



CITY OF CARNATION

PLANNING BOARD REGULAR MEETING

AGENDA

Planning Board

Nate Johnson

Vito Romano

Ron Lundeen

Salwa Raphael

Bruce McDonald

City Staff:

Amy Arrington,
City Manager

Amanda Smeller,
City Planner

Becky Buelna,
*Development &
Permitting
Coordinator*

Mary Madole,
City Clerk

Date: January 28, 2020

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. Organizational Meeting: Election of Chairperson & Vice-Chairperson for 2020
4. Approval of Minutes:
 - a. November 26, 2019 Meeting
5. Citizen Comments and Requests
6. Unfinished Business
 - a. 2019 Docket for amendments to the Development Regulations
 - i. Review of permissible uses table, CMC 15.40.
7. New Business
 - a. List of 2020 Docket items
8. Other
9. Adjournment

ORGANIZATIONAL MEETING: ELECTION OF OFFICERS

CHAIRPERSON:

The presiding officer opens the table to nominations:

I move to nominate Boardmember _____ to the position of Chairperson. (A second is not required for nominations).

Presiding officer asks if there are any additional nominations. If so, repeat above motion. If not, the chair closes the table to nominations and a vote is taken.

VICE-CHAIRPERSON:

The newly elected Chairperson opens the table to nominations:

I move to nominate Boardmember _____ to the position of Vice-Chairperson. (A second is not required for nominations).

Chairperson asks if there are any additional nominations. If so, repeat above motion. If not, the chair closes the table to nominations and a vote is taken.

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CITY OF CARNATION

MINUTES OF THE REGULAR PLANNING BOARD MEETING

November 26, 2019

CALL TO ORDER: Chairperson M'Liss Moon called the regular meeting of the Carnation Planning Board to order at 7:03 PM in the Council Chambers at Carnation City Hall.

ROLL CALL: Chairperson M'Liss Moon, Boardmember Vito Romano, 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 was absent and excused.

APPROVAL OF MINUTES: MOTION BY BOARDMEMBER RAPHAEL AND SECOND BY BOARDMEMBER ROMANO TO APPROVE THE MINUTES OF THE OCTOBER 29, 2019, SPECIAL MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (4-0).

CITIZEN COMMENTS AND REQUESTS: None.

UNFINISHED BUSINESS: 2019 DOCKET FOR AMENDMENTS TO DEVELOPMENT REGULATIONS – REVIEW OF PERMISSIBLE USES TABLE 15.40 CMC City Planner Amanda Smeller introduced the topic, reviewed her memo to the Planning Board and began going through the 15.40 Table of Permissible Uses materials from the meeting packet. Discussion took place.

OTHER: The next regular meeting of the Planning Board scheduled for December 24, 2019 will be cancelled.

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by common consent at 9:02 PM.

Approved at the regular meeting of the Carnation Planning Board on January 28, 2020.

PLANNING BOARD CHAIRPERSON,

DEVELOPMENT & PERMITTING COORDINANTOR, BECKY BUELNA



Date: January 23, 2020
To: City of Carnation Planning Board
From: Amanda Smeller, City Planner
Re: Amendments to the Permitted Uses Table, CMC 15.40.

Attached is the latest draft of the table of non-residential permissible uses. This is the culmination of the work the Planning Board has put in on this item over the last several meetings. It is nearing completion. There are a few items remaining before we finalize this section:

1. We originally discussed reducing the NAICs to three numbers. However, by splitting out some similar uses, it makes sense to use the actual number to match to the use, which is why you'll see NAICs numbers that are greater than three digits.
2. There was previous discussion regarding enclosed storage. Did we want this to mean enclosed in a building/structure or merely screened from public view (such as with fencing)? If we want to make any changes, how do we want to utilize the superscripts and have them apply to a particular use?
 - a. Superscript 10 is "no unenclosed storage on site."
 - b. Superscript 20 is "All activities enclosed within structure."
3. There are three lines within the table that are yellow highlighted:
 - a. NAIC 113: Forestry and Logging. By removing the Public Use zone, there are no zones that this use is allowable in. How do we want to handle this use?
 - b. NAIC 2213: Water Supply and Irrigation Systems, Sewage Treatment Facilities. By removing the Public Use zone, there are no zones that these uses are allowed in. However, our existing treatment plant is zoned Light Industrial/Manufacturing. Do we want to modify the table to allow these uses in LI/M and any other zones?
 - c. NAIC 481: Airport, State or regional transportation facilities as defined in RCW 47.06.140. By removing the Public Use zone, there are no zones that these uses are allowed in. How do we want to handle these uses?
4. I have included the list of current superscripts in the code. There are 36 different codes and several of them are not listed or used in the table. This could be because we combined/removed uses or they weren't used to begin with. Would the board like to pare down the superscript list?
5. For 72233, Mobile food services, we discussed allowing these in the Central Business District but required property owner permission as well as limiting hours

