CALL TO ORDER

ROLL CALL
Chair David Caucle, Vice Chair Elizabeth Porter, Jennifer Gilbert-Smith, Joe Culumber, Jonathan Ingram, Kathy Fosjord, and Murray Williams

PLEDGE OF ALLEGIANCE

SPECIAL ORDER OF BUSINESS – Election of Officers - Chair and Vice Chair – The acting Chair will call the meeting to order, do roll call and the Pledge of Allegiance. The acting chair will then call for any nominations for a new Chair. See attached memo for procedures.

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA
C1. Minutes from October 17, 2019

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 your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so your item may be placed on the next available agenda.


NEW BUSINESS – Code Amendments related to CMC Chapters 18.25.060 Government/business services land uses and CMC 18.20.935 Technical Terms and Land Use Definitions for Public Agency or Utility Yard

OLD BUSINESS - None

ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1st CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF STAFF AND COMMISSIONERS

ADJOURN

Any person requiring a disability accommodation should contact the City at least 24 hours in advance.
For TDD relay service please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 480-2400
Web Page: www.covingtonwa.gov
SPECIAL ELECTIONS – PLANNING COMMISSION PROCEDURES

Elections for Chair and Vice-Chair are held during the first meeting of November of each year.

Officers will be elected by a majority vote of the total membership of the Commission.

The Teams of office will run from the time the officer is elected until the following election or until a successor has been elected, whichever comes first. No member shall serve more than two full one-year terms consecutively, totaling two years. A member may serve additional terms for Chair and Vice Chair if there has been an intervening term between previous term. No one Commissioner may nominate more than one person for a given office until every member wishing to nominate a candidate has an opportunity to do so. Nominations do not require a second vote. The Chair will repeat each nomination until all nominations have been made. When it appears that no one else wishes to make any further nominations, the Chair will ask again for further nominations and if there are none, the Chair will declare the nominations closed. A motion to close the nomination is not necessary.

After nominations have been closed, comments take place followed by voting for Chair in the order nominations were made. Commissions will be asked for a voice vote and a raise of hands. As soon as one of the nominees receives a majority vote (4), then the Chair will declare him/her elected. No votes will be taken on the remaining nominees. If none of the nominees receives a majority vote, the Chair will call for nominations again and repeat the process until a single candidate receives a majority vote before the office of Vice Chair is opened for nominations. A tie vote results in a failed nomination. The Commissioners nominated and the nominees will have an opportunity to make public comment before voting commences.

STEPS

1) The acting Chair will call the meeting to order, roll call and the Pledge of Allegiance.
2) The acting Chair will call for nominations for the new Chair.
3) Commissions nominate and may speak to their nomination. (Commissioner X nominates Commissioner Y for Chair)
4) Repeat step 3 until no more nominations occur.
5) Chair declares nomination step close.
6) In the order the nominations were made, acting Chair initiates the voting step.
   a. Commissioners may comment on each nomination followed by a vote
      (i.e. Chair states - Commission X was nominated for Chair, does any Commissioner want to comment on that nomination?)
   b. After comments are made, acting Chair calls for the vote by voice vote and a raise of hands on the first nominee. If that nominees receives a majority vote (4), then the Chair will declare that Commissioner Chair. If that nominee does not receive majority votes, the Chair will move on to the next nominee.
7) If none of the nominees receives a majority vote, the Chair will call for nominations again and repeat the process until a single candidate receives a majority vote before the office of Vice Chair is opened for nominations.
8) The procedure is repeated for Vice Chair.
Planning Commission Minutes

October 17, 2019

City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:32 p.m. by Chair Caudle.

MEMBERS PRESENT
David Caudle, Kathy Fosjord, Jennifer Gilbert-Smith, Joe Culumber, Jonathan Ingram, Elizabeth Porter and Murray Williams

MEMBERS ABSENT – None

STAFF PRESENT
Gina Estep, Community Development Director
Dafne Singer, Planning Technician
Ryan Harriman, Planning Manager
Kelly Thompson, Permit Center Manager

APPROVAL OF AGENDA
➢ Commissioner Porter moved and Commissioner Williams seconded the motion to approve the agenda. The motion carried 7-0.

APPROVAL OF MINUTES
➢ C1. Commissioner Williams moved and Commissioner Gilbert-Smith seconded to approve the October 3, 2019 minutes. The motion carried 7-0.

CITIZEN COMMENTS - None

UNFINISHED BUSINESS – None

PUBLIC HEARING - None

NEW BUSINESS - Tree Preservation/Retention Discussion
Mr. Harriman introduced the topic. The Planning Commission asked questions and staff provided responses.

