

CITY OF CARNATION
MINUTES OF THE REGULAR PLANNING BOARD MEETING
June 28, 2016

CALL TO ORDER: The regular meeting of the Carnation Planning Board was called to order at 7:02 PM by Chairperson Ernest Fix in the Council Chambers at Carnation City Hall.

ROLL CALL: Chairperson Ernest Fix, Vice-Chairperson M'Liss Moon, Boardmember Tracey Blackburn, Boardmember Ann Estrin-Wassink, City Planner Tim Woolett, City Clerk Mary Madole, and citizens present. Boardmember Kathleen Allen was absent.

APPROVAL OF MINUTES: MOTION BY VICE-CHAIRPERSON MOON AND SECOND BY BOARDMEMBER BLACKBURN TO APPROVE THE MINUTES OF THE MARCH 22, 2016, REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (4-0).

CITIZEN COMMENTS & REQUESTS: Brian Bodenbach, 32007 East Rutherford Street, spoke about a new house being built at the intersection of Reitze and Spilman and expressed objection to the height of the structure. He is concerned that another will be built next door. The height ruins the character of the neighborhood and increases property taxes for nearby properties with small homes on big lots. He does not oppose increased density, but does oppose massive homes that do not fit the character of the neighborhood. He requested that the Planning Board reconsider the dimensional standards.

City Planner Woolett said that the floor area ratio (FAR) of the new house discussed by Mr. Bodenbach is 40%. General discussion took place about dimensional standards in the Tolt Townsite Co. Plat of Tolt. The Planning Boardmembers requested that discussion about height and impervious surface regulations in the Plat of Tolt be included on a future Planning Board meeting agenda.

NEW BUSINESS: Proposed amendments to Chapters 15.09 and 15.10 CMC pertaining to procedures for Site Specific Rezones: City Planner Woolett described the proposal to create a new project permit type so that site specific rezones would go to the Hearing Examiner for public hearing and recommendation to the City Council. Discussion took place about whether there are benefits to having the Hearing Examiner hold the public hearing for site specific rezones rather than the City Council. Agreement was reached to continue discussing the proposal at the July meeting of the Planning Board.

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by common consent at 8:08 PM.

APPROVAL: Approved at the regular meeting of the Carnation Planning Board on August 23, 2016.

Planning Board Chairperson, Ernest Fix

City Clerk, Mary Madole