



CITY OF CARNATION

REGULAR MEETING OF THE CARNATION CITY COUNCIL

PROPOSED AGENDA

City Council:

Kim Lisk,
Mayor

Jim Ribail,
Deputy Mayor

Adair Hawkins

Tim Harris

Dustin Green

City Staff:

Bob Jean,
*Interim
City Manager*

Mary Madole,
City Clerk

Amanda Smeller,
City Planner

Kelly Russell,
City Treasurer

Bill Ferry,
*Public Works
Superintendent*

Jorge Garcia,
City Engineer

Zach Lell,
City Attorney

DATE: JULY 7, 2020 **TIME:** 7:00 PM

LOCATION: In compliance with the Governor’s Emergency Proclamation 20-28, this City Council meeting will take place entirely online. Members of the public are invited to visit <https://bit.ly/200707cc> to join the meeting online, or to join by phone call 509.724.0556 or 833.827.2625 (Toll-Free) Conference ID: 850 426 417#.

For inquires and/or assistance regarding how to attend this meeting using the City’s remote electronic format, please contact the City Clerk at mary.madole@carnationwa.gov or (425) 549-0403.

CALL TO ORDER: Mayor Kimberly Lisk

PLEDGE OF ALLEGIANCE: Deputy Mayor Jim Ribail

ROLL CALL: City Clerk Mary Madole

APPROVAL OF AGENDA: Mayor Kimberly Lisk

CONSENT AGENDA:

- A. Approval of Minutes – Regular Meeting – June 16, 2020.
- B. Approval of Claims Check Vouchers numbered 35530 – 35563 in the amount of \$606,863.84. (*Claims vouchers and invoices to be reviewed by Deputy Mayor Ribail*)
- C. Approval of June 2020 Payroll Direct Deposits and Checks numbered 14356 – 14368 in the amount of \$87,987.66.

REPORTS & REQUESTS: Mayor, City Council, & Council Committees.

STAFF & AFFILIATE REPORTS: City Manager, Department Heads, Other.

CITIZEN COMMENTS & REQUESTS: Comment on meeting agenda items or other issues of note or concern may be provided orally by joining/calling the online meeting, or in writing to clerk@carnationwa.gov. To provide oral public comment please sign-in 30 minutes before the start of the meeting by using the Chat tab in the Teams online meeting interface at <https://bit.ly/200707cc>, or by contacting the city clerk at clerk@carnationwa.gov or (425) 549-0403.

PRESENTATION: By the Carnation Chamber of Commerce.

AGENDA BILLS:

AB20-21 Motion. Authorizing the City Manager to negotiate and execute a Consultant Agreement with BERK Consulting for assistance with preparation of a Parks, Recreation, and Open Space Plan.

ADDITIONAL BUSINESS & DISCUSSION ITEMS:

1. 2007 FEMA NFIP Flood Insurance Rate Map (FIRM) effective 08/19/2020.
2. Safe Routes to Schools/Pedestrian & Bicycle Program grant application for sidewalk on East Entwistle /NE 45th Street at Swiftwater.
3. Review of draft 2021 TIP and 2021-2026 STIP.
4. Other.
5. Review of preliminary City Council meeting agenda items.

ADJOURNMENT.


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Carnation City Council Agenda Process Guidelines

Call to Order	Carnation City Council meetings begin at 7:00 PM on the first and third Tuesdays of each month. Meetings are held in the Council Chambers at Carnation City Hall, 4621 Tolt Avenue.
Approval of Agenda	Councilmembers may move or change items on the agenda to allow for additional consideration or to accommodate attendees. The Council may also add and take action on other items not listed on the Proposed Agenda, or remove items from the agenda.
Consent Agenda	The Consent Agenda consists of items which have previously been discussed by the Council, matters which are based on information delivered to the Council by administration that can be reviewed by a Councilmember without further explanation, or items which are so routine or non-technical in nature that passage is likely.
Citizen Comments & Requests	<p>The public is provided an opportunity to give comment to the Council on the City's annual budget, meeting agenda items, or other issues of note or concern.</p> <p>To address the Council, please write your name on the sign-in sheet and indicate the subject of your comments. Indicate if you would prefer to make your remarks during a particular agenda item. Please wait for the Chair to recognize you; then approach the podium, state your name, legal address, and the nature of the matter you wish to bring before the Council. Members of the public will generally be limited to a maximum of three minutes for their comments. Neither the Council nor staff should be expected to respond during the meeting to citizen requests except in an emergency. In general, most service requests or concerns will not be discussed during the meeting, but referred to staff for review and/or action. Requests for action or information should be submitted in writing to the City Clerk. Forms are available in the front office at City Hall.</p>
Public Hearings	Public Hearings are held to receive public comment on important matters before the Council. Please use the sign-up sheet(s) at the agenda table if you wish to speak. You are welcome to offer your comments verbally or in writing after being recognized by the Mayor; please approach the podium and provide your name and address for the record. After all persons have spoken, the hearing is closed to public comment, and the Council will proceed with deliberation and decision-making.
Executive Sessions	Executive Sessions may be held by the Council to discuss matters where confidentiality is required for the public interest, including issues of national security, property acquisition, contract bid negotiations, certain personnel issues, and lawsuits. An Executive Session is the only type of Council meeting permitted by law to be closed to the public. Executive Sessions are governed by RCW 42.30.110.

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

June 16, 2020

CALL TO ORDER: Mayor Kimberly Lisk called the regular meeting of the Carnation City Council to order at 7:00 PM with all attendees participating by audio/videoconference. Councilmember Adair Hawkins led the Pledge of Allegiance.

ROLL CALL: Mayor Kimberly Lisk, Deputy Mayor Jim Ribail, Councilmember Tim Harris, Councilmember Adair Hawkins, Councilmember Dustin Green, Interim City Manager Bob Jean, City Clerk Mary Madole, City Planner Amanda Smeller, Public Works Superintendent Bill Ferry, Treasurer Kelly Russell, and citizen in attendance.

APPROVAL OF AGENDA: MOTION BY COUNCILMEMBER HAWKINS AND SECOND BY COUNCILMEMBER HARRIS TO APPROVE THE AGENDA AS PRESENTED. Discussion of the settlement agreement with Otak, the Memorial Park sport court grant, COVID grants, and the use of City property for public gatherings was added under Other Business. MOTION PASSED UNANIMOUSLY (5-0).

CONSENT AGENDA: MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HAWKINS TO ADOPT THE CONSENT AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY (5-0), THE FOLLOWING ITEMS WERE APPROVED:

- Minutes of the Special City Council Meeting held June 2, 2020.
- Minutes of the Regular City Council Meeting held June 2, 2020.
- Claims Check Vouchers numbered 35501 – 35529 in the amount of \$102,696.90.

REPORTS & REQUESTS: Deputy Mayor Ribail reported that the Communications Committee met on June 15th and has scheduled another meeting in July.

STAFF REPORTS: City Planner Smeller reported that FEMA is finalizing the 2007 NFIP FIRMs and the City will need to take action to adopt them in August.

CITIZEN COMMENTS & REQUESTS: Jamie Burrell submitted email comment regarding the City's standards and policies in requiring frontage improvements from the developments that have been built along East Entwistle/NE 45th Street.

AGENDA BILLS:

AB20-18 – RESOLUTION 441. REMOTE MEETINGS & HEARINGS POLICY. Mayor Lisk read the text of the proposed resolution by title. MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER GREEN TO ADOPT A RESOLUTION TEMPORARILY PROVIDING FOR MEETINGS AND PUBLIC HEARINGS OF THE CITY COUNCIL, HEARING EXAMINER AND CITY BOARDS TO BE HELD REMOTELY AND ELECTRONICALLY DUE TO COVID-19 PUBLIC HEALTH EMERGENCY. MOTION PASSED UNANIMOUSLY (5-0), Resolution No. 441 assigned.

AB20-19 – ORDINANCE 929. AMENDING THE 2020 BUDGET. Mayor Lisk read the text of the proposed ordinance by title. MOTION BY COUNCILMEMBER GREEN AND SECOND BY DEPUTY MAYOR RIBAIL TO APPROVE AN ORDINANCE AMENDING THE ADOPTED 2020 ANNUAL BUDGET. MOTION PASSED UNANIMOUSLY (5-0), Ordinance No. 929 assigned.

AB20-20 – JUNETEENTH 2020. Mayor Lisk read the text of the proposed proclamation. MOTION BY COUNCILMEMBER HAWKINS AND SECOND BY COUNCILMEMBER HARRIS TO PROCLAIM JUNE 19, 2020, TO BE JUNETEENTH 2020. MOTION PASSED UNANIMOUSLY (5-0).

ADDITIONAL Other: Interim City Manager Jean reviewed the proposed changes to the settlement

CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

June 16, 2020

**BUSINESS &
DISCUSSION
ITEMS:**

agreement with Otak since the Council's discussion and direction on June 2nd. MOTION BY DEPUTY MAYOR RIBAIL AND SECOND BY COUNCILMEMBER HAWKINS TO APPROVE THE CHANGES AS PRESENTED AND DIRECT THE CITY MANAGER TO EXECUTE THE SETTLEMENT AGREEMENT UPON APPROVAL BY OTAK. MOTION PASSED UNANIMOUSLY (5-0).

Deputy Mayor Ribail spoke of the King County grant for improvements to Memorial Park and said that he would like the City to consider increasing the total number of play courts at the park by eliminating one of the tennis courts and replacing it with a pickle ball court. Pickle ball has become a very popular sport. Discussion took place, agreement was reached to ask the Parks Advisory Board to discuss the topic at their next meeting and make a recommendation to Council.

Councilmember Green said that King County has COVID grants available and he would like the City to discuss them further.

Councilmember Harris said that everyone needs to be vigilant with social distancing to reduce the spread of infection during the COVID-19 pandemic. He would like the City to build a public education campaign about the importance of maintaining precautions, and he would like either guidelines or a moratorium on the use of City properties for gatherings.

City Planner Smeller reported that the 2007 FEMA NFIP FIRMs become effective on August 19th, and the City will need to take adoption action before that date to maintain its CRS rating which provides citizens with a discount on flood insurance. The Planning Board reviewed the proposed ordinance in April and will hold a public hearing in July. Staff requests that the Council consider holding their public hearing and adoption on August 4th to meet the effective date.

The Councilmembers briefly reviewed the preliminary agenda items for upcoming meetings.

ADJOURNMENT: There being no further business before the City Council, the meeting adjourned by common consent at 8:14 PM.

Approved at the regular meeting of the Carnation City Council on July 7, 2020.

MAYOR, KIMBERLY LISK

CITY CLERK, MARY MADOLE

**CITY OF CARNATION
CLAIMS VOUCHER
CERTIFICATION AND APPROVAL**

We, the undersigned members of the Carnation City Council, do hereby attest that claims check numbers **35530** through **35563** in the amount of **\$606,863.84**, have been approved for payment by motion of the Carnation City Council at a regular meeting this 7th day of July, 2020.

<u>FUND#</u>	<u>FUND NAME</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
001	GENERAL	ACCOUNTS PAYABLE	\$ 216,288.86
101	STREET	Jul-20	\$ 3,581.10
106	CEMETERY		\$ 598.49
107	EQUIPMENT REPLACEMENT		\$ 12,607.55
108	PARK DEVELOPMENT		\$ -
109	TRAFFIC IMPACT FEE		\$ 32,079.00
201	LTGO BOND REDEMPTION FUND		\$ -
301	CAPITAL IMPROVEMENT		\$ 306,890.07
401	WATERWORKS OPERATING		\$ 18,161.62
402	WATER CAPITAL REPLACEMENT		\$ 6,051.59
404	WATER BOND REDEMPTION		\$ -
406	LANDFILL ASSURANCE		\$ 4.19
407	SEWER DEBT SERVICE		\$ -
408	SEWER CAPITAL PROJECTS		\$ 10,564.72
633	TRUST		\$ 36.65
TOTAL CLAIMS			\$ 606,863.84

Jim Ribail, Deputy Mayor
Finance & Operations Committee

Invoices, Register & Voucher Review by:

Jim Ribail, Deputy Mayor

/ /
Date

Tim Harris, Councilmember
Finance & Operations Committee

Pursuant to CMC 3.12.030, the blanket voucher is to be signed by at least two members of the council committee after council approval.