of operation to 12 hours. I have added two superscripts to reflect these requirements. However, once we go through the existing superscripts, the numbers may change.

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

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
334	Computer and Electronic Product, Electrical Equipment, Appliance, and Component Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
335	Computer and Electronic Product, Electrical Equipment, Appliance, and Component Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
336	Transportation Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
337	Furniture and Related Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
339	Miscellaneous Manufacturing	N	N	N	N	N	Y	Y	Y	Y	N	Y	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													
42 Merchant/Wholesale Trade													
423	Merchant Wholesales, Durable Goods	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N
424	Nondurable goods	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N
425	Wholesale electronic markets, agents, and brokers	N	N	N	N	N	N	N	N	N	N	Y	N
44-45 Retail Trade													
441	Motor Vehicle and Parts Dealers	N	N	N	N	N	Y ¹⁵	N	Y ¹⁰	N	N	Y ¹⁰	N
442	Furniture and Home Furnishings Stores	N	N	N	N	N	Y ¹⁰	N	Y ¹⁰	Y	Y	N	N
443	Electronics and Appliance stores	N	N	N	N	N	Y	N	Y	Y	N	N	N
444	Building Materials and Garden Equipment and Supplies Dealers	N	N	N	N	N	N	Y	Y ^{10, 29}	Y ¹⁰	Y	Y	N
445	Food and Beverage Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N

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	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
447	Gasoline Stations	N	N	N	N	N	Y	N	Y	N	N	N	N
448	Clothing and Clothing Accessories Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
451	Sporting Goods, Hobby, Book, and Music Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
452	General Merchandise Stores	N	N	N	N	N	Y	N	Y ¹⁵	Y	N	N	N
453	Miscellaneous Store Retailers	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	N
454	Nonstore Retailers	N	N	N	N	N	C ^{16, 18}	N	N	N	Y	Y	N

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

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	N
484	Truck Transportation	N	N	N	N	N	N	N	N	N	Y	Y	N
485	Transit and Ground Passenger Transportation	N	N	N	N	N	N	N	N	N	N	Y	N
487	Scenic and Sightseeing Transportation	N	N	N	N	N	Y ¹⁶	N	Y ¹⁶	Y ^{14, 16}	Y ¹⁶	Y	N
488	Support Activities for Transportation	N	N	N	N	N	N	N	N	N	N	Y	N
491	Postal Service	N	N	N	N	N	N	N	Y	Y	N	N	N
492	Couriers and Messengers	N	N	N	N	N	Y ¹⁶	N	Y ¹⁶	N	N	Y	N
493	Warehousing and Storage	N	N	N	N	N	N	N	N	Y ^{10, 18}	Y	Y	N

Prohibited Transportation and Warehousing Uses in all zones: 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
51	Information												
511	Publishing Industries (except internet)	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	Y	N
512	Motion Picture and Sound Recording Industries	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	Y	Y	N
512131	Motion Picture Theaters (except drive-ins)	N	N	N	N	N	Y	N	Y	S ¹⁴	N	N	N
515	Broadcasting (except internet)	N	N	N	N	N	C	N	N	C	C ²³	C	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
516	Internet Publishing and Broadcasting	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	Y	N	N
517	Telecommunications	N	N	N	N	N	N	N	N	Y ^{14, 16}	C ²³	C ²³	N
517312	Wireless Telecommunications Carriers (except satellite)	N	N	N	N	N	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³
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
519	Other Information Services	N	N	N	N	N	Y	N	N	Y ¹⁴	Y	N	N
51920	Libraries and Archives	N	N	N	N	N	Y	N	Y	Y	N	N	N
52	Finance and Insurance												
522	Credit Intermediation and Related Activities	N	N	N	N	N	Y	N	Y	Y	N	N	N
524	Insurance Carriers and related activities	N	N	N	N	N	Y	N	Y	Y	N	N	N

