services Uses in all zones:														
Other Ambulatory Health Care Services (not listed above)														

Commented [AS13]: Added NAICS code

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
71	Arts, Entertainment, and Recreation													
711	Performing Arts, Spectator Sports, and Related Industries	N	N	N	N	N	N	N	N	N	Y	N	N	N
7111	Performing Arts Companies	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	Y	S
7112	Spectator Sports	N	N	N	N	N	N	N	N	N	Y	N	Y	S
7112(11)	Sports Teams and Clubs	N	N	N	N	N	N	N	N	N	Y	Y	Y	S
7112(12)	Racetracks	N	N	N	N	N	N	N	N	N	N	C	N	N
7113 7114	Promoters of Performing Arts, Sports, and Similar Events Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	N	N	N	N	N	Y ¹⁸	N	N	Y	Y	N	N	N
7115	Independent Artists, Writers, and Performers	N	N	N	N	N	Y ^{9, 18}	N	N	Y ¹⁴	Y	Y	N	N
712	Museums, Historical Sites, and Similar Institutions	N	N	N	N	N	Y	Y	N	Y ¹⁴	Y	N	Y	S
7131(1)	Amusement and Theme Parks	N	N	N	N	N	N	C	N	N	Y	N	N	N
7131(2)	Amusement Arcades	N	N	N	N	N	Y	N	Y	N	Y	N	N	N
7121(3)	Botanical Gardens	N	N	N	N	N	N	Y	N	N	Y	N	N	N
7132	Gambling Industries	N	N	N	N	N	N	N	N	N	Y	N	N	N
7139(4)	Fitness and Recreational Sports Centers	N	N	N	N	N	Y ^{19, 26}	N	Y ¹⁵	Y ^{14, 19}	Y	Y	N	N
7139(5)	Bowling Centers	N	N	N	N	N	N	N	Y	N	N	Y	N	N
7139(9)	Horseback riding stables, recreational	N	N	N	N	N	N	S	N	N	Y	N	N	N
	Adult Entertainment Establishments	N	N	N	N	N	N	N	N	N	N	Y ²⁴	N	N
Prohibited Arts, Entertainment, and Recreation Uses in all zones:														
Amusement, Gambling, and Recreation Industries														
Golf Courses and Country Clubs														

Commented [AS14]: Added NAICS code

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
72	Accommodation and Food Services													
7211(1)	Hotels (except casino hotels) and motels	N	N	N	N	N	Y	N	Y	N	Y	N	N	N
7211(91)	Bed-and-Breakfast Inns	S ^{32, 33, 34}	S ^{32, 33, 34}	N	N	N	S ³²	Y ³²	N	Y ³²	Y ³²	N	N	N
7212	RV (recreational vehicle) Parks and Recreational Camps	N	N	N	N	N	N	N	N	N	Y	N	N	S
7213	Rooming and Boarding Houses	C	C	N	N	N	N	N	N	C	N	N	N	N
7225(11)	Full-Service Restaurants	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	Y	N	N
	Drive thru espresso stands	N	N	N	N	N	S ²⁵	N	S ²⁵	S ²⁵	Y	S ²⁵	N	N
7223(20)	Food service Contractors/caterers	N	N	N	N	N	Y²²	N	N	Y	Y	Y	N	N
7223(3)	Mobile Food Services	N	N	N	N	N	N	N	N	N	Y	Y	N	N
7224	Drinking Places (Alcoholic beverages)	N	N	N	N	N	Y	S ²²	Y	Y ¹⁴	Y	N	N	N
NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
81	Other Services (except Public Administration)													
8111	Automotive Repair and Maintenance	N	N	N	N	N	C ^{10, 20}	N	Y ^{10, 20}	C ^{10, 20}	N	Y	N	N
8112(11) 8114	Consumer Electronics Repair and Maintenance Personal and Household Goods Repair and Maintenance	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	N	Y	N	N
8112(12)	Computer and Office Machine Repair and Maintenance	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	Y	Y	N	N
8112(13)	Communication Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	Y	Y	N	N

Commented [AS15]: Added NAICS code

Commented [AS16]: Why is computer/office machine repair ok in AGI zone, but not consumer electronics repair? Can we combine?

