City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

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Meeting ID: 891 0914 6050
Passcode: 1923
Dial by your location +1 253 215 8782 US (Tacoma) +1 669 900 6833 US (San Jose)

Planning Commission

Wednesday, December 9, 2020	**7:00 PM**	**City Hall**

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

   20-000540 MINUTES OF THE NOVEMBER 18, 2020 SPECIAL MEETING

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**

5. **OTHER BUSINESS**

   20-000542 PC 2020-5 WORKSHOP ON FOOD TRUCKS AND POTENTIAL CHANGES TO THE LMC TO ALLOW IN MORE ZONES.

   The Planning Commission and City Council have directed that changes to the zoning code and related ordinances be reviewed to allow greater flexibility for operating and siting food trucks for business.

   RECOMMENDED ACTION: Hold workshop and give direction to staff on what changes should be considered for a future public hearing.

20-000543 COMPREHENSIVE PLAN IMPLEMENTATION WORK PLAN
Responses to the survey on priorities for the land use goals and objectives in the comprehensive plan can be reviewed here:
https://www.surveymonkey.com/results/SM-KTJ5CZJZ7/

6. NON-PUBLIC HEARING ITEMS

20-000541 PC 2020-8 MINT FARM INDUSTRIAL PARK COVENANTS, CONDITIONS AND RESTRICTIONS AMENDMENT

SUMMARY STATEMENT:
When the City of Longview and Weyehaeuser Company developed the Mint Farm Industrial Park, CC&R's were attached to ensure the park would be developed with quality buildings and landscaping and compatible industries among other goals. The City has been a part of the resulting owners association and architectural review committee since. Because the City was a landowner and developer of the park, the city leaders at the time chose to include in the private covenants, a requirement that the Longview Planning Commission review any amendments to the CC&R's and the City Council approve of any changes.

Community Development Director, John Brickey, who serves on the Mint Farm property owners association for the City, has provide a memo summarizing a recent change proposed for the CC&R's to remove some use restrictions on warehousing, distribution and sale of goods stored at such facilities. Staff finds all such changes remain consistent with the uses permitted in the Heavy Industrial zone.

RECOMMENDED ACTION:
Motion to recommend the City Council approve the amendments to the Mint Farm Industrial Park CC&R's.

7. PLANNER'S REPORT

20-000544 Report on possible mixed-residential apartment development on downtown parking lots and future involvement of the Planning Commission in reviewing and recommending polices for downtown residential development.

8. ADJOURNMENT

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Minutes

Agenda
Virtual Public Hearing

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Email adam.trimble@ci.longview.wa.us with any questions.

Planning Commission

Wednesday, November 18, 2020	**7:00 PM**	**City Hall**

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1. ROLL CALL

Chairman Collins called the meeting to order at 7:00 p.m.

***Present**: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno*
***Absent**:*

***Staff Present**: Ken Hash, Public Works Director; John Brickey, Community Development Director; Steve Schuman, Assistant City Attorney; Adam Trimble, Planner; Lisa Vertrees, Administrative Assistant*

2. APPROVAL OF MINUTES

20-000495 Minutes of the October 7, 2020 Planning Commission Meeting

A motion was made by Member Ramona Leber, seconded by Kalei LaFave, to Approve the minutes of the October 7, 2020 regular Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno
Nays: None

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS

The Declaration of Ex-parte Communications and appearness of fairness was read into the record.

5. PUBLIC HEARINGS

20-000485 PC 2020-6 MT. SOLO ESTATES PHASE 1 FINAL PLAT APPLICATION

Summary Statement:
A subdivision developer, Hinton Development as Solo LLC, has requested final plat approval for phase 1 of Mt. Solo Estates, a 14 lot extension of existing Schneiter Drive. The developer has constructed the road and utilities, stormwater swale, and graded the lots for development. At the developers option they will put up a bond for the remaining sidewalks, planting strips, driveways and light pole improvements. This will allow the homes to be built first and sidewalks, driveways and approaches to be built when ready for occupancy.

