



Planning Commission Agenda

Wednesday, July 1, 2020 at 7:00 PM
City Hall Council Chambers
700 Highway 2, Leavenworth, WA

Join the Zoom Meeting using the link: <https://us02web.zoom.us/j/81847160825>

Or meeting ID: 861 8562 3369 Password: 292452

Or the call-in phone number is: 1-253-215-8782

Alternative call-in phone numbers may be used, visit zoom website for more information:

<https://zoom.us/j/81847160825>

The public is encouraged to attend via zoom. However, City Hall will be open for the public that wants to attend the meeting in person. Social distancing will be required for those that choose to attend. Space may be limited.

Staff will open the zoom hosting site approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the meeting by sending to the Development Services Manager - dsmanager@cityofleavenworth.com; comments via email will need to be submitted by no later than 6:30 PM on the meeting day, in order for them to be received and prepared for submission into the record. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the meeting.

1. Call Meeting to Order, 7:00 pm

2. Roll Call: *Planning Commission Chair: Andy Lane (position #3 – expiration 2020)*

Planning Commission Commissioners: Steven Booher (#1 - 2022), Chuck Reppas (#2 - 2023), Pete Olson (#4 - 2021), Angie Harrison (#5 - 2021), Colin Forsyth (#6 - 2022) and Alison Miller (#7 - 2022)

3. Review and approval of Minutes - March 4, 2020, May 6, 2020 and June 3, 2020 (*provided separately*)

4. Review of the Housing Action Plan: Community Engagement and Communications Draft

5. Review of District Use Chart

6. Future Meeting Considerations – Housing Action Plan Open House tentatively set for August 5, 2020

7. Open Discussion Items, at the Chair's discretion

8. Adjournment

All Planning Commission meetings are open to the public

Community Engagement and Communications Plan **DRAFT**

Leavenworth Housing Action Plan

Introduction

Leavenworth’s Housing Action Plan (HAP) will guide city’s efforts in planning for and accommodating growth to meet projected housing needs. Leavenworth has been working for years to address housing need while preserving community character and livability in multiple ways. The HAP will build on previous efforts of the city and provide a common understanding of housing needs and a cohesive, actionable set of strategies to prioritize city resources and action.

Community input and perspective is critical to ensure the resulting HAP meets the needs of the community and has the broad support necessary to enable effective implementation. The Community Engagement and Communication Plan (CECP) is a commitment and guide to keeping the broader Leavenworth community informed of the HAP development process and invite input and perspectives on potential policy options.

The CECP includes:

- Key project questions, to be answered through data analysis or community feedback, that will be critical to developing a HAP that is actionable and reflective of the community’s needs.
- Key messages about the HAP purpose, the development process, and the project goals.
- Major activities for community engagement corresponding to the timeline in the project plan.
- Communication channels and strategies that will be used as part of the process.
- A glossary of key terms.

KEY QUESTIONS

Group or Perspective	Question	Channel or Tool
Residents, employers	What housing types does Leavenworth need more of?	Needs Assessment, Community Meetings, web feedback
Residents, employers, current residents of single-family neighborhoods	What characteristics or amenities of existing neighborhoods are most important to residents?	Community Meetings, Planning Commission sessions

Group or Perspective	Question	Channel or Tool
Residents, local workforce	How are residents making housing location versus commuting distance choices?	Employer Survey, web feedback
Residents and employers	Do the findings of the Housing Needs Assessment reflect the experience of Leavenworth's residents?	Community Meetings, website feedback on draft Needs Assessment
Residents, developers, employers	Where in the city should new unit types be encouraged and why?	Community Meetings, Planning Commission sessions, interviews
Residents	What aspects of single-family homes should be preserved in duplex, triplex, or fourplex home options?	Community Meetings, Planning Commission sessions, website feedback on Policy Options
Residents, employers, service providers	What negative or unequitable impacts of future housing development should be avoided?	Community Meetings, Planning Commission sessions, website feedback on Policy Options
Employers	What types of workers are most impacted by housing availability?	Employer survey
Employers	What are the impacts of housing availability on recruiting employees and business operations?	Employer survey

KEY MESSAGES

The Key Messages are built on the previous work conducted by the Affordable Housing Task Force (2016), the Housing Needs Assessment (2017), the Council Housing Committee (established 2018), the Planning Commission, and city staff. The messages will be revised as updated as analysis becomes available and additional public input is gathered.

- Leavenworth's historic housing included a variety of housing types built close to town.
- Since the 1960s, residential development has mostly occurred outside of the city limits.
- The City Council has been supportive of a greater mix of housing options for people at all income levels, including workforce housing.
- Based on existing studies and Planning Commission work, housing regulations have been modified resulting in a greater variety of housing types being built including Accessory Dwelling Unit, duplex, triplex, townhome and apartment housing.
- The existing housing and demographic needs of the community need to be better understood.
- Additional housing options and regulations, such as Missing Middle, may be needed to provide housing for all income levels and family sizes.

Figure 1 presents an overview of the project phases and associated community engagement activities. Additional activity details and roles can be found in **Attachment A**. **Figure 2** presents an overview of the communication channels and their use, additional details can be found in **Attachment B**.

