

CITY OF CARNATION
MINUTES OF THE REGULAR PLANNING BOARD MEETING
August 23, 2016

CALL TO ORDER: The regular meeting of the Carnation Planning Board was called to order at 7:01 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 Kathleen Allen, City Planner Tim Woolett, Accounting Clerk Becky Buelna, and citizens present. Boardmember Ann Estrin-Wassink arrived at 7:13 pm.

APPROVAL OF MINUTES: MOTION BY BOARDMEMBER BLACKBURN AND SECOND BY VICE-CHAIRPERSON MOON TO APPROVE THE MINUTES OF THE JUNE 28, 2016, REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (4-0).

CITIZEN COMMENTS & REQUESTS: Mr. George Newman, AICP, Senior Project Manager for Barghausen Consulting Engineers, Inc., representing potential single-family residential development in the southeast section of the city, delivered a letter dated July 25, 2016 detailing issues in the zoning code's Density & Dimensional standards that are inconsistent with higher density development. Comparisons were made with other local jurisdiction's standards in the areas of lot width, side yard setbacks and maximum building height, and he hopes the Planning Board would research and consider the suggested changes, and recommended to the City Council for approval.

CONTINUED DISCUSSION: Proposed amendments to Chapters 15.09 and 15.10 CMC pertaining to procedures for Site Specific Rezones: City Planner Woolett referenced a July 26, 2016 memorandum prepared by City Attorney Zach Lell in regards to the proposed housekeeping amendments that are necessary to be in compliance with state law as well as provide consistency in other areas of the municipal code. Site-specific rezones already authorized by the city's Comprehensive Plan are considered project permits and cannot be subject to more than one open-record hearing, and the final decision to approve a site-specific rezone lies with the municipality's legislative body, the City council. It must occur by ordinance, and must involve a pre-decisional hearing by the Hearing Examiner. The municipal code currently contradicts state law and must be resolved while adding another project permit type to clarify the procedural requirements of site-specific rezones. Mayor Jim Berger and city resident Jamie Burrell joined the conversation and offered input and further questions to clarify the issue for Boardmembers concerned about deviating from the previous procedures and public involvement at the Planning Board level. Discussion took place. Chairperson Ernest Fix directed the City Planner to prepare for and notice a public hearing regarding the proposed code amendments as soon as possible.

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by common consent at 8:04 PM.

APPROVAL: Approved at the regular meeting of the Carnation Planning Board on September 27, 2016.

Planning Board Chairperson, Ernest Fix

City Clerk, Mary Madole