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	N	N	N	N	N	N	N	N	N	Y	Y	N	N
8114(3)	Footwear and Leather Goods Repair	N	N	N	N	N	Y ^{16, 18}	N	Y	Y ^{14, 16}	N	Y	N	N
8114(90)	Bicycle, jewelry, watches, musical instruments repair, clothing alterations	N	N	N	N	N	Y ¹⁰	N	N	Y ^{10, 14}	N	N	N	N
8121	Personal Care Services	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	Y	N	N
8122(1)	Funeral Homes and Funeral Services	N	N	N	N	N	N	N	N	Y	N	N	N	N
8122(2)	Cemeteries and Crematories	N	N	N	N	N	N	N	N	N	N	N	Y	N
8123	Dry cleaning and laundry services	N	N	N	N	N	N	N	Y	Y	N	N	N	N
8123(32)	Industrial launderers	N	N	N	N	N	N	N	N	N	N	Y	N	N
8129(1)	Pet Daycare	N	N	N	N	N	N	N	N	C²⁸	Y²⁸	Y²⁸	N	N
8129(10)	Pet boarding	N	N	N	N	N	N	N	N	N	Y	Y	N	N
8129(10)	Pet grooming and training services	N	N	N	N	N	N	N	N	Y¹⁴	Y	N	N	N
8129(2)	Photofinishing	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N	N
8129(3)	Parking lots and garages	N	N	N	N	N	Y ²⁷	N	Y ²⁷	N	N	N	Y	N
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	N	N	N	N	N	Y ^{16, 18}	Y	Y	Y ¹⁴	Y	N	Y	N
8131	Religious organizations (including houses of worship)	C¹⁵	C¹⁵	N	N	N	N	N	N	Y^{14, 15}	Y	N	N	N
8134(10)	Social and fraternal clubs, lodges	N	N	N	N	N	N	N	N	Y^{14, 15}	Y	N	N	N
Prohibited Other Services (except Public Administration) Uses in all zones:														
Repair and Maintenance														

Commented [AS17]: Added NAICS code

Commented [AS18]: Added NAICS code

Commented [AS19]: Added NAICS code

Commented [AS20]: Added NAICS code

Commented [AS21]: Added NAICS code

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
92	Public Administration													
921	Executive, legislative, and other general government support	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	N	N	Y	N
	Licensing Services	N	N	N	N	N	N	N	Y	Y ¹⁴	N	N	N	N
922	Justice, public order, and safety activities	N	N	N	N	N	N	N	N	N	N	N	Y	N
9221(4)	Correctional institutions, state and local	N	N	N	N	N	N	N	N	N	N	N	C ³⁵	N
	Secure community transition facilities	N	N	N	N	N	N	N	N	N	N	C ^{35, 36}	C ³⁵	N
9221(6)	Fire Protection	N	N	N	N	N	N	N	N	N	N	N	Y	N
Cannabis and/or Marijuana-related uses as defined by Chapter 15.110 CMC														
	Marijuana Producers, state licensed													
	Marijuana Processors, state licensed	N	N	N	N	N	N	Y ³¹	N	N	N	N	N	N
4539(98)	Marijuana Retailers, state licensed													
Prohibited in all zones:														
Medical marijuana or cannabis collective gardens														

Commented [AS22]: Added NAICS code

Y: Permitted/Allowed S: Special use C: Conditional Use N: Prohibited/Not Allowed

- 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 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 enclosed 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 15.75; 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 through 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.

5 Strategic Themes

Based on the data and interview findings, the following strategic themes emerged. These themes outline potential areas of focus for the development of an Economic Development Plan for Carnation.

Downtown placemaking and beautification may encourage growth

The process of place-making can be an effective economic development strategy. Investments in public spaces and public uses can be used to strengthen the role of the CBD as Carnation's community hub and draw people in, contributing to a retail and services marketplace that is attractive to private investment. On-going work on the Tolt Corridor Project, for example, represents significant public investment in placemaking and infrastructure to support the CBD. Additional efforts may be necessary to address sociability, access/linkages, uses/activities, and comfort/image to ensure the CBD functions as a great place.