FIGURE 1
PROJECT PHASES & COMMUNITY ENGAGEMENT ACTIVITIES

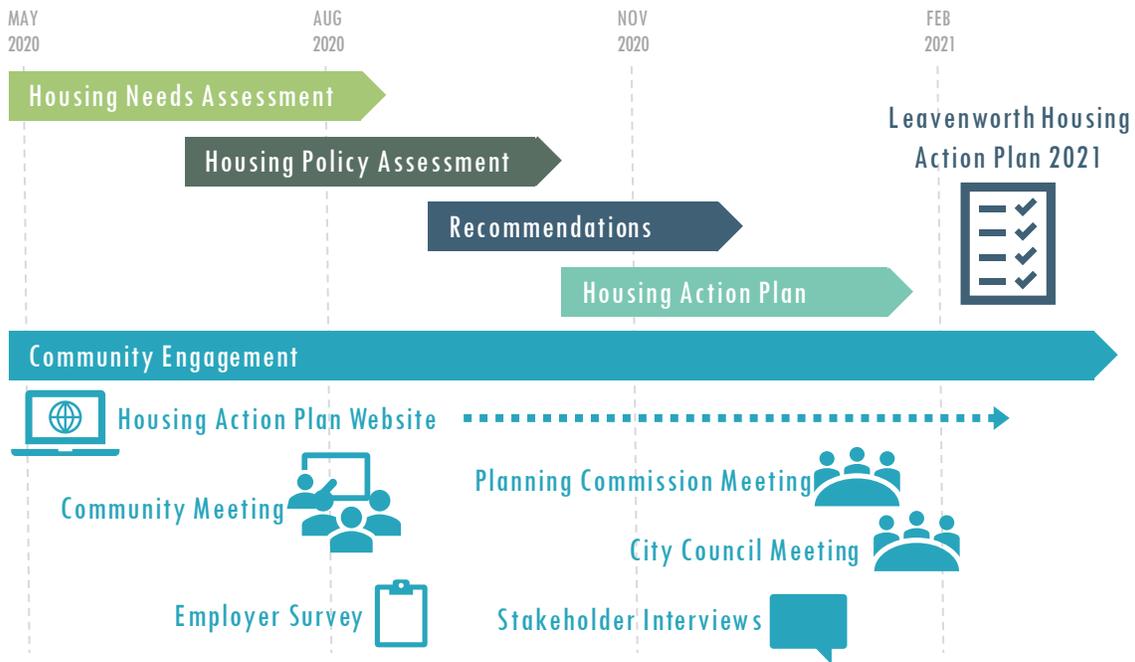


FIGURE 2
COMMUNICATION CHANNELS



Project Website. A central location for status updates, draft documents, schedules, official notices and feedback portal.



Social Media. Sharing of emerging findings and notices of key project milestones.



Print & Radio Media. Coverage of community meetings and increasing awareness of opportunities for public input.



Official Notices. Official notices of comment periods and public hearings.



Interested Parties List. List of interested parties that it can use for notification of public meetings and project milestones

Attachment A: Engagement Activities

City staff and leadership continue to engage the community on a variety of topics related to the HAP. For this project, BERK will support the city's efforts to engage the community in a way that strengthens the engagement capacity of the city and provides value back to the HAP process. BERK will lead on engagement activities that are designed to meet specific information needs of the project. BERK will provide summaries of all the engagement activities it conducts as well as what we heard and learned from those activities.

1 City-hosted Community Meeting (August)

The Planning Commission's current goals are to

- Increase infill development
- Increase the number of long-term rentals available
- Provide affordable workforce building lots and increased housing options

To achieve these goals, the Planning Commission is hosting a community meeting to review and gather feedback on several concepts that enable a greater variety housing options. The community meeting will review three strategies:

1. Add Missing Middle options, such as triplex/fourplex units and bungalow courts
2. Expand Multi-family Zoning
3. Change Zoning standards, such as Residential-Low 6,000 changing to 3,000 square foot lots.

The city will plan, develop, and host the community meeting. BERK will provide project-related information in a format suitable to the meeting format established by the city upon request.

2 Employer Survey (August – September)

Workforce housing is a primary concern of the City of Leavenworth. To deepen the understanding of how housing availability impacts the local economy, we'll conduct a survey of local employers about recruiting and retaining employees, housing costs, commute burdens, and other factors that impact business.

- **Development.** BERK will develop a draft instrument for the city to review and a final version for distribution. The survey will use a Microsoft Word form to allow respondents flexibility in how they respond and support data aggregation.
- **Implementation.** We will develop a targeted list of employers, first identifying the largest employers and then using snowball sampling to broaden the response pool. We recommend the city make the request for participation either through a letter directly to employers or through business interest groups.

3 Interviews (October - December)

In the later phases of the project, BERK will conduct at least 4 interviews with parties potentially impacted by HAP recommendations. These interviews will be designed to gather additional information on the parameters of potential policy options or the potential impacts of policy options on members of the community.

Attachment B: Communication Channels

Increasing awareness about the HAP planning process and getting the word out about ways to participate are important elements of successful engagement. The following outreach tools will be used to increase community awareness and encourage participation:

Project webpage.

This webpage will be a central repository for plan information including status updates, draft documents, schedules, official notices, links to partner agencies, and other project information. It may host features that allow for electronic input such as comment boxes, surveys, or an online open house.

