

**PLANNING COMMISSION
MEETING**

**February 20, 2019
6:30 p.m.**

AGENDA



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

www.ci.bonney-lake.wa.us

Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

Planning Commission Members:

Grant Sulham – Chair
Craig Sarver – Vice Chair
David Baus
Brad Doll
Dennis Poulsen
Debbie Strous-Boyd
Bill Fredric

City Staff:

Jason Sullivan, Planning and Building Supervisor
Mary Reinbold, Assistant Planner
Debbie McDonald, Planning Commission Clerk

- I. Call to Order**
- II. Roll Call & Next Meeting Poll (March 6, 2019)**
- P. 3 **III. Approval of Minutes**
- IV. Public Comments and Concerns**
- V. Public Hearing (NONE)**
- VI. Old / Continuing Business**
- P. 5 **A. WPLUP Project Phase III – Draft Zoning Code Chapters**
(NOTE: Please bring your materials from the previous meeting. Staff will continue to discuss the new land draft chapter previously provided and the updated land use matrix chapter attached to this agenda)
- VII. New Business**
- VIII. For the Good of the Order**
 - A. Correspondence
 - B. Staff Comments
(NOTE: The Joint City Council and Planning Commission Meeting has been moved to March 19, 2019. The Planning Commission will have a meeting on March 20, 2019 as a public hearing was scheduled and noticed for that day)
 - C. Commissioner Comments
- IX. Adjournment**

Next Scheduled Meeting: March 6, 2019

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PLANNING
COMMISSION MEETING

February 6, 2019
6:30 p.m.

DRAFTED MINUTES



"Where Dreams Can Soar"

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Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

- I. **Call to Order:** The meeting was called to order at 6:30 P.M.
- II. **Roll Call:** Planning Commissioners in attendance were Vice-Chair Craig Sarver, Commissioner Debbie Strous-Boyd, Commissioner David Baus, Commissioner Bill Frederic, Commissioner Brad Doll and Commissioner Dennis Poulsen
- III. **Absent:** Chair Grant Sulham

Staff members in attendance were Planning and Building Supervisor Jason Sullivan and Planning Commission Clerk Debbie McDonald

Motion was made by Commissioner Doll and seconded by Commissioner Frederic to excuse Chair Sulham from tonight's meeting.

Motion approved 6-0

- IV. **Approval of Minutes:**

Motion was made by Commissioner Doll and seconded by Commissioner Baus to approve the January 16, 2019 as written.

Motion approved 6-0

- VI. **Public Comment and Concerns:**

Carol Troxel 6815 W Tapps Hwy E: Has lived here for 15-years and lives next to Park Place. Is concerned about the zoning changes allowing commercial on the Park Place parcel. Fought to have the trees saved that were perch trees for the Eagles to nest. Does not want Commercial development on that site and hopes the tree designation stays the same. Also read a comment letter she had sent to Assistant Planner/Code Enforcement Mary Reinbold. Is worried about traffic, noise, litter and lighting.

Planning and Building Supervisor Sullivan stated the zoning was adopted during the Centers Plan. That zoning was requested by the community to be added. Whatever is developed still needs to meet the standards.

- VII. **Public Hearings:** NONE

VIII. Old/Continuing Business:

A. WPLUP Project Phase III – Draft Zoning Code Chapters

Planning and Building Supervisor Sullivan, had a brief power point presentation that Assistant Planner/Code Enforcement Mary Reinbold had compiled. Gave options on different styles of garage doors. It was agreed to keep Carriage Court as a garage design options. If they had any questions on the presentation they could contact Assistant Planner/Code Enforcement Mary Reinbold by email.

Commissioners asked questions throughout the presentation.

B. Critical Areas Code Update

Planning and Building Supervisor Sullivan had a power point update on the Critical Areas Code Update. Held an open house to allow citizen comments and will hold another one in March. Would like to allow walk ways down to the water and small docks. Gave a timeline on what comes next.

Commissioners asked questions.

IX. New Business: NONE

X. For the Good of the Order:

A. Correspondence: NONE

B. Staff Comments: NONE

C. Commissioner Comments: NONE

XI. Adjournment:

Motion was made by Commissioner Baus and seconded by Commissioner Frederic to adjourn.

Motion approved 6-0

Meeting adjourned at 7:15

Debbie McDonald Planning Commission Clerk



Planning and Building Division Briefing Memorandum

Date: February 20, 2019
To: Planning Commission
From: Jason Sullivan – Planning and Building Supervisor and
Mary Reinbold – Assistant Planner Code Enforcement
Re: **Zoning Code Update**

PURPOSE: This document is designed to continue the discussion related to the City’s move towards a form-based code and possible changes to the City’s residential and commercial zoning standards adopted in Title 18 of the Bonney Lake Municipal Code (BLMC). The goal of the meeting is for Planning Commission to continue to discuss the information that was introduced at the February 6th meeting and to introduce the update land use matrix in support of the update.