Tourism is a key opportunity

Recreational assets such as the Tolt McDonald Park and the Snoqualmie Valley Trail, as well establishments such as Remlinger Farms and the U-pick berry farms north of the City draw many visitors from the region to the area. Attracting these visitors that frequent recreational destinations and farms into its central business district can have long-term positive effects on economic activity and employment within the City. Many amenities that draw visitors can also serve residents. For example, amenities such as restaurants, artisanal retail and services such as local transport, can both draw visitors and serve residents. An example of a transportation service that could be replicated is "Trailhead Direct," a pilot project sponsored by King County Parks and Metro's Community Connections program. This project expands access to hiking destinations by providing transit van service from South Seattle and Capitol Hill to trailheads along I-90. Businesses related to the presence of recreational assets nearby are also an opportunity. These include rental and visitor experience-based businesses such as paddle boat or kayak rentals, river floating, etc.

City actions that can leverage the opportunity for tourism include partnering with local and regional stakeholders on a comprehensive tourism strategy as well as retooling development regulations to be flexible and supportive of business expansion or establishment.

A more diverse housing stock is key to long-term economic health

Carnation currently lacks the critical mass of residents needed to support a full range of services and retail in its CBD. As the City adds "rooftops," retail and services are likely to be developed as well. It is important to ensure that residential development adds diversity to the City's housing stock since its housing needs are changing. For example, current housing development is geared toward families while the City has seen an increase in single-person households. Given this trend, facilitating new residential development that diversifies local housing options is key to the City's long-term economic vitality.

Retooling development regulations can improve clarity for development.

An area of improvement is related to the Table of Permissible Uses in the City's Municipal Code which has an unnecessary level of specificity.

The following section reflects suggested changes to the Table of Permitted Uses to improve clarity and reduce complexity. These changes maintain the use patterns in the current code but organize them into broader categories.

5.1 CHANGES TO PERMITTED USE TABLE

Chapter 15.40 Table 1

Table of Permitted Uses

RESIDENTIAL USES		R2.5	R3 R4 R6	RMH P	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU [RN1]	PR
Single-family Detached Residences														
*	Site built and modular structures	P	P	p(1)	p(6)			S			P			
*	Class "A" mobile home			P										
*	Class "B" mobile home			P										
*	Class "C" mobile home			P										
*	Class A, B or C mobile home used for a night watchman and family							P			P	S	S	S
*	Accessory dwelling units	S	S		S									
*	Cottage housing	C(2)	C(2)		p(6)	P								
Single-family Attached Residences														
*	Townhouses				p(6)(7)	P				p(4)				
*	Duplex	S(3)	S(3)		p(6)(7)									
Multifamily Residences														

*	Multifamily				p ⁽⁶⁾	P				p ⁽⁴⁾				
*	Multifamily above a permitted nonresidential use						P	P		P				
Other Housing Types														
*	Senior housing	S ⁽⁵⁾	S ⁽⁵⁾		p ⁽⁶⁾	P				p ⁽⁴⁾				
*	Adult family homes	P	P		P	P				P				
*	Assisted living				p ⁽⁶⁾	P				p ⁽⁴⁾				

Residential Uses Notes:

- (1) No permanent foundation allowed.
- (2) Minimum lot size of parcel prior to subdivision or development must be one acre.
- (3) Separate entrances on two different streets, e.g., on corner lots.
- (4) For parcels that front on Tolt Avenue and Entwistle Street, the subject use must have ground floors constructed for potential future conversion to non-residential. This includes ground level building frontages at least 20 feet deep and containing a minimum floor to ceiling height of 13 feet. Ground level uses may utilize a phantom floor that raises the floor height provided such a floor can be removed to restore the opportunity for ground level non-residential uses in the future.
- (5) Size of buildings must not exceed the average size of the single-family residences within a 1,000 foot radius; maximum of two stories.
- (6) Lots shall integrate a mixture of at least three different housing types and no single housing type may occupy more than 60 percent of the total dwelling units on a lot. For new subdivisions, this standard shall apply to the whole subdivision rather than each lot in the subdivision. Conditions on the plat shall be provided to ensure conformance with this standard for a period of ten years from the date of final subdivision approval. Applicable housing types:
 - (a) Single family detached residences.
 - (b) Cottage housing units. For the purposes of complying with this housing mix standard, each individual cottage shall count as a separate dwelling unit for the purpose of calculating density.
 - (c) Townhouse.