Voucher Directory

Fiscal : 2020 - July, 2020 - June

Council Date : 2020 - July - Jul 7 Claims, 2020 - June - June Claims Approved Jul 7

Vendor	Number	Reference	Account Number	Description	Amount
Automatic Wilbert Vault Co., Inc.	35536			2020 - July - Jul 7 Claims	
		65120CR			
			Smith 3/13/20		
			106-000-536-20-41-01	Prof Svcs - Plot O/C & Markers	(\$320.00)
		Total 65120CR			(\$320.00)
		66444			
			Loutsis		
			106-000-536-20-41-01	Prof Svcs - Plot O/C & Markers	\$685.00
		Total 66444			\$685.00
	Total 35536				\$365.00
Total Automatic Wilbert Vault Co., Inc.					\$365.00
AWC					
	35537			2020 - July - Jul 7 Claims	
		2019000157 Overpayment			
			107-000-398-10-00-01	Insurance Claim Receipts	\$4,016.34
		Total 2019000157 Overpayment			\$4,016.34
	Total 35537				\$4,016.34
Total AWC					\$4,016.34
Bank of America					
	35530			2020 - June - June Claims Approved Jul 7	
		2495...051920			
			001-000-514-20-49-01	Training/Tuition	\$35.00
			001-000-518-10-31-00	Office/Operating Supplies	\$30.38
			001-000-518-10-41-04	Computer Network Support	\$397.66
			001-000-518-10-47-05	Utilites: Combined Water/Sewer	\$125.20
			001-000-558-50-31-00	Office/Operating Supplies	\$17.59
			001-000-558-50-41-04	Computer Network Support	\$230.23
			001-000-558-50-47-05	Utilities: Combined Water/Sewer	\$72.48
			001-000-558-50-49-01	Training	\$35.00
			001-000-558-60-49-01	Training/Tuition	\$35.00
			001-000-558-60-49-01	Training/Tuition	\$125.00
			001-000-576-80-31-00	Operating Supplies	\$13.02
			001-000-576-80-31-00	Operating Supplies	\$131.21
			001-000-576-80-31-00	Operating Supplies	\$19.05
			001-000-576-80-35-01	Personal Safety Equipment	\$33.92

Vendor	Number	Reference	Account Number	Description	Amount
			001-000-576-80-47-01	Utilities: Water	\$401.10
			001-000-576-80-47-05	Utilities: Water/Sewer Combine	\$49.23
			101-000-542-30-31-00	Operating Supplies	\$131.21
			101-000-542-30-31-00	Operating Supplies	\$35.27
			101-000-542-30-35-01	Equipment-Personal Safety	\$14.24
			101-000-542-40-31-00	OP Supplies-Storm Drainage	\$7.99
			101-000-542-40-31-00	OP Supplies-Storm Drainage	\$131.21
			101-000-542-40-35-01	Safety Equipment	\$62.82
			101-000-542-40-47-05	Utilities: Combined Water/Sewer	\$0.82
			101-000-542-40-47-05	Utilities: Combined Water/Sewer	\$20.67
			101-000-543-10-41-04	Computer Network Support	\$88.95
			101-000-543-30-31-00	Office/Operating Supplies	\$6.79
			101-000-543-50-47-05	Utilities: Combined Water/Sewer	\$91.17
			101-000-543-50-47-05	Utilities: Combined Water/Sewer	\$27.18
			106-000-536-20-47-01	Utilities: Water	\$88.02
			106-000-536-50-35-01	Personal Safety Equipment	\$4.19
			107-000-518-90-35-19	COVID19 Equipment	\$944.80
			107-000-518-90-35-19	COVID19 Equipment	\$5,592.85
			107-000-518-90-35-19	COVID19 Equipment	\$537.57
			107-000-594-18-46-01	2019 Shop Break In	\$152.03
			401-000-534-80-31-00	Operating Supplies	\$131.21
			401-000-534-80-31-00	Operating Supplies	\$86.42
			401-000-534-80-31-02	Operating Supplies: Chlorine	\$5.97
			401-000-534-80-35-01	Personal Safety Equipment	\$377.62
			401-000-535-80-31-00	Operation Supplies	\$86.42
			401-000-535-80-31-00	Operation Supplies	\$131.21
			401-000-535-80-35-01	Personal Safety Equipment	\$422.25
			401-000-535-80-47-01	Utilities: Water	\$151.84
			401-000-535-80-48-01	Sewer R&M ~ Vac Station	\$63.71
			401-000-535-80-48-01	Sewer R&M ~ Vac Station	\$5.67
			401-000-538-10-31-00	Office/Operating Supplies	\$45.16
			401-000-538-10-41-06	Computer Network Support	\$591.26
			401-000-538-10-42-02	Communications: Telephone	\$17.68
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$446.76
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$343.32
			401-000-538-10-47-05	Utilities: Combined Water/Sewer	\$186.15
			406-000-537-30-35-01	Personal Safety Equipment	\$4.19
			408-000-594-35-60-03	Vac Pump Rebuild	\$3.02
			408-271-594-35-63-01	Construction	\$7.75
			Total 2495...051920		\$12,796.46
			Total 35530		\$12,796.46
			Total Bank of America		\$12,796.46

Vendor	Number	Reference	Account Number	Description	Amount
Carnation Post Office	35531			2020 - June - June Claims Approved Jul 7	
		Jun'20 Special Report Mailing			
			001-000-518-10-42-05	Communications: Newsletter/Radio	\$114.11
			001-000-558-50-42-05	Communications: Newsletter/Radio	\$66.06
			101-000-543-30-42-05	Communications: Newsletter/Radio	\$25.52
			401-000-538-10-42-05	Communications: Newsletter/Radio	\$169.65
		Total Jun'20 Special Report Mailing			\$375.34
	Total 35531				\$375.34
Total Carnation Post Office					\$375.34
City of Snoqualmie ~ Building Official Svcs	35538			2020 - July - Jul 7 Claims	
		0067428			
			May Services		
			001-000-524-20-41-19	Building Inspections (ILA)	\$1,570.25
		Total 0067428			\$1,570.25
		0067429			
			April Services		
			001-000-524-20-41-19	Building Inspections (ILA)	\$463.10
		Total 0067429			\$463.10
	Total 35538				\$2,033.35
Total City of Snoqualmie ~ Building Official Svcs					\$2,033.35
Comcast	35539			2020 - July - Jul 7 Claims	
		102973411			
			001-000-518-10-42-02	Communications: Telephone	\$140.09
			001-000-558-50-42-02	Communications: Telephone	\$81.10
			101-000-542-40-42-02	Communications/Telephone	\$0.92
			101-000-543-30-42-02	Communications/Telephone	\$30.41
			401-000-538-10-42-02	Communications: Telephone	\$208.30
		Total 102973411			\$460.82
	Total 35539				\$460.82
Total Comcast					\$460.82
CORE & MAIN, LP	35540			2020 - July - Jul 7 Claims	
		M547556			
			401-000-534-80-31-01	Materials/Supplies:New Service	\$4,216.32
			402-000-534-20-41-07	Prof Svc - Water Efficiency	\$1,930.37
			402-000-594-34-60-04	Meter Replacement Program	\$3,689.22
		Total M547556			\$9,835.91
	Total 35540				\$9,835.91
Total CORE & MAIN, LP					\$9,835.91

Vendor	Number	Reference	Account Number	Description	Amount
Department of Transportation					
	35541			2020 - July - Jul 7 Claims	
		RE 313 ATB00615096			
			301-251-595-30-41-20	WSDOT Review	\$341.07
		Total RE 313 ATB00615096			\$341.07
	Total 35541				\$341.07
Total Department of Transportation					
\$341.07					
Dept of Fish And Wildlife					
	35532			2020 - June - June Claims Approved Jul 7	
		HPA Permit Application - NE 24th Project			
			402-245-594-34-41-01	Design/Engineering	\$150.00
		Total HPA Permit Application - NE 24th Project			\$150.00
	Total 35532				\$150.00
Total Dept of Fish And Wildlife					
\$150.00					
EDWARD QUAALE					
	35542			2020 - July - Jul 7 Claims	
		321401.0 Refund			
				Final Utility Bill Overpayment	
			633-000-589-90-01-00	Utility Bill Refund	\$36.65
		Total 321401.0 Refund			\$36.65
	Total 35542				\$36.65
Total EDWARD QUAALE					
\$36.65					
EF PRINTS					
	35543			2020 - July - Jul 7 Claims	
		9705			
				June Special Report	
			001-000-518-10-42-05	Communications: Newsletter/Radio	\$224.91
			001-000-558-50-42-05	Communications: Newsletter/Radio	\$130.21
			101-000-542-40-42-05	Communications: Newsletter	\$1.48
			101-000-543-30-42-05	Communications: Newsletter/Radio	\$48.83
			401-000-538-10-42-05	Communications: Newsletter/Radio	\$334.41
		Total 9705			\$739.84
	Total 35543				\$739.84
Total EF PRINTS					
\$739.84					
Elite Lock & Safe					
	35544			2020 - July - Jul 7 Claims	
		37795			
			001-000-518-10-48-00	City Hall R&M	\$54.47
			001-000-558-50-48-00	City Hall R&M	\$31.54
			101-000-518-10-48-01	City Hall R&M	\$12.18

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-518-30-48-01	City Hall R & M	\$81.00
		Total 37795			\$179.19
	Total 35544				\$179.19
Total Elite Lock & Safe					\$179.19
FCSGroup, Inc.					
	35545			2020 - July - Jul 7 Claims	
		3145-22006005			
			402-000-534-20-41-02	Prof Svc-Water Rate Study	\$282.00
			408-000-535-20-41-02	Prof Svc - Sewer Rate Study	\$282.00
		Total 3145-22006005			\$564.00
	Total 35545				\$564.00
Total FCSGroup, Inc.					\$564.00
GreatAmerica Financial Svcs					
	35546			2020 - July - Jul 7 Claims	
		27265743			
			001-000-518-10-45-01	Postage Meter	\$160.30
			001-000-558-50-45-01	Postage Meter Lease	\$108.06
			101-000-543-30-45-01	Postage Meter Lease	\$42.75
			401-000-538-10-45-01	Postage Meter Lease	\$282.61
		Total 27265743			\$593.72
	Total 35546				\$593.72
Total GreatAmerica Financial Svcs					\$593.72
KC Finance - INET Billing					
	35547			2020 - July - Jul 7 Claims	
		11009164			
			001-000-518-10-42-04	Communications: I-NET,Wan,Web	\$33.75
			001-000-558-50-42-04	Communications: INET/Web	\$45.00
			001-406-521-20-42-04	Communications/INET	\$71.25
			101-000-543-10-41-04	Computer Network Support	\$37.50
			401-000-538-10-42-04	Communications: INET/Web	\$187.50
		Total 11009164			\$375.00
	Total 35547				\$375.00
Total KC Finance - INET Billing					\$375.00