OLD BUSINESS - None

ATTENDANCE VOTE - None
PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS

ADJOURN

The October 17, 2019, Planning Commission Meeting adjourned at 8:23 p.m.

These minutes are intended to reflect the action taken during the Planning Commission meeting. The audio recording is available upon request.

Respectfully submitted,

________________________________________
Kelly Thompson, Permit Center Manager
Memo

To: Planning Commissioners
From: Amber Kellison, Planning Technician
CC: Gina Estep, Community Development Director

Meeting Date: November 7, 2019

Re: Code Amendments related to CMC Chapters 18.20 Technical Terms and Land Use Definitions, Chapter 18.25.030 Land use tables and 18.25.040 Recreational/cultural land uses.

Attachments:
Attachment A - Proposed amendments to Chapter 18.25.030 Residential Land use
Attachment B - Proposed amendments to Chapter 18.25.040 Recreational/cultural land uses.
Attachment C – Proposed amendments to Chapter 18.20 Technical Terms and Land Use Definitions.

INTRODUCTION/GENERAL INFORMATION: The Planning Commission’s 2019 work plan included an evaluation of the City’s permitted uses found in Chapter 18.25 of the Covington Municipal Code (CMC). The CMC sections that will be included in this effort includes; Chapter 18.20 Technical Terms and Land Use, 18.25.030 Residential land uses, and 18.25.040 Recreational/cultural land uses. Permitted use charts; 18.25.050 General services and land uses, 18.25.070 Retail land uses, 18.25.080 Manufacturing land uses, 18.25.090 Resource land uses, and 18.25.100 Regional land uses will be evaluated as part of an effort to create a “form-based code” for all commercial/mixed used districts in 2020 as part of a grant award. Permitted Use Chart 18.25.060 Government/business services land uses will be addressed by the Planning Commission and City Council as part of this effort but will be subject to a separate public hearing. The reason for this is because it was initiated after the above referred amendments were initiated. See separate staff report for the details.

Staff conducted a thorough review of CMC 18.25.030 Residential Land Uses, along with 18.25.040 Recreational/Cultural Land Uses and compared it for consistency with Chapter 18.31.080 Permitted lands uses related to the Downtown zoning districts. In addition, staff compared said sections to neighboring cities, Renton, Sammamish, Maple Valley, Kent and Newcastle among others. Based on the analysis conducted by Staff, amendments to CMC 18.25.030 Residential Land Uses, 18.25.040 Recreational/Cultural Land Uses and Chapter 18.20 Technical Terms and Land Use Definitions are proposed and shown in Attachments A, B and C.

PURPOSE: The purpose of the proposed amendments is as follows;
1) Provide a consistent and comprehensive list of identified “lands uses” throughout all applicable sections of the Covington Municipal Code. Previously the City hired a land use consultant tasked to update the permitted lands use chart for the Downtown zoning
districts, Chapter 18.31.080. This work has been completed, however Chapter 18.25 Permitted uses, which relates to all other zones in the city, was never updated to provide consistency with the identified land uses listed in Chapter 18.31.080.

2) Updates all applicable footnotes related to the listed land uses.

3) Updates CMC 18.20 Technical Terms and Land Use Definitions, (see Attachment C) as follows:
   a. 18.20.207 Commercial recreation – Term was amended.
   b. 18.20.342 Duplex – Term was added. Term was expanded upon in the updated Attachment C dated 10-1-19
   c. 18.20.355 Dwelling unit, multifamily – Term was amended.
   d. 18.20.1284.7 Townhouses/townhome – Term was added.

A. REGULATORY REQUIREMENTS:
1) SEPA Compliance (SEPA19-07): A SEPA Determination of Non-Significance was issued on October 18, 2019.


3) Department of Commerce: Pursuant to CMC 14.27.050(4) and RCW 36.70A.106. the proposed amendments were transmitted to Washington State Department of Commerce and received October 14, 2019.

B. PROPOSED MUNICIPAL CODE AMENDMENT & UPDATES SINCE LAST MEETING:
1) See Attachment’s A, B and C.

2) Chapter 18.25.030 Residential Land use – Attachment A, no addition edits were generated from the October 3rd Planning Commission meeting.

3) Edits as a result of Planning Commission meeting dated October 3, 2019 - Chapter 18.25.040 Recreational/cultural land uses – Attachment B
   a. Added footnote 1 to all applicable land uses.
   b. Revised footnote 1, regarding on-site exterior lighting to include language related to lighting at sports complex.
   c. Corrected footnote 5 referenced to footnote 4.