The City will host the website at: <https://cityofleavenworth.com/city-government/development-services-department/housing-action-plan/>. City staff will maintain the website and BERK will support content development and provide web-ready materials to support the HAP development process. These include:

- Frequently Asked Questions. BERK will provide initial content for Frequently Asked Questions related to the Housing Action Plan that can be posted to the project website. City staff will maintain this content.
- Overview of Needs Assessment Findings suitable for a broad audience
- Overview of Policy Options suitable for a broad audience
- Draft Housing Action Plan report
- Final Housing Action Plan report

The City will post notices of upcoming community events and opportunities to engage with city leaders on the HAP.

Social Media

Notices of key project milestones and invitations for input will be advertised through the City's Facebook page. BERK will develop up to **6 social media posts** to drive traffic to the HAP project website as well as announce upcoming opportunities for participation in community events and discussions related to the HAP. Three posts will be made in advance of the Planning Commission's Public Meeting. The final three posts will be made when new materials are available for public review.

Print and Radio Media

Local print and radio outlets cover activities of city hall and new policy development. The city will continue to encourage media coverage of community meetings and other opportunities for the public to provide input into the HAP process. BERK will provide statements and summaries of work upon request by the City.

Official Notices

City staff will manage notices of official comment periods and public hearings as required by law. BERK will provide materials and communications collateral upon request.

Interest Parties List

The HAP process provides an opportunity to build upon the city's current contact and subscription lists. As part of the HAP process, BERK will ask participants whether they wish to receive project updates and collect contact information to be shared with city staff. City staff will maintain the list of interested parties that it can use for notification of public meetings and project milestones. Participants who provide contact information to the city will be added to the list.

Attachment C: Key Terms

Terms that describe types of housing

Affordable housing

Housing that costs no more than 30% of a household's income. Housing that is "affordable" will cost less for a lower income household than housing that is "affordable" to a higher income household. A balanced community will include a variety of housing types that are affordable to a range of different household income levels.

Income-restricted housing

Housing restricted to households with specific income ranges; often households with incomes lower than the median income. Income-restricted housing can be any housing type and located in any neighborhood. The restrictions on tenant income can move with the tenant (such as a tenant-based voucher) or can stay with the housing unit (such as a housing unit built with Low-Income Housing Tax Credits). In both cases, the income-restriction is typically the result of a public subsidy.

Workforce housing

Housing affordable to households based on their earned income. It can refer to any form of housing, such as single-family detached housing or apartments, as well as any occupancy tenure including home rental or ownership. Typically, workforce housing is for households whose income is too high to be eligible for federal affordable housing programs. Workforce housing is most often a consideration for supporting critical services to the local economy such as teachers, nurses, firemen and medical personnel. In tourism or resort communities, service employees are often considered essential workforce.

Short-term rentals

Housing that is occupied based on short-term contracts with the property owner, typically arranged through a third-party service such as VRBO or Airbnb. Short-term rentals are also referred to as vacation rentals and can be any type of housing. In some cases, short-term rentals represent additional income to local and non-local homeowners.

Market-rate housing

Market-rate housing is housing that has no income or rent restrictions. The cost of market-rate housing varies greatly by housing type and form. Market-rate housing includes both rental housing and owner-occupied housing.

Universal Design

Universal design is a set of design standards that make housing and the community accessible by all people regardless of their age, size, or ability. When integrated into the built environment, universal design principles ensure that residents who are aging or who have a disability are not blocked from accessing housing and services.

Vouchers (Tenant-based and Project-based)

HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be “tenant-based”, meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. Or they can be “project-based”, meaning they are assigned to a specific building.

Terms that describe community members

Household

A household is a group of people living within the same housing unit. The people can be related or not. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households.

Cost burdened households

A household is considered “cost burdened” when it spends more than 30 percent of its gross income on housing, including utilities. When a household pays more than 50 percent of their gross income on housing, including utilities, they are considered “severely cost-burdened.” Cost-burdened households have less money available for other essentials including food, clothing, transportation, and medical care. Households at any income can experience housing cost burden.

Low-income households

Families that are designated as low-income may qualify for income-restricted housing or housing subsidies. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family income (MFI), with consideration for family size.

- A family is considered low-income if its income is 80% or less than median family income.
- A family is considered very low-income if its income is 50% of median family income or less.
- A family is considered extremely low-income if its income is 30% of median family income or less.

Data sources and benchmarks

American Community Survey (ACS)

The American Community Survey is a common source of information on the demographic and housing characteristics of a community. It is a nationwide survey conducted by the U.S. Census Bureau in an ongoing format. Because the survey is nationwide and ongoing, it can provide information on how communities compare to other communities and how they are changing. The ACS includes information on households such as age, race, income, commute time to work, home value, veteran status, and other important data.

Area Median Income (AMI)

The area median income refers to household income. It is the middle-income of an area so that half the households have incomes higher than the median and half the households have incomes lower than the median. Area Median Income is a calculation used to describe the affordability of housing options

within a community. The federal Department of Housing and Urban Development (HUD) provides a nation-wide standard for calculating the Area Median Income and publishes values for counties and metropolitan regions. This calculation is also known as the area-wide median family income (MFI). Income limits to qualify for income-restricted housing are often set relative to AMI or MFI. Unless otherwise stated, we have used the HUD Area Median Family Income (HAMFI) for Leavenworth's Housing Action Plan.

Household income

The US Census defines household income as the sum of the income of all people 15 years and older living together in a household.

Median Family Income (MFI)

The median income of all family households in the county or metropolitan region. Analyses of housing affordability typically group all households by income level relative to area median family income. Median income of non-family households is typically lower than for family households. In this report, both MFI and AMI refer to the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI).