Vendor	Number	Reference	Account Number	Description	Amount
KCDA Purchasing Coop	35548			2020 - July - Jul 7 Claims	
		300488962			
			001-000-518-10-31-19	COVID Supplies	\$10.71
			001-000-558-50-31-19	COVID Supplies	\$6.20
			101-000-543-30-31-19	COVID Supplies	\$2.40
			401-000-538-10-31-19	COVID Supplies	\$15.93
		Total 300488962			\$35.24
	Total 35548				\$35.24
Total KCDA Purchasing Coop					\$35.24
King County Sheriff's Office ~ Contracted Services	35549			2020 - July - Jul 7 Claims	
		20-0242			
			Mar/Apr'20 Services		
			001-406-521-10-41-21	Police Services ~ Special Ops/Emphasis Patrol	\$4,414.82
		Total 20-0242			\$4,414.82
		20-0253 2019 Reconciliation			
			2019 Reconciliation		
			001-406-521-10-41-19	Police Contracted Services ~ King County	(\$19,602.00)
		Total 20-0253 2019 Reconciliation			(\$19,602.00)
		20-0253 Apr'20			
			Apr'20 Services		
			001-406-521-10-41-19	Police Contracted Services ~ King County	\$39,058.00
		Total 20-0253 Apr'20			\$39,058.00
		20-0253 Feb'20			
			Feb'20 Services		
			001-406-521-10-41-19	Police Contracted Services ~ King County	\$39,058.00
		Total 20-0253 Feb'20			\$39,058.00
		20-0253 Jan'20			
			Jan'20 Services		
			001-406-521-10-41-19	Police Contracted Services ~ King County	\$39,058.00
		Total 20-0253 Jan'20			\$39,058.00
		20-0253 Mar'20			
			Mar'20 Services		
			001-406-521-10-41-19	Police Contracted Services ~ King County	\$39,058.00
		Total 20-0253 Mar'20			\$39,058.00
		20-0253 May'20			
			May'20 Services		
			001-406-521-10-41-19	Police Contracted Services ~ King County	\$39,058.00
		Total 20-0253 May'20			\$39,058.00
	Total 35549				\$180,102.82
Total King County Sheriff's Office ~ Contracted Services					\$180,102.82

Vendor	Number	Reference	Account Number	Description	Amount
LINDER ELECTRIC, INC					
	35550			2020 - July - Jul 7 Claims	
		33589			
			5th Vac Pump		
			408-271-594-35-63-01	Construction	\$380.10
		Total 33589			\$380.10
	Total 35550				\$380.10
Total LINDER ELECTRIC, INC					\$380.10
MAILFINANCE/QUADIENT LEASING					
	35551			2020 - July - Jul 7 Claims	
		N8033265			
			001-000-518-10-45-01	Postage Meter	\$156.57
			001-000-558-50-45-01	Postage Meter Lease	\$105.54
			101-000-543-30-45-01	Postage Meter Lease	\$41.75
			401-000-538-10-45-01	Postage Meter Lease	\$276.03
		Total N8033265			\$579.89
	Total 35551				\$579.89
Total MAILFINANCE/QUADIENT LEASING					\$579.89
Mountain Mist					
	35552			2020 - July - Jul 7 Claims	
		003510013			
			001-000-518-10-31-00	Office/Operating Supplies	\$7.33
			001-000-558-50-31-00	Office/Operating Supplies	\$5.27
			101-000-543-30-31-00	Office/Operating Supplies	\$1.11
			106-000-536-20-31-00	Operating Supplies	\$0.17
			401-000-538-10-31-00	Office/Operating Supplies	\$13.88
		Total 003510013			\$27.76
	Total 35552				\$27.76
Total Mountain Mist					\$27.76
NORTHWEST METAL FAB & POWDERCOAT					
	35553			2020 - July - Jul 7 Claims	
		20-0023			
			107-000-518-90-35-19	COVID19 Equipment	\$1,167.45
		Total 20-0023			\$1,167.45
	Total 35553				\$1,167.45
Total NORTHWEST METAL FAB & POWDERCOAT					\$1,167.45
Ogden Murphy Wallace PLLC					
	35554			2020 - July - Jul 7 Claims	
		840185			
			May Services		
			001-000-515-41-41-02	Legal Fees - City Attorney	\$6,890.00
			001-000-515-41-41-04	Legal Fees - Cost Recovery	\$1,312.00

Vendor	Number	Reference	Account Number	Description	Amount
			001-000-558-60-41-13	Public Records Request	\$192.00
		Total 840185			\$8,394.00
	Total 35554				\$8,394.00
Total Ogden Murphy Wallace PLLC					\$8,394.00
Olympic Environmental Resources					
35555				2020 - July - Jul 7 Claims	
		20OERI			
			001-000-537-24-49-00	SRCE Event	\$17,707.90
		Total 20OERI			\$17,707.90
	Total 35555				\$17,707.90
Total Olympic Environmental Resources					\$17,707.90
Otak					
	35533			2020 - July - Jul 7 Claims	
		Addendum #2 ROW			
			109-251-594-31-41-01	Tolt Ave/CBD ROW Acquisition	\$32,079.00
		Total Addendum #2 ROW			\$32,079.00
	Total 35533				\$32,079.00
	35534			2020 - July - Jul 7 Claims	
		Base & Supplement #3 (1of2)			
			301-000-543-10-41-05	Prof Svc: Legal/Engineering	\$91,376.00
		Total Base & Supplement #3 (1of2)			\$91,376.00
	Total 35534				\$91,376.00
	35535			2020 - July - Jul 7 Claims	
		Base & Supplement #3 (2of2)			
			301-000-543-10-41-05	Prof Svc: Legal/Engineering	\$215,173.00
		Total Base & Supplement #3 (2of2)			\$215,173.00
	Total 35535				\$215,173.00
Total Otak					\$338,628.00
Puget Sound Energy					
35556				2020 - July - Jul 7 Claims	
		200000861142/0720			
		City Hall ~ Natural Gas			
			001-000-518-10-47-03	Utilities: Natural Gas	\$17.70
			001-000-558-50-47-03	Utilities: Natural Gas	\$10.24
			101-000-542-40-47-03	Utilities: Natural Gas	\$0.12
			101-000-543-50-47-03	Utilities - Natural Gas	\$3.84
			401-000-538-10-47-03	Utilities: Natural Gas	\$26.31
		Total 200000861142/0720			\$58.21

Vendor	Number	Reference	Account Number	Description	Amount
		200002595284/0720			
			Hockert Park		
			001-000-576-80-47-02	Utilites: Electric	\$16.09
		Total 200002595284/0720			\$16.09
		200007438688/0720			
			Community Shelter		
			001-000-576-80-47-02	Utilites: Electric	\$10.45
		Total 200007438688/0720			\$10.45
		200007451764/0720			
			2400 344th Avenue NE		
			401-000-534-80-47-02	Utilities - Electric	\$101.11
		Total 200007451764/0720			\$101.11
		200009375045/0720			
			Vac Station		
			401-000-535-80-47-02	Utilities: Electric	\$1,884.10
		Total 200009375045/0720			\$1,884.10
		200009375466/0720			
			Sewer Odor Monitor		
			401-000-535-80-47-02	Utilities: Electric	\$10.45
		Total 200009375466/0720			\$10.45
		200011379118/0720			
			Memorial Park		
			001-000-576-80-47-02	Utilites: Electric	\$12.29
		Total 200011379118/0720			\$12.29
		200012230070/0720			
			Entwistle & Milwaukee		
			401-000-534-80-47-02	Utilities - Electric	\$88.06
		Total 200012230070/0720			\$88.06
		200013067232/0720			
			City Shop		
			001-000-576-80-47-02	Utilites: Electric	\$7.21
			101-000-542-40-47-02	Utilites: Electric	\$3.03
			101-000-543-50-47-02	Shop Utilities - Electric	\$13.35
			401-000-538-10-47-02	Utilities: Electric	\$65.44
		Total 200013067232/0720			\$89.03
		200014375857/0720			
			City Hall ~ Electric		
			001-000-518-10-47-02	Utilites: Electric	\$76.71
			001-000-558-50-47-02	Utilites: Electric	\$44.41
			101-000-542-40-47-02	Utilities: Electric	\$0.50
			101-000-543-50-47-02	Shop Utilities - Electric	\$16.65
			401-000-538-10-47-02	Utilities: Electric	\$114.07
		Total 200014375857/0720			\$252.34

Vendor	Number	Reference	Account Number	Description	Amount
		200017060134/0720			
			Tolt Commons		
			001-000-576-80-47-02	Utilites: Electric	\$13.21
		Total 200017060134/0720			\$13.21
	Total 35556				\$2,535.34
Total Puget Sound Energy					\$2,535.34
ROBERT W. JEAN					
	35557			2020 - July - Jul 7 Claims	
		June 2020 Services			
			001-000-513-10-41-12	Prof Svc: Interim City Mgr	\$2,750.00
			001-000-558-50-41-12	Interim City Manager	\$1,375.00
			101-000-543-10-41-12	Prof Svcs: Interim City Mgr	\$2,250.00
			401-000-538-10-41-12	Prof Svcs: Interim City Mgr	\$6,125.00
		Total June 2020 Services			\$12,500.00
	Total 35557				\$12,500.00
Total ROBERT W. JEAN					\$12,500.00
ROGERS MACHINERY COMPANY, INC					
	35558			2020 - July - Jul 7 Claims	
		1225799			
			Vac Pump Rebuild		
			408-000-594-35-60-03	Vac Pump Rebuild	\$9,891.85
		Total 1225799			\$9,891.85
	Total 35558				\$9,891.85
Total ROGERS MACHINERY COMPANY, INC					\$9,891.85
UNITED SITE SERVICES					
	35559			2020 - July - Jul 7 Claims	
		114-10504967			
			Memorial Park Sanican		
			001-000-576-80-41-01	Prof Svc - Sanican	\$209.84
		Total 114-10504967			\$209.84
	Total 35559				\$209.84
Total UNITED SITE SERVICES					\$209.84
Utilities Underground					
	35560			2020 - July - Jul 7 Claims	
		0060128			
			June Locates		
			101-000-542-40-41-04	Utility Locates	\$11.18
			401-000-534-60-41-05	Utility Locates	\$11.18

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-535-60-41-05	Utility Locates	\$11.18
		Total 0060128			\$33.54
	Total 35560				\$33.54
Total Utilities Underground					\$33.54
Verizon Wireless					
	35561			2020 - July - Jul 7 Claims	
		9856057305			
			001-000-518-10-42-03	Communications: Cellular	\$10.87
			101-000-542-40-42-03	Communications/Cellular Phone	\$7.76
			101-000-543-30-42-03	Communications/Cellular Phone	\$12.42
			401-000-538-10-42-03	Communications: Cellular Phone	\$124.23
		Total 9856057305			\$155.28
	Total 35561				\$155.28
Total Verizon Wireless					\$155.28
Washington Tractor					
	35562			2020 - July - Jul 7 Claims	
		2103959			
			Replacement Chain Saw		
			107-000-594-18-46-03	2020 Shop Break In	\$196.51
		Total 2103959			\$196.51
		2131613			
			Pole Saw/Pruner		
			001-000-576-80-35-00	Small Tools & Equipment	\$133.22
			101-000-542-30-35-00	Small Tools & Equipment	\$133.21
			101-000-542-40-35-00	Small Tool & Equipment	\$133.22
			106-000-536-50-35-00	Small Tools & Equipment	\$133.21
			401-000-534-80-35-00	Small Tools & Equipment	\$133.21
		Total 2131613			\$666.07
	Total 35562				\$862.58
Total Washington Tractor					\$862.58
WEX BANK ~ SHELL FLEET					
	35563			2020 - July - Jul 7 Claims	
		66050537			
			001-000-576-80-32-00	Fuel	\$60.01
			101-000-542-30-32-00	Fuel	\$93.17
			101-000-542-40-32-00	Fuel	\$39.48
			106-000-536-50-32-01	Fuel	\$7.90
			401-000-534-80-32-00	Fuel	\$294.51

Vendor	Number	Reference	Account Number	Description	Amount
			401-000-535-80-32-00	Vehicle Fuel	\$294.49
		Total 66050537			\$789.56
	Total 35563				\$789.56
Total WEX BANK ~ SHELL FLEET					\$789.56
Grand Total		Vendor Count	32		\$606,863.84



Fund Transaction Summary

Transaction Type: Invoice
Fiscal: 2020 - July - Jul 7 Claims, 2020 - June - June Claims Approved Jul 7

Fund Number	Description	Amount
001	General Fund	\$216,288.86
101	Street Fund	\$3,581.10
106	Cemetery Fund	\$598.49
107	Equipment Replacement Fund	\$12,607.55
109	Traffic Impact Fee	\$32,079.00
301	Street Capital Improvement Fund	\$306,890.07
401	Water & Sewer Utility Fund	\$18,161.62
402	Water Capital Replacement Fund	\$6,051.59
406	Landfill Financial Assurance	\$4.19
408	Sewer Capital Fund	\$10,564.72
633	Trust Fund	\$36.65
	Count: 11	\$606,863.84



**CITY OF CARNATION
PAYROLL BLANKET VOUCHER
CERTIFICATION AND APPROVAL**

JUNE 2020

I, Mary Madole, City Clerk for the City of Carnation, do hereby attest that June 2020 payroll direct deposits and checks numbered 14356 through 14368 in the amount of \$87,987.66 have been prepared to the best of my ability, and reflect true and accurate compensation for the hours included on each employee's time sheet as submitted to me by the employee's supervisor.