ATTACHMENTS:

- Draft Chapter 18.08: Land Use

BACKGROUND:

As part of the *2018 – 2019 Planning Work Plan*, the City Council directed staff to review and revise the zoning regulations which includes design and development standards for the City’s commercial and residential zoning districts. As part of this work item staff, was directed to look for opportunities to implement form-based regulations in order to better achieve the built environment envisioned by the goals of the Centers Plan: walkable and connected; economic activity and opportunity; civic and cultural amenities; high-quality design; coordinated public investments; unique character and identity; and green design.

DISCUSSION:

As part of the zoning standard update City staff has decided to simplify the regulations related to each zone and reduce the repetition of standards. Staff has now completed an update to the Land Use Matrix Chapter (Chapter 18.08 BLMC). This chapter will be renamed “Land Use” as it contains more than the land use matrix and includes other standards related to use. The allowed uses in each of the districts has been updated to reflect the intent of the districts as provided in each of the district chapters already provided to the Planning Commission.

Staff plans to bring the General Provision and Definition amendments to the Planning Commission on March 20th. The complete draft ordinance will be presented on May 1st and the public hearing scheduled for June 19th.

The new districts are described below for convenience of your review.

Questions for discussion:

As you review the attached chapters that were pervious provided are their characteristics in architectural development you want to see promoted or more broadly used in the City that you don't see here?

As you review the chapters do you feel the values of the community are represented?

As you review the chapter on building typing and form standards are their sections that are difficult to understand, acronyms you don't recognize, or words we should be sure to define?

As you review the chapter on land use are there land use that should be removed or added to a specific district or districts?

**Chapter 18.08
Land Use Matrix**

18.08.010 Interpretation of land use matrix.

- A. The land use matrix in this chapter BLMC 18.080.020 identifies uses permitted in each individual zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of this matrix.
- B. If the box at the intersection of the column and the row is empty, the use is prohibited ~~not permitted~~ in that district.
- C. If the letter “P” appears in the box at the intersection of the column and the row, the use is permitted in that district.
- D. If the letter “C” appears in the box at the intersection of the column and the row, the use is conditionally permitted subject to the conditional use permit review procedures and criteria specified in BLMC 18.52.020.
- E. If the letter “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory to the primary use.
- F. If the letter “S” appears in the box at the intersection of the column and the row, the use is considered a special use and is subject to the review procedures and criteria specified in BLMC 18.52.020.B through BLMC 18.52.020.D.
- G. If a footnote number appears in the box at the intersection of the column and the row, the use may be permitted is subject to the appropriate review process indicated above and the specific conditions indicated by the corresponding footnote.
- H. All applicable requirements shall govern a use whether or not they are cross-referenced in the matrix. To determine whether a particular use is allowed in a particular zoning district and location, all relevant regulations must also be consulted in addition to this matrix.
- I. If a use is not listed on the land use matrix that use is considered a prohibited use within the city of Bonney Lake.
- J. The table use an abbreviation for each district, the complete name of the district is provided in Chapter 18.02 BLMC along with the abbreviation.

Comment [JS1]: Staff wanted to distinguish essential public facilities permitting from the City's standard conditional uses given the scale an complexity of the uses. There are additional criteria already adopted in 18.52.020D. Staff wanted to remove the assumption that these types of uses are allowed subject to conditions.

18.08.020 Land use matrix.

Zone Use	NAICS Code(s)	RC-5 CD	R-1 RND	R-2 MHD	R-3 3	C-1 1	C-2 2	E CLID	MC CCD	DC CMUD	DM RD	PFD
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Residential Uses											
Residential Housing ^[1]		P	P	P						P	
Accessory dwelling unit ^[2]		A	A	A							
Adult family home		P	P	P	P	P	P	P	P	P	P
Apartments/ condominiums					P	P ^[2]	P ^[2]		P ^[3]	P	
Duplexes				P	P						
Family day cares		A	A	A	A	A	A	A	A	A	A
Home occupations ^[4,2]		A	A	A	A	A			A	A	
Mobile/ manufactured homes ^[5]		P	P	P							
Mobile/manufactured home parks ^[6,3]				P				P			
Private docks, mooring facilities and boathouses ^[7]		A	A	A	A						P
Residences in connection with a business establishment						P	C	A	C	P ^[3]	P
Single-family residences		P	P	P		P					
Townhouses				P	P	C	C	P	C		
Educational Uses											

Comment [JS2]: The type of housing (e.g. detached housing, attached housing, duplex, apartment, etc.) will be regulated under the allowed building types for each district. Specific building types are allowed in each district; for example the apartment building type is not allowed in the RND so no apartments can be built in that district. The use is residential, which is what should be listed on the Land Use Matrix.

Comment [JS3]: This is a building type and not a use. The building typing allowed in each district is specifically identified for that district.

Comment [JS4]: This is a building type and not a use. The building typing allowed in each district is specifically identified for that district.

Comment [JS5]: The two properties which contain the mobile home parks were moved from Eastown to Midtown and re-designated as C-2 under the Centers Plan. As part of the move to the formed based code, these properties were moved to the MHD. While it is amended, the end result is that only the two existing mobile home parks would be allowed in the City. No new mobile home parks would be permitted.