4) Chapter 18.20 Technical Terms and Land Use Definitions – Attachment C, no addition edits were generated from the October 3rd Planning Commission meeting

C. CMC 14.27.040 DECISION CRITERIA
The Planning Commission recommendation and City Council’s approval, modification, deferral, or denial of an amendment proposal shall be based on the following criteria:

(1) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
   Staff Findings: Yes, the proposed code amendment is expected to comply with the Growth Management Act of Washington State and goals, objectives and policies of the City’s Comprehensive Plan and other applicable laws.

(2) The proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for;

--- growing toward greatness.
Staff Findings: Yes, the proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for.

(3) Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment;
Staff Findings: No, circumstances have not changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment, however he proposed code amendment provides needed updates and an expanded list of uses allowing for better administration of the current zoning map and zoning districts.

(4) The proposed zoning is consistent and compatible with the uses and zoning of surrounding property;
Staff Findings: Not Applicable – this is not a zoning map amendment.

(5) The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification;
Staff Findings: Not Applicable – this is not a zoning map amendment nor site specific.

(6) The amendment is in compliance with the three-year limitation rule as specified in CMC 14.27.030(3); and
Staff Findings: Yes, the proposed amendment complies with the three-year limitation rule specified in CMC 14.27.030(3).

(7) Adequate public services could be made available to serve the full range of proposed uses in that zone.
Staff Findings: Yes, adequate public services could be made available to serve the full range of proposed uses in that zone.

D. **STAFF RECOMMENDATION:** Staff recommends approval of the proposed Municipal Code amendment as shown in Attachment’s A, B and C of this staff report.  
   Date

E. **MOTION/PLANNING COMMISSION RECOMMENDATION:**  
   (Recommended motion) Move to APPROVE Covington Municipal Code amendments as showing in Attachment A, B and C of this staff report.
attachment A

## Conditional Use

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<th>SIC #</th>
<th>SPECIFIC LAND USE(^1)</th>
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<th>R-12</th>
<th>R-18</th>
<th>MR</th>
<th>CC</th>
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<td>*</td>
<td>Townhome/Townhouse 2 to 4 units</td>
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<td>P(^10)</td>
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<td>Multifamily / Townhome/Townhouse (4+ units)</td>
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<td>Community residential facility-I</td>
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<td>Residential accessory uses</td>
<td>P(^6)</td>
<td>P(^6,8)</td>
<td>P(^6,8)</td>
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<td>Home occupation(^5)</td>
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<td>Bed and breakfast guesthouse</td>
<td>P(^7)</td>
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<td>Hotel</td>
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**Footnotes of Table A**

**B. Development Conditions:**

\(^1\) For all single-family preliminary plats of 20 lots or more, 18 percent of the units must be constructed as multiple-family dwelling units. The City will consider a reduction in the required number of multiple-family units if an agreement can be reached to assure the affordable housing income figures mandated.

---

Updated 10/31/2019
Attachment A

by the comprehensive plan can be achieved. This condition shall not apply within the Lakepoint Urban Village subarea.

(1) Must be in accord with CMC Chapter 18.35 Development Standards – Design Requirements.

(2) Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in Condition No. 6.

(3) Only as part of a mixed-use/integrated development subject to the conditions of Chapter 18.35 CMC.

(4) Permitted only in the R-18 zone.

(5) Must be in accord with Chapter 18.35 CMC.

(4) See CMC 18.37 Development Standards and Design Requirements for Cottage Housing.

(5) See CMC 18.80.100 for requirements associated with Home Occupations.

(6) Accessory Dwelling Units.

(a) Only one accessory dwelling per primary single detached dwelling unit; accessory dwelling units shall not be allowed on the same property as a duplex;

(b) Only in the same building as the primary dwelling unit on an urban lot that is less than 10,000 square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;

(c) The primary dwelling unit or the accessory dwelling unit shall be owner-occupied;

(d) One of the dwelling units shall not exceed a floor area of 1,000 square feet except when one of the dwelling units is wholly contained within a basement or attic;

(e) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

(f) One additional off-street parking space shall be provided;

(g) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied;

Updated 10/31/2019
Attachment A

(h) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the Department with the Records and Elections Division which identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the Department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, either the original lot or the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone; and

(i) Must be in accord with Chapter 18.35 CMC.

(7) Only as an accessory to the permanent residence of the operator, provided:

(a) Serving meals to paying guests shall be limited to breakfast; and

(b) The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the International Building Code for R-1 occupancies may accommodate up to 10 persons per night.