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Residential (specified use below)												
Single-Family Residential	P	P	P	P								“Dwelling, single-family” or “single-family dwelling” means a detached residential dwelling unit, which is site-built, manufactured, modular, or other type of similar construction not including recreation vehicles, travel trailers, or similar structures, designed for and occupied on a monthly or longer basis by one family.
Manufactured Home, Designated	P	P	P	P							defined but not listed, see/update Chapter 14.16.080 MF standards and 14.16.090 Design Standards	“Manufactured home, designated” means a manufactured home constructed after June 15, 1976, in accordance with the state and federal requirements for manufactured homes, which:1. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long; 2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal or similar roof of nominal 3:13 pitch; and3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code (International Construction Code) compliant single-family residences
Manufactured Home/Mobile Home											defined but not listed, commonly not permitted	“Manufactured home or mobile home” means a structure, designed and constructed to be transportable in one or more sections, and which is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. The structure must comply with the National Mobile Home Construction and Safety Standards Act of 1974 as adopted by Chapter 43.22 RCW, State Government – Executive, Department of Labor and Industries, if applicable. Manufactured home does not include a modular home. A structure which met the definition of a “manufactured home” at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable.
Accessory Dwelling Unit	P	P	P	P								<u>Proposed New Definition: “Dwelling unit, accessory” means a second dwelling on the same parcel of land as a single-family dwelling.</u> “Accessory or secondary use or structure” means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Duplex	P	P	P	P								<p>"Duplex" means a single building containing two dwelling units, totally separated from each other by an unpierced wall.</p> <p>"Dwelling/duplex, two family" or "two family dwelling/duplex" means a detached residential building containing two dwelling units, designed for occupancy on a monthly or longer basis by not more than two families. Each unit shall be designed for and occupied on a monthly or longer basis.</p>
Townhomes											Defined but not specifically listed; need to update the definition regarding number of units; consider removing number of units; common definition to style of housing not units; wait for the HAP to be completed before addressing	<p>"Townhouse" means <u>dwelling units which share a vertical wall and may be under separate ownership or parcels of land, a duplex dwelling unit meeting the following criteria: (1) no dwelling unit overlapping another vertically; (2) common side walls joining units; (3) not more than two dwelling units in one structure; and (4) each unit being on its own lot of record.</u></p>
Multi-family				P	P	P	P					<p>"Dwelling, multifamily" or "multifamily dwelling" means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided for owner occupancy, rent, or lease on a monthly or longer basis.</p>
<u>Dwelling above ground floor</u>					AU	AU	AU				Added to provide clarity that residential uses are permitted in commercial zones	<p>"Dwelling, above ground floor" means a single or multi-family dwelling occupying the second or higher level of a building.</p>
Boardinghouse, lodging house, rooming house				P								<p>"Boardinghouse," "lodginghouse" or "roominghouse" means a building where lodging, with or without meals, is provided by members occupying such building. This term shall not be construed to include buildings which fit the definition of the term "motel."</p>
<u>Vacation (short-term) Rental</u>					P	P	P				Defined but not specifically listed	<p><u>Vacation (short-term) Rental, see Transient accommodation and/or lodging</u></p> <p>"Transient accommodation and/or lodging" means the rental of any building or portion thereof used for the purpose of providing lodging for periods of less than 30 days.</p>
Accessory Structures (specified use below)												
Accessory Structure	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	added to simplify code	<p>"Accessory or secondary use or structure" means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use. Accessory structures include, but are not limited to, garages/shops, storage/work sheds, cabanas, children play structures, gazebos, etc</p>

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Garage/Carport/Parking space	AU	AU	AU	AU								<p>"Garage, private" means an accessory building or a space within the principal building used for the storage or parking of vehicles.</p> <p>"Carport" means an accessory building or portion of a main building used as a covered shelter for an automobile and open on two or more sides.</p> <p>"Parking, private" means parking facilities for the noncommercial use of the occupant and guests of the occupant.</p> <p>"Parking space, off street" means an off street enclosed or unenclosed impermeable surface area permanently reserved for the temporary storage of one automobile and connected with a street by an impermeable surface driveway which affords ingress and egress for automobiles.</p> <p>"Parking structure" means a partially or fully enclosed surfaced area, either underground or aboveground, permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.</p>
Work/Storage Sheds for noncommercial use or equipment	AU	AU	AU	AU								
Swimming pools	AU	AU	AU	AU	P	P	P		P	P		
Cabana, Children Play structures or Gazebo	AU	AU	AU	AU								
Stacked Parking	AU	AU	AU	AU	AU	AU	AU					<p>"Stacked parking" means the use of a mechanical system, such as a hydraulic lift or automated parking system, to move one or more vehicles in a manner which provides additional parking. The vehicle can be transported vertically (up or down) and horizontally (left and right) to a vacant parking space until the car is needed again.</p>
Family Child Day Care/Mini day Care	AU	AU	AU	AU	AU	AU	AU					<p>"Child Day Care" means a place which regularly provides childcare during part of the 24-hour day to six <u>twelve</u> or fewer children. Such number shall be reduced by the number of permittee's own children and foster children under 12 years of age who are on the premises.</p> <p>"Mini day care center" means a center for the care of 12 or fewer children during part of the 24-hour day in a facility other than the family abode of the permittee, or a home for the care of from seven through 12 children in the family abode of the permittee. Such number shall be reduced by the number of permittee's own children or foster children under 12 years of age who are on the premises.</p>
Foster Home	P	P	P	P	P	P	P				defined but not listed	<p>"Foster home" means a home licensed and regulated by the state and classified by the state as a foster home, providing care and guidance for not more than three unrelated juveniles.</p>
Youth Home, Juvenile Home, Orphanage				C								<p>"Youth Home" means a State licensed dwelling that supports youth in transition between housing.</p>