Comment [JS6]: BLMC 18.08.040 has been added to this chapter stating that Shoreline Development is allowed in all districts pursuant to the regulations of the Shoreline Code. The Shoreline Code includes its own Shoreline Use and Modification Matrix. Instead of trying to regulate shoreline uses in two spots, shoreline uses will simply be regulated under the Shoreline Code, which includes a Shoreline Environmental Designation (SED) assigned to each property.

Comment [JS7]: Proposed to be removed from the land use matrix as the term is not clearly defined and is back door to allow single family homes into commercial zones.

Comment [JS8]: This is a building type and not a use. The building typing allowed in each district is specifically identified for that district.

Comment [JS9]: This is a building type and not a use. The building typing allowed in each district is specifically identified for that district.

Dancing, music, art, drama and instructional schools	611610, 611620, 611630, 611691, 611692, and 611699	A ^[84]					P	P	P	P	P ^[3]	P	P
Elementary and secondary schools	611110		C ^[5]	C ^[5] P		P	P	€					P
Business, technical, and trade schools	611410, 611420, 611430, 611511, 611512, 611513, and 611519		C ^[5]	C ^[5]	€	€	€		€P	P		P	P
Cultural, Recreational, and Entertainment													
Adult entertainment facilities ^[96]	N/A								C				
Amphitheater	N/A						P		P	P		P	P
Arcade	713120								P	P			
Bars and taverns	722410				€	P			P	P	P	P	
Bed-and-breakfast inns ^[497]	721191	AC	C	C	€	P							
Bowling alley	713950								P	P			
Brewpubs and microbreweries	N/A				€	P			P	P	P	P	
Campgrounds	712110								P	€		P	€P
Cinema	512131						P		P	P			

Comment [JS10]: A lot of the Cultural, Recreational, and Entertainment uses were removed from the CLID as these types of uses are not consistent with the intent of the CLID. In brief the CLID is intended primarily to accommodate manufacturing and light industrial uses in order promote employment growth and limit the encroachment of non-industrial development.

Comment [JS11]: Recommend removing amphitheaters in the commercial zones - the reality is that a private developer would not purchase property to construct this type of use

Comment [JS12]: This is considered a type of manufacturing so the use was moved to that section.

Coffee shops and cafes	722515					P ⁺	P	P	P	P ⁺⁺⁺	P _A ⁺⁺⁺	A ⁺⁺⁺	
Golf courses	713910	€									P	€	
Fitness centers and recreational centers	713940						P	P	P			P	
Hotels and motels	721110						P	P	P		P		
Libraries	519120					P	P	P	P	P	P	P	
Museums	712110	€	€			P	P	P	P	P	P	P	
Parks, open space, and trails	712190	P	P	P	P	P	P	P	P	P	P	P	
Public meeting halls	N/A		C ^[5]	C ^[5]		P	P	P	P	P	P	P	
Recreation facilities	713990						P	P	P		P	P	
Restaurants and eating establishments	722511, 722513, 722514, and 722515					A ^f A ⁺⁺ A ⁺⁺ A ⁺	€ P ⁺	P	P	P	P ⁺⁺⁺	P _A ⁺⁺⁺	A ⁺⁺⁺ A ⁺⁺
Theaters	711110, 711120, 711130, and 711190						P	P	P	P	P	P	
Public, Quasi-Public, and Social Service Facilities													
United States Postal Service	491110							P	P	P			

Comment [JS13]: Note 11 related to the prohibition of drive-thrus in certain zones. This prohibition will now be addressed by the form standards, which prohibits center uses based on the adjacent street classification. Drive-thrus would be prohibited in areas targeted for pedestrian scale developments.

Comment [JS14]: Note 11 related to the prohibition of drive-thrus in certain zones. This prohibition will now be addressed by the form standards, which prohibits center uses based on the adjacent street classification. Drive-thrus would be prohibited in areas targeted for pedestrian scale developments.

Comment [JS15]: The USPS has its own NAICS code that is specific to postal services operated by the Federal Government. Other mail service providers like FedEx and UPS are under a separate NAICS code.

Administration of economic programs	926110, 926130, 926140, and 926150		C ^[2]	C ^[2]	C ^[2]	P	P	P	P	P	P	P
Religious, philanthropic, and civic organizations	813110, 813211, 813212, 813219, and 813410	C ^[5]	C ^[5]	C ^[5]		P	P			P	P	P
Social advocacy, business, professional, labor, and political organizations	813311, 813312, 813319, 813910, 813920, 813930, 813940, and 813990						P			P	P	P
Manufacturing, Wholesale, and Industrial												
Assembly or processing of previously prepared materials in a fully enclosed building	N/A							C ^[148]				
Bakery, wholesale Bakeries	311811, 311812, 311813, 311821, 311824, and 311830							P				

Comment [JS21]: Combined with governmental offices. In the City, these are the NACIS codes for Planning and Building (926150) and the City's Utilities (926130)

Comment [JS22]: Staff is proposing to leave this as a use in case the staff missed an assembly use that would be a benefit to the City. This is why it is also a conditional use so that through the review process the City can identify any impacts and appropriate mitigation measures.