<u>FUND#</u>	<u>FUND NAME</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
001	GENERAL FUND	JUNE 2020 PAYROLL	
.10	Salaries & Wages	"	\$ 23,960.45
.20	Employer Taxes & Employee Benefits	"	\$ 11,365.94
101	STREET FUND	"	.
.10	Salaries & Wages	"	\$ 5,371.76
.20	Employer Taxes & Employee Benefits	"	\$ 2,704.41
106	CEMETERY FUND	"	
.10	Salaries & Wages	"	\$ 340.05
.20	Employer Taxes & Employee Benefits	"	\$ 152.24
401	WATERWORKS OPERATING FUND	"	
.10	Salaries & Wages	"	\$ 28,376.03
.20	Employer Taxes & Employee Benefits	"	\$ 15,466.15
406	LANDFILL POST-CLOSURE FUND	"	
.10	Salaries & Wages	"	\$ 168.30
.20	Employer Taxes & Employee Benefits	"	\$ 82.33
TOTAL JUNE 2020 PAYROLL:			\$ 87,987.66

Total Regular Hours Worked:
1607.32

Total Overtime Hours Worked:
0.00

Total Sick, Bereavement, & Jury Duty Leave Hours Compensated:
103.00

Total Vacation, Comp, Mgmt & Exec Leave Hours Compensated:
215.50

Total Legal & Personal Holiday Hours Compensated:
0.00

Total On-Call Hours Compensated:
509.50

**TOTAL ALL HOURS COMPENSATED FOR MONTH:
2435.32**

Prepared By:
Mary Madole 06/29/2020
Mary Madole, City Clerk Date

Reviewed By:
Bob Jean 6/30/2020
Bob Jean, Interim City Manager Date

APPROVED by the Carnation City Council at a regular open public meeting held this 7th day of July, 2020.

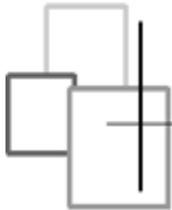
Deputy Mayor Jim Ribail (Finance & Operations Chair) Councilmember Tim Harris (Finance & Operations)



Payroll Check Register

Council Dates: 2020 - June - Jun'20 Payroll

Number	Name	Fiscal Description	Cleared	Amount
<u>14356</u>	Mueller, Carl W	2020 - June - Jun'20 Payroll		\$1,250.00
<u>14357</u>	Thompson, Andre' M	2020 - June - Jun'20 Payroll		\$3,155.45
<u>14358</u>	Mueller, Carl W	2020 - June - Jun'20 Payroll		\$2,982.26
<u>14359</u>	Ribail, Jim	2020 - June - Jun'20 Payroll		\$210.87
<u>14360</u>	AFLAC Remittance Processing	2020 - June - Jun'20 Payroll		\$137.54
<u>14361</u>	AWC Employee Benefit Trust	2020 - June - Jun'20 Payroll		\$25.50
<u>14362</u>	Department of Labor & Industries	2020 - June - Jun'20 Payroll		\$841.78
<u>14363</u>	Dept of Retirement Systems	2020 - June - Jun'20 Payroll		\$11,542.29
<u>14364</u>	Employment Security Department	2020 - June - Jun'20 Payroll		\$113.93
<u>14365</u>	Employment Security Department PFML	2020 - June - Jun'20 Payroll		\$227.89
<u>14366</u>	Internal Revenue Service	2020 - June - Jun'20 Payroll		\$14,890.00
<u>14367</u>	Teamsters Union Local 763	2020 - June - Jun'20 Payroll		\$540.00
<u>14368</u>	Washington Teamsters Welfare Trust	2020 - June - Jun'20 Payroll		\$17,666.00
<u>Direct Deposit 6/15/2020</u>	Payroll Vendor	2020 - June - Jun'20 Payroll		\$10,300.00
<u>Direct Deposit 6/30/2020</u>	Payroll Vendor	2020 - June - Jun'20 Payroll		\$26,617.00
<u>May Correction 6/12/2020</u>	Schell, Brandon R	2020 - June - Jun'20 Payroll		(\$2,512.85)
				\$87,987.66



Cost Center Account Activity

Employee	Account Number	Account Title	Employee	Employer	Total
001.511.60-Legislative					
Green, Dustin J					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$200.00	\$0.00	\$200.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$15.30	\$15.30
		Employee Totals	\$200.00	\$15.30	\$215.30
Harris, Timothy E					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$200.00	\$0.00	\$200.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$15.30	\$15.30
		Employee Totals	\$200.00	\$15.30	\$215.30
Hawkins, Adair					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$200.00	\$0.00	\$200.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$15.30	\$15.30
		Employee Totals	\$200.00	\$15.30	\$215.30
Lisk, Kimberly D					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$400.00	\$0.00	\$400.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$30.60	\$30.60
		Employee Totals	\$400.00	\$30.60	\$430.60
Ribail, Jim					
	001-000-511-60-10-00	Salaries & Wages (Legislative)	\$250.00	\$0.00	\$250.00
	001-000-511-60-20-00	Payroll Taxes & Benefits	\$0.00	\$19.13	\$19.13
		Employee Totals	\$250.00	\$19.13	\$269.13
		Cost Center Totals	\$1,250.00	\$95.63	\$1,345.63
001.513.10-Executive					
Arrington, Amy E					
	001-000-513-10-20-00	Payroll Taxes & Benefits	\$0.00	\$449.69	\$449.69
		Employee Totals	\$0.00	\$449.69	\$449.69
		Cost Center Totals	\$0.00	\$449.69	\$449.69
001.514.20-Finance & Records					
Hankinson Russell, Kelly K					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$1,895.66	\$0.00	\$1,895.66
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$855.05	\$855.05
		Employee Totals	\$1,895.66	\$855.05	\$2,750.71
Madole, Mary L					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$4,964.70	\$0.00	\$4,964.70
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$2,198.32	\$2,198.32
		Employee Totals	\$4,964.70	\$2,198.32	\$7,163.02
Maurer, Elizabeth A					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$421.66	\$0.00	\$421.66

Employee	Account Number	Account Title	Employee	Employer	Total
001.514.20-Finance & Records					
Maurer, Elizabeth A					
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$256.04	\$256.04
		Employee Totals	\$421.66	\$256.04	\$677.70
Starns, Stacy L					
	001-000-514-20-10-00	Salaries & Wages (Finance)	\$1,811.94	\$0.00	\$1,811.94
	001-000-514-20-20-00	Payroll Taxes & Benefits	\$0.00	\$1,043.83	\$1,043.83
		Employee Totals	\$1,811.94	\$1,043.83	\$2,855.77
		Cost Center Totals	\$9,093.96	\$4,353.24	\$13,447.20
001.558.50-Building					
Arrington, Amy E					
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$112.40	\$112.40
		Employee Totals	\$0.00	\$112.40	\$112.40
Buelna, Rebecca L					
	001-000-558-50-10-00	Salaries & Wages (Building)	\$2,822.61	\$0.00	\$2,822.61
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$1,399.81	\$1,399.81
		Employee Totals	\$2,822.61	\$1,399.81	\$4,222.42
Hankinson Russell, Kelly K					
	001-000-558-50-10-00	Salaries & Wages (Building)	\$332.60	\$0.00	\$332.60
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$150.03	\$150.03
		Employee Totals	\$332.60	\$150.03	\$482.63
Madole, Mary L					
	001-000-558-50-10-00	Salaries & Wages (Building)	\$138.39	\$0.00	\$138.39
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$61.28	\$61.28
		Employee Totals	\$138.39	\$61.28	\$199.67
Maurer, Elizabeth A					
	001-000-558-50-10-00	Salaries & Wages (Building)	\$2,108.30	\$0.00	\$2,108.30
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$1,280.17	\$1,280.17
		Employee Totals	\$2,108.30	\$1,280.17	\$3,388.47
Smeller, Amanda T					
	001-000-558-50-10-00	Salaries & Wages (Building)	\$3,143.00	\$0.00	\$3,143.00
	001-000-558-50-20-00	Payroll Taxes & Benefits	\$0.00	\$1,384.82	\$1,384.82
		Employee Totals	\$3,143.00	\$1,384.82	\$4,527.82
		Cost Center Totals	\$8,544.90	\$4,388.51	\$12,933.41
001.558.60-Planning					
Buelna, Rebecca L					
	001-000-558-60-10-01	Salaries & Wages (Planning)	\$282.26	\$0.00	\$282.26
	001-000-558-60-20-01	Payroll Taxes & Benefits	\$0.00	\$139.96	\$139.96
		Employee Totals	\$282.26	\$139.96	\$422.22
Smeller, Amanda T					
	001-000-558-60-10-01	Salaries & Wages (Planning)	\$3,143.00	\$0.00	\$3,143.00
	001-000-558-60-20-01	Payroll Taxes & Benefits	\$0.00	\$1,384.82	\$1,384.82
		Employee Totals	\$3,143.00	\$1,384.82	\$4,527.82
		Cost Center Totals	\$3,425.26	\$1,524.78	\$4,950.04

Employee	Account Number	Account Title	Employee	Employer	Total
001.576.80-Parks					
Meats, Jeffrey W					
	001-000-576-80-10-00	Salaries & Wages (Parks)	\$546.61	\$0.00	\$546.61
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$311.18	\$311.18
		Employee Totals	\$546.61	\$311.18	\$857.79
Mueller, Carl W					
	001-000-576-80-10-00	Salaries & Wages (Parks)	\$106.70	\$0.00	\$106.70
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$53.86	\$53.86
		Employee Totals	\$106.70	\$53.86	\$160.56
Schell, Brandon R					
	001-000-576-80-10-00	Salaries & Wages (Parks)	\$228.04	\$0.00	\$228.04
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$129.00	\$129.00
		Employee Totals	\$228.04	\$129.00	\$357.04
Thompson, Andre' M					
	001-000-576-80-10-00	Salaries & Wages (Parks)	\$764.98	\$0.00	\$764.98
	001-000-576-80-20-00	Payroll Taxes & Benefits	\$0.00	\$60.05	\$60.05
		Employee Totals	\$764.98	\$60.05	\$825.03
		Cost Center Totals	\$1,646.33	\$554.09	\$2,200.42
101.542.40-Stormwater Ops					
Ferry, William T					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$37.43	\$0.00	\$37.43
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$16.47	\$16.47
		Employee Totals	\$37.43	\$16.47	\$53.90
Meats, Jeffrey W					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$126.14	\$0.00	\$126.14
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$71.78	\$71.78
		Employee Totals	\$126.14	\$71.78	\$197.92
Mueller, Carl W					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$26.66	\$0.00	\$26.66
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$13.47	\$13.47
		Employee Totals	\$26.66	\$13.47	\$40.13
Schell, Brandon R					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$136.81	\$0.00	\$136.81
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$77.42	\$77.42
		Employee Totals	\$136.81	\$77.42	\$214.23
Thompson, Andre' M					
	101-000-542-40-10-00	Salaries & Wages (Storm Drain Ops)	\$172.13	\$0.00	\$172.13
	101-000-542-40-20-00	Payroll Taxes & Benefits	\$0.00	\$13.51	\$13.51
		Employee Totals	\$172.13	\$13.51	\$185.64
		Cost Center Totals	\$499.17	\$192.65	\$691.82
101.542.90-Streets Ops					
Ferry, William T					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$187.12	\$0.00	\$187.12
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$82.36	\$82.36
		Employee Totals	\$187.12	\$82.36	\$269.48