- (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 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.

NON-RESIDENTIAL USES

R2.5 R3 RMHP R12 R24 CBD HC SC MU AGI LI/M PU PR
R4
R6

Resource Uses													
Crop production							P			P			
Forestry and logging												P	
Utility, Transportation, Civic Uses													
Electric power transmission, control, and distribution											P	P	
Water supply facilities												P	
Sewage treatment facilities												P	
Telecommunication facilities									P14, 16	C23	C23		
Wireless Telecommunication Carriers (except satellites)						C23	C23	C23	C23	C23	C23	C23	C23
Internet service providers						P16, 18			P14, 16	P			
Waste collection						P16, 18					P	P	
Waste treatment and disposal												P	
Solid waste handling												C35	
Materials recovery facilities						P16, 18					P16	P	

NON-RESIDENTIAL USES

R2.5 R3 RMHP R12 R24 CBD HC SC MU AGI LI/M PU PR
R4
R6

Airport												C35	
State or regional transportation facilities defined in RCW 47.06.140												C35	
School and employee bus transportation												P	
Paratransit or specialty transportation services											P	P	
Parking lots and garages						P27		P27				P	
Postal Service								P	P			P	
Libraries												P	
Museums, historical sites						P	P		P14	P		P	S
Preschools, elementary, and secondary schools									P14, 19	P		P	
Colleges, universities, professional schools												P	
Technical schools, trade schools, business schools									C14, 19			P	
State education facilities								C35	C35			C35	
Religious organizations	C15	C15							P14, 15	P			
Government buildings						P18			P14			P	
Correctional institutions												C35	

NON-RESIDENTIAL USES

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Secure community transition facilities											C35, 36	C35	
Industrial and Wholesale Uses													
Food manufacturing										P	P		
Breweries, Wineries, Distilleries						P6	P6	P6	P6	P	P		
Textiles and apparel manufacturing											P		
Wood products manufacturing											P		
Printing and converted paper products manufacturing											P		
Publishing (not including internet only operations)						P18			P14	P	P		
Mineral and metal products manufacturing											P		
Glass products manufacturing					P7	P7	P7	P7			P		
Computer and electronics manufacturing											P		
Transportation equipment manufacturing											P		
Furniture and millwork production					P9	P9	P9	P9			P		
Artisanal production					P9	P9	P9	P9			P		
Other light manufacturing											P		
Fuel dealers						C16,					P		

NON-RESIDENTIAL USES

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						18							
Motor vehicle towing												P	
Warehousing and storage									P10, 18	P	P		
Motion picture and sound recording industries						P16, 18			P14	P	P		
Wholesale sales of lumber, metals, minerals (not petroleum)											P		
Wholesale sales of electrical and electronic goods											P		
Wholesale sales of hardware, plumbing, heating goods											P		
Wholesale sales of nursery and garden products							P			P	P		
Wholesale trade of other goods and equipment										P	P10		
Truck transportation and freight uses										P	P		
Commercial and industrial machinery equipment rental and leasing											P		
Industrial and communications equipment repair										P	P		

NON-RESIDENTIAL USES

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Industrial laundries											P		
Crematoriums												P	
Retail and Service Uses													
Retail sales of motor vehicles						P10		P10			P10		
Retail sales of auto parts and accessories						C10		P10	P10		P10		
Retail tire sales						C10		P10			P10		
Auto repair and maintenance						C10, 20		P10, 20	C10, 20		P		
Retail sales of furniture and home furnishings						P10		P10		P	P10		
Retail sales of buildings materials						P10		P10		P10	P10		
Retail electronics and appliance stores						P		P		P			
Retail nursery, garden center, and farm supply stores						C11	P	P29, 30		P	P		
Retail grocery stores						P		P13		P			
Retail fruit and vegetable markets						P	P	P	P14	P			
Retail bakeries						P	P	P	P	P	P		
Retail convenience stores						P		P	C14	P			
Retail beer, wine, and liquor stores						P		P		P			

