



City of Covington

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City of Covington

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The City of Covington is a place where community, business, and civic leaders work together with citizens to preserve and foster a strong sense of community.

PLANNING COMMISSION AGENDA

November 3, 2011

CALL TO ORDER

ROLL CALL

Chair Sean Smith, Vice Chair Daniel Key, Jack Brooks, Sonia Foss, Bill Judd, Paul Max, & Alex White.

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Planning Commission Minutes for August 18 & October 6, 2011.

CITIZEN COMMENTS - *Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate, in advance, your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so that your item may be placed on the next available agenda.*

PUBLIC HEARING – NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS

2. Special Presentation on Covington Community Park and Proposed Utility Tax for Park Maintenance-Scott Thomas, Director of Parks & Recreation
3. Discussion of Proposed Zoning Code Amendments, including:
 - Allowing Indoor Gun Ranges in the GC Zone
 - Allowing Farmer's Markets in the TC Zone
 - Clarifying Sign Standards in the downtown zones
 - Clarifying Landscaping Standards in the downtown zones
 - Clarifying Exemptions for Traffic Impact Fees

ATTENDANCE VOTE

PUBLIC COMMENT

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF
ADJOURN

*Any person requiring a disability accommodation should contact the City at least 24 hours in advance.
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Web Page: www.covingtonwa.gov

**CITY OF COVINGTON
Planning Commission Minutes**

August 18, 2011

City Hall Council Chambers

CALL TO ORDER

Chair Smith called the regular meeting of the Planning Commission to order at 6:35 p.m.

MEMBERS PRESENT

Chair Smith, Vice Chair Key, Jack Brooks, Sonia Foss, Bill Judd and Alex White.

MEMBERS ABSENT - None

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- Ø **1. Vice Chair moved Commissioner Brooks seconded to approve the minutes (corrected) 7/7/11, 7/21/11, and 8/4/11 and the Consent Agenda. Motion carried 6-0.**

CITIZEN COMMENTS – None

PUBLIC HEARING - None

UNFINISHED BUSINESS

1. Discussion of New Electric Vehicle Charging Station Code Amendments

Senior Planner, Salina Lyons distributed an article from KOMO news regarding Electric Vehicles. Ms. Lyons also reviewed the changes suggested by the Planning Commission at the last meeting.

Chair Smith asked for clarification on language of "shall" versus "may".

Vice Chair Key requested discussion about electric vehicle charging stations as a primary use in other zones as it is already allowed as an accessory use. He also asked for clarification on cross access versus direct access regarding the electric vehicle charging stations. Ms. Lyons gave a brief explanation of the terms.

Community Development Director, Richard Hart explained that future development within Mixed Commercial (MC), Town Center (TC), or Mixed Housing/Office (MHO) zones will be encouraged to allow Electric Vehicle Charging Stations. Electric Vehicle Charging Stations are encouraged and will sometimes be required in residential zones, especially in multi-family developments.

NEW BUSINESS - None

ATTENDANCE VOTE – All present

PUBLIC COMMENT - None

COMMENTS AND COMMUNICATIONS FROM STAFF

Community Development Director, Richard Hart shared that the Planning Commission will taking a brief hiatus on work tasks as the September 1, 2011 Planning Commission is cancelled. The September 15, 2011 Planning Commission is a special meeting of all city advisory commissions. The City Manager will give a State of the City address; then the meeting will move to community room for food and networking among the attendees. This meeting will now be held once a year. The October 6, 2011 Planning Commission will be a joint meeting with Black Diamond and Maple Valley Planning Commissions. The October 20, 2011 meeting will be cancelled.

Chair Smith attended a tour of MultiCare's facility. MultiCare intends to be open in April 2012.

ADJOURN

The August 18, 2011 Planning Commission Meeting adjourned at 6:57 p.m.

Respectfully submitted,

Kelly Thompson, Planning Commission Secretary

**CITY OF COVINGTON
Planning Commission Minutes**

October 6, 2011

City Hall Council Chambers

CALL TO ORDER

Chair Smith called the joint meeting with Planning Commissions of Covington, Black Diamond and Maple Valley to order at 6:35 p.m.

MEMBERS PRESENT

Covington: Chair Smith, Vice Chair Key, Jack Brooks, Sonia Foss, Bill Judd, Paul Max and Alex White.

Maple Valley: Chair Glenn Akramoff, Vice Chair Larry Lindstrand, Bryan Hesse, Cindy Lowden, Brennan Taylor, Eric Christensen and Patrick Jaybush, Alternate Commissioner.