Employee	Account Number	Account Title	Employee	Employer	Total
101.542.90-Streets Ops					
Meats, Jeffrey W					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$1,387.55	\$0.00	\$1,387.55
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$789.87	\$789.87
		Employee Totals	\$1,387.55	\$789.87	\$2,177.42
Mueller, Carl W					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$640.14	\$0.00	\$640.14
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$323.20	\$323.20
		Employee Totals	\$640.14	\$323.20	\$963.34
Schell, Brandon R					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$866.41	\$0.00	\$866.41
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$490.15	\$490.15
		Employee Totals	\$866.41	\$490.15	\$1,356.56
Thompson, Andre' M					
	101-000-542-90-10-00	Salaries & Wages (Street Ops)	\$611.97	\$0.00	\$611.97
	101-000-542-90-20-00	Payroll Taxes & Benefits	\$0.00	\$48.03	\$48.03
		Employee Totals	\$611.97	\$48.03	\$660.00
		Cost Center Totals	\$3,693.19	\$1,733.61	\$5,426.80
101.543.10-Streets Admin					
Arrington, Amy E					
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$240.88	\$240.88
		Employee Totals	\$0.00	\$240.88	\$240.88
Hankinson Russell, Kelly K					
	101-000-543-10-10-00	Salaries & Wages (Street Adm)	\$399.08	\$0.00	\$399.08
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$180.00	\$180.00
		Employee Totals	\$399.08	\$180.00	\$579.08
Madole, Mary L					
	101-000-543-10-10-00	Salaries & Wages (Street Adm)	\$691.93	\$0.00	\$691.93
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$306.37	\$306.37
		Employee Totals	\$691.93	\$306.37	\$998.30
Starns, Stacy L					
	101-000-543-10-10-00	Salaries & Wages (Street Adm)	\$88.39	\$0.00	\$88.39
	101-000-543-10-20-00	Payroll Taxes & Benefits	\$0.00	\$50.90	\$50.90
		Employee Totals	\$88.39	\$50.90	\$139.29
		Cost Center Totals	\$1,179.40	\$778.15	\$1,957.55
106.536.10-Cemetery Admin					
Madole, Mary L					
	106-000-536-10-10-00	Salaries & Wages (Cemetery Ad)	\$69.19	\$0.00	\$69.19
	106-000-536-10-20-00	Payroll Taxes & Benefits	\$0.00	\$30.63	\$30.63
		Employee Totals	\$69.19	\$30.63	\$99.82
Starns, Stacy L					
	106-000-536-10-10-00	Salaries & Wages (Cemetery Ad)	\$88.39	\$0.00	\$88.39
	106-000-536-10-20-00	Payroll Taxes & Benefits	\$0.00	\$50.90	\$50.90
		Employee Totals	\$88.39	\$50.90	\$139.29
		Cost Center Totals	\$157.58	\$81.53	\$239.11

Employee	Account Number	Account Title	Employee	Employer	Total
106.536.50-Cemetery Ops					
Ferry, William T					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$37.43	\$0.00	\$37.43
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$16.47	\$16.47
		Employee Totals	\$37.43	\$16.47	\$53.90
Meats, Jeffrey W					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$42.05	\$0.00	\$42.05
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$23.94	\$23.94
		Employee Totals	\$42.05	\$23.94	\$65.99
Schell, Brandon R					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$45.62	\$0.00	\$45.62
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$25.80	\$25.80
		Employee Totals	\$45.62	\$25.80	\$71.42
Thompson, Andre' M					
	106-000-536-50-10-00	Salaries & Wages (Cemetery Ops)	\$57.37	\$0.00	\$57.37
	106-000-536-50-20-00	Payroll Taxes & Benefits	\$0.00	\$4.50	\$4.50
		Employee Totals	\$57.37	\$4.50	\$61.87
		Cost Center Totals	\$182.47	\$70.71	\$253.18
401.534.80-Water Ops					
Ferry, William T					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$4,491.20	\$0.00	\$4,491.20
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,977.45	\$1,977.45
		Employee Totals	\$4,491.20	\$1,977.45	\$6,468.65
Meats, Jeffrey W					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$1,030.14	\$0.00	\$1,030.14
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$586.41	\$586.41
		Employee Totals	\$1,030.14	\$586.41	\$1,616.55
Mueller, Carl W					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$800.23	\$0.00	\$800.23
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$403.96	\$403.96
		Employee Totals	\$800.23	\$403.96	\$1,204.19
Schell, Brandon R					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$1,778.45	\$0.00	\$1,778.45
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,006.09	\$1,006.09
		Employee Totals	\$1,778.45	\$1,006.09	\$2,784.54
Thompson, Andre' M					
	401-000-534-80-10-00	Salaries & Wages (water Ops)	\$1,090.09	\$0.00	\$1,090.09
	401-000-534-80-20-00	Payroll Taxes & Benefits	\$0.00	\$85.57	\$85.57
		Employee Totals	\$1,090.09	\$85.57	\$1,175.66
		Cost Center Totals	\$9,190.11	\$4,059.48	\$13,249.59
401.535.80-Sewer Ops					
Ferry, William T					
	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$2,694.72	\$0.00	\$2,694.72
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,186.47	\$1,186.47
		Employee Totals	\$2,694.72	\$1,186.47	\$3,881.19

Employee	Account Number	Account Title	Employee	Employer	Total
401.535.80-Sewer Ops					
Meats, Jeffrey W					
	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$1,030.14	\$0.00	\$1,030.14
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$586.41	\$586.41
		Employee Totals	\$1,030.14	\$586.41	\$1,616.55
Mueller, Carl W					
	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$3,760.83	\$0.00	\$3,760.83
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$1,898.65	\$1,898.65
		Employee Totals	\$3,760.83	\$1,898.65	\$5,659.48
Schell, Brandon R					
	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$1,504.83	\$0.00	\$1,504.83
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$851.30	\$851.30
		Employee Totals	\$1,504.83	\$851.30	\$2,356.13
Thompson, Andre' M					
	401-000-535-80-10-00	Salaries & Wages (Sewer Ops)	\$1,090.09	\$0.00	\$1,090.09
	401-000-535-80-20-00	Payroll Taxes & Benefits	\$0.00	\$85.57	\$85.57
		Employee Totals	\$1,090.09	\$85.57	\$1,175.66
		Cost Center Totals	\$10,080.61	\$4,608.40	\$14,689.01
401.538.11-Wtr/Swr Admin					
Arrington, Amy E					
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$786.93	\$786.93
		Employee Totals	\$0.00	\$786.93	\$786.93
Buelna, Rebecca L					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$2,540.32	\$0.00	\$2,540.32
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,259.90	\$1,259.90
		Employee Totals	\$2,540.32	\$1,259.90	\$3,800.22
Hankinson Russell, Kelly K					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$3,990.88	\$0.00	\$3,990.88
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,800.14	\$1,800.14
		Employee Totals	\$3,990.88	\$1,800.14	\$5,791.02
Madole, Mary L					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$1,037.90	\$0.00	\$1,037.90
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$459.57	\$459.57
		Employee Totals	\$1,037.90	\$459.57	\$1,497.47
Maurer, Elizabeth A					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$1,686.63	\$0.00	\$1,686.63
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,024.13	\$1,024.13
		Employee Totals	\$1,686.63	\$1,024.13	\$2,710.76
Smeller, Amanda T					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$698.44	\$0.00	\$698.44
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$307.69	\$307.69
		Employee Totals	\$698.44	\$307.69	\$1,006.13
Starns, Stacy L					
	401-000-538-11-10-00	Salaries & Wages (Wtr/Swr Adm)	\$2,430.64	\$0.00	\$2,430.64

Employee	Account Number	Account Title	Employee	Employer	Total
401.538.11-Wtr/Swr Admin					
Starns, Stacy L					
	401-000-538-11-20-00	Taxes & Benefits	\$0.00	\$1,400.30	\$1,400.30
		Employee Totals	\$2,430.64	\$1,400.30	\$3,830.94
		Cost Center Totals	\$12,384.81	\$7,038.66	\$19,423.47
401.538.18-PW On-Call Wtr/Swr					
Meats, Jeffrey W					
	401-000-538-18-10-00	Wages (Water/Sewer On-Call)	\$627.49	\$0.00	\$627.49
	401-000-538-18-20-00	Payroll Taxes & Benefits	\$0.00	\$357.23	\$357.23
		Employee Totals	\$627.49	\$357.23	\$984.72
Mueller, Carl W					
	401-000-538-18-10-00	Wages (Water/Sewer On-Call)	\$332.51	\$0.00	\$332.51
	401-000-538-18-20-00	Payroll Taxes & Benefits	\$0.00	\$167.86	\$167.86
		Employee Totals	\$332.51	\$167.86	\$500.37
Schell, Brandon R					
	401-000-538-18-10-00	Wages (Water/Sewer On-Call)	(\$4,239.50)	\$0.00	(\$4,239.50)
	401-000-538-18-20-00	Payroll Taxes & Benefits	\$0.00	(\$765.48)	(\$765.48)
		Employee Totals	(\$4,239.50)	(\$765.48)	(\$5,004.98)
		Cost Center Totals	(\$3,279.50)	(\$240.39)	(\$3,519.89)
406.537.30-Landfill					
Arrington, Amy E					
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$16.10	\$16.10
		Employee Totals	\$0.00	\$16.10	\$16.10
Ferry, William T					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$37.46	\$0.00	\$37.46
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$16.55	\$16.55
		Employee Totals	\$37.46	\$16.55	\$54.01
Hankinson Russell, Kelly K					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$33.24	\$0.00	\$33.24
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$15.01	\$15.01
		Employee Totals	\$33.24	\$15.01	\$48.25
Madole, Mary L					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$17.32	\$0.00	\$17.32
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$7.69	\$7.69
		Employee Totals	\$17.32	\$7.69	\$25.01
Meats, Jeffrey W					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$42.03	\$0.00	\$42.03
	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$23.96	\$23.96
		Employee Totals	\$42.03	\$23.96	\$65.99
Thompson, Andre' M					
	406-000-537-30-10-00	Salaries & Wages (Landfill Ops)	\$38.25	\$0.00	\$38.25

Employee	Account Number	Account Title	Employee	Employer	Total
406.537.30-Landfill					
Thompson, Andre' M	406-000-537-30-20-00	Payroll Taxes & Benefits	\$0.00	\$3.02	\$3.02
		Employee Totals	\$38.25	\$3.02	\$41.27
		Cost Center Totals	\$168.30	\$82.33	\$250.63
		Grand Totals	\$58,216.59	\$29,771.07	\$87,987.66