Food Manufacturing	311911, 311919, 311920, 311930, 311941, 311942, 311991, and 311999							P				
Breweries, Wineries, and Distilleries	312120, 312130, and 312140							P	p ^[9]	p ^[9]		
Cabinet and furniture shops	337110, 337121, 337122, 337124, 337125, 337127, 337211, 337212, and 337214							P				
Construction equipment and machinery sales	423810 and 423820							P				
Junk, salvage or wrecking yard	423930							C ^[4410]				

Comment [JS23]: This includes microbreweries and brewpubs
The Note 9 limits the use to microbreweries and brewpubs in the CCD and CMUD

<u>Machine-Metal fabrication shops</u>	<u>332114,</u> <u>332119,</u> <u>332312,</u> <u>332313,</u> <u>332322,</u> <u>332323,</u> <u>332710,</u> <u>332721,</u> <u>and</u> <u>332722,</u> <u>332811,</u> <u>332812,</u> <u>and</u> <u>332813</u>					€	P	€			
<u>Apparel Manufacturing</u>	<u>315110,</u> <u>315190,</u> <u>315210,</u> <u>315220,</u> <u>315240,</u> <u>315280,</u> <u>315990,</u> <u>316210,</u> <u>316992,</u> <u>and</u> <u>316998</u>						P				
<u>Computer and Electronics Manufacturing</u>	<u>334111,</u> <u>334112,</u> <u>334118,</u> <u>334210,</u> <u>334220,</u> <u>334290,</u> <u>and</u> <u>334310,</u>						P				
<u>Sporting and Athletic Goods Manufacturing</u>	<u>339920</u>						P				
<u>Sign Manufacturing</u>	<u>339950</u>						P	P ^[11]	P ^[11]		

Comment [JS24]: This use include business like Sandi's Signs which is located in the Downtown and appears to look like an office space. Note 11 prohibits outdoor storage of equipment and materials.

<u>Medical equipment and pharmaceutical manufacturing</u>	<u>325411,</u> <u>325412,</u> <u>325413,</u> <u>325414,</u> <u>339112,</u> <u>339113,</u> <u>339114,</u> <u>339115,</u> and <u>339116</u>							<u>P</u>				
Storage or distribution of sand, gravel, top soil, or bark	N/A <u>484220</u>							<u>P</u>				
<u>Couriers and Messenger Services</u>	<u>492110</u> and <u>492210</u>							<u>p</u>	<u>p^[11]</u>	<u>p^[11]</u>		
<u>Retail and wholesale Warehousing, Distribution, and Storage distribution of goods within a fully enclosed building</u>	<u>484110,</u> <u>484121,</u> <u>484122</u> <u>493110</u> <u>493120</u> <u>493130,</u> and <u>493190</u>							<u>P</u>				
Construction and Resource												
Agriculture and orchards	N/A	<u>P</u>										

Comment [JS25]: Note 11 prohibits outdoor storage of equipment and materials.

Comment [JS26]: There are a number of NAICS codes tied to Agriculture and orchards, which would make the list incredible long. As this is easy to identify staff recommends to continue not including the NAICS code.

Construction Contractor yards	N/A 237110, 237120, 237130, 237310, 237990, 238110, 238120, 238130, 238140, 238150, 238160, 238170, 238190, 238910, and 238990							P				
Plumbing, electrical, and HVAC Building construction contractors	236115, 236116, 236117, 236118, 236210, 236220, 237210 238210, and 238220, 238290, 238310, 238320, 238330, and 238390						P	P	p[111]	p[111]		
Nursery and Tree farms	N/A 111421	P										
Raising of livestock, small animals and fowl	N/A	p[45] 12]	p[12]	p[12]								
Communication and Utilities												

Comment [JS27]: This type of construction contractors require large laydown yards, which is why the uses were separated from the building construction contractors and allowed only in CLID.

Comment [JS29]: This use was also allowed in the CCD and CMUD, but limited to the front offices for these types of contractors. Outdoor storage of equipment and materials is prohibited.

Comment [JS28]: Plumbing, electrical, and HVAC are subsets of the more general building construction contractors. This use also included roofing contractors, siding contractors, general building contractors.

Comment [JS30]: Raising of livestock and small animals was allowed all residential zones under the current version of 18.22.060. However, it was not reflected on the land use matrix. This is a correct, to the land use matrix only. The standards in BLMC 18.22.060 will still apply, but will be moved to BLMC 18.08.090, which is provided below.

Public utility facility	N/A	P ^[16] _{13]}	P ^[16] _{13]}	P ^[16] _{13]}	P ^[16] _{13]}	P	P	P	P	P	P	P
WCF microcell ^[14]	N/A	P	P	P	P	P	P	P	P	P	P	P
WCF mini ^[14]	N/A					P	P	P	P	P	P	P
WCF macro ^[14]	N/A					P	P	P	P	P	P	P
WCF monopole I ^[14]	N/A	C	C	C	€	€	€	C	C	C	C	C
WCF monopole II and lattice tower ^[14]	N/A						€	C	C	C	C	C

Retail and Personal Services

Comment [JS31]: A lot of the retail and personal services uses were removed from the CLID as these types of uses are not consistent with the intent of the CLID. In brief the CLID is intended primarily to accommodate manufacturing and light industrial uses in order promote employment growth and limit the encroachment of non-industrial development.