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

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	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	N	Y	N
56191	Packaging and labeling services	N	N	N	N	N	N	N	N	N	Y	Y	N
56192	Convention and trade show organizers	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	Y	N
562	Waste Management and Remediation Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y	N	N	N
61	Educational Services												
6111	Preschool and elementary schools	N	Y	N	N	N	N	N	N	Y ^{14, 19}	Y	N	N
6111	Secondary schools	N	N	N	Y	N	N	N	N	N	N	N	N
6112	Junior Colleges	N	N	N	N	N	N	N	N	Y ¹⁴	N	N	N
6113	Colleges, universities, professional schools	N	N	N	N	N	N	N	N	Y ¹⁴	N	N	N
6114	Business schools and computer and management training	N	N	N	N	N	N	N	N	C ^{14, 19}	N	N	N
6115	Technical and trade schools	N	N	N	N	N	N	N	N	C ^{14, 19}	N	N	N
61161	Arts & Crafts Schools/Studios	N	N	N	N	N	Y ¹⁹	N	Y	C ^{14, 19}	Y	N	N
61162	Sports and Recreation Instruction	N	N	N	N	N	Y ¹⁹	N	N	Y ^{14, 19}	Y	Y	N
61163	Language schools	N	N	N	N	N	N	N	N	Y ¹⁴	N	N	N
611691	Exam prep & tutoring	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	N
6117	Education support services	N	N	N	N	N	N	N	N	N	N	N	N
611692	Automobile driving schools	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	N	N	N
	State education facilities	N	N	N	N	N	N	N	C ³⁵	C ³⁵	N	N	N
62	Health Care and Social Assistance												
621	Offices of Physicians, Dentists, Other health care practitioners	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
62141	Family Planning Centers	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
62142	Outpatient Mental Health and Substance Abuse Centers	N	N	N	N	N	Y	N	Y	Y ^{14, 19}	N	N	N

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	N	N	N	N	N	N	N	Y	N	N	N	N
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	Y ¹⁸	N	Y	Y	N	Y	N
6216	Home Health Care Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 19}	Y	N	N
62191	Ambulance Services	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	N
6241	Social assistance, nonresidential	N	N	N	N	N	Y	N	N	Y	N	N	N
6242	Social assistance, including shelter	N	N	N	N	N	C ^{16, 18}	N	N	C ¹⁴	N	N	N
6244	Child Day Care Services	N	N	N	N	N	N	N	Y	Y ¹⁴	Y	N	N
	In-patient facilities including substance abuse facilities, mental health facilities, group homes	N	N	N	N	N	N	N	N	C ³⁵	N	N	N

Prohibited Health Care and Social Assistance uses in all zones: Hospitals, All Other Ambulatory Care Services (not listed above)

71	Arts, Entertainment, 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	S	
7112	Spectator sports, including teams and clubs	N	N	N	N	N	N	N	N	N	Y	N	S	
711212	Racetracks	N	N	N	N	N	N	N	N	N	N	C	N	
7113	Promoters, Agents, Managers	N	N	N	N	N	Y ¹⁸	N	N	Y	Y	N	N	
7114		N	N	N	N	N		N	N		Y	N	N	
7115	Independent artists, writers, and performers	N	N	N	N	N	Y ⁹	N	N	Y ¹⁴	Y	Y	N	
712	Museums, historical sites, and similar institutions	N	N	N	N	N	Y	Y	N	Y ¹⁴	Y	N	S	
712130	Botanical Gardens	N	N	N	N	N	N	N	Y	N	N	Y ²⁴	N	