CARNATION CITY COUNCIL AGENDA BILL

<p>TITLE: A Motion authorizing the City Manager to negotiate and execute a Consultant Agreement with BERK Consulting for assistance with preparation of a Parks, Recreation, and Open Space Plan.</p>	Agenda Bill No.:	AB20-21			
	Type of Action:	MOTION			
	Origin: <i>(Council/Manager)</i>	Council of the Whole			
	Agenda Bill Author:	City Planner			
	Date Submitted:	06/30/2020			
	For Agenda of:	07/7/2020			
	Expenditure Required:				
<p>EXHIBITS:</p> <ul style="list-style-type: none"> • Consultant Work Plan • Consultant Fee Schedule • Consultant Timeline 	Amount Budgeted:				
	Appropriation Required:				
	<p>SUMMARY STATEMENT AND DISCUSSION:</p> <p>The City is contracting with a consultant to assist with the Parks, Recreation, and Open Space Plan update. The Consultant Task Team interviewed and selected a consultant firm to recommend, along with a scope of work and budget. Please see attached staff report.</p>				
<p>RECOMMENDED ACTION: I move to authorize the City Manager to negotiate and execute a Consultant Agreement with BERK Consulting for the Parks, Recreation, and Open Space Plan, not to exceed \$45,000.</p>					
<p>LEGISLATIVE HISTORY:</p>					
<p>ACTION TAKEN</p>					
MOTION AS PROPOSED		MOTION AS AMENDED			
Motion made by:		Motion made by:			
Second by:		Second by:			
	YES Vote	NO Vote		YES Vote	NO Vote
Hawkins			Hawkins		
Ribail			Ribail		
Harris			Harris		
Lisk			Lisk		
Green			Green		
Passed/Failed		Passed/Failed		Passed/Failed	
Ordinance/Resolution No.:		Ordinance/Resolution No.:		Ordinance/Resolution No.:	



MEMORANDUM

Date: July 1, 2020
To: City Council
From: Amanda Smeller, City Planner
Re: PROS Plan Update – Consultant agreement

The City is contracting with a consultant to assist with the Parks, Recreation, and Open Space (PROS) Plan update. City Council directed staff to issue two Requests for Proposal giving a budget range of \$15,000, \$30,000, and \$45,000. The RFPs were issued on March 10, 2020 and April 23, 2020 and yielded three formal consultant proposals.

A Consultant Task Team was formed comprised of two City Councilmembers and two Parks Advisory Board members. City Council charged the Task Team with interviewing the consultants, and making recommendation to include firm selection, scope of work, and budget.

The Task Team convened on June 29, 2020 and interviewed the three firms. At the close of the process, the Task Team made a recommendation to award the project to BERK Consulting with a \$45,000 budget. The scope of work for this budget includes the full PROS Plan.

The City currently has \$15,000 budgeted for the PROS Plan Update. We will bring forth a supplemental budget amendment for an additional \$30,000 from the Parks levy line item.

Scope of Work

TASK 1. LAUNCH

The Consultant will attend a kick-off meeting with City staff to review the project management plan and timeline, clarify City and consultant team roles, brainstorm outreach and engagement objectives, identify key stakeholders, and establish communication protocols for the project. The Consultant will also tour the City park sites to review current park conditions and key issues. The Consultant will assess the existing data available to the City related to this project and identify any missing information to be collected. As part of this, the Consultant will submit a data request to the City for available information needed to complete the project.

TASK 2. COMMUNITY ENGAGEMENT AND VISION

Engagement Plan and Materials

The Consultant will peer review the City-developed Public Engagement Plan. The City will be responsible for meeting room reservations, noticing, and advertisements. The Consultant will develop a brand to support project identity and develop materials templates including a postcard, fact sheet, and posters. Materials will also be suitable for posting on the project website.

Community Outreach and Engagement

Outreach methods and engagement events will be specified in the Engagement Plan. Given the changes we are experiencing in our community related to COVID-19, the engagement approach will be adapted to support social distancing. We will facilitate key events and model activities that can be carried out by staff more broadly. For this scope, we would anticipate a mix of events and activities that could include:

Key Informant Interviews: As an initial phase of engagement, we anticipate phone interviews with stakeholders to gather their perspectives on key assets, issues, and challenges.

Visioning Focus Groups: We anticipate working closely with city staff on facilitated small group discussions around a set of visioning topics to gather community input. Focus groups can be conducted virtually and designed to include either a broad sample of the general community, or to hear from specific groups. Potential topics include evaluation of existing recreational opportunities, key needs, and aspirations about the future.

Vision Open House and Survey: Visioning efforts are anticipated to include a Virtual Vision Open House and an online Community Survey. Virtual meetings could be sponsored by the newly formed Parks Board.

Virtual Vision Open House: The BERK team will develop draft guiding principles, an aerial base map for each park, and develop a photo array of facilities for community input through a virtual vision open house.

Online Community Survey: The virtual Vision Workshop will include a brief online survey to gather input from community members.

Park Concept Open House: The BERK team will share Visioning results and high-level concepts of

Carnation parks through a virtual open house with opportunities to provide input.

Draft Plan Open House: The Consultant will gather feedback on a draft PROS Plan through a virtual open house.

TASK 3. INVENTORY AND LEVEL OF SERVICE ANALYSIS

With Task 3, the park system will be evaluated and developed for inclusion in the PROS Plan and Parks Element.

Trends, Demand, and Need Analysis

The Consultant will begin with a summary demographic profile of the population served by Carnation parks and recreation facilities and programs using Census and other local, state, and federal information, and demographic information from available reports. The Consultant will combine data from a variety of reliable sources to create a Community Profile and project anticipated changes in population that will inform demand for events, services, and physical investments. We will estimate park and recreation demand using national, state, and local information on leisure trends and usage.

System Inventory

The Consultant will collect City facility and insurance inventories, recent capital project information, and other background data relevant to the plan.

The Consultant will also review and assess the existing Parks Element, Shoreline Master Program, and other plans and documents relevant to parks, recreation, trails, and open space, and identify analytic components to leverage in the update. The Consultant will include County park inventory information. The BERK team will prepare a map and table highlighting the park inventory.

Level of Service Evaluation and Capital Plan

Level of Service Evaluation

The Consultant will prepare a range of level of service options, illustrate pros and cons of each, and identify which are feasible and aligned with City goals and community engagement results. The Consultant will identify the level of service needed for projected growth to ensure access for the community today and tomorrow.

Capital Plan

The Consultant will prepare a high-level screen of past revenues and capital projects based on adopted budgets, and a range of funding options that the City could consider in the future to fund parks. This will be a collaborative task with City finance staff who would provide historic trends in park operational and capital funding.

Using the park concepts and typical capital costs, the Consultant will assist City staff to develop a capital facility program and identify costs and potential opportunities for phasing and partnerships. This program is intended to support the City's Capital Facilities Element and budget over a 6- and 20-year period.

TASK 4. DRAFT & FINAL PLAN

The Consultant will review goals and objectives in the current plan and, based on new information in prior tasks, evaluate and recommend modifications to the PROS Plan and Parks Element Vision, Policies, Goals, and Objectives. The plan will succinctly and graphically present the following:

- Inventory of all existing park, recreation and open space land and related services offered by the City and its public and private partners.
- Summary of research and findings, including community engagement results and analysis of trends, demand, and needs.
- Vision, Policies, Goals, and Objectives.
- Capital Improvement Program.

The Consultant will prepare the draft and revised documents including text, graphics, and maps in electronic format for the legislative review process and final adoption to be carried out by City staff.

FINAL DELIVERABLES

Assumption: Native files (GIS layers, source documents, etc.) created for the PROS Plan will be transmitted to the City on conclusion of the project and become the property of the City of Carnation.

FEE SCHEDULE

We propose a total budget not to exceed \$45,000 for the scope of work included in this proposal.

	BERK Consulting				Project Support	HBB	Total Hours and Estimated Cost by Task
	Lisa Grueter Principal	Radhika Sasikumar Nair Senior Associate	Jescelle Major Associate II	Jay Shih Associate II		Juliet Vong Landscape Architect	
2020 Hourly Rate	\$225	\$170	\$140	\$140	\$120	\$160	
Task 1. Launch	4	6	8			16	
Task 2. Community Engagement and Vision							
Engagement Plan and Materials			8				
Visioning Focus Groups (2)			8				
Key Informant Interviews (6-8)		6	4				
Virtual Open Houses with Survey (3)		8	52		6	64	
Task 3. Inventory and LOS Analysis							
Trends, Demand, and Need Analysis		4		12			
System Inventory		2		12			
Level of Service and Capital Plan	2	4	12	16		16	
Task 4. PROS Plan and Parks Element							
Preliminary and Draft	2	8	4				
Final Plan	2	4					
Subtotal	10	42	96	40	6	96	290
							\$44,510
Total Estimated Hours	10	42	96	40	6	96	290
Cost (Hours*Rate)	\$2,250	\$7,140	\$13,440	\$5,600	\$720	\$15,360	\$44,510
Subtotal Consultant Cost	\$44,510						
Project Expenses at ~1% of Project Budget	\$490						
Estimated Project Total	\$45,000						

TIMELINE

We anticipate launching the project in July 2020 and adoption in summer 2021, concurrently with the City's Parks Element update, as well as the CIP and TIP/STIP.



Memorandum

DATE: June 29, 2020
TO: City Council
FROM: Amanda Smeller, City Planner
RE: FEMA Flood Insurance Rate Maps (FIRMs) adoption and ordinance update

On December 6, 2001, the Federal Emergency Management Agency (FEMA) adopted a revised Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM) which determined that the majority of the homes within the Carnation city limits were within a 100-year floodplain. Based on the concerns of the city of Carnation regarding the AO-zone designation, the FEMA Regional Engineer conducted an analysis of the hydraulic and hydrologic data from the flood study. The results of the re-analysis showed that flood depths in most areas of the then-identified AO-Zone would be just below the one-foot flood depth threshold established by FEMA policy as warranting an X-Zone designation. Therefore, given the lack of one-foot flood depth throughout the entire AO-Zone area, the FEMA Regional Engineer's Office determined that the entire AO-Zone designation for the City of Carnation could be removed. On May 1, 2002, FEMA issued Letter of Map Revision (LOMR) 02-10-336P to modify the zone designation from Zone AO (Depth 1) to Zone Shaded X (500-year floodplain). There is no Zone AO within Carnation City limits.

On September 20, 2007, FEMA issued a Preliminary FIS and FIRM which included the map revisions made by LOMR) 02-10-336P. There was public notification and open house(s) held during this time to alert the public as to the potential changes and insurance requirements for their properties. Although final approval of the 2007 Preliminary FIRM has been long delayed for reasons unrelated to the City of Carnation or Snoqualmie Valley, the City has given consideration to the 2007 maps in its land use policy making decisions and documents since that time. On February 24, 2020, the City received notice from FEMA that the 2007 FIRM was considered final and will become effective on August 19, 2020. FEMA did not have another public process, as it was performed during 2007. Carnation's City Council was involved at that time.

We have been operating under the 2007 maps even though they have not yet been formally adopted. The 2019 Shoreline Master Program (SMP) update utilized the 2007 maps. We are now simply formalizing and adopting these maps as required by FEMA.

That said, there are changes from the 2001 maps to the 2007 maps, but these changes are contained to the areas within Carnation's northwest boundaries and PAA. The floodway has extended, as has the floodplain. It should be noted that a lot of Carnation is within the floodplain,

mostly Shaded X, but some within Zone AE. For example, portions of Swiftwater and River's Edge neighborhoods are within the Zone AE floodplain. Development is allowed in a floodplain, as long as it meets the regulations set forth in CMC 15.64.

There is an important distinction between the floodway and the floodplain. No structures can be erected within the floodway. The floodway is occupied by floodwaters during a flooding event and must be kept free of obstructions to allow the water to flow with minimal damage. The floodway can be used for passive recreation, such as an open field in a park. The floodplain can have development, provided it meets the regulations set forth by FEMA and within CMC 15.64.

A Zones: This means there is a 1% chance of flooding in any given year. The structure must be elevated at least 1' above BFE. Mortgage holders are required to carry flood insurance.