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Adult Family Home	AU P					"Adult family home" means a residence <u>dwelling</u> licensed by the state of Washington where personal care, special care, room, and board are provided for more than one but not more than six adults who are not related by blood or a marriage to the person or persons providing the services, per Chapter 70.128 RCW.						
Group A Home Occupation	AU	AU	AU	AU								"Home occupation" means ... "Home occupation, Group A" means a home occupation that meets all of the home occupation minimum standards of Chapter 18.20 LMC, as amended, and has no nonresident worker. In addition, limited customers visit the business. Group A home occupation is not visible from outside the home. The business must be conducted in the home by a resident and have no impact on the surrounding neighbors. Examples of Group A home occupation include, but are not limited to: "desk and telephone" occupations, cottage crafts where mail services are used, and a consultant's office with infrequent customer and/or client visits (maximum of two per month).
Group B Home Occupation	AU	AU	AU	AU								"Home occupation, Group B" means a home occupation that meets all of the home occupation minimum standards of Chapter 18.20 LMC, as amended, and has a maximum of one nonresident worker. In addition, customers visit the business. Group B home occupation allows more flexibility, including the potential of impacting the neighbors; therefore, a full administrative review of applications is required. Examples of Group B home occupation include, but are not limited to: hairdressers, music teachers, and a consultant's office with customer and/or client visits (more frequent than two per month). Transient accommodations and/or lodging are not considered a home occupation and are prohibited within residential zones.
Bed and Breakfast	C	C	C	C								"Bed and breakfast" means an activity whereby the property owners allow visitors in their homes <u>or accessory dwelling units</u> , up to three rooms for compensation, for periods of 30 consecutive days or less, while at the property, owner lives on site, in the dwelling unit, throughout the visitors' stay.
Nursing home, Retirement home, rest home or convalescent Home; <u>congregate care facility</u>	C	C	C	C	C						Types of conditions may include size of structures within residential zones, location of parking, etc	"Nursing or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical or acute illness services. "Congregate care facility" or "retirement center" means a residential facility designed for and occupied by at least one person per unit who is able to live independently and without 24-hour supervision; and providing centralized services for the residents including meals, recreation, housekeeping, laundry and transportation.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public/Semi-Public (specified use below)											Consider: Government Buildings; Utilities; Parks; Schools; Churches Other: Recycle Center; Hospital/Clinic; Wireless Telecommunications; Golf Courses;	
Park and Recreation												"Park and Recreation" means area designated for recreation, whether publicly or privately owned, which may include baseball, soccer, football, tennis courts, trails, play equipment, pools, etc.
Parks and public pools	P		P	P	€	€	€		P	P		
Outdoor recreation facility											Defined but not listed	"Outdoor recreation facility" means an area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.
Passive recreation											Defined but not listed	"Passive recreation" means recreational development generally associated with a low level of human activity and limited construction-related impacts, which may include natural trails and similar uses.
Golf Courses (excluding miniature-golf, putting courses and driving ranges)	C	C	C						P	P		"Golf Course" means an area of land where 9 or 18 holes of golf is played. A golf course may, or may not, include putting course and driving range. A golf course does not include miniature golf which is defined as commercial amusement activity.
Place of Worship Churches, convents and monasteries	C	C	C						€		REC - PERMITTED WITH CONDITIONS	"Place of Worship" means a building or area designated for worship of a religion. These may include a church, convent, monastery, mosque, synagogue or temple.
Educational Facilities Institutions	C	C	C									"Educational institutions and facilities" means structures and uses that provide state mandated basic education, public and private institutions of learning offering educational instruction from kindergarten to grade 12 required by the Education Code of the state of Washington; certified by the Washington State Board of Education; and/or under the authority and/or oversight of the Washington State Office of Superintendent of Public Instruction (OSPI). Preschools and pre-kindergarten facilities (day-cares) are not educational institutions and facilities for the purposes of this definition.
Educational Centers for advanced study and research in an academic field of learning	C	C	C		P	€	€	€	C	C	REC - PERMITTED WITH CONDITIONS	"Educational Centers" means structures and uses that provide educational services, including but not limited to, business, technical or trade education.
Business, Technical or Trade School					P	€	P	€			COMBINED Trade and/or Vocational School; includes colleges	"Business, technical or trade school" means a facility which offers post-secondary professional and training education.
Preschool Day nurseries and nursery schools	C	C	C		€							"Preschool," also known as nursery school, means an educational facility serving children before they begin attending elementary school or kindergarten.
Community Center, nonprofit	C	C	C		€				C		REC - PERMITTED WITH CONDITIONS	"Community Center" means a facility where members of a community may gather for cultural, recreational or social activities.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public Libraries	€	€	€		€	€	€			€	Combine with public facility government buildings	
Public Facility Government Buildings- (STRUCTURE OR USE)	C	C	C		P	P	P	P	C	C	added museum	"Public facilities and utilities" means land or structures owned by or operated for the benefit of the public use and necessity, including but not limited to government or public buildings, including but not limited to, city hall, law enforcement and fire, post office, library, museum, public works facilities, and animal control. public facilities defined in RCW 36.70A.030, as amended. RCW - streets, roads, water, storm, sewer, parks and schools
Public/private facilities such as law enforcement and fire stations, corporate headquarters, regional headquarters and administrative offices or commercial, industrial, financial, governmental and charitable organizations, public animal control facilities and other similar non-commercial uses					€			P			GC - NOTE LIMITED USES	
Public Utility Structures (NOT DEFINED - CHANGE TO PUBLIC FACILITIES UTILITIES WHICH IS DEFINED)	C	C	C	C					C	C	COMMERCIAL ZONES DEFINE AS PUBLIC BUILDINGS, UTILITIES, SERVICE STRUCTURES OR INSTALLATIONS & GROUNDS	
Public Utility and municipal uses such as substations, fire stations, wastewater treatment facilities, water wells and/or treatment facilities and maintenance shops	C	C	C	C	C	C	C	P	C	C		"Public Utility" means structures and uses associated with utilities, including but not limited to, wastewater treatment, domestic wells, water treatment facilities, power stations.
Recycling Centers (collection and storage)								C				"Recycling Center" means a building or area maintained, operated, or used for storing, keeping, buying or selling of recyclable products, including newspaper, aluminum, plastic and glass.
Hospital/Clinic (MF - INCLUDE SANITORIUM)	C	C	C	C	C	C	C		C			"Hospital" means an establishment whose primary function is to provide sleeping and eating facilities to persons receiving medical or surgical care with nursing service on a continuous basis.
Sanitorium												"Sanitorium" means a facility for the treatment of chronic diseases or various nervous or mental disorders.
Clinic												"Clinic" means a building designed and used for the medical, dental and surgical diagnosis and treatment of outpatients under the care of doctors and nurses, having a central reception room for one or more doctors with one or more associated licensed personnel, and operating under a general management.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public Museums and Art Galleries	€	€	€		€	€	€		€	€	REC – PERMITTED WITH CONDITIONS; PUBLIC AND PRIVATE IN COMMERCIAL ZONES	
Wireless Telecommunications Facilityies	C			C	C	C	C	€ P	C	C	exempt out wireless telecommunications used to support Public Facilities.	"Wireless telecommunications facility" means a facility for the transmission and reception of radio or microwave signals used for communication, cellular phones, personal communications services, enhanced specialized mobile radio or any other services licensed by the FCC, and unlicensed wireless services including but not limited to associated equipment shelter, support tower and antenna array.
Communications Facilities, including radio and television broadcasting stations								P				
Bus or Taxicab Stop	C	C	C	C	P	P	P	P				"Bus and/or taxi stop" means a bus and/or taxi transfer area or facility providing passenger access to routes and adjacent activities.
Development Options												
Temporary subdivision tract offices	C	C	C									
Manufactured Home Park	C	C	C								Consider Tiny Home Park	"Manufactured home park" means any tract of land that is divided into rental spaces under common ownership for the purpose of locating two or more manufactured homes for dwelling purposes.
Subdivision (Minor & Major)									€			"Subdivision code" means LMC Title 17. PENDING UPDATE
Cluster Subdivision												"Cluster subdivision" means a subdivision technique that allows lot sizes to be reduced and buildings sited closer together; provided, that the total densities at the project level do not violate the density limits identified in the comprehensive plan and the applicable zoning district, for the protection of critical areas, to allow for the retention of open space, and to avoid areas with development limitations.
Planned Unit Development												"Planned unit development" or "planned development district" means a flexible method of land development which accomplishes the purposes of Chapter 18.40 LMC, as amended.
Public Improvement											similar to government structure/use	"Public improvement" means any structure, utility, roadway, or sidewalk for use by the public, required as a condition of development approval
Commercial District Mixed Use Incentives											Regulated LMC Chapter 18.35 but not pemitted in any zone	