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	N	N	N	N	N	N	C	N	N	Y	N	N
71312	Amusement arcades	N	N	N	N	N	Y	N	Y	N	Y	N	N
7132	Gambling industries	N	N	N	N	N	N	N	N	N	Y	N	N
71394	Fitness and recreational sports centers	N	N	N	N	N	Y ^{19, 26}	N	Y ¹⁵	Y ^{14, 19}	Y	Y	N
71395	Bowling centers	N	N	N	N	N	N	N	Y	N	N	Y	N
71399	Horseback riding stables, recreational	N	N	N	N	N	N	S	N	N	P	N	N
	Adult entertainment establishments	N	N	N	N	N	N	N	N	N	N	Y ²⁴	N
72	Accommodation and Food Services												
72111	Hotels (except casino hotels) and motels	N	N	N	N	N	Y	N	Y	N	Y	N	N
721191	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
7212	Recreational vehicle parks and recreational camps	N	N	N	N	N	N	N	N	N	Y	N	N
7213	Rooming and boarding houses	C	C	N	N	N	N	N	N	C	N	N	N
7221	Full-service restaurants	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	Y	N
	Drive thru espresso stands	N	N	N	N	N	S ²⁵	N	S ²⁵	S ²⁵	Y	S ²⁵	N
722310	Food service Contractors/caterers	N	N	N	N	N	Y ²²	N	N	Y	Y	Y	N
72233	Mobile food services	N	N	N	N	N	Y ^{37, 38}	Y	Y	Y	Y	Y	N
7224	Drinking places (alcoholic beverages)	N	N	N	N	N	Y	S ²²	Y	Y ¹⁴	Y	N	N

**New superscript 37: Must have permission of property owner

**New superscript 38: No more than 12 hours

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

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
92	Public Administration												
921	Executive, Legislative, and Other General Government Support	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	N
922	Justice, Public Order, Safety Activities	N	N	N	N	N	Y	N	N	N	N	N	N
92214	Correctional Institutions, state and local	N	N	N	N	N	N	N	N	N	N	N	N
92216	Fire Protection	N	N	N	Y	N	N	N	N	N	N	Y	N
	Licensing services	N	N	N	N	N	N	N	Y	Y ¹⁴	N	N	N
	Secure community transition facilities	N	N	N	N	N	N	N	N	N	N	C ^{35, 36}	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
	Marijuana Retailers, state licensed												
	Prohibited Cannabis/Marijuana Uses in all zones: Collective gardens												

Current superscripts: (Those highlighted in yellow are used in the table and those highlighted in green are new proposed superscripts).

1. No permanent foundations allowed
2. Minimum lot size is one acre
3. Separate entrances on two different streets; e.g. on corner lots
4. Not allowed on parcels that front 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 a 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 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
37. Property owner must provide consent
38. Mobile food vendor may not be located on property for more than 12 hours at a time.



CITY OF CARNATION

Date: January 23, 2020
To: City of Carnation Planning Board
From: Amanda Smeller, City Planner
Re: 2020 Docket

At their January 21, 2020 meeting, the City Council approved each of the items on the attached list for the 2020 docket. The majority of those related to Title 15 are minor in nature. We should have the table of permissible uses complete by February's meeting, so I proposed to begin another item in February, and then add an additional item in March or April to be working on items concurrently.

I propose to work on the amendment to CMC 15.18, land use approvals, next as I have had two requests for modifications to approved site plan reviews in the last few months. It will be useful to have codified language as to the process we should follow. This should be a fairly quick item that won't take many meetings. In April or May, we will begin review of the two annual comprehensive plan amendments for Chapters 7 and 9, as we do every year.

Please provide any input you have in terms of the docket and how best to work through these items.