(8) On-street electric vehicle charging stations are not permitted in the R-1 through R-18 zones. Individual electric vehicle charging stations for a single-family residence shall follow the Installation Guide for Charging Stations, prepared by Puget Sound Regional Council, and as amended.

(9) Within the Lakepoint Urban Village subarea, single-family detached residences shall not be allowed around or abutting the pond.

(10) Within the Lakepoint Urban Village subarea, townhouses shall not abut the pond except as part of a mixed-use development, unless otherwise separated from the pond by a public trail, park, green space or street.
### Attachment B

**18.25.040 Recreational/cultural land uses.**

**A. Table.**

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<th>Key</th>
<th>SIC #</th>
<th>SPECIFIC LAND USE</th>
<th>US</th>
<th>R4-8</th>
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<td>P - Permitted Use</td>
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<td>Trails</td>
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<td>Cinema and Performing Arts</td>
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<td>Physical Fitness/Recreation Club</td>
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<td>Golf course facility</td>
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<td>Physical-fitness/recreation clubs</td>
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**B. Development Conditions. Footnotes of Table A.**

(1) On-site exterior lighting for structures and fields shall meet the following provisions: be directed away from residential areas through the use of exterior full cut-off shields or through optics within the fixture.

a. All exterior light fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).

**Updated 10 30 19**
b. Light fixtures shall be specified, mounted, aimed and shielded so that their beams fall within the immediate on-site surroundings, and so that no direct illumination or glare is directed off the site; including but not limited to adjacent residential or mixed-use zones.

c. Light fixtures for outdoor performance, sports, and recreation facilities shall be specified, mounted, aimed and shielded so that their beams fall within the primary playing area. The main field lighting shall be turned off as soon as possible following the end of the event. Where feasible, a low level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance and other closing activities.

(2) Adult entertainment businesses shall be prohibited within 550 feet of any property zoned R or containing schools, licensed day care centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than 3,000 feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned R or that contain the uses identified in this subsection.

(3) Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than 10,000 square feet.

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

(5d) 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 a historic site or designated as a King County landmark subject to Chapter 18.47 CMC.

(6) The operation of an indoor shooting range, as defined in CMC 18.20.1080, is not permitted. Outdoor shooting ranges are not permitted. (Ord. 11-17 § 5; Ord. 02-14 § 1; Ord. 01-14 § 1 (Exh. A); Ord. 01-12 § 1 (Exh. A); Ord. 10-10 § 3 (Exh. C); Ord. 02-02 § 2 (21A.08.040))
Attachment C

18.20.207 Commercial recreation.
“Commercial recreation” means any recreational activity whose main purpose is to provide the general public with indoor or outdoor amusement or entertainment activities—tickets are sold or fees collected, and the sale or consumption of alcoholic beverages is not permitted. This includes, but is not limited to, skating rinks, pool halls, water slides, miniature golf courses, arcades, bowling alleys, go-carts, batting cages, laser tag, concessions, skate park, basketball, street-ice/hockey rinks, etc.

18.20.342 Duplex.
“Duplex” means a building containing two separate units with a common wall.

18.20.355 Dwelling unit, multifamily.
“Dwelling unit, multifamily” means a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings included in a structure with nonresidential uses.

18.20.1284.7 Townhouse/townhome
“Townhouse/townhome” is defined as a single-family dwelling unit in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Each townhouse/townhome shall be on a separate lot.
Memo

To: Planning Commissioners
From: Amber Kellison, Planning Technician
CC: Gina Estep, Community Development Director

Meeting Date: November 7, 2019


Attachments:
Attachment A - Proposed amendments to CMC Chapters 18.25.060 Government/business services land uses and CMC 18.20.935 Technical Terms and Land Use Definitions for Public Agency or Utility Yard

INTRODUCTION/GENERAL INFORMATION/PURPOSE: The Planning Commission’s 2019 work plan did not include this topic; the City became aware of this issue while searching for an appropriate location to site a public utility yard. Sites have included School District properties that are located within residential zones. While evaluating applicable Municipal Code sections, the City found the definition for “Public Agency or Utility Yard is not consistent with footnote 8 of the permitted use chart found in CMC 18.25.060 Government/business services land uses. The intent of this amendment is to make the two sections consistent.

This topic will be introduced to the Planning Commission on November 7, 2019 with a Public Hearing scheduled for November 21, 2019.