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Condominiums (with Binding Site Plan)				P	P	P	P					"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in unit owners, and unless a declaration and a survey map and plans have been recorded in accordance with Chapters 64.32 or 64.34 RCW. Condominiums are not confined to residential units, such as apartments, but also include offices and other types of space in commercial buildings.
Incubator Planned Site Development								P				LMC 18.45.020(21)
Commercial/Retail												
Adult Entertainment Facilities											Regulated LMC Chapter 18.54 but not permitted in any zone	Regulated but not permitted in any zone
Drive-in Resturant											Defined but not listed	"Drive-in restaurant" or "refreshment stand" means any place or premises used for sale, dispensing, or serving food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.
Club, Lodge or Fraternal Organization				C								
Day Care Center	C	C	C	C	C	C	C					"Day care center" means a center for the care of 13 or more children during part of the 24-hour day.
Hotel or Motels					P	P	P				also defined "lodging unit" and "suite"	"Hotel" means a building or portion thereof designed or used for transient rental of more than five units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public or for the operation of the hotel, such as laundry, can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention or care. "Motel" means a building or group of buildings in which lodging is offered to transient guests for compensation and providing parking accommodations for automobiles adjacent to the lodging. This term includes tourist court, motor lodge, auto court, cabin court, motor inn and similar names.
Hostels											consider new use	Often requested use that is not clearly defined or regulated, specifically as to parking
Automobile, boat, truck, trailer, or similar motor vehicle sales, service, display, rental or storage					P							