Shaded X Zones: This means there is a 0.2% chance of flooding in any given year. Structures do not need to be elevated. Mortgage holders are not required to carry flood insurance.

X Zone: Areas of minimal flood hazard outside of the special flood hazard areas (those mentioned above). This is, basically, outside of the floodplain. Normal development may occur.

What are LOMCs? Property owners have the ability to submit change requests to FEMA. These Letters of Map Changes (LOMCs) can be due to fill placed on the property or the structure being elevated out of the floodplain due to elevation even though the majority of the property may be within. FEMA does not modify the FIRMs with every LOMC issued, so all communities receive copies of these that they must keep on file. The LOMCs will be incorporated into the next round of maps. Any LOMCs that are not incorporated (like those issued after 2007 for Carnation), will be revalidated automatically by FEMA. They do not go away.

It should be noted that King County has their own flood maps that Carnation has not adopted.

MainVue is not developing within the floodway and there are only small areas of floodplain scattered around the plat, mostly in the yards of some of the lots near the fire station. Much of the development is completely outside of the floodplain. Any structures that may be built within the floodplain would need to follow CMC 15.64 – the version in effect at the time of building permit submittal. The plat was vested under 2001 FIRMs, and they have incorporated all of the LOMCs done since that time on the face of the preliminary plat map. This is why you will see Zone AO still referenced on their preliminary plat map. With the updated 2007 maps, FEMA has removed all Zone AO from City limits. The Zone AO that was previously on MainVue property will shift to Shaded X Zone. The SEPA Mitigated Determination of Non-Significance was issued in July 2019 for the project and would not need to be redone unless there was a major change in the proposed plat itself. There is no change in location of the floodplain on the MainVue site from 2001 to 2007, and there are approved LOMCs that were incorporated and still apply. All building permits applied for after the August 19, 2020 effective date, must be in compliance with the updated regulations.

There are no electrical connections to the sewer valve pits, they are designed to operate under water. Each valve pit is fitted with an anti-buoyancy ring. Roadways can go within floodplains, just as portions of Tolt Avenue, and portions of roadways within Swiftwater and River's Edge are. Our sewer station is within a floodplain.

Attached is a track changes version of both CMC 15.64 and CMC 15.08. Our FEMA coordinator went through our current ordinance and included required changes, as well as recommended changes as applicable. She also included a checklist. This item was brought to the Planning Board in April and they were supportive of all required and recommended changes. It is now set for

public hearing before the Planning Board on July 28, 2020. They will make a recommendation at the close of the public hearing. City Council will hold their own public hearing and decide on this item at the August 4, 2020 meeting. This way, the ordinance will be adopted and in effect before the August 19 deadline. If we do not meet the August 19, 2020 deadline, this may affect our Community Rating System (CRS) rating and flood insurance rates for property owners within the floodplain. The proposed ordinance was sent to Commerce, Department of Ecology, and FEMA. There is a clean version included in your packet. Once adopted, the maps will have an effective date of August 19, 2020 and be considered final.

Washington State NFIP Model Ordinance Checklist

Locality: Ordinance #: Ordinance Date:	Reviewer: Review Date: Reason for Review:
Criteria & Model Ordinance Reference	Federal Code Citations, Markups and Comments
Section 1.0: Statutory Authorization, Findings of Fact, Purpose, and Objectives	<i>Not mandatory to adopt section 1.0</i>
<p>1.1 Statutory Authorization</p> <p>The Legislature of the State of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the {Decision Making Body} of {Community Name}, does ordain as follows:</p>	
<p>1.2 Findings of Fact</p> <p>The flood hazard areas of {Community Name} are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.</p> <p>These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadvertently anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.</p>	
<p>1.3 Statement of Purpose</p> <p>It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:</p> <ol style="list-style-type: none"> 1) Protect human life and health; 2) Minimize expenditure of public money for costly flood control projects; 3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; 4) Minimize prolonged business interruptions; 5) Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas; 6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding; 7) Notify potential buyers that the property is in a Special Flood Hazard Area; 8) Notify those who occupy flood hazard areas that they assume responsibility for their actions; and 9) Participate in and maintain eligibility for flood insurance and disaster relief. 	

<p>1.4 Methods of Reducing Flood Losses</p> <p>In order to accomplish its purposes, this ordinance includes methods and provisions for:</p> <ol style="list-style-type: none"> 1) Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities, 2) Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction; 3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters; 4) Controlling filling, grading, dredging, and other development, which may increase flood damage; and 5) Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas. 	
<p>Section 2.0 – Definitions</p>	<p><i>44 CFR 59.1 Not mandatory to adopt all definitions as shown. Asterisks denote a specific minimum requirement and must be adopted.</i></p>
<p>*Alteration of watercourse: Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.</p> <p>Appeal: A request for a review of the interpretation of any provision of this ordinance or a request for a variance.</p> <p>*Area of shallow flooding: A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.</p> <p>*Area of special flood hazard: The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). “Special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.</p> <p>ASCE 24: The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.</p> <p>*Base flood: The flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the “100-year flood”).</p> <p>*Base Flood Elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood.</p> <p>*Basement: Any area of the building having its floor sub-grade (below ground level) on all sides.</p> <p>Building: See "Structure."</p> <p>Building Code: The currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.</p>	

Breakaway wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Coastal High Hazard Area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.

Critical Facility: A facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

***Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Elevation Certificate: An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Elevated Building: For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Essential Facility: This term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Farmhouse: A single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

***Flood or Flooding:**

- 1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a) The overflow of inland or tidal waters.
 - b) The unusual and rapid accumulation or runoff of surface waters from any source.
 - c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- 2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by

an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

***Flood elevation study:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

***Flood Insurance Rate Map (FIRM):** The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

***Floodplain or flood-prone area:** Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

***Floodplain administrator:** The community official designated by title to administer and enforce the floodplain management regulations.

Floodplain management regulations: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

***Flood proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

***Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

***Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

***Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

***Historic structure:** Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

- a) By an approved state program as determined by the Secretary of the Interior, or
- b) Directly by the Secretary of the Interior in states without approved programs.

***Lowest Floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured Home Park or Subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

***Mean Sea Level:** For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

***New construction:** For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

One-hundred-year flood or 100-year flood: See "Base flood."

Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

***Recreational Vehicle:** A vehicle,

- 1) Built on a single chassis;
- 2) 400 square feet or less when measured at the largest horizontal projection;
- 3) Designed to be self-propelled or permanently towable by a light duty truck; and
- 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

***Start of construction:** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement

<p>of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.</p> <p>*Structure: For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.</p> <p>*Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.</p> <p>*Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:</p> <ol style="list-style-type: none"> 1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." <p>*Variance: A grant of relief by a community from the terms of a floodplain management regulation.</p> <p>Water surface elevation: The height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.</p> <p>Water Dependent: A structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.</p>	
<p>Section 3.0 – General Provisions</p>	
<p>3.1 Lands to Which This Ordinance Applies</p> <p>This ordinance shall apply to all special flood hazard areas within the boundaries of {Community Name}.</p>	<p style="text-align: center;"><i>44 CFR 59.22(a)</i></p>
<p>3.2 Basis for Establishing the Areas of Special Flood Hazard</p> <p>The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for {exact title of study}" dated {date}, and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs) dated {date}, and any revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance. The FIS and the FIRM are on file at {community address}. The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 4.3-2.</p>	<p><i>Mandatory (44 CFR 60.3 (preamble) and 44 CFR 60.2(h)). *In some communities, the phrase "and any revisions thereto" is not considered legally binding and should not be adopted.</i></p>

<p>3.3 Compliance</p> <p>All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.</p>	<p><i>Mandatory (44 CFR 60.2(h))</i></p>
<p>3.4 Penalties for Noncompliance</p> <p>No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than _____ or imprisoned for not more than __ days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the _____ from taking such other lawful action as is necessary to prevent or remedy any violation.</p>	<p><i>Mandatory (44 CFR 60.2(h))</i></p>
<p>3.5 Abrogation and Greater Restrictions</p> <p>This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.</p>	
<p>3.6 Interpretation</p> <p>In the interpretation and application of this ordinance, all provisions shall be:</p> <ol style="list-style-type: none"> 1) Considered as minimum requirements; 2) Liberally construed in favor of the governing body; and, 3) Deemed neither to limit nor repeal any other powers granted under state statutes. 	<p><i>Recommended (Not mandatory)</i></p>
<p>3.7 Warning and Disclaimer of Liability</p> <p>The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of {Community Name}, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.</p>	<p><i>Recommended (Not mandatory)</i></p>
<p>3.8 Severability</p> <p>This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.</p>	<p><i>Mandatory (44 CFR 60.1(b)) The severability clause may be included in the adopting ordinance and left uncodified.</i></p>

Section 4.0 – Administration	
4.1 Establishment of Development Permit 4.1-1 Development Permit Required A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the “Definitions,” and for all development including fill and other activities, also as set forth in the “Definitions.”	Mandatory (44 CFR 60.3(b)(1))
4.1-2 Application for Development Permit Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required: <ol style="list-style-type: none"> 1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator. 2) Elevation in relation to mean sea level to which any structure has been flood proofed; 3) Where a structure is to be flood proofed, certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet flood proofing criteria in Section 5.2-2; 4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development; 5) Where a structure is proposed in a V, V1-30, or VE zone, a V-zone design certificate; 6) Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation; and 7) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application. 	<i>The format of Section 4.1-2 is not mandatory but the elevation information in subsection 1 and information in subsections 2 through 7 is mandatory. Elevation Certificates are not mandatory outside of CRS communities but highly recommended.</i>
4.2 Designation of the Floodplain Administrator The {job title of the appropriate administrative official} is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.	Mandatory (44 CFR 59.22(b)(1))
4.3 Duties & Responsibilities of the Floodplain Administrator Duties of the (Floodplain Administrator) shall include, but not be limited to:	Mandatory (44 CFR 60.1(b))
4.3-1 Permit Review Review all development permits to determine that: <ol style="list-style-type: none"> 1) The permit requirements of this ordinance have been satisfied; 2) All other required state and federal permits have been obtained; 3) The site is reasonably safe from flooding; 4) The proposed development is not located in the floodway. If located in the floodway, assure the 	Mandatory (44 CFR 60.1(b))

<p>encroachment provisions of Section 5.4-1 are met.</p> <p>5) Notify FEMA when annexations occur in the Special Flood Hazard Area.</p>	
<p>4.3-2 Use of Other Base Flood Data (In A and V Zones)</p> <p>When base flood elevation data has not been provided (in A or V zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.4 FLOODWAYS.</p>	<p><i>Mandatory (44 CFR 60.3(b)(4))</i></p>
<p>4.3-3 Information to be Obtained and Maintained</p> <ol style="list-style-type: none"> 1) Where base flood elevation data is provided through the FIS, FIRM, or required as in Section 4.3-2, obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. 2) Documentation of the elevation of the bottom of the lowest horizontal structural member in V or VE zones. 3) For all new or substantially improved flood proofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 4.3-2: <ol style="list-style-type: none"> a) Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was flood proofed. b) Maintain the flood proofing certifications required in Section 4.1-2(3). 4) Certification required by Section 5.4.1 (floodway encroachments). 5) Records of all variance actions, including justification for their issuance. 6) Improvement and damage calculations. 7) Maintain for public inspection all records pertaining to the provisions of this ordinance. 	<p><i>Required verbatim (44 CFR 60.3 (b)(5)); (44 CFR 60.3(b)(5)(i) and (iii)); (44 CFR 60.3(e)(2)); (44 CFR 60.3(b)(5)(i) and (iii)); (44 CFR 60.3(b)(5)(ii)); (44 CFR 60.3(b)(5)(iii)); (44 CFR 60.3(d)(3)); (44 CFR 60.6(a)(6)); (44 CFR 60.3(b)(5)(iii))</i></p>
<p>4.3-4 Notification to Other Entities</p> <p>Whenever a watercourse is to be altered or relocated:</p> <ol style="list-style-type: none"> 1) Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means, and 2) Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained. 	<p><i>Mandatory (44CFR 60.3(b)(6)) & (44CFR 60.3(b)(7))</i></p>
<p>4.3-5 Interpretation of FIRM Boundaries</p> <p>Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP.</p>	<p><i>This section is not required, but if Local Admins are performing this task on a regular basis, it should be adopted. (44 CFR 59-76)</i></p>