**LISTING OF REQUESTS AND PETITIONS FOR
2020 DOCKET OF AMENDMENTS TO THE COMPREHENSIVE PLAN AND LAND USE CODE**

Plan/Code section	Proposed Amendment	Major or Minor	Purpose	Map or text	Initiating party	
COMPREHENSIVE PLAN						
1	Comprehensive Plan – Transportation Element	Amend Chapter 7 Transportation Element	Minor	Adopt and incorporate by reference the City's 2021 Transportation Improvement Plan & Transportation Element Background Information	Text	Staff
2	Comprehensive Plan – Capital Facilities Element	Amend Chapter 9, Capital Facilities Element	Minor	Adopt and incorporate by reference the Riverview School District Capital Facilities Plan, and update Table CF-4 Transportation Improvement Plan for consistency with Chapter 7.	Text	Staff
TITLE 15 CMC – LAND USE CODE						
3	Chapter 15.40 CMC, Permissible Uses	Update and amend the City's Table of Permissible Non-Residential Uses	Major	Amend the Table of Permissible Uses relative to non-residential uses to improve consistency in the types of uses allowed in the non-residential zones. The updated tables would also provide a foundation for a possible future update to the City's Economic Development Action Plan	Text	Staff/Council
4	CMC 15.32, Non-conforming Situations	Update obsolete code references and review Section 15.32.070 CMC, Abandonment and discontinuance of non-conforming situations	Minor	Correct obsolete code references for consistency with the current Land Use Code. Also, consider increasing the time limits established in Section 15.32.070 CMC primarily to increase protection for non-conforming single-family residences in the MU and R24 zones.	Text	Staff/Council
5	CMC 15.18, Land Use Approvals	Add language for modifying approved Site Plan Reviews and Design Reviews	Minor	The code is silent on amending a Site Plan Review/Design Review proposal after preliminary approval. Simple language to outline a process is necessary.	Text	Staff

*King County is beginning the background work for their 2023 Comprehensive Plan update, including the Countywide Planning Policies and growth targets. The City will be taking part in this work over the calendar year.

6	CMC 15.76, Screening, Landscaping, and Trees	Clarification to how/when landscaping and tree preservations requirements apply	Major/Minor	This could be a major or minor project depending on how in-depth Council wants to be. The code needs clarification as to the retention and replacement of significant trees. In addition, the entire chapter could benefit from a rewrite to better clarify how the landscape requirements apply to each type of project.	Text	Staff
7	CMC 15.48, Density & Dimensions, Garage setbacks in the Mixed Use Zone	Remove requirement to have a garage set back 20' from front property line and side street property line in MU zone	Minor	The Mixed Use zone allows for multi-family development. There is a zero setback for both the front lot line as well as the side street lot line. However, garages are supposed to be set back 20' from the front lot line. Staff requests this requirement be removed.	Text	Staff



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.

1/22/2020 SVGA

Hosted by the City of Carnation at Miller's.

Origin: *Staff:* *Firm Date?*

1/28/2020 City Council

AWC Action Days - Olympia

Origin: *Staff:* *Firm Date?*

1/28/2020 Planning Board**UNFINISHED BUSINESS**

DISCUSSION Continued review of Table of Permissible Non-residential uses.

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

NEW BUSINESS

DISCUSSION 2020 Docket for amendments to Comp Plan and Land Use Code.

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

1/29/2020 City Council**WORKSHOP**

DISCUSSION Countywide Planning Policies (CPPs)

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

DISCUSSION Frontage improvement policy for small infill development.

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

2/1/2020 City Council

City Council Retreat, 9:00 AM - 3:00 PM at Carnation Tree Farm.

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

2/4/2020 City Council**PRESENTATION**

DISCUSSION Snoqualmie Watershed Forum, by Elissa Ostergaard.

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

DISCUSSION Police Services Report. (Q4-2019)

Origin: Public Health & Safety *Staff:* City Manager *Firm Date?*

2/18/2020 City Council**AGENDA BILLS**

ORDINANCE Implementing SHB 1406 Affordable Housing Sales Tax Credit

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

OTHER BUSINESS

DISCUSSION Project priorities for 2021 TIP and 2021-2026 STIP.

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

PUBLIC HEARING

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

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

2/25/2020 Planning Board

Regular meeting.