Black Diamond: Chair Bob Kaye, Keith Watson, Sheri Roth, Darryl Buss and Pam Thurmond.

MEMBERS ABSENT: Thomas Conway, Greg Thesenvitz and Ron Taylor.

STAFF PRESENT

Richard Hart (C), Community Development Director
Kelly Thompson(C), Planning Commission Secretary
Derek Matheson (C), City Manager
Ty Peterson (MV), Community Development Director
Matt Torpey (MV), Senior Planner
Aaron Nix (BD), Natural Resources/Parks Director

CITIZEN COMMENTS –

Joe Cimaomo –21412 SE 298th Place in unincorporated King County. He is the Homeowners Association President. Please keep in mind the needs of unincorporated King County. He is grateful for the Planning Commissions getting together to discuss issues.

PUBLIC HEARING - None

UNFINISHED BUSINESS - None

NEW BUSINESS

A. Transportation Planning: Common Arterial Roadway Impacts

Sean Smith (C): All three cities have seen an uptick in development. This is an opportunity to discuss common road impacts.

Daniel Key (C): In reference to public comment, the City of Covington does allow for Planning Commission members to serve that live outside of the city limits. He lives outside of the city limits in unincorporated King County and feels that the Planning Commission is vested in the impacts of the entire community.

Richard Hart (C): The MPD in Black Diamond and the donut hole in Maple Valley both have traffic impacts. Staff has spent a lot of time discussing the issues and concerns as both projects have gone through the development process. The decision bodies are aware of the impacts and make sure that developers are also informed. Are there any developments that have impacted your communities that were not addressed properly?

Bob Kay (BD): Development was inevitable in Black Diamond. Maple Valley and Covington have developed from small towns, and the fact that Black Diamond went through the MPD was encouraging. There was a lot of coordination with Yarrow Bay to make sure the development impacts are mitigated.

Glenn Akramoff (MV): This area of King County is becoming more popular. Maple Valley wants to keep a rural feel. Black Diamond also has history. Covington has become a retail center. Transportation planning is a priority for each city, and by utilizing each cities' strengths, we can accomplish a good balance.

Ty Peterson (MV): The comprehensive plan update is about a year long process to develop new transportation modeling. Small variations in the land use assumptions had profound effects on the model. The City of Maple Valley is reliant on the cities of Covington and Black Diamond. We will need to continue to build on the study of DMU's to get state and regional investment and attention. This is a topic that all three cities need to be constantly aware of and working together on. If we appear to not have our act together, we will be dismissed from a regional standpoint.

Sean Smith (C): Agrees that if we appear disorganized, we are more easily dismissed. He asked if there is a way to petition for grants.

Derek Matheson (C): We have worked on joint lobbying efforts. Unlike a lot of communities, we have a joint legislative agenda and we agree to advocate jointly

for transportation issues. Each City is going to have its own priorities, but to be able to go to Olympia to say that we are on the same page is beneficial.

Bob Kay (BD): What does it take to prioritize? King County is not keeping up on the repair of roads or maintaining ditches.

Derek Matheson (C): We can't be too tough on ourselves as we are relatively new cities. Larger cities also have employment centers who can advocate for transportation.

Brennan Taylor (MV): In order to be proactive as commissioners and residents of our cities with our state legislators, what are the issues we are currently lobbying our legislators for?

Derek Matheson (C): The priorities are project based. The governor has appointed a task force to invest more in transportation. Project lists will be put together and it is our job to make sure our priorities make the list. The City of Covington has a council adopted legislative agenda. It identifies the priority transportation segments in Covington.

Daniel Key (C): There is a lot of focus on transportation projects such as SR 169, SR 516, etc. Are there areas of policy or transportation elements that are more difficult to coordinate between the cities?

Glenn Akramoff (MV): There are conversations in each community. Occasionally there are some bumps but staff has worked those things through. The tri-city council are having their 4th annual meeting next week and a lot of that momentum comes as a result of that meeting.

Ty Peterson (MV): The age old problem of resources from a policy perspective was the master plan discussion of creating the SE King County regional model. Black Diamond had created a model which will reflect different priorities. If there is a way to identify the resources to create a model, there are some good ideas and outcomes that would be generated from that.

B. Tri-City Multi-Purpose Recreational Trail Planning

Richard Hart (C): The regional trail connection between Soos Creek and Cedar River is a priority for our Parks Directors.

Aaron Nix (BD): This was a collaboration that came about as a result of the joint meetings. King County has a plan that shows the right hand side of the map. We wanted to connect and link all three cities. These are conceptual at this point and

a rough draft. Parks Directors are meeting with the county to discuss funding and a feasibility study to move this forward.