Antique and used merchandise shops	453310					€	P	P	P	P	P	P
Automobile dealer	441110 and 441120							P	€ ^[15]			
Automobile fueling stations	447110 and 447190						P	P	P			
Automotive parts and repair	441310, 441320, 811111, 811112, 811113, 811118, 811121, 811122, 811191, and 811198						P	P	P			
Baked goods store	445291						P	P	PA ^[16]	P	P	P

Comment [JS32]: This use is allowed when accessory to a bakery, which would be the primary use.

Barber shops and beauty shops	812111 and 812112				A [1 2]	P	P	P	P	P	P	
Beer, wine, and liquor stores	445310						P	P	P	P	P	
Boat dealer	441222								P	C		
Bookstores	451211				A	P	P	P	P	P	P	
Car washes	811192						P		P			
Apparel, jewelry, luggage, and leather goods stores	448110, 448120, 448130, 448140, 448150, 448190, 448210, 448310, 448320						€	P	P	P	P	
Convenience stores	445120				A [1 2]	P	P	PA ^[17]	P	P	P	
Child care centers and preschools	624410				€	P	P	P	P			P
Department store, warehouse clubs, and supercenters	452111, 452112, 452910, and 452990						P	P	P			
Dry cleaning	812320					P	P	P	P	P	P	
Electric vehicle charging stations – Level 1 and 2 ^[17,18]	N/A	P	P	P	P	P	P	P	P	P	P	P

Comment [JS33]: Allow as accessory use to a gas station

Comment [JS34]: Moved to Social Service and Public Facilities grouping.

Electric vehicle charging stations – Level 3 ^[17]	N/A	C	C	C	€	P	P	P	P	P	P	P
Florists	453110				A [1 2]	P	P	P	P	P	P	P
Food markets, delicatessen and specialty food stores	445210, 445220, 445230, 445291, 445292, and 445299				A [1 2]	P	P	P	P	P	P	P
Furniture and small household appliance repair	811412 and 811420						P	P	P	P	P	P
Grocery stores	445110				A [1 2]	€	P	P	P	P	P	P
Hardware stores	444120 and 444130						P	P	P	P	P	P
Lawn and garden equipment and supplies	444210 and 444220						P ^[48]	P ^[4819]	P ^[4819]	P	P	P
Health and personal care stores	446110, 446120, 446130, 446191, and 446199						P	P	P	P	P	P

Home centers, lumber yards, and building material stores	444110 and 444190							P ^f _{48j}	P ^[4819]	P ^[4819]			
Home furnishing, electronic, and appliance stores	442110, 442210, 442291, 442299, 443141, and 443142							P	P	P	P	P	
Itinerant vendors	N/A	P	P	P	P	P	P	P	P	P	P	P	P
Kennels	812910	€		€	€	A	A	P	A				
Laundromats	812310					P	P	P	P				
Locksmiths and security alarm shops	561621 and 561622					P	P	P	P	P			
Massage therapy, day spas, nail salons, and tanning salons	812199					P	P	P	P	P	P		
Novelty, art, and souvenir stores	453220, 453920, and 453998					€	P	P	P	P	P	P	A ^[43]
Office supply stores	453210						P	P	P	P	P		
Parking garages	812930					€	P _A	€ _A	€ _A	€ _A			P
Personal and household goods repair	811490					P	P	P	P	P	P		

Pet shop, grooming and supplies	453910 and 812910						P	P	P	P	P	P	
Photographic processing and supply	812921 and 812922							P	P	P	P	P	
Rental stores	532210, 532220, 532230, 532291, 532292, 532299, and 532310							P	P				
Recreational vehicle, motorcycle, ATV, and trailer dealers.	441210 and 441228								P	€ P			
Shoe repair	811430						P	P	P	P	P	P	
Skating rink								P	P	P		P	
Sporting, hobby, music and game stores	451110, 451120, 451130, and 451140						€	P	P	P	P	P	
Stables and riding schools		P											P
Tobacco store	453991						P	P	P	P	P	P	
Vehicle rental	532111, 532112, and 532120								P	P			

Comment [JS35]: This is a duplication of the use listed under Instructional Schools in the Educational section. There is a note when the use is listed in the educational section that it is limited to stables and riding schools in the CD.

Comment [JS36]: A lot of the health care uses were removed from the CLID as these types of uses are not consistent with the intent of the CLID. In brief the CLID is intended primarily to accommodate manufacturing and light industrial uses in order promote employment growth and limit the encroachment of non-industrial development.