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

3/3/2020 City Council

AGENDA BILLS

RESOLUTION Approving Terms of Sale for the Old Maintenance Shop. (also needs public hearing for sale)
Origin: City Manager *Staff:* City Manager *Firm Date?*

OTHER BUSINESS

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

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

DISCUSSION AWC Youth Scholarship candidate selection.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

PRESENTATION

DISCUSSION Sound Cities Association, by Deanna Dawson.
Origin: City Manager *Staff:* City Manager *Firm Date?*

3/17/2020 City Council

AGENDA BILLS

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

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

OTHER BUSINESS

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

3/24/2020 Planning Board

Regular meeting.
Origin: *Staff:* City Planner *Firm Date?*

4/7/2020 City Council

PUBLIC HEARING

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

4/21/2020 City Council

AGENDA BILLS

RESOLUTION Adopting 2021 TIP and 2021-2026 STIP.
Origin: City Manager *Staff:* City Clerk *Firm Date?*

PRESENTATION

DISCUSSION Police Services Report. (Q1-2020)
Origin: Public Health & Safety *Staff:* City Manager *Firm Date?*

4/28/2020 Planning Board

UNFINISHED BUSINESS

DISCUSSION Review proposed amendments to Comp Plan Chapters 7 & 9.
Origin: City Manager *Staff:* City Planner *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?*

5/19/2020 City Council

Regular meeting.

Origin:

Staff:

Firm Date?

5/26/2020 Planning Board

PUBLIC HEARING

DISCUSSION 2020 Amendments to Comprehensive Plan (Chapters 7 & 9)

Origin:

Staff: City Planner

Firm Date?

RECOMMENDATION

MOTION Recommendation to City Council regarding 2020 Amendments to Comprehensive Plan (Chapters 7 & 9)

Origin:

Staff: City Planner

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?

RESOLUTION Adopt revised Fire Fees.

Origin: City Manager

Staff: City Manager

Firm Date?

OTHER BUSINESS

DISCUSSION Review of Planning Board recommendation for 2020 Amendments to Comprehensive Plan (Chapters 7 & 9).

Origin: City Manager

Staff: City Planner

Firm Date?

6/16/2020 City Council

WORKSHOP

DISCUSSION 2021 Budget goals and funding priorities.

Origin: City Manager

Staff: City Manager

Firm Date?

6/23/2020 Planning Board

Regular meeting.

Origin:

Staff: City Planner

Firm Date?

7/7/2020 City Council

OTHER BUSINESS

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

Origin:

Staff: City Manager

Firm Date?

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?

7/28/2020 Planning Board

Regular meeting.

Origin:

Staff: City Planner

Firm Date?

8/4/2020 City Council

Regular meeting.

Origin:

Staff:

Firm Date?

8/18/2020	City Council	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i>	<i>Firm Date?</i>	<input type="checkbox"/>
8/25/2020	Planning Board	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
9/1/2020	City Council	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i>	<i>Firm Date?</i>	<input type="checkbox"/>
9/15/2020	City Council	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i>	<i>Firm Date?</i>	<input type="checkbox"/>
9/22/2020	Planning Board	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
10/6/2020	City Council	OTHER BUSINESS			
		DISCUSSION	Review of 2021 Proposed Preliminary Budget.		
		<i>Origin:</i>	City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
10/20/2020	City Council	OTHER BUSINESS			
		DISCUSSION	Continued review of 2021 Proposed Preliminary Budget.		
		<i>Origin:</i>	City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
10/27/2020	Planning Board	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
11/3/2020	City Council	PUBLIC HEARING			
		DISCUSSION	2021 Preliminary Budget & Revenue Sources.		
		<i>Origin:</i>	City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
11/17/2020	City Council	AGENDA BILLS			
		ORDINANCE	Adopting 2021 Property Tax Levy.		
		<i>Origin:</i>	City Manager	<i>Staff:</i> City Clerk	<i>Firm Date?</i> <input type="checkbox"/>
		RESOLUTION	Certifying the budget for the 2021 Property Tax Levy.		
		<i>Origin:</i>	City Manager	<i>Staff:</i> City Clerk	<i>Firm Date?</i> <input type="checkbox"/>
		PUBLIC HEARING			
		DISCUSSION	2021 Budget.		
		<i>Origin:</i>	City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i> <input type="checkbox"/>
11/24/2020	Planning Board	Regular meeting.			
		<i>Origin:</i>	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>

12/1/2020 City Council

AGENDA BILLS

ORDINANCE Adopting 2021 Budget.

Origin: City Manager

Staff: Treasurer

Firm Date?

12/15/2020 City Council

Regular meeting.

Origin:

Staff:

Firm Date?

12/22/2020 Planning Board

Regular meeting.

Origin:

Staff: City Planner

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?