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Battery Exchange stations/Rapid Charging Stations					P		P	P			Also see Battery charging station	"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.
Bakery					P	P	P					"Bakery" means a facility preparing baked goods for retail sales and offering baked goods including pies, doughnuts, cakes and breads for sale to the public.
Banks					P	P	P					"Banks, savings and loan and other financial institutions" means offices and service facilities for banks, savings and loans, credit unions or other financial institutions, including drive-through windows.
Barber/Beauty Shop					P	P	P				Combine with Personal Services	"Barber/beauty shop" means a facility offering haircuts, manicures and similar personal services.
Car Wash					P			P				"Car wash" means facilities for the washing of passenger cars and light trucks as either a principal use or accessory to fueling stations, convenience stores or similar permitted uses.
Eating and Drinking Establishment					P	P	P					"Eating and drinking establishment" means an establishment designed and constructed to serve food and beverages for consumption on the premises, in an automobile or for carry-out for off-premises consumption and which establishment may or may not have on-premises dining room or counter. Such establishment may include, but is not limited to: restaurant, coffee shop, cafeteria, short-order cafe, tavern, bar, lounge, sandwich stand, soda fountain, catering and all other eating or drinking establishments, as well as kitchens or other places in which food or drink is prepared for sale. Mobile lunch cart or other temporary mobile food vendors are excluded from this definition.
Catering					P	P	P				consider Home Occupation?	
Exercise Facilities					P	P	P					
Indoor Sports Arenas, Auditoriums and Exhibition Halls					P	P	P					"Indoor sports arenas, auditoriums, and exhibition halls" means a building for indoor (open wall) sports, theater, concert hall, or other public building, in which the audience sits, and/or building for gatherings or entertainment.
Incidental/Accessory Structures and Uses on the same site with, and necessary for, the operation of a permitted use					AU	AU	AU				Consider adding signs as a specific use?	"Accessory or secondary use or structure" means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Laundry or Dry-Cleaning Establishment					P	P						"Laundry/dry cleaning" means a facility providing machines for the washing and drying of clothes and personal items. This definition does not include an industrial facility providing laundry, dry cleaning, linen supply, and uniforms on a regional basis.
Copy/Printing Establishment					P	P	P					"Copy and/or printing establishment" means a retail print service, including blueprinting, photostat copies, copier and other business support services.
Pharmacy/Drug Store					P	P	P					"Pharmacy/drug store" means an establishment where medicinal drugs are dispensed and sold.
Professional Offices (business and professional)					P	P	P	P				"Office, professional" or "office" means a building or separately defined space within a building occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers and surveyors, licensed real estate brokers and persons engaged in similar occupations. The use of an office does not include on-premises sales or manufacture of goods.
Personal service											defined but not listed - consider new definition (wenatchee) Personal services" means a variety of businesses engaged in providing services to individuals, generally involving the maintenance of the human body, or other services to one's person or household pets. Such businesses include, but are not limited to, barber and beauty shops, instruction/music studios, photographic studios, tanning parlors, massage practitioners, pet grooming, tutoring, instructional services and activities. This does not include medical offices, kennels, veterinary clinics, schools, or institutions of higher education.	"Personal service" means businesses engaged in providing care of the corporeal person or his apparel, not including health care.
Retail Food/Grocery Store					P	P	P					"Retail food/grocery store" means a retail establishment offering a wide variety of comestibles (edible/eatable), beverages and household supplies for sale.
Retail sales, rental or repair of nonmotorized recreation equipment					P	P	P					
Retail stores and service establishments					P	P	P					"Retail stores and service establishments" means an establishment where the majority of sales of goods or services (or of both) is for resale and is recognized as retail sales or services in the particular industry.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Theater					P	P	P					"Indoor sports arenas, auditoriums, and exhibition halls" means a building for indoor (open wall) sports, theater, concert hall, or other public building, in which the audience sits, and/or building for gatherings or entertainment.
Commercial Amusement Enterprise					C	C	C					"Commercial amusement enterprise" means a location where recreation activities take place. These activities can include but are not limited to stadium, arena, outdoor theater (amphitheaters or outdoor music events, theme parks, equestrian facilities, rodeos, circuses, skateboard parks, race tracks, go karts, ATV or motorcycle tracks, and sports stadiums or arenas), bowling alley, dance hall, skating rink, archery club, gun club, private tennis club, private swimming club, or similar athletic club, batting cages, BMX courses, paintball and golf driving ranges. If these activities are an appurtenant use to another commercial use and will occupy less than 25 percent of the floor area of a business, they will not be considered a commercial amusement enterprise and will not require a conditional use permit.
Commercial Entertainment Enterprise							C					
Family Entertainment Enterprise					C	C	P					"Family entertainment enterprise" means an indoor location, on a smaller scale than a commercial amusement enterprise, where family-oriented recreation activities take place. These activities can include but are not limited to video games, indoor miniature golf, billiard tables, foosball tables, air hockey tables, table tennis, and darts. If these activities are an appurtenant use to another commercial use (i.e., video games in a pizza parlor) and will occupy less than 25 percent of the floor area of a business, they will not be considered a family entertainment enterprise and will not require a conditional use permit.
Food Bank					C	C	C					
Gasoline Service Station					C			C			SEPERATED FROM BULK GAS STORAGE	"Gasoline service station" means buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail and not to include a repair garage or body shop.
Garage, parking or commercial											defined but not listed	"Garage, parking or commercial" means a building used for storage, repair or servicing of motor vehicles as a commercial use.
Parking Structure											defined but not listed	"Parking Structure" means a partially or fully enclosed surfaced area, either underground or aboveground, permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Underground parking				P	P	P	P				Regulated in LMC 14.12.180.A but not listed Consider updating regulations to encourage underground parking development options	
Parking Facilities (structures and lots)					C	C	C	P			COMBINED WITH Parking lots, commercial or public	“Parking facility” or “parking lot” means an area permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.
Rapid Charging Stations						C					also defined are slow charging	“Rapid charging station” means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. A rapid charging station typically operates on a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment.
Pet Care Centers					C	C	C					“Pet care center” means an indoor kennel which provides boarding and grooming services.
Private Clubs and Lodges					C		C					?see commercial amusement enterprise
Recreational Vehicle Parks					C		C			C	COMBINED WITH CAMPGROUND - WILL REQUIRE CODE REVIEW	“Recreational vehicle park” means a tract of land under single ownership or control upon which two or more recreational vehicle sites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.
Veterinarian/Animal Hospital					C			P				
Animal Boarding Facilities/Kennels								P			VET WITH BOARDING/KENNEL	“Kennel” means a structure or lot on which four or more domestic animals at least four months of age are kept.
Industrial (specified use below)											Consider: Manufacturing; Wholesale; Repair; Production (winery and coffee roasting); Storage; Construction Yard; Aviation; Hazardous Material Facilities	
Upholstery Shop					P							“Upholstery shop” means a retail service for the upholstery and re-upholstery of furniture.
Cabinet or Glass Shop					C							
Electric, Plumbing or Heating shop					C							
Micro Brewery, Distillery or Winery					C	C	C					
Coffee Roasting					C	C	C					
Storage Facilities, including mini- and self-storage								P			SIMPLIFIED TITLE	
Construction Yards								P				