Recommended Action: Adopt a finding the plat is confirming and make a motion to recommend the City Council consider approving the application and grant approval for the Final Plat.

Mr. Trimble gave the staff report.
Final plat procedure includes review by staff, review by the Planning Commission, Planning Commission recommending approval to City Council and the City Council reviewing the plat.

Chairman Collins opened the public hearing.
Hearing no speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ramona Leber, seconded by Kalei LaFave, to adopt a finding that the plat for phase I of Mt. Solo Estates is conforming, direct the Chairman to sign the plat and recommend City Council consider the application for approval.
The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Ramona Leber, Member Shawn Marvin, Kalei LaFave, Stacey Dalgarno
Nays: None

6. NON-PUBLIC HEARING ITEMS

Staff has only received three responses on the comp plan work plan survey.

7. OTHER BUSINESS

The proposed code language regarding food trucks will be addressed at the December Planning Commission meeting.

8. PLANNER'S REPORT

Public Works:
** Emergency sewer line repairs at Alabama/Oregon Way and Ocean Beach Hwy at 37th Ave.*
** We have finished with the Washington Way/15th Ave. signal synchronization.*

Community Development:
** There is a proposed manufactured home park on Ocean Beach Hwy. These would be individual lots, and fall under the new zoning code. It will come to Planning Commission for final approval.*
** A name change for Mt. Solo Estates will most likely happen.*
** The Vale at Overlook is ready for construction permits.*
** Chipotle is now open.*
** We received an application for the first of five 4-plexes on 20th Ave.*
** County morgue permits are almost ready.*
** We have the binding site plan for the industrial park between California Way and Oregon Way. Construction permits are ready.*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for December 2, 2020 at 7 p.m.

With no further business to discuss, the meeting adjourned at 7:30 p.m.