A. REGULATORY REQUIREMENTS:
   1) SEPA Compliance (SEPA19-10): A SEPA Determination of Non-Significance was issued on November 8, 2019.
   3) Department of Commerce: Pursuant to CMC 14.27.050(4) and RCW 36.70A.106.
      The proposed amendment was transmitted to Washington State Department of Commerce on October 30, 2019.

B. PROPOSED MUNICIPAL CODE:
   1) See Attachment A

C. CMC 14.27.040 DECISION CRITERIA
   The Planning Commission recommendation and City Council’s approval, modification, deferral, or denial of an amendment proposal shall be based on the following criteria:
(1) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
Staff Findings: Yes, the proposed code amendment is expected to comply with the Growth Management Act of Washington State and goals, objectives and policies of the City’s Comprehensive Plan and other applicable laws.

(2) The proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for;
Staff Findings: Yes, the proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for.

(3) Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment;
Staff Findings: No, circumstances have not changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment.

(4) The proposed zoning is consistent and compatible with the uses and zoning of surrounding property;
Staff Findings: Not Applicable – this is not a zoning map amendment.

(5) The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification;
Staff Findings: Not Applicable – this is not a zoning map amendment nor site specific.

(6) The amendment is in compliance with the three-year limitation rule as specified in CMC 14.27.030(3); and
Staff Findings: Yes, the proposed amendment complies with the three-year limitation rule specified in CMC 14.27.030(3).

(7) Adequate public services could be made available to serve the full range of proposed uses in that zone.
Staff Findings: Yes, adequate public services could be made available to serve the full range of proposed uses in that zone.

D. STAFF RECOMMENDATION: Staff recommends approval of the proposed Municipal Code amendment as shown in Attachment A of this staff report.

Planning Staff ___________________________ Date ___________________________

E. MOTION/PLANNING COMMISSION RECOMMENDATION: A recommended motion will be provided at a later date.

growing toward greatness.
18.20.935 Public agency or utility yard.

"Public agency or utility yard" means a facility for open or enclosed storage, repair, and maintenance of vehicles, equipment, or related materials, including ancillary office space to support said uses, excluding document storage.

18.25.060 Government/business services land uses.

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**ACCESSORY USES:**

| *    | Commercial/industrial accessory uses  |    | P15  | P15  |     |    |    |    |      |    |
|      |                                        |    |      |      | P9,| P15| P15| P9,| P15 |
|      |                                        |    |      |      | 15 |    |    |    |      |    |
|      |                                        |    |      |      |    |    |    |    |      |    |

* Off-street required parking lot

B. Development Conditions.
(1) Except self-service storage.

(2) Except SIC Industry No. 8732 – Commercial economic, sociological, and educational research, see general business service/office.

(3) A conditional use permit is not required if the use is:
   
   (a) A re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 18.85 CMC; or
   
   (b) An accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.

(4) Excluding bulk gas storage tanks.

(5) *Repealed by Ord. 11-17.*

(6) (a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

   (b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;

   (c) No outdoor storage.

(7) Limited to “storefront” police offices. Such offices shall not have:

   (a) Holding cells;

   (b) Suspect interview rooms (except in the NC zone); or

   (c) Long-term storage of stolen properties.

(8) (a) Utility yards only on sites with utility district offices; or

   (b) Public agency yards as defined by CMC 18.20.935, are limited to material storage for road maintenance facilities.

(9) Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

(10) Provided, that all material and/or equipment of any kind is stored in a fully enclosed building.
(11) Permitted only in existing single-family structures.

(12) Not abutting or taking access from SE 270th Place.

(13) Limited to new commuter parking lots designed for 30 or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting; provided, that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the Department of Transportation.

(14) Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.

(15) Electric vehicle charging stations are permitted in accordance with CMC 18.50.170.

(16) Gasoline service stations and battery exchange stations are limited to the community commercial (CC) zone and subject to the following conditions:

(a) A gasoline service station shall be limited to four pumps and eight price gauges to service no more than eight vehicles.

(b) A battery exchange station shall provide a minimum of three stacking spaces.

(c) Stacking spaces and drive-through facilities shall be designed in accordance with CMC 18.50.080.

(d) Any associated materials, equipment storage, outdoor storage tanks and battery exchange activities shall be within a fully enclosed structure, unless otherwise determined by the Director.

(17) Limited to park-and-ride facilities associated with a public or private transit facility provider. Any such commuter parking lot shall not exceed 125 surface spaces. Parking stalls in excess of this amount shall be located within a parking structure.

(18) Limited to 3,000 square feet of gross floor area unless located in a multi-story, mixed-use building, in which case the limitation does not apply.