Sean Smith (C): When the county looks at feasibility, is it mainly funding? The combination of money and the lay of the land is a big consideration. Black Diamond has wetland systems and would need to look at major property owners. As we move to the table, community input is essential. How do people feel about the trails connecting our communities?

Brennan Taylor (MV): As a resident of Maple Valley, we love the trails. We take our bikes and ride up to Landsburg Park. We use it as an opportunity to educate the kids, exercise, and hook up with mountain biking trails which are regionally recognized.

Sonia Foss (C): She was recently looking at a 100 year plan from King County for trails. She thinks it's a good idea for people to be able to get used to the idea.

Bob Kay (BD): He agrees that it's a good idea for commuters to have the trail system once it is connected into the cities.

Richard Hart (C): This particular trail system is within the long range parks plan. Scott Thomas, Parks and Recreation Director for the City of Covington, has indicated that King County has proposed a feasibility study. Their initial thinking was to have the trail system run along the Highway 18 right-of-way. The cities are going to lobby the county to explore other options.

Paul Max (C): If funds become available, would eminent domain be a means to acquire property?

Aaron Nix (BD): There is potential, but the city would want to try to first obtain easements based on the benefits to the property and surrounding properties.

C. Inter-local Agreements for Public Works Maintenance & Community Development Building Administration, Plan Review, Inspection and Code Enforcement

Richard Hart (C): Public Works Director, Glenn Akramoff, worked diligently on an inter-local agreement with Maple Valley which has worked out very well. Richard also worked on the inter-local for Building Administration with Black Diamond which has also worked well. We have reduced staff as a result of the economy, and we have been able to add hours back to staff.

Sonia Foss (C): She is impressed by how sharing resources, the cities are saving money.

Bob Kay (BD): What about traffic enforcement to enforce weights and measures?

Aaron Nix (BD): Someone is currently being trained in Black Diamond.

Ty Peterson (MV): The Police Department in Maple Valley has three certified commercial inspectors. Truck traffic in Maple Valley has been a hot topic for some time. Local businesses are doing a much better job of staggering their trucks. The ticket fines are hefty, and they ticket one third to one half of all stops. It's another example of a cooperative arrangement.

Glenn Akramoff (MV): That type of cooperative agreement is the future of the new city. The operations don't necessarily save money, but we doubled our value. The City of Covington Public Works Department had a joint paving crew. There are less potholes and we have joint contracts for sweeping. One issue all three cities have is maintaining the vehicles and we will be looking at bulk service. As things move along that will become more prevalent. Clark County has a joint agreement that includes 32 agencies.

Bob Kay (BD): What about Enumclaw?

Glenn Akramoff (MV): The City has started to talk to them about a solid waste grant that has brought Enumclaw into the conversation. Their concern was taking too much time, so we are trying to make it easier.

D. Crest Air Park: Airport Planning Issues and Impacts

Richard Hart (C): The Covington Planning Commission had a discussion with the Crest Air Park Manager, Ricki Berge, and she asked if we could provide some information to the other Planning Commissions. RCW standards require local governments to consult adjacent jurisdictions in a formal consultation process prior to adopting comprehensive plans and development regulations. Ms. Berge would be happy to come out to your Planning Commission meetings. They do this in the spirit of consultation.

Daniel Key (C): One thing that stuck with me was that it was not just about height. It is about uses as well and the level of risk near the runway approach zones.

E. Sharing of Processes for Conducting Hearings, Soliciting Public Input and Relationships with Councils and Staff

Richard Hart (C): Both Black Diamond and Maple Valley had requested this agenda item.

Sean Smith (C): The agenda before you is basically how the City of Covington conducts the Planning Commission Meetings. Public Comments are reserved for items not on the agenda. We meet the 1st and 3rd Thursday.

Daniel Key (C): The Planning Commission Chair or Vice Chair will report to the City Council on the 4th Tuesday of the month. Direction from the Council generally comes through staff. We have been very fortunate to have a positive and constructive relationship which has helped us get through some ambitious planning projects. The City Council and the Planning Commission have a good open dialogue.

Richard Hart (C): In November and December, staff asks what issues Planning Commission would like to be involved with in the coming year. We take those suggestions and estimate hours and prioritize the tasks. The Planning Commission digests the info, edits, and understands the reality of resources. Then they have a study session with the City Council and get buy off on the long range planning projects. That is the opportunity for the City Council to also discuss their priorities. Staff develops the work plan for the following year. Once we have that road map it is easy to figure out how to schedule the 26 meetings throughout the year. Things shift and adjust as needed. When a special project comes up, we consult the priority list and figure out where to place that special project. It helps us budget our time.