_____

Lisa Vertrees, Recorder

FOOD TRUCKS

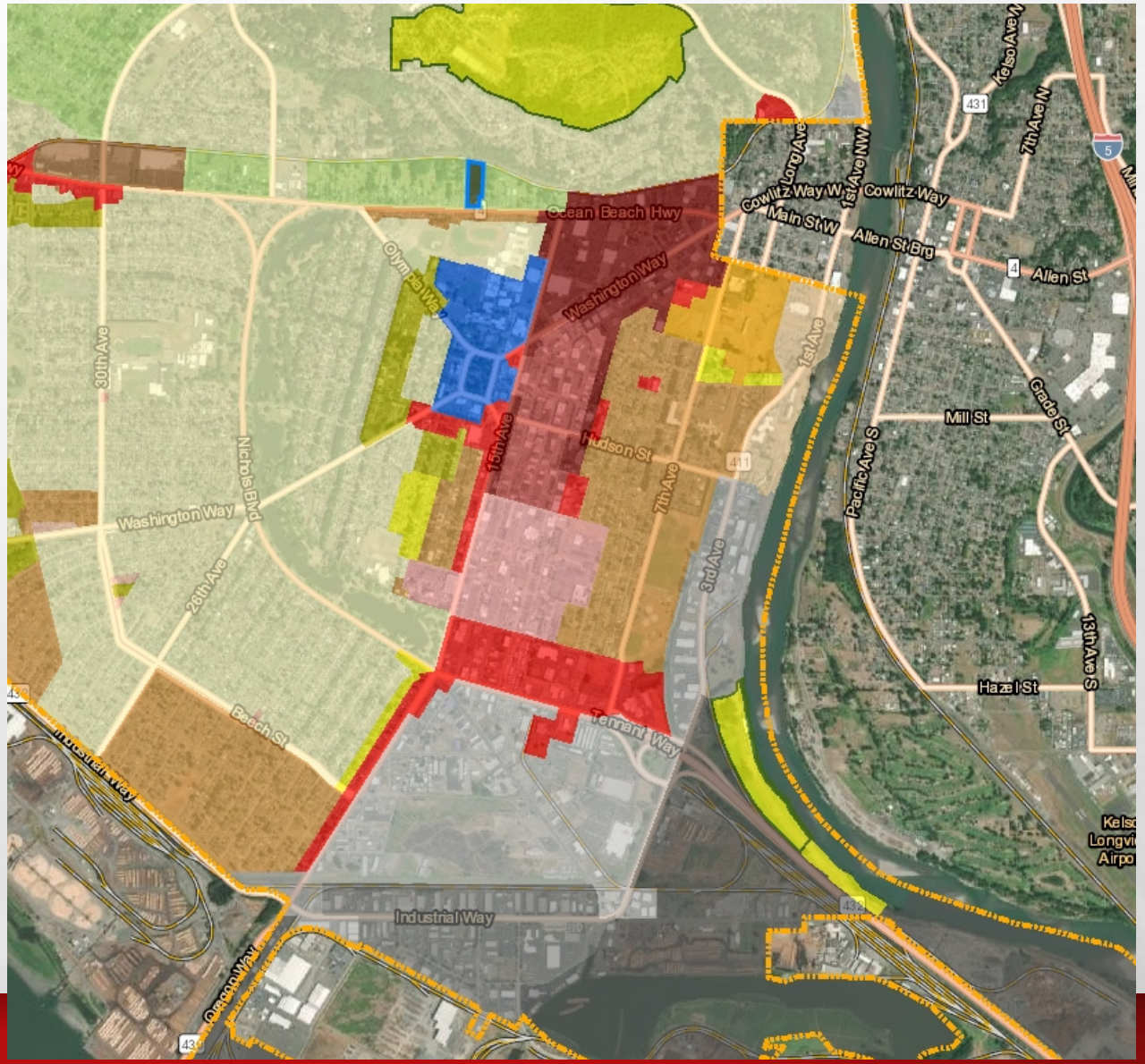
STAFF REQUEST TO INITIATE ZONING CODE AMENDMENTS

WHAT ARE FOOD TRUCK PODS?

"WALK-UP FOOD ESTABLISHMENT WITH NO INDOOR SEATING"

Eating and Drinking Establishments	D-C	CBD	RC1	NC2	GC	O/C
Restaurant	P	P	P	P	P	P
Restaurant, with incidental consumption of alcoholic beverages	P	P10	P	SPU	P	P
Bars, taverns, and nightclubs	P	P10	P		P	
Restaurant, with drive-through facility	SPU	P	P		P	P
Restaurant, with seating in the public right-of-way	P	P		P	P	P
Walk-up food establishment with no indoor seating	SPU				SPU	SPU
Brewpub	P	P	P11		P	P

ANSWER: A PERMANENT SITE FOR FOOD TRUCKS.


Ocean Beach Hwy
Washington Way
Olympia Way
30th Ave
Nichols Blvd
15th Ave
Hudson St
7th Ave
1st Ave
Cowlitz Way W
Cowlitz Way
Main St W
Allen St Brg
Allen St
Mill St
Grade St
Pacific Ave S
13th Ave S
Hazel St
3rd Ave
Tennant Way
Beech St
Industrial Way
Oregon Way
Kelso Ave
7th Ave N
Long Ave
1st Ave NW
431
411
5
4

WALK-UP WINDOW EXAMPLES

WHAT THEY ARE NOT

CHAPTER 5.14
MOBILE VENDORS

(3) “MOBILE VENDOR” MEANS A VENDOR OR SELLER OF FOOD FROM A VEHICLE OR OTHER CONVEYANCE UPON THE PUBLIC STREETS, ALLEYS OR PUBLIC WAYS OF THE CITY, OR UPON PRIVATELY OWNED PREMISES AS PERMITTED BY THIS CHAPTER.