Health Care

Ambulance service	621910						€	P	€P			
Hospitals	622110 and 622310						P	P	P			€P
Offices of physicians	621111 and 621112				A [1 2]	P	P	P	P	P	P	
Offices of dentists	621210				A [1 2]	P	P	P	P	P	P	
Offices of health practitioners	621310, 621320, 621330, 621340, 621391, and 621399				A [1 2]	P	P	P	P	P	P	
Other health care services	621991 and 621999						P	P	P			
Outpatient care centers	621410, 621491, 621492, 621493, and 621498						P	P	P			
Medical and diagnostic laboratories	621511 and 621512						P	P	P			
Nursing and residential care facilities	623110, 623311, and 623312			P			€	P	P	P	P	

Finance, Insurance, Real Estate, and Professional Services

Accounting and booking services	541211, 541213, 541214, and 541219						P	P	P	P	P	
Architectural, engineering, and related services	541310, 541320, 541330, 541340, 541350, 541360, 541370, and 541380						P	P	P	P	P	
Brokerage and investment offices	523110, 523120, 523140, 523910, 523920, 523930, 523991, and 523999						P	P	P	P	P	
Computer services	541511, 541512, 541513, and 541519						P	P	P	P	P	
Design services	541410, 541420, 541430, and 541490						P	P	P	P	P	

Comment [JS37]: A lot of the C Finance, Insurance, Real Estate, and Professional Services uses were removed from the CLID as these types of uses are not consistent with the intent of the CLID. In brief the CLID is intended primarily to accommodate manufacturing and light industrial uses in order promote employment growth and limit the encroachment of non-industrial development

Financial institutions	522110, 522120, and 522130				A [1 1] [1 2]	P [1 1 2]	P	P	P	P	P	P
Insurance services	524210, 524291, 524292, and 524298						P	P	P	P	P	P
Legal services	541110, 541120, 541191, and 541199						P	P	P	P	P	P
Management and consulting services	541611, 541612, 541613, 541614, 541618, 541620, and 541690						P	P	P	P	P	P
Mini-storage facilities	531130						C	P	C			
Mortgage and financial services	522220, 522291, 522292, 522293, 522310, and 522390						P	P	P	P	P	P

Music studios	512210, 512220, 512230, 512240, and 512290						P	P	P	P	P	
Printing, copying and mailing services	561431 and 561439						P	P	P	P	P	
Photography studios	541921 and 541922						P	P	P	P	P	
Property management	531110, 531120, 531190, 531311, and 531312						P	P	P	P	P	
Real estate agents, brokers, and appraisers	531210, 531320, and 531390						P	P	P	P	P	
Veterinary clinics, animal hospitals ^[4920]	541940						P	P	P	P	P	
Essential Public Facilities												
Airports	481111, 481112, 481211, 481212, and 481219, <u>488111,</u> <u>488119,</u> and <u>488190</u>							ES				

Public colleges and universities	611210 and 611310							P	P	P	P	P	P
State transportation facilities ^[2021]	N/A								P	P	P	P	P
Transit facilities	485111, 485112, 485113, 485119		CS	CS	P	P	P		P	P	P	P	P
Correctional institutions	922140								CS				CS
Solid waste handling facilities	562111, 562112, 562119, 562211, 562212, 562213, and 562219								CS				
Psychiatric and substance abuse facilities	622210, 623220, and 621420								CS	CS			
Group homes ^[2122]	N/A	P	P	P									
Secure community transition facilities ^[2223]	N/A								CS				

The paragraphs listed below contain specific limitations that correspond with the bracketed [] superscript note numbers from land use matrix:

[1] Subject to compliance with the building typing allowed within the corresponding district. The allowed in building types in each district are identified in Chapters 18.16, 18.20, and 18.24 BLMC.

[1] Subject to compliance with BLMC 18.22.090.

~~[2] Subject to compliance with Chapter 18.31 BLMC, Commercial Development Standards.~~

~~[3] A conditional use permit is required if residential units are located on the first floor of the building.~~

~~[42] Subject to compliance with BLMC 18.08.050 18.22.010.~~

~~[5] Subject to compliance with Chapter 15.08 BLMC, Manufactured Homes.~~

[63] Provided, that the park was in existence at the time of annexation into the city.

~~[7] Subject to compliance with BLMC Title 16, Division III, Shoreline Code.~~

~~[84] Limited to stables and riding schools in association with a single-family home.~~

[5] Subject to compliance with BLMC 18.08.060.

[96] Subject to compliance with Chapter 18.32 BLMC, Adult Entertainment Facilities.

~~[497] Subject to compliance with BLMC 18.08.070 18.22.030.~~

[8] Subject to compliance with BLMC 18.08.080

[9] Limited to brewpups and microbreweries

[10] Subject to compliance with BLMC 18.08.090

~~[11] Drive-through facilities, services, or windows are prohibited.~~

~~[12] Subject to compliance with BLMC 18.31.040.~~

~~[13] Business can be open for no more than 150 days per year unless it is within the building with a permitted use.~~

~~[14] Subject to compliance with BLMC 18.29.040.~~

[11] No exterior storage of materials or equipment is authorized. All materials and equipment shall be stored an enclosed building.

~~[1512] Subject to compliance with BLMC 18.08.100 18.22.060.~~

~~[1613] Subject to the requirements of BLMC 18.08.110 18.22.050.~~

[14] Subject to the provisions of Chapter 18.50 BLMC, Telecommunication Facilities

[15] Limited to NAICS 44110

[16] Only allowed as an accessory use to a commercial bakery.

[17] Only allowed as an accessory use to an automobile fueling stations

~~[1718] Subject to the provisions of Chapter 18.40 BLMC, Electric Vehicle Infrastructure.~~

~~[1819] Outdoor storage and sale of building materials and nursery stock is allowed as an accessory use.~~

Comment [JS38]: Both of these uses are specifically defined in the Definition Chapter: Brewpup – 18.04.020 and Microbrewery – 18.04.130.