We advertise by direct mail for a 500 ft radius, the city website, The Covington Reporter, postings at library, site, and flyers to businesses. Quite often the City will publish twice when it is required once. When the city went through the downtown plan and shoreline regulations we sent notice through postcards in an attempt to notify all people who could be affected.

Covington also has HOA notifications and outreach. We do presentations at Kiwiani's, Rotary, Lions and the Chamber of Commerce. We also work through the school districts.

Ty Peterson (MV): Maple Valley's process mirrors Covington. On some issues the Planning Commission hosts an open house which allows the PC to freely interact with the public. The public wants to have open dialogue. When it is a substantive issue, the Planning Commission will host an open house which helps people get to the gist of their comment during public comment period.

Glenn Akramoff (MV): The informal opportunity of an open house helps the Planning Commission educate the public on the process.

Richard Hart (C): Public comment is allowed at the beginning and end of the meeting. The public is also given an opportunity to speak longer during public hearings. In the past 5 years, shorelines, the downtown plan and zoning regulations (specific zoning to hospitals and emergency centers) were the few times large numbers of people came to speak. We took 3 meetings to get through those topics.

F. Commissions Future Common Interest and Needs

Sean Smith (C): The joint Planning Commissions meetings should be held at least annually.

Bob Kay (BD): Do the residents like the round-a-bouts?

Richard Hart (C) Glenn Akramoff (MV): Yes, the citizens have grown to like them. Some of the most vocal citizens against them have come back and said they now like them. The community is starting to embrace them. The round-a-bouts are safer, require no energy, and have better esthetics. Overall Covington likes them. Maple Valley has had success with their round-a-bouts as well.

Sonia Foss (C): They are good for business because the business is accessible from all sides of the intersection.

Richard Hart (C): They are also a traffic calming device.

Sean Smith (C): There is seldom any traffic, except for when school is starting.

Jack Brooks (C): In general, they do help the flow of traffic.

Alex White (C): He has yet to see an accident at a round-a-bout, and he is frequently in Lacey and Covington, the two cities that have the most roundabouts.

Daniel Key (C): He would entertain the idea of the Planning Commissions meeting annually so it coincides with our work-plan in a meaningful way.

Alex White (C): He suggests that when we are talking about transportation at future joint Planning Commission meetings that they are provided more details earlier about what is to be discussed. It would be interesting to know what developments may or may not occur. He would also like to see more information on the trail and the DMU rail-line.

Bob Kay (BD): It would be nice if the Community Development Directors could get together to look at changes affecting the community. It would be nice for

them to provide feedback to the Planning Commissions. Is the amount of parking dictated by the code sufficient? Things are changing from the original intent of our codes.

Sean Smith (C): Our staff tries to find best practices, especially regarding the electric vehicle charging stations. We tend to look at what other communities are doing and our surrounding neighbors.

Glenn Akramoff (MV): He would like the Community Development Directors to share information regarding developing trends that we may be facing in the next several years.

ATTENDANCE VOTE – No action needed

PUBLIC COMMENT

Bob Castagne: He commends the cities on coming together for the meetings. He thinks the inter-local agreements are a great idea. He commended the City of Covington on their efforts to notify citizens of upcoming projects. He is one of the few that regularly attend Planning Commission meetings. Last night there was a hot topic with the Fred Meyer Fueling Stations. Also he had an opportunity to attend Destination Covington and commends the City on its efforts.

Bill Roth 28952 235th Ave SE: He shared concern regarding transportation and seeing the growth over the years. He noted how his driving habits have changed as a result of increased traffic and flow. He also shared his concern regarding the traffic generated in Black Diamond and how it is going to affect the traffic on Covington-Sawyer Rd.

Joe Ciamono Sr.: He asks that the Planning Commissions consider inviting a representative from King County to participate in the tri-city meetings. He felt they did an outstanding job on the round-a-bout in Maple Valley.

COMMENTS AND COMMUNICATIONS FROM STAFF

Richard Hart (C): The Covington Fred Meyer Fueling station has been approved and has broken ground. Traffic circulation was a concern as they worked through their commercial site development plan and review process. The project is zoned Mixed Commercial (MC) and permitted by right. Zoning was not a problem, it was more traffic circulation and making sure they were not removing code required existing parking spaces. In the Town Center (TC) zone there are no drive-in or fueling facilities allowed in an effort to promote pedestrian-friendly uses.