(4) “SPECIAL EVENTS” SHALL BE AS DEFINED IN LMC 7.40.010. (ORD. 3111 § 1, 2009; ORD. 2253 § 1, 1986; ORD. 2093 §§ 1, 2, 1982; ORD. 2007 § 1, 1980).

5.14.040 GEOGRAPHICAL RESTRICTIONS – PUBLIC PARKS.

NO MOBILE VENDOR LICENSE SHALL INCLUDE THE PRIVILEGE TO CONDUCT THE BUSINESS OF A MOBILE VENDOR WITHIN ANY PUBLIC PARK OF THE CITY NOR WITHIN 200 FEET OF ANY PUBLIC PARK WHERE THERE IS A CONCESSIONAIRE. PROVIDED, HOWEVER, THAT WITH REGARD TO LAKE SACAJAWEA PARK, NO MOBILE VENDOR SHALL EXERCISE THE PRIVILEGE WITHIN 500 FEET OF THE LOCATION OF A PARK CONCESSIONAIRE PROVIDING SIMILAR SERVICES, AS DETERMINED BY THE PARKS AND RECREATION DIRECTOR, NOR WITHIN 200 FEET NORTH AND SOUTH OF THE INTERSECTION OF HEMLOCK STREET AND NICHOLS BOULEVARD. NO SUCH MOBILE VENDOR LICENSE SHALL INCLUDE THE PRIVILEGE TO CONDUCT THE BUSINESS OF A MOBILE VENDOR WITHIN 500 FEET OF ANY PERMITTED VENDOR OR ORGANIZATION DURING THE COURSE OF A SPECIAL EVENT WHEN SUCH VENDOR OR ORGANIZATION IS PERMITTED TO ENGAGE IN THE SALE OF MERCHANDISE AND FOOD IN SUCH PUBLIC PARK. (ORD. 3298 § 1, 2015; ORD. 3111 § 1, 2009; ORD. 2007 § 1, 1980).

5.14.045 GEOGRAPHICAL RESTRICTIONS – PRIVATE PROPERTY.

NO MOBILE VENDOR LICENSE SHALL INCLUDE THE PRIVILEGE TO CONDUCT THE BUSINESS OF A MOBILE VENDOR UPON PRIVATE PROPERTY WITHIN THE CITY EXCEPT FOR THE TEMPORARY STOPPING OF THE VEHICLE FOR THE SPECIFIC PURPOSE OF CONDUCTING SALES TO PERSONS EMPLOYED UPON SUCH PRIVATE PROPERTY AS DISCLOSED IN THE APPLICATION FOR MOBILE VENDOR LICENSE UNDER THE PROVISIONS OF LMC 5.14.050. (ORD. 3111 § 1, 2009; ORD. 2253 § 2, 1986).

COMMERCIAL ZONES

Eating and Drinking Establishments	D-C	CBD	RC1	NC2	GC	O/C
Restaurant	P	P	P	P	P	P
Restaurant, with incidental consumption of alcoholic beverages	P	P10	P	SPU	P	P
Bars, taverns, and nightclubs	P	P10	P		P	
Restaurant, with drive-through facility	SPU	P	P		P	P
Restaurant, with seating in the public right-of-way	P	P		P	P	P
Walk-up food establishment with no indoor seating	SPU				SPU	SPU
Brewpub	P	P	P11		P	P

INDUSTRIAL ZONES

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
Convenience store, restaurant, branch banks (drive-up and drive-through service is allowed)			P
Brewery/winery/distillery	P	P	
Microbrewery/microwinery/craft distillery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant	P		P
Bowling centers with a minimum of 32 indoor lanes6			P