NON-RESIDENTIAL USES

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Retail gas stations (may include a convenience store)						P		P					
Retail department and discount department stores								P13					
Retail warehouse clubs and supercenters								C13					
Retail pet and pet supplies stores						P		P		P			
Pet grooming and training									P14	P			
Pet daycare									C28	P28	P28		
Pet boarding										P	P		
Retail used merchandise stores						P10		P10	P10, 14	P			
Retail florists						P	P	P	P14	P			
Retail tobacco stores						P		P					
Nonstore retailers and direct selling establishments						C16, 18		C16, 18		P	P		
General retail sales and service						P		P	P14	P			
Repair and maintenance of household, personal, office equipment and goods						P 10, 16, 18		P 10,14, 16	P	P			

NON-RESIDENTIAL USES

R2.5 R3 RMHP R12 R24 CBD HC SC MU AGI LI/M PU PR
R4
R6

Full service restaurants						P	P	P	P14	P	P		
Drinking establishments (alcoholic beverages)						P	S22	P	P14	P			
Drive-thru espresso stands						S25		S25	S25	P	S25		
Mobile food services										P	P		
Repossession services						P16, 18			P14, 16				
Dry cleaning and laundry services								P	P				
Translation and Interpretation services						P18			P14				
Taxi and Limousine services											P10		
Automotive rental and leasing services										P	P		
Sightseeing and scenic transportation services						P16		P16	P14, 16	P16	P		
Retail schools and educational support						P16, 18			P14				
Licensing services								P	P14				
Child day care services								P	P14	P			
Consumer goods rental						P		P	P14	P			
Self storage										P	P		
Funeral homes and services								P					

NON-RESIDENTIAL USES

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Cannabis and/or marijuana uses defined by CMC 15.110							P31						
Office and Medical													
Broadcasting (except internet only)						P37			P37	P23, 37	C		
Internet publishing and broadcasting													
Banks, financial services						P			P14	P			
Administrative, business, business support						P18			P14	P			
Professional services, personal services						P			P14	P			
Employment services						P18		C20	P14	P			
Scientific, computer design, technical services						P18			P14				
Research and development						C18			C14				
Advertising, market research, public opinion						P14, 16			P14, 16				
Catering						P22			P	P	P		
Veterinary services							P	P	C14	P			
Ambulatory health care						P		P	P14			P	
Health and medical offices						P			P14				
Outpatient substance abuse centers						P			P14,			P	

NON-RESIDENTIAL USES

R2.5 R3 RMHP R12 R24 CBD HC SC MU AGI LI/M PU PR
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									P19				
Medical and diagnostic laboratories											P		
Hospitals												P	
Nursing and residential care facilities	C15	C15			C				C15			P	
Shelter facilities						C16, 18			C14			P	
In-patient facilities for substance abuse, mental health, group homes									C35			C35	
Recreation and Entertainment													
Movie theatres (excludes drive-ins)						P		P	S14				
Arts and craft studios and schools						P		P	C14, 19	P			
Social clubs, fraternal lodges									P14, 15	P			
Sports and recreation instruction						P			P14, 19	P	P		
Performing arts, spectator sports, and related industries						P	P	P	P14	P		P	S
Racetracks											C		
Botanical gardens							P			P			

NON-RESIDENTIAL USES

R2.5 R3 RMHP R12 R24 CBD HC SC MU AGI LI/M PU PR
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Amusement and theme parks							C			P			
Amusement arcades						P		P		P			
Gambling facilities										P			
Fitness, health club, recreational sport centers						P19, 26		P15	P14, 19	P	P		
Bowling								P			P		
Horseback riding tables								S			P		
Adult entertainment establishments											P24		
Hotels and motels						P		P		P			
Bed and breakfast inns	S 32, 33, 34	S 32, 33, 34				S32	P32		P32	P32			
RV parks and camps										P			S

Additional Non-Residential Use Notes:

37. Conditional use required if the use includes a wireless communication facility subject to CMC 15.98.

15.08 Basic Definitions*

Artisanal Production. The manufacture of goods by a skilled craftsperson relying on minimal automation and division of labor. This could include the production of products such as games, toys, jewelry, pottery, musical instruments, or other crafted goods.