Destination Covington: The event came about last December when CEDC and City Council desired an event where commercial real estate developers could be brought together to show them how the City of Covington is a viable destination for future economic development. The City Manager, City Clerk, Community Relations Coordinator and Community Development Director solicited sponsorships from a variety of businesses. There were about 70 people that attended the event. Presentations were given by our Economic Development consultant who gave a 20 minute Power Point demonstration on demographics and buying trends of our market area. An individual from Costco talked about the process of locating Costco in Covington. There were challenges with roads and the Bonneville Power Administration, but we had staff and City Council dedicated to making it happen. It was a good networking opportunity and successful event.

Glenn Akramoff (MV): He appreciates how hard the staff has to work to put this on and would like the tri-city Planning Commission to be held annually. The closer our communities are in conversation, the better.

Ty Peterson (MV): It is a good learning opportunity for the commissions. One of the City's can also hold a short course on planning. He feels we should be cautious with resources, but once a year is appropriate and tying it to the work-plan process is a good idea.

Richard Hart (C): He can commit to once a year annually. The next meeting we need to work a little more on the topics of conversation and provide a little more detail so commissioners can have an opportunity study the material in advance of the meeting. He offered that if any of the other Planning Commission members see anything of mutual interest on our agenda, please feel free to come down or get in touch with our staff.

ADJOURN

The October 6, 2011 Planning Commission Meeting adjourned at 8:42 p.m.

Respectfully submitted,

Kelly Thompson, Planning Commission Secretary

Memo

To: Planning Commission Members

From: Salina Lyons, Senior Planner;
Brian Bykonen, Associate Planner

CC: Richard Hart, Community Development Director

Date: October 24, 2011

Re: **Code Amendments related to Indoor Gun Ranges, Farmers' Markets, Sign Code Regulations, Landscaping and Transportation and School Impact Fees.**

For the past year, staff has been tracking minor code amendments that have been inadvertently left out and/or require clarification. The following code amendments are related to the downtown zoning code and permitted land uses. The purpose for amending these code sections is to correct conflicts, provide clarity and make the code easier to understand, particularly regarding process.

Indoor Gun Ranges

This code amendment was a directive by the City Council. They requested that the Planning Commission evaluate the location and zoning associated with indoor gun ranges. The code has an existing definition for "shooting ranges", which includes firearms, archery and other weapons. Staff recommends clarifying this definition to include facilities that are open to public, private and organizational training.

Research on MRSC identified that many cities permitted shooting ranges under the indoor and outdoor recreational land uses. After reviewing the definition of indoor and outdoor recreation as it pertains to the downtown zone and the type of intended uses, staff recommends permitting shooting ranges as a separate land use with specific conditions. These conditions would limit shooting ranges to the General Commercial (GC) zone, require facilities to be a minimum of 2,500 feet from another shooting range facility, require the facility to operate under NRA best practices, meet Federal, State, and local requirements for permitting and prohibit outdoor shooting ranges. Staff received input from the City's Police Chief regarding these conditions.

Chapter 18.25 includes permitted uses within the residential, community commercial and neighborhood commercial, and industrial zones. A majority of these uses are referenced through the Standard Industry Classification (SIC) codes. Shooting Ranges are listed under SIC codes 7999-Amusement and Recreation Services, and 8221-8222 College/Universities. Staff is recommending conditions for each of these land uses that would prohibit shooting ranges in the above zones.

Question for the Planning Commission regarding shooting ranges:

Is 2,500 feet an adequate distance between these facilities in the GC zone? The 2,500 feet proposed is the distance from the 76 Gas Station property (SE 272nd St and HWY 18) to the Sinclair Property (Iddings site) (attached).

Farmers' and Public Markets

Farmers' and public markets are listed under outdoor commercial and limited to the GC zone (CMC 18.31.080). Staff recommends listing farmers' and public markets as a separate use in the land use table and permitting them outright in all downtown zones except the Mixed Housing and Office (MHO) zone.

Landscaping

Under the previous downtown design standards there was a requirement that parking islands be provided at intervals of 10 parking stalls. This design feature brakes up large parking lots and disperses landscaping throughout the project. In the current downtown design guidelines and standards this requirement was left out. Staff recommends amending the landscaping chapter (CMC 18.40.080) to include this requirement and cross referencing it in CMC 18.31.130 – [Downtown] Landscaping Requirements.