CURRENT DEFINITIONS

- 19.09.580 SIT-DOWN RESTAURANT.
- "SIT-DOWN RESTAURANT" MEANS AN ESTABLISHMENT MAINTAINED, OPERATED, AND/OR ADVERTISED TO THE PUBLIC AS A PLACE WHERE FOOD AND BEVERAGES ARE SERVED TO THE PUBLIC ON DEMAND FROM A MENU DURING STATED BUSINESS HOURS, SERVED IN AND ON REUSABLE CONTAINERS AND DINNERWARE, TO BE CONSUMED PRIMARILY ON THE PREMISES AND INSIDE THE BUILDING AT TABLES, BOOTHS, OR COUNTERS. THIS USE MAY INCLUDE INCIDENTAL DELIVERY OR PICKUP SERVICE. (ORD. 3122 § 8, 2010).
- 19.09.250 FAST-FOOD RESTAURANT.
- "FAST-FOOD RESTAURANT" MEANS A RESTAURANT WHERE CUSTOMERS ORDER AND ARE SERVED THEIR FOOD AND BEVERAGES AT A COUNTER OR IN A MOTOR VEHICLE (VIA A DRIVE-THROUGH WINDOW) IN PACKAGES PREPARED TO LEAVE THE PREMISES, OR ABLE TO BE TAKEN TO A TABLE OR COUNTER TO BE CONSUMED. (ORD. 3122 § 8, 2010).

The City of Longview Washington

Memorandum

TO: Longview City Planning Commission

FROM: John Brickey, Director/Building Official
Community & Economic Development

DATE: December 3, 2020

SUBJECT: **Mint Farm Industrial Park (MFIP) – CC&R Amendments**

On November 5, 2020 the Mint Farm Industrial Park Property Owners' Association (MFIPPOA) met to consider the second amendment to amended and restated declaration of protective covenants, conditions, restrictions, easements and agreements for the Mint Farm Industrial Park.

Section 11.7 of the MFIP CC&Rs states:

AMENDMENT. This Declaration may be amended only by a written instrument duly recorded with the Cowlitz County Auditor's office. A proposed amendment must be approved by a simple majority of the total votes of owners (including the City of Longview to the extent of its ownership of Lots) and shall not contravene any condition of the plat approval established by the Entity of City of Longview. Notification of any termination, extension, modification, or amendment shall be provided to the Entity of City of Longview Department of Community Development, and if the termination, extension, modification, or amendment constitutes a major change such termination, extension, modification, or amendment constitutes a major change such shall not become effective until approved by the Entity of City of Longview Planning Commission. Any amendment to this Declaration imposing more onerous restrictions or any method of imposing or amount of assessments other than as permitted herein as to any Lot or other land ownership shall require the unanimous approval of the Owners. (*Underlined for emphasis*)

Thus, review and recommendation to the City Council by the City of Longview Planning Commission is required prior to the amendment becoming effective.

The amendment considered and approved by the MFIPPOA involved change to Section 3.2(c) of the MFIP CC&Rs to read as follows:

3.2 PERMITTED USES.

(c) Commercial Uses. This category expressly permits (i) storage, warehouse and distributions facilities, and ancillary and related uses in connection with warehouse and distribution facilities including, but not limited to, the retail sale of goods stored at such facilities, where manufactured or assembled on- or off-site (provided the principal uses of any Lot remain

Light Industrial, Heavy Industrial and/or not-retail Commercial Uses) and (ii) wholesaling and display of products or commodities only if manufactured, assembled or associated with a product line of a business on-site. Except as set forth in this subsection, this use does not include retailing, unless intended for the incidental benefit of the Light Industrial Uses, Heavy Industrial Uses and Commercial Uses permitted in the Mint Farm Industrial Park.

The remainder of said Section 3.2, being subsections (a), (b) and (d) thereof (Light Industrial Uses, Heavy Industrial Uses, and Services Uses), shall remain the same.