[1920] Outdoor kennel space and/or dog runs are prohibited.
[2021] State transportation facilities are defined in RCW 47.06.140
[2122] As required to comply with the Federal Fair Housing Act Amendments of 1988 (42 U.S.C. § 3601 et seq.) and RCW 35A.63.240.
[2223] Secure community transition facilities are defined in RCW 71.09.020

18.08.030 Marijuana uses prohibited.

- A. Marijuana Cooperatives Prohibited. Notwithstanding any other provision of the Bonney Lake Municipal Code, or any state license or other recognition pursuant to RCW Title 69, marijuana cooperatives, as described by RCW 69.51A.250, are prohibited in all ~~zoning~~ districts.
- B. Marijuana Producers, Processors, Retailers, and Researchers Prohibited. Notwithstanding any other provision of the Bonney Lake Municipal Code, or any state license or other recognition pursuant to RCW Title 69, marijuana producers, marijuana processors, marijuana retailers, and marijuana researchers are prohibited in all ~~zoning~~ districts.

18.04.040 Shoreline Developments

Shoreline developments shall be allowed in all districts as authorized by Chapter 16.50 BLMC subject to compliance with the Shoreline Code (Title 16 Article III BLMC) and the applicable provisions of the zoning code.

18.08.050 Home occupations.

The following requirements apply to all home occupations hereafter established in a residential zone:

- A. On-premises retail sale of goods not produced, processed or fabricated in the dwelling unit shall not be permitted, except:
 - 1. Mail order sales;
 - 2. Telephone sales with off-site delivery;
 - 3. Nonprofit organizations sponsoring fundraising sales.
- B. Home occupations involving the following activities shall be prohibited in residential zones:
 - 1. Auto, watercraft, aircraft and heavy equipment engine repair over 10 horsepower;

Comment [JS39]: These standards are currently codified as BLMC 18.22.010. As part of the update the regulations have been relocated to this chapter, which is why the language is underlined text.

- 2. Auto, watercraft, aircraft and heavy equipment body work or painting;
 - 3. Parking or storage of heavy equipment;
 - 4. Storage of building materials for use off-site;
 - 5. Fabrication or repairing of items that can not be physically carried by an average sized person.
- C. No display may be seen from outside the premises.
- D. No materials, products or equipment may be stored outside a building or other structure.
- E. No sign may be displayed except as permitted in BLMC 15.28.070.
- F. No structural alteration may be made which are not customary in residential buildings.
- G. No offensive noise, smoke, dust, vibrations, heat, humidity, glare, or other objectionable matter may be produced. Home occupations shall not be visible or audible from any point on the property line.
- H. No more than 25 percent of the total floor area, or 500 square feet of floor area, whichever is less, may be devoted to said home occupation.
- I. No one not residing on the premises may be employed in said home occupation.
- J. A business license must be obtained from the city.

18.08.060 Churches, hospitals, schools and meeting halls.

The following requirements apply to all churches, hospitals, schools and public or private meeting halls and lodge buildings hereafter established as a permitted use in a residential zone:

- A. All buildings and structures on the site shall have a floor area ratio of no more than 35 percent of the area of the site.
- B. Buildings and structures (except fences) are not closer than 30 feet to a common property line with a lot in a residential district.
- C. Off-street parking on side yards is permissible; provided, that a view obstructing fence or hedge at least five feet high is placed between the parking area and any residential lot.

18.08.070 Bed and breakfast houses.

Comment [JS40]: These standards are currently codified as BLMC 18.22.040. As part of the update the regulations have been relocated to this chapter, which is why the language is underlined text.

Comment [JS41]: These standards are currently codified as BLMC 18.22.030. As part of the update the regulations have been relocated to this chapter, which is why the language is underlined text.

The following requirements apply to all bed and breakfast houses hereafter established as a permitted or accessory use in a residential zone:

- A. The bed and breakfast house shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes. The guest establishment shall be operated within the principal structure and not in any accessory structure.
- B. The owner shall be the operator of the facility and shall reside on the premises.
- C. There shall be no more than five guest rooms for persons other than the members of the immediate family of the operator.

18.08.080 Assembly or processing of previously prepared materials

The following requirements shall apply to all uses hereafter established as a permitted or accessory use under this category:

- A. No explosives, ammunition, blasting agents or fireworks are stored or manufactured in this district;
- B. Cellulose nitrate products and cellulose nitrate plastics may be stored in accordance with the fire prevention ordinance, but shall not be manufactured in this district;
- C. Any material having a closed cup flash point below 105 degrees Fahrenheit is prohibited from this district;
- D. Storage or processing of any hazardous waste as defined in Chapter 70.105 RCW is not permitted as a principal use

18.08.090 Junk, Salvage, and Wrecking Yards

The following requirements shall apply to all junk, salvage, and wrecking yards hereafter established as a permitted or accessory use:

- A. A CMU wall and solid screening hedge at least eight feet high shall be built and maintained to screen from view the open storage use.
- B. The applicant shall have a state license as required by RCW 46.80.020, which shall be provided to the City.
- C. The applicant shall provide a Stomwater Pollution Prevention Plan (SWPPP) identifying the best management practices that will be taken to address all potential pollutant sources consist

Comment [JS42]: This standard is based on the current requirement in 18.29.040.B and also RCW 46.80.130(2)

with Vehicle and Metal Recyclers, A Guide for Implementing the Industrial Stormwater General National Pollutant Discharge Elimination System Permit Requirements.
(Washington Department of Ecology 94-146, Revised March 2011).