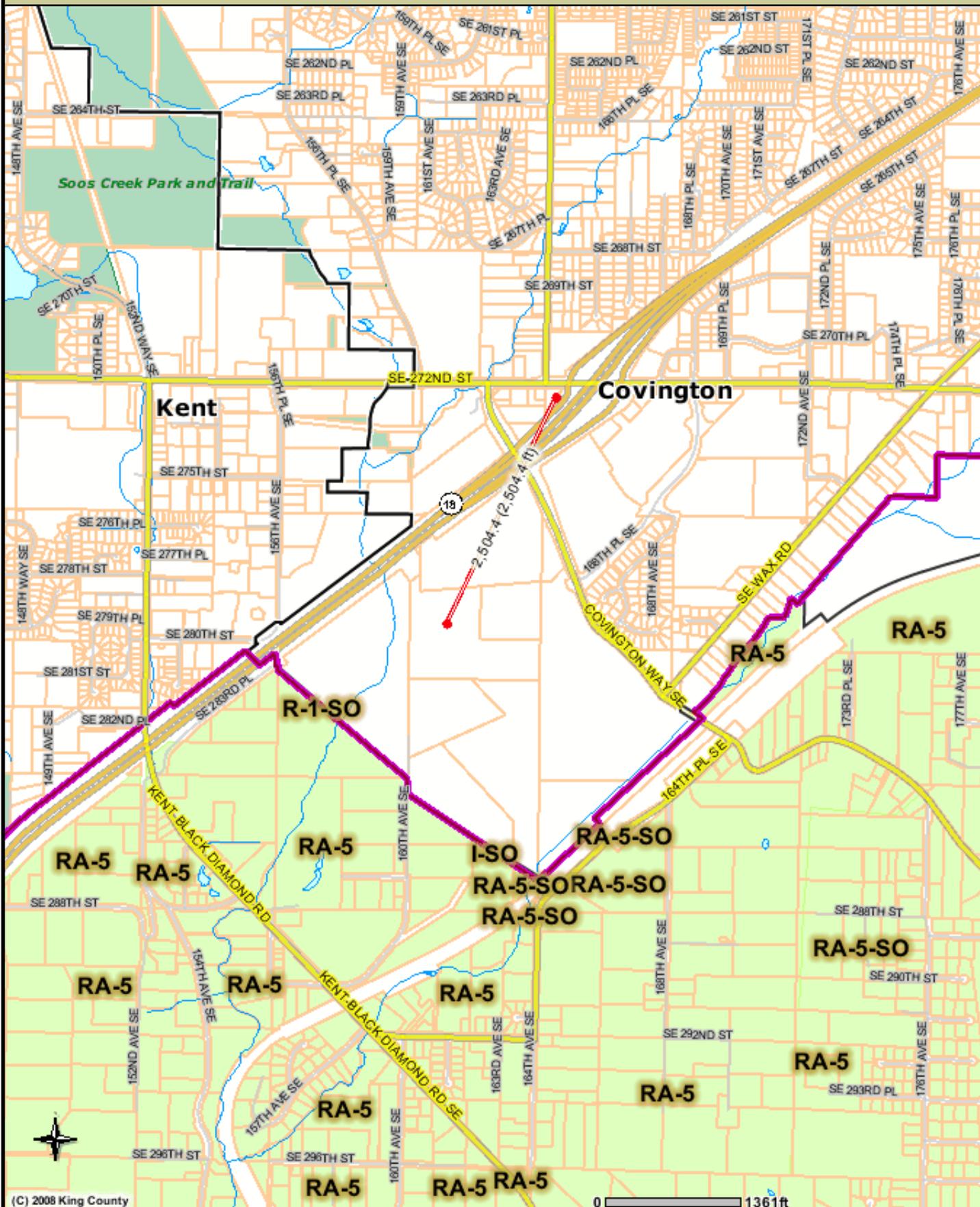
Signage

The downtown zoning chapter has a section on signs, specifically signs located within the Town Center (TC) zone (CMC 18.31.140). The regulations for the downtown vary substantially from the regulations in CMC 18.55-Signs. Most developers and sign manufacturers reference the stand alone sign chapter when putting plans together for their clients. To reduce confusion and direct the users of the code to the applicable sections, staff recommends providing cross references from the freestanding and building mounted sign section in CMC 18.55.070 to the sign code section in CMC 18.31.

Transportation Impact and School Impact Fees

Please note the proposed amendments to the transportation impact and school impact fees are currently under review by the City Attorney. Staff will provide you a modified version prior to the meeting.