Staff review of the MFIPPOA approved amendment finds that:

1. The MFIP is located in the Heavy Industrial HI Zoning District
2. The amendment as approved by the MFIPPOA is not inconsistent with the Permitted Land Uses in the HI Zoning District

Therefore, staff recommends that the Planning Commission forward a recommendation for approval of the MFIPPOA amendment to Section 3.2(c) of the MFIP CC&Rs to the Longview City Council

encl: Minutes of the MFIPPOA meeting on November 5, 2020
Copy of MFIP CC&Rs Section 11.7 AMENDMENT (approval process)
Longview Municipal Code Table 19.58.020-1 Permitted uses in industrial districts

cc: Kurt Sacha, City Manager
Jim McNamara, City Attorney
Mike Luttrell, President MFIPPOA
Scott Dahlquist, Weyerhaeuser NR Company
Josh Wills, NorthPoint Development

Com_dev/COMMON/Corespondence/Brickey/2020/Memos

THE MINT FARM INDUSTRIAL PARK
PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
ANNUAL MEETING
MINUTES – November 5, 2020

Members present:	Kevin Alderman, Sara Kiyohara, Puget Sound Energy; Mike Luttrell, Bell Lumber/Boaz LLC; Don Pilger, Innocor, Inc. (rep Moeller Land/Cattle Co); Jaime Ramsey, Luke Treadway, Epson Portland; Scott Dahlquist, Rosemary Fagler & Shasta Smith, Weyerhaeuser Company; Ocean Greens, Lot 15, LLC; Luke Treadway Jim McNamara, John Brickey & Kurt Sacha, City of Longview
Members absent:	Rose Perez, Puget Sound Energy; PNW Metal Recycling; Cowlitz Investments, LLC; Moeller Land/Cattle Company, Inc.
Guests:	Josh Wills, NorthPoint Development

Treasurer Kurt Sacha called the meeting to order at 1:04 p.m.

Approval of minutes
Minutes for the May 9, 2019 meeting were reviewed.

Scott Dahlquist made a motion to approve the May 9, 2019 MFPOA minutes. The motion was seconded by Jaime Ramsey and passed unanimously.

2019 expenses; 2020 and 2021 budget ratification
Kurt reported that the Association's expenses for 2019 were $46,399.47, which was within the $50,000 budget.

It was asked if the Association felt a need to have irrigation during the summer. After discussion, it was agreed to not water during the summer of 2021 as a trial. Kurt estimated a savings of around $20k - $25k in water usage. There could also be potential savings in landscaping costs, but the contract goes through 2021. Kurt will reach out to them to see if there can be any savings with less mowing and maintenance due to less irrigation during those months.

Ending balance for 2019 was $36,247.07.

Kurt presented the proposed budgets for 2020 and 2021 totaling $50,000 for each year.

Jaime made a motion to approve the 2020 budget of $50,000; the motion was seconded by Scott and approved unanimously.

The 2021 budget was amended to reflect the elimination of utilities (water irrigation $20,000) and miscellaneous repair and maintenance ($3,500) for a total budget of $26,500. Mike Luttrell made a motion to approve the amended 2021 budget of $26,500; the motion was seconded by Ocean Greens and approved unanimously.

Proposed CCR Amendments
Scott introduced Josh Wills with NorthPoint Development. NorthPoint is under contract to purchase and develop Phase 2 of the Mint Farm. Josh described the project(s) and long-term investment in the community. They are proceeding with their due diligence and working with the Corps of Engineers. One hurdle is current CCRs and a declaration from 1996 that was discovered during due diligence. There are basic use restrictions and during development of the Mint Farm, the City established the CCRs, which have since been amended and expanded. A red-lined version of the requested amendments was shared with the MFPOA for review ahead of this meeting. The primary purpose of the proposed changes is clarification and a request to terminate the 1996 declaration.

After a short discussion, Jaime made a motion to accept the proposed CCR amendments and terminate the 1996 declaration. The motion was seconded by Mike Luttrell and approved unanimously.

Elections:
Board of Directors remains the property owners.