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Heliports and Aviation Activities								C				
Bulk Fuel Storage								C			SERPERATED FROM GAS STATION	
Scientific and Agricultural Research, Testing and Experimental Development Laboratories								C				
Processing and Packaging food, drugs, pharmaceuticals, perfumes and cosmetics								P				
High tech industry, computer assembly and similar type uses								P				
Repair services for electronics or appliances								P				“Repair” means any change that is not construction, addition, demolition, moving, or alteration.
Wholesale trade establishments and storage of durable and nondurable goods including automobile parts and supplies, tires and tubes, furniture and home furnishing, lumber, manufactured homes, recreational vehicles, boats and campers and construction materials								P				
Light manufacturing, assembly, processing, packaging, treatment or fabrication of wood, glass, metal, food, furniture, fixtures, computers, scientific materials, lumber, clothing, or textile goods, products and machinery								P				
Agricultural Uses – sorting, packing, storage, processing, refrigeration and shipping of agricultural products, feed stores, nursery/greenhouse or other similar uses								C			There are no resource lands within the City. Remove because it is addressed under manufacturing or warehousing	“Existing and ongoing agricultural activities” means those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including but not limited to operation, maintenance and conservation measures of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area in which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. Forest practices are not included in this definition.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Breaking of bulk and redistribution of smaller lots, including packaging, repackaging, or bottling products, such as liquors or chemicals								P				
Warehousing establishments								P			need to define - (wenatchee) "Warehouse" means a building or portion thereof primarily used for storage and/or distribution of products, equipment, materials or commodities that are not available for retail sale on the premises.	
Truck and freight terminals, warehousing and storage, parcel delivery service, packaging and crating								P				
Vehicle (including recreational vehicles), tractor, car, truck, boat, manufactured home and implement sales, repair, service maintenance and rental, including paint, powder coating and body work								P				
Auto/Vehicle towing, including secured storage of vehicles								P				
Auto Repair (not body shop)					C							
Manufacturing, Assembly, Fabricating, Processing, Packing, Repairing or Storage of goods which have not been declared a nuisance					C	C	C				CG- DEFINED DIFFERENTLY	"Light industry" means industrial uses which are consumer-oriented industry. Such products are produced for end users (and storage) rather than as intermediates for use by other industries. Light industry facilities have less environmental impact than those associated with heavy industry, and may be near residential areas. It is the production of small consumer goods. Examples of light industries include the manufacturing of clothes, shoes, furniture, consumer electronics and home appliances. Conversely, ship building would fall under heavy industry.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Cryptocurrency Mining								P				<p>"Cryptocurrency mining" means the operation of specialized computer equipment for the primary purpose of mining one or more blockchain-based cryptocurrencies such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware; high density load (HDL) electricity use; a high energy use intensity (EUI) where the operating square footage as determined by the utility is above 250kWh/ft2/year and with a high load factor in addition to the use of equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.</p>
Junk/Wrecking Yards												
Feed Lots, Rendering or Meat Packing Plants												
Landfills											Review Essential Public Facilities RCW 36.70A.200	
Hazardous Water facilities											defined but not listed	Hazardous waste facilities, off-site means hazardous waster treatment and storage facilities that treat and store waste from generators on properties other than those on which the facilities are located.
											consider Special Use Permits?	Also see, on-site, storage, treatment, etc
											consider livestock	