- D. The applicant shall prepare a Level 2 Hydrogeological Assessment as defined in BLMC 16.24.050.

18.08.100 Raising and grazing of livestock and poultry.

Livestock and poultry must be kept in such a manner that meets all of the following minimum standards.

- A. Enclosures and grazing areas for livestock shall be placed on a lot no less than one acre and there shall be no more than two livestock per acre of enclosed usable pasture area.
- B. Enclosures and grazing area for poultry shall be available. There shall be no more than three poultry on a lot under one acre or six poultry per acre and no more than 12 poultry on any residential property.
- C. The pastoral roaming area for livestock or poultry shall be maintained no closer than 45 feet from a dwelling on an adjacent lot.
- E. No structure used primarily to house or feed livestock or poultry shall be closer than 45 feet from an adjacent property line.
- F. Livestock and poultry shall be maintained in accordance with Chapter 6.04 BLMC.

18.08.110 Public utility facilities.

The following requirements apply to all public utility uses hereafter established as a permitted or accessory use in a residential zone:

- A. The facilities relate directly to the distribution of services and do not include offices, warehouses, storage or service yards or similar use.
- B. The site shall be landscaped consistent with the surrounding residential area.
- C. Above ground facilities and stormwater ponds shall be fenced as determined by the city engineer.

18.08.120 Commercial Performance standards

Comment [JS43]: Wrecking yards are not specifically listed in the CAO, so it was add as a condition under this section. The CAO allows the director to identify other uses that require the preparation of the Level 2 report that could have a significant impact on ground water and this use could have a significant impact on ground water.

Comment [JS44]: These standards are currently codified as BLMC 18.22.060. As part of the update the regulations have been relocated to this chapter, which is why the language is underlined text.

Comment [JS45]: These standards are currently codified as BLMC 18.22.050. As part of the update the regulations have been relocated to this chapter, which is why the language is underlined text.

Comment [JS46]: These standards are currently codified as BLMC 18.31.030. As part of the update the regulations have been relocated to this chapter, which is why the language is underlined text.

The following special requirements and performance standards shall apply to all properties located in the CLID, CCD, CMUD, and PFD in addition to the public nuisance standards adopted in Chapter 18.20 BLMC:

- A. Odor. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.
- B. Radioactivity and Electrical Disturbances.
 - 1. Radioactivity and electrical disturbances shall be limited to measuring, gauging and calibration devices, medical purposes, and the processing and preservation of foods.
 - 2. In no event shall radio activity, when measured at such exterior boundaries of the property, be in excess of 2.7 x 10⁻¹¹ microcuries per milliliter of air at any moment of time. Radio and television transmitters shall be operated at the regularly assigned wave length (or within the authorized tolerances therefor) as assigned thereto by the appropriate governmental agency. Subject to such exception, all electrical and electronic devices and equipment shall be suitably wired, shielded and controlled so that in operation they shall not emit any electrical impulses or waves which will adversely affect the operation and control of any other electrical or electronic devices or equipment.
- C. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible without instruments at the boundary of the lot in which the use is located.
- D. Gases, Fumes and Vapors.
 - 1. The emission of any dust, dirt, fly ash, gases, fumes or vapors dangerous to human health, animal life, vegetation or property, or which can cause any soiling or staining of persons or property at any point beyond the exterior property lines, is prohibited.
 - 2. No emission of liquid or solid particles from any chimney or other source shall exceed three-tenths grains per cubic foot of the carrying gas at any point beyond the lot line of the use creating the emission.
 - 3. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of 500 degrees Fahrenheit and 50 percent excess air in stack at full load.
- E. Heat. No use shall produce heat significantly perceptible beyond its exterior property lines.
- F. Glare. No use shall produce a strong dazzling light, or a reflection of a strong dazzling light, beyond its exterior property lines.

G. Storage and Waste Disposal.

1. All materials and waste which might cause fumes, dust, constitute a fire hazard, produce offensive odors, or which may be edible or otherwise attractive to rodents or insects shall be stored in closed containers and in a manner to eliminate or prevent such hazards.
2. No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground, except tanks or drums of fuel connected directly with energy or heating appliances located and operated on the same lot as the tanks or drums of fuel.
3. All outdoor storage facilities for fuel, raw materials and products, stored outdoors, shall be enclosed by an approved safety fence.
4. No material or wastes shall be deposited upon a lot in such form or manner that they may be transported off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.
5. Any facilities processing, storing or disposing of hazardous wastes shall be sited in accordance with the provisions of Chapter 70.105 RCW and shall meet the state's siting criteria and receive a State Hazardous Waste Management Facility Permit

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