Officers: After no nominations were made for President, Mike Luttrell offered. Kurt made a motion to elect Mike as President; Scott seconded the motion. Sara Kiyohara moved to reelect Rose Perez as Vice-President; Mike seconded the motion. Mike made a motion to reelect Kurt as Treasurer; Sara seconded the motion. Ocean moved to reelect Sara as Secretary; Kevin Alderman seconded the motion.

All motions passed unanimously.

Other Business:
Ocean thanked the PNW Metal Recycling for their efforts to keep the roadways clean of metal debris.

No other business came before the board and the meeting adjourned at 2:03 p.m.

FEBRUARY 2008
AMENDED and RESTATED
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND AGREEMENTS
FOR
THE MINT FARM INDUSTRIAL PARK

11.2 WAIVER. The failure to enforce any Covenant contained in this Declaration shall not be deemed a waiver of the right to enforce such a Covenant.

11.3 SEVERABILITY. If any Covenant contained in this Declaration is held invalid, the remainder of the Declaration shall not be affected and shall continue in full force and effect.

11.4 CAPTIONS. The captions in the Declaration are inserted only as a matter of convenience and for reference, and in no way describe, define, or limit the intent of this Declaration. The captions are not to be used in interpreting this Declaration.

11.5 MUNICIPAL ORDINANCES. These Covenants shall in no way restrict the effect of any ordinance adopted by a municipal corporation having jurisdiction over any portion of the Property subject to this Declaration.

11.6 INTERPRETATION. Except as to the Entity of City of Longview, the Association shall have the right to determine all questions arising in connection with this Declaration and to construe and interpret the provisions of this Declaration. Its reasonable good faith determination, construction, or interpretation of this Declaration, absent manifest error, shall be final and binding on all parties except the City of Longview.

11.7 AMENDMENT. This Declaration may be amended only by a written instrument duly recorded with the Cowlitz County Auditor's office. A proposed amendment must be approved by a simple majority of the total votes of owners (including the City of Longview to the extent of its ownership of Lots) and shall not contravene any condition of the plat approval established by the Entity of City of Longview. Notification of any termination, extension, modification, or amendment shall be provided to the Entity of City of Longview Department of Community Development, and if the termination, extension, modification, or amendment constitutes a major change such termination, extension, modification, or amendment shall not become effective until approved by the Entity of City of Longview after review and recommendations by the Entity of City of Longview Planning Commission. Any amendment to this Declaration imposing more onerous restrictions or any method of imposing or amount of assessments other than as permitted herein as to any Lot or other land ownership shall require the unanimous approval of the Owners.

11.8 DURATION. The easements and covenants created in this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association or any Owner, their respective legal representatives, heirs, successors, and assigns, perpetually to the extent provided by law; provided, however, so long as and to the extent

Longview Municipal Code Section 19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted ("P") or allowed through a special property use permit ("SPU"). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
Light manufacturing and fabrication	P	P	P
Warehousing and storage including cold storage	P	P	P
Wholesale distribution	P	P	P
Wholesale trade of durable goods including but not limited to: motor vehicle parts and supplies; furniture and home furnishings; lumber and other construction materials; professional and commercial equipment and supplies; metal and mineral (except petroleum); electrical goods; hardware, and plumbing and heating equipment and supplies; machinery, equipment, and supplies	P	P	P
Wholesale trade of nondurable goods including but not limited to: druggists' sundries; apparel, piece goods, and notions; groceries and related products; beer, wine, and distilled alcoholic beverages; paint, varnish, and supplies	P		P
Wholesale trade of paper and paper products	P	P	P
Product processing and packaging	P	P	P
Industrial and commercial machinery and equipment rental and leasing	P		P
Industrial and commercial machinery and equipment repair and maintenance	P	P	P
Industrial and commercial support services	P		P
Construction and contracting operations	P	P	P
Parcel delivery services	P	P	P
Feed and seed stores	P		P
Building material wholesale and retail sales, including incidental sales of white goods	P	P	P
Research, development, and testing services	P	P	P
Data centers	P	P	P
Veterinary offices and clinics requiring outside animal runs and dog kennels/boarding	P		P
Offices and institutions serving industrial workers	P		P
Energy production		P	
Manufacturing and fabrication with significant operations in an unenclosed area	SPU	P	
Corporate office headquarters	P	SPU	P
Offices, operation and/or maintenance facilities for utility providers	P	P	P
Marine/port industrial related activities including but not limited to: cargo handling of vehicles, forest products, steel and other bulk, non-bulk commodities; grain terminals;		P	