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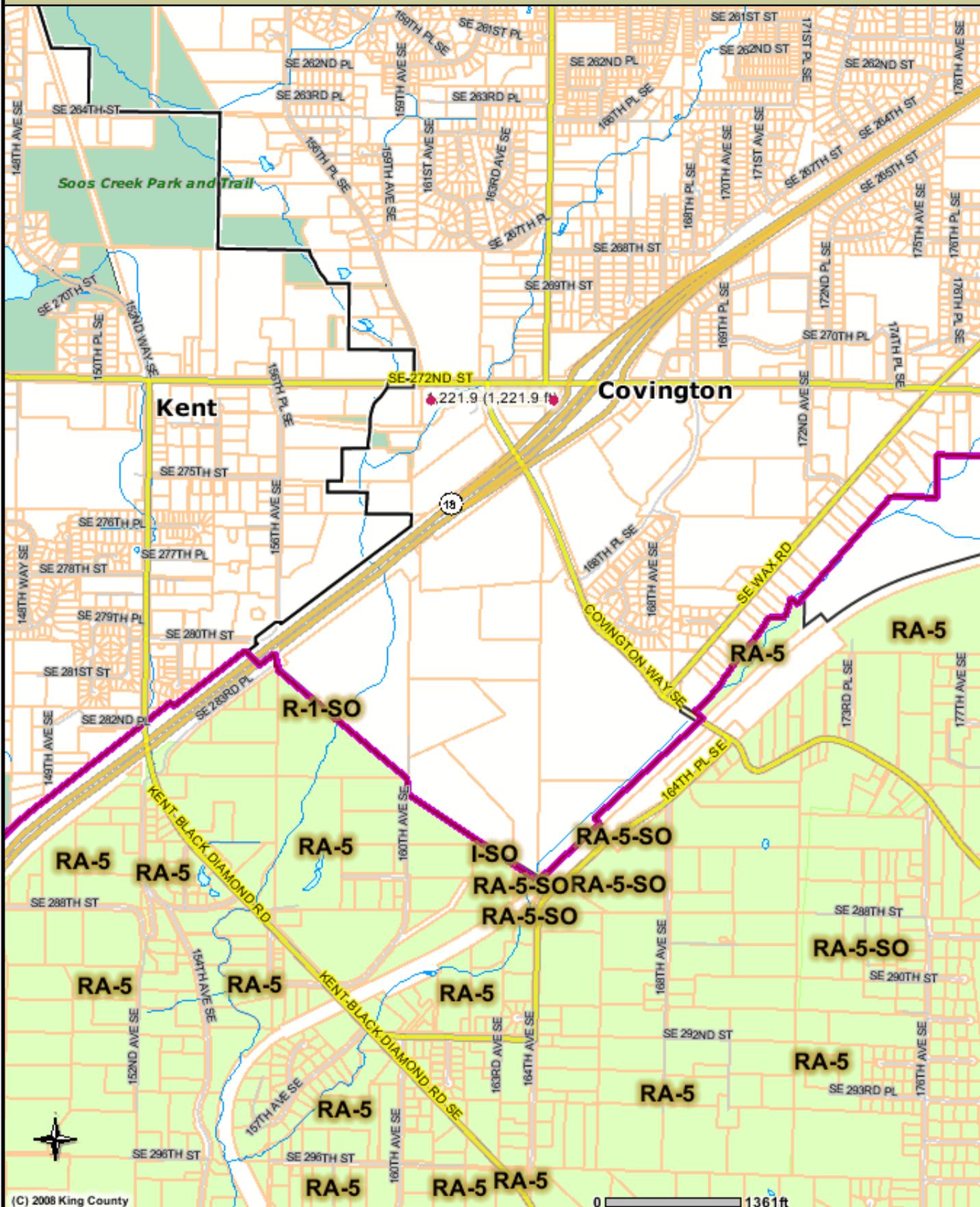
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iMAP



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CHAPTER 18.20

TECHNICAL TERMS AND LAND USE DEFINITIONS

18.20.827 Outdoor commercial.

“Outdoor commercial” means a commercial use where the majority of activity occurs outside a permanent structure. Outdoor commercial does not include “farmer’s markets” defined in CMC 18.20.451.5 or “public markets” as defined in CMC 18.20.940.5.(Ord. 10-10 § 3 (Exh. C))

18.20.1080 Shooting range.

“Shooting range” means a facility designed to provide a confined space for safe target practice with firearms, archery equipment, or other weapons whether open to the public, open only to private membership, open to organizational training such as law enforcement, or any combination thereof. (Ord. 42-02 § 2 (21A.06.1080))

18.20.966 Recreation, indoor.

“Recreation, indoor” means indoor skating rinks, bowling alleys, gymnasiums not accessory to an educational institution, racket clubs, sports arenas, pools and similar uses. “Recreation, indoor” does not include “shooting ranges” as defined in CMC 18.20.1080. (Ord. 10-10 § 3 (Exh. C))