Converted Paper Products Manufacturing. The manufacture of paper or paperboard into other products but does not include the manufacture

of paper or paperboard from pulp.

Crop Production. The growing of plants mainly for food and fiber such as farms, orchards, groves, greenhouses, and nurseries. This may include support services that are an essential part of crop production, regardless of whether crops are grown on the site.

Forestry and Logging. The growing or harvesting of timber on a production cycle longer than ten years. Christmas tree production or the growing of other trees on a cycle of less than 10 years, such as in a nursery, is considered crop production.

General Retail Sales and Service. The sales of finished goods and equipment in limited quantities to the general public and related services incidental to the sale of these goods. This includes drug stores, specialty foods, health and personal care, cosmetics, optical goods, clothing, sporting goods, office supplies, gifts, copy centers, mail centers, household goods, etc. This definition excludes any category of retail sales specifically listed in the non-residential use table in CMC 15.40.

Light manufacturing. Assembly, fabrication, and manufacturing production that takes place entirely within and enclosed building or structure.

Materials recovery facilities. Operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) and/or where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories.

Mobile Home, Class A. "Class A mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

1. The home has a length not exceeding four times its width;
2. The pitch of the home's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
4. A continuous, permanent masonry foundation, un-pierced except for required ventilation and access, is installed under the home; and
5. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Mobile Home, Class B. "Class B mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy the criteria necessary to qualify the house as a Class A mobile home.

Mobile Home, Class C. "Class C mobile home" means any mobile home that does not meet the definitional criteria of a Class A or Class B mobile home.

Nursing and Residential Care Facilities. These uses provide residential care combined with either nursing, supervisory, or other types of care as required by the residents.

Personal Services. Commercial services rendered to customers such as hair dressing, massage, travel arrangements, locksmiths, photography studios, etc.

Professional Services. Services rendered by a certified or licensed specialist in fields such as accounting, law, insurance, architecture, engineering, real estate, brokerage, etc.

Residence, Single-Family Detached, One Dwelling Unit Per Lot. "One dwelling unit per lot, single-family detached residence" means a residential use consisting of a single detached site built or modular building containing one dwelling unit and located on a lot containing no other dwelling units.

Retail schools. Businesses that provide an educational or educational support service or training such as language schools, exam prep, driving schools, or tutoring.

Shelter facilities. Emergency facilities providing social services, food, shelter on a temporary basis to individuals in crisis.

Telecommunications. The operation, maintenance, or provision of access to facilities for the transmission of voice, data, text, sound, and video. This definition excludes wireless telecommunications facilities.

Transportation Equipment Manufacturing. The production of equipment or parts involved in the transportation of people and goods such as automobiles, boats, bicycles, motorcycles, or airplanes. May include the production and/or assembly of finished products and/or parts.

Water supply facilities. Facilities primarily engaged in operating water treatment plants and/or operating water supply systems. This may include pumping stations, aqueducts, and/or distribution mains. The water may be used for drinking, irrigation, or other uses.



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.

8/27/2019 Planning Board**UNFINISHED BUSINESS**

DISCUSSION 2019 Docket for amendments to the Development Regulations.

Origin: Council of the Whole*Staff:* Amanda Smeller*Firm Date?*

9/3/2019 City Council**AGENDA BILLS**

MOTION King County Solid Waste Management Plan ratification. (transmitted to City 5/22, have 120 days or until 09/16 if City chooses to act to approve or disapprove)

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

9/17/2019 City Council

Regular meeting.