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
vehicle processing and storage; truck, marine and air freight terminals and dispatch centers			
Railroad yards		P	
Railroad service	P	P	
Caretaker dwelling	SPU		SPU
Day care centers	SPU	SPU	P
Vocational schools	P	SPU	P
Parks and public playgrounds, including public facilities for athletic events	P	P[4]	P
Athletic, health and racket clubs	P		P
Religious and secular assembly uses			SPU
Public utility structures[7]	P	P	P
Recreational vehicle park per Chapters 19.65 and 19.90 LMC		P[5]	P
Manufactured home sales	P		P
Mini-storage and RV storage	P		P
Heavy equipment and truck sales, service, and repair	P	P	P
Motor vehicle dealers, new and used, including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment			P
Vehicle towing and storage services	P		P
Motor vehicle rental, repair or service including auto, motorcycle, truck trailer, boat, recreational vehicles and equipment including charging stations for electricity-powered vehicles	P		P
Service stations for vehicle fleets including retail cardlock facilities	P		P
Mortuaries			P
Office equipment and home appliance sales, rental, service, and repair			P
Printing, publishing and lithographic shops	P		P
Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services			P
Services to buildings (including dwellings), cleaning and exterminating	P		P
Incidental retail sales of durable products fabricated on site	P	P	P
Convenience store, restaurant, branch banks (drive-up and drive-through service is allowed)			P
Large scale commercial development per LMC 19.58.090			P
Legally existing commercial and industrial uses and structures	P	P	P
Outdoor agriculture activities		P	
Indoor crop production (e.g., hydroponics business, plant nursery)	P	P	P

Table 19.58.020-1. Permitted uses in industrial zones.

Use			
	LI-A & B	HI	C/I
Recreational marijuana retail outlets per LMC 19.58.120			P
Recreational marijuana producers and processors per LMC 19.58.120	P	P	P
Adult entertainment establishments	P – See note 1	P – See note 1	P – See note 1
Wireless facilities[2]	See note 2	See note 2	See note 2
Vehicle wrecking yards licensed per Chapter 46.80 RCW and junkyards[3]	SPU in LI-A	P	
Brewery/winery/distillery	P	P	
Microbrewery/microwinery/craft distillery	P		P
Brewpub only in conjunction with a full-serve sit-down restaurant	P		P
Indoor shooting range subject to LMC 19.58.110	P	P	P
Bowling centers with a minimum of 32 indoor lanes[6]			P
Public safety facility	P	P	P

Notes:

[1]Adult entertainment establishments are only permitted if they meet the criteria and standards contained within Chapter 19.70 LMC.

[2]Please see Chapter 16.75 LMC for wireless communication locations, standards and requirements.

[3]Vehicle wrecking yards and junkyards must meet the criteria and standards given in LMC 19.58.100.

[4]Only public parks and playgrounds in existence as of January 1, 2015, are permitted.

[5]Only recreational vehicle parks that are associated with a public park are permitted in the heavy industrial district.

[6]Allowed uses accompanying the bowling center include a restaurant/bar, game arcade, other play areas and outdoor activities such as miniature golf.

[7]City water, sewer, and drainage pump stations are permitted outright in all industrial districts and are not subject to setback requirements of this chapter.