18.20.967 Recreation, outdoor.

“Recreation, outdoor” means golf courses, tennis courts, athletic fields, pools, skate parks, and similar uses. “Recreation, outdoor” does not include “shooting ranges” as defined in CMC 18.20.1080.(Ord. 10-10 § 3 (Exh. C))

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**CHAPTER 18.31
DOWNTOWN DEVELOPMENT AND DESIGN STANDARDS**

18.31.080 Permitted Land Uses
(3) Permitted Use Table

	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO) ¹
Use Categories				
Commercial				
Drive Through Use	NP	P	P	NP
<u>Farmers' and Public Markets</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Gambling and Card Rooms	NP	NP	NP	NP
Home Occupation and Live/Work	P	P	P	P
<u>Shooting ranges</u> ²³	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
Outdoor Commercial ⁶	NP	NP	P	NP
Cultural/Recreation				
Recreation, Indoor or Outdoor	C	P	P	P

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(4). Permitted Use Conditions.

6. Farmers' and public markets are permitted. Temporary farmers' and public markets shall permitted in accordance with Chapter 18.85.125 CMC.

23. a. Indoor shooting ranges shall be located a minimum of 2,500 feet from another permitted indoor shooting range.

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b. The shooting range, its plans, rules, procedures, and its management and staff shall comply with the applicable safety guidelines and provisions in the latest edition of "the Range Source Book" (National Rifle Association of America: Fairfax, Virginia) or its successor, as appropriate to the type of facility involved.

c. Any new development proposal and/or business license application for a shooting range shall be accompanied by a notarized letter by the shooting facility operator that the facility complies with fFederal and sState regulations, meets commonly accepted shooting facility safety and design practices, and will be operated in a manner that protects the safety of the general public.

d. Outdoor shooting ranges are not permitted in the TC, MC, GC and MHO zones.

18.31.130 Landscaping Requirements

(4) Additional landscaping requirements referenced in this Title.

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(a) Chapter 18.40.100, 18.40.110, 18.40.130, 18.40.140, and 18.40.150 CMC for additional applicable standards.

(b) Chapter 18.40.080, Subsections (3) (4) (5) and (6) CMC for parking area landscaping requirements.

CHAPTER 18.31

DOWNTOWN DEVELOPMENT AND DESIGN STANDARDS

18.40.080 Landscaping – Surface parking areas.

(3) ~~Trees~~ Parking islands shall be provided and distributed throughout the parking area ~~at a rate of as follows:~~

(a) ~~One tree every 10 parking stalls; and~~ Landscaped parking islands shall be provided at intervals no greater than ten (10) parking spaces;-

(b) Landscaped parking islands shall be provided ~~Trees placed~~ at the end of every parking row;

CHAPTER 18.25

PERMITTED USES

18.25.040 Recreational/cultural land uses.

KEY

P – Permitted Use

C – Conditional Use

SIC #	SPECIFIC LAND USE	M	US	R4-8	R-18	CC	NC	I
	AMUSEMENT/ ENTERTAINMENT:							
7999	Amusement and recreation services				P5			

B. Development Conditions

(4) Excluding amusement and recreational uses classified elsewhere in this chapter.

(5) A conditional use permit is required unless the use is an accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to Chapter 18.85 CMC.

(6) The operation of an indoor or outdoor shooting range, as defined in CMC 18.20.1080, is not permitted.

18.25.100 Regional land uses.

KEY

- P – Permitted Use**
- C – Conditional Use**

SIC #	SPECIFIC LAND USE	M	US	R4-8	R-18	CC	NC	I
8221 – 8222	College/university (1)			P5		P5		P

B. Development Conditions

- (1) ~~Except outdoor shooting-Shooting~~ ranges associated with educational programs are not permitted.
- (5) Permitted as a re-use of a public school facility subject to Chapter 18.85 CMC. A conditional use permit is required if the use is a re-use of a surplus nonresidential facility subject to Chapter 18.85 CMC.

CHAPTER 18.55

SIGNS

18.55.070 Signs in nonresidential zoning districts.

- (1) Freestanding Signs. All permit applications for freestanding signs will be designated as either a high profile, medium profile or low profile sign, based upon criteria regarding both the size and zoning designation of the development. The sign profile designation shall control the sign types, height, sign area and number of signs allowed, unless otherwise specified in CMC 18.31.140 for developments located within the Town Center zoning district.
- (2) Building-Mounted Signs. All permit applications for building mounted signs within the Town Center zoning district shall comply with CMC 18.31.140 for sign height, sign area and number of signs.

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