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

9/24/2019 Planning Board

2019 Docket for amendments to the Development Regulations.

Origin: Council of the Whole*Staff:* Amanda Smeller*Firm Date?*

9/25/2019 SVGA

Hosted by the City of Duvall.

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

9/28/2019 Public Meeting

Tolt Dam Walk community evacuation drill.

Origin: Council of the Whole*Staff:* Amy Arrington*Firm Date?*

10/1/2019 City Council**OTHER BUSINESS**

DISCUSSION 2020 Proposed Preliminary Budget.

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

10/15/2019 City Council**AGENDA BILLS**

RESOLUTION Approving Terms of Sale for the Old Maintenance Shop. (also needs public hearing for sale)

Origin: City Manager*Staff:* Amy Arrington*Firm Date?* **OTHER BUSINESS**

DISCUSSION 2020 Proposed Preliminary Budget, continued review.

Origin: City Manager*Staff:* Amy Arrington*Firm Date?* **PUBLIC HEARING**

DISCUSSION Potential sale of the Old Maintenance Shop. (also needs reso to approve terms of sale)

Origin: City Manager*Staff:* Amy Arrington*Firm Date?* **PRESENTATION**

DISCUSSION Police Services Report. (Q3-2019)

Origin: Public Health & Safety*Staff:* Amy Arrington*Firm Date?*

10/22/2019 Planning Board

Regular meeting.

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

11/5/2019 City Council

OTHER BUSINESS

DISCUSSION 2020 Master Fees Resolution.

Origin: City Manager

Staff: City Clerk

Firm Date?

PUBLIC HEARING

DISCUSSION 2020 Preliminary Budget & Revenue Sources.

Origin:

Staff:

Firm Date?

11/19/2019 City Council

AGENDA BILLS

ORDINANCE 2020 Budget adoption.

Origin: City Manager

Staff: Amy Arrington

Firm Date?

ORDINANCE 2020 Property Tax Levy adoption.

Origin: City Manager

Staff: Amy Arrington

Firm Date?

RESOLUTION 2020 Master Fees Resolution.

Origin: City Manager

Staff: City Clerk

Firm Date?

PUBLIC HEARING

DISCUSSION 2020 Budget.

Origin: City Manager

Staff: Amy Arrington

Firm Date?

11/26/2019 Planning Board

Regular meeting.

Origin:

Staff:

Firm Date?

11/27/2019 SVGA

Hosted by the Snoqualmie Tribe. (may be rescheduled due to Thanksgiving holiday)

Origin:

Staff:

Firm Date?

12/3/2019 City Council

Regular meeting.

Origin:

Staff:

Firm Date?

12/17/2019 City Council

Regular meeting.

Origin:

Staff:

Firm Date?

12/24/2019 Planning Board

Regular meeting cancelled.

Origin:

Staff:

Firm Date?

1/7/2020 City Council

ORGANIZATIONAL MEETING

Election of Mayor for 2020-2021, Election of Deputy Mayor for 2020, Committee and Liaison appointments for 2020.

Origin: Council Rules of Procedure

Staff: City Clerk

Firm Date?

1/21/2020 City Council

PRESENTATION

DISCUSSION Police Services Report. (Q4-2019)

Origin: Public Health & Safety

Staff: Amy Arrington

Firm Date?

1/22/2020 SVGA

Hosted by the City of Carnation.

Origin:

Staff:

Firm Date?

4/21/2020 City Council

PRESENTATION

DISCUSSION Police Services Report. (Q1-2020)

Origin: Public Health & Safety

Staff: Amy Arrington

Firm Date?

5/5/2020 City Council

OTHER BUSINESS

Discussion 2018 Washington Building Codes (adoption before 07/01/2020)

Origin: City Manager

Staff: City Clerk

Firm Date?

6/2/2020 City Council

AGENDA BILLS

ORDINANCE Adopting the 2018 Washington State Building Codes.

Origin: City Manager

Staff: City Manager

Firm Date?

9/6/2022 City Council

OTHER BUSINESS

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

Origin: Ordinance 914

Staff: City Manager

Firm Date?