<p>4.3-6 Review of Building Permits</p> <p>Where elevation data is not available, either through the FIS, FIRM, or from another authoritative source (Section 4.3-2), applications for floodplain development shall be reviewed to assure that proposed construction will be <i>reasonably safe from flooding</i>. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. (Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)</p>	<p><i>Mandatory (44 CFR 60.3(a)(3))</i></p>
<p>4.3-7 Changes to Special Flood Hazard Area</p> <ol style="list-style-type: none"> 1) If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR. 2) If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications. 	<p><i>Recommended. However, be aware that 44 CFR 65.3 requires communities to submit new technical information regarding changes affecting flooding conditions. Section 4.3-7 gives a community the authority to require necessary information from project proponents.</i></p>
<p>Section 5.0 – Provisions for Flood Hazard Reduction</p>	<p><i>Section 5.0 is required</i></p>
<p>5.1 General Standards</p> <p>In all areas of special flood hazards, the following standards are required:</p>	
<p>5.1-1 Anchoring</p> <ol style="list-style-type: none"> 1) All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. 2) All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. 	<p><i>Mandatory (44 CFR 60.3(a)(b)); (44 CFR 60.3(a)(3)(i)); (44 CFR 60.3(b)(8)); For more information, refer to guidebook, FEMA-85, "Manufactured Home Installation in Flood Hazard Areas."</i></p>
<p>5.1-2 Construction Materials and Methods</p> <ol style="list-style-type: none"> 1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. 2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage. 3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. 	<p><i>Mandatory (44 CFR 60.3(a)(3)(ii-iv))</i></p>

<p>5.1-3 Storage of Materials and Equipment</p> <ol style="list-style-type: none"> 1) The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas. 2) Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning. 	<p style="text-align: center;"><i>FEMA Recommended</i></p>
<p>5.1-4 Utilities</p> <ol style="list-style-type: none"> 1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems; 2) Water wells shall be located on high ground that is not in the floodway;* 3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters; 4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. 	<p style="text-align: center;"><i>Mandatory (44 CFR 60.3(a)(5)(6)); WAC 173-160-171 prohibits new water wells in floodways.</i></p>
<p>5.1-5 Subdivision Proposals and Development</p> <p>All subdivisions, as well as new development shall:</p> <ol style="list-style-type: none"> 1) Be consistent with the need to minimize flood damage; 2) Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; 3) Have adequate drainage provided to reduce exposure to flood damage. 4) Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application. 	<p style="text-align: center;"><i>Mandatory (44 CFR 60.3(a)(4) & (b)(3))</i></p>
<p>5.2 Specific Standards</p> <p>In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section 4.3-2, USE OF OTHER BASE FLOOD DATA. The following provisions are required:</p>	<p style="text-align: center;"><i>Mandatory (44 CFR 60.3(c)(1)) (Additional standards clarified in FEMA Technical Bulletin 11-01 to allow below-grade crawlspace construction for buildings located in the SFHA. However, the standards in 11-01 must be specifically adopted, and adopting them can result in a 20% increase in flood insurance premiums.)</i></p>
<p>5.2-1 Residential Construction</p> <ol style="list-style-type: none"> 1) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproof or elevated at least one foot above the BFE. 	<p style="text-align: center;"><i>Mandatory (44 CFR 60.3(c)(2) and (5));(44 CFR 60.3(c)(7)); (44 CFR 60.3(b)(2)); (44 CFR 60.3(e)); (44 CFR 60.3(c)(5))</i></p>

- 2) New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Appendix A.
- 3) New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- 4) New construction and substantial improvement of any residential structure in a V, V1-30, or VE zone shall meet the requirements in Appendix B.
- 5) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:
 - a) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - b) The bottom of all openings shall be no higher than one foot above grade.
 - c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
 - d) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

Mandatory (44 CFR 60.3(c)(3) and (4))

5.2-2 Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below.

- 1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:
 - a) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:
 New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE, or as required by ASCE 24, whichever is greater.
 - b) If located in an AO zone, the structure shall meet the requirements in Appendix A.
 - c) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
 - d) If located in a V, V1-30, or VE zone, the structure shall meet the requirements in Appendix B.
 - e) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - i) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - ii) The bottom of all openings shall be no higher than one foot above grade.

<ul style="list-style-type: none"> iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater. iv) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters. <p>Alternatively, a registered engineer or architect may design and certify engineered openings.</p> <p>2) If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:</p> <ul style="list-style-type: none"> a) Be dry flood proofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry flood proofed to the elevation required by ASCE 24, whichever is greater; b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2); d) Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in 5.2-1(2); <p>(Applicants who are flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g. a building flood proofed to the base flood level will be rated as one foot below). Flood proofing the building an additional foot will reduce insurance premiums.)</p>	
<p>5.2-3 Manufactured Homes</p> <p>1) All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement*.</p> <p>This applies to manufactured homes:</p> <ul style="list-style-type: none"> a) Outside of a manufactured home park or subdivision, b) In a new manufactured home park or subdivision, c) In an expansion to an existing manufactured home park or subdivision, or d) In an existing manufactured home park or subdivision on a site which a manufactured home has incurred “substantial damage” as the result of a flood; and <p>2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:</p> <ul style="list-style-type: none"> a) The lowest floor of the manufactured home is elevated one foot or more* b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. 	<p><i>Mandatory (44 CFR 60.3(c)(6)(12))</i> <i>(* If this phrase is applied to all manufactured homes in the floodplain, then the remaining verbiage is not necessary to adopt.)</i></p>

<p>5.2-4 Recreational Vehicles</p> <p>Recreational vehicles placed on sites are required to either:</p> <ol style="list-style-type: none"> 1) Be on the site for fewer than 180 days, or 2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or 3) Meet the requirements of 5.2-3, above. 	<p><i>Mandatory (44 CFR 60.3(c)(14))</i></p>
<p>5.2-5 Enclosed Area Below the Lowest Floor</p> <p>If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.</p>	<p><i>Mandatory (44 CFR 60.3(c)(5))</i></p>
<p>5.2-6 Appurtenant Structures (Detached Garages & Small Storage Structures)</p> <p>For A Zones (A, AE, A1-30, AH, AO):</p> <ol style="list-style-type: none"> 1) Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements: <ol style="list-style-type: none"> a) Use of the appurtenant structure must be limited to parking of vehicles or limited storage; b) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials; c) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement; d) Any machinery or equipment servicing the appurtenant structure must be elevated or flood proofed to or above the BFE; e) The appurtenant structure must comply with floodway encroachment provisions in Section 5.4-1; f) The appurtenant structure must be designed to allow for the automatic entry and exit of floodwaters in accordance with Section 5.2-1(5). g) The structure shall have low damage potential, and h) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use. i) The structure shall not be used for human habitation. 2) Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.2-1. 3) Upon completion of the structure, certification that the requirement of this section have been satisfied shall be provided to the Floodplain Administrator for verification. 	<p><i>FEMA Recommended</i></p>

<p>5.3 AE and A1-30 Zones with Base Flood Elevations but No Floodways</p> <p>In areas with BFEs (when a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.</p>	<p><i>Mandatory (44 CFR 60.3(c)(10))</i></p>
<p>5.4 Floodways</p> <p>Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:</p>	<p><i>(Note the more restrictive language for floodway development per RCW 86.16)</i></p>
<p>5.4-1 No Rise Standard</p> <p>Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.</p>	<p><i>(44 CFR 60.3(d)(3))</i></p>
<p>5.4-2 Residential Construction in Floodways</p> <p>Construction or reconstruction of residential structures is prohibited within designated floodways*, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.</p> <p>1) Replacement of Farmhouses in Floodway Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:</p> <ul style="list-style-type: none"> a) The new farmhouse is a replacement for an existing farmhouse on the same farm site; b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway; c) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse; d) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing; 	<p><i>Mandatory (RCW 86.16.041) However, subsections 1 and 2 can be eliminated at local option.</i></p>

- e) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
 - f) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;
 - g) New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwaters into the system;
 - h) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters; and
 - i) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.
- 2) Substantially Damaged Residences in Floodway
- a) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).
 - b) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:
 - i) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
 - ii) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
 - iii) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
 - iv) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
 - v) New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system.
 - vi) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters.
 - vii) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

<p>5.4-3 All Other Building Standards Apply in the Floodway</p> <p>If Section 5.4-1 is satisfied or construction is allowed pursuant to Section 5.4-2, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0, Provision For Flood Hazard Reduction.</p>	<p><i>Mandatory (44 CFR 60.3(d)(1-4)</i></p>
<p>5.5 General Requirements for Other Development</p> <p>All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the state building codes with adopted amendments and any {community name} amendments, shall:</p> <ol style="list-style-type: none"> 1) Be located and constructed to minimize flood damage; 2) Meet the encroachment limitations of this ordinance if located in a regulatory floodway; 3) Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood; 4) Be constructed of flood damage-resistant materials; 5) Meet the flood opening requirements of Section 5.2-1(5), and 6) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations. 	<p><i>FEMA Recommended</i></p>
<p>5.6 Critical Facility</p> <p>Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Flood proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.</p>	<p><i>FEMA Recommended</i></p>
<p>5.7 Livestock Sanctuary Areas</p> <p>Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.</p> <p>Note: To be “elevated sufficiently to protect livestock” typically means to be elevated at least one foot above the BFE.</p>	<p>Required by RCW 86.16.190. This section should be included by all counties. A city that does not allow livestock can forgo this section. While state law requires that local governments make provision for critter pads, it is extremely important to note that RCW 86.16.190 does not relax NFIP standards, including the no rise standard in floodways, in any way.</p>

<p>Section 6.0 - Variances</p>	
<p>The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.</p> <p>It is the duty of the {governing body} to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.</p>	<p><i>FEMA Recommended</i></p>
<p>6.1 Requirements for Variances</p> <p>1) Variances shall only be issued:</p> <ol style="list-style-type: none"> a) Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances; b) For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure; c) Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; d) Upon a showing of good and sufficient cause; e) Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant; f) Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 {or the numbering system used by the community} of this ordinance in the definition of “Functionally Dependent Use.” <p>2) Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.</p> <p>3) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of Sections 4.0 and 5.0 {or the numbering system used by the community} of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.</p>	<p><i>FEMA Recommended. However, any variance provisions must meet the standards in 44 CFR 60.6</i></p>

<p>6.2 Variance Criteria</p> <p>1) In considering variance applications, the {Governing Body} shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:</p> <ol style="list-style-type: none"> a) The danger that materials may be swept onto other lands to the injury of others; b) The danger to life and property due to flooding or erosion damage; c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner; d) The importance of the services provided by the proposed facility to the community; e) The necessity to the facility of a waterfront location, where applicable; f) The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage; g) The compatibility of the proposed use with existing and anticipated development; h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area; i) The safety of access to the property in time of flood for ordinary and emergency vehicles; j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and, k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges. 	<p><i>FEMA Recommended. However, any variance provisions must meet the standards in 44 CFR 60.6</i></p>
<p>6.3 Additional Requirements for the Issuance of a Variance</p> <p>1) Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:</p> <ol style="list-style-type: none"> a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and b. Such construction below the BFE increases risks to life and property. <p>2) The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.</p> <p>3) The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.</p> <p>Variations as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.</p>	<p><i>FEMA Recommended. However, any variance provisions must meet the standards in 44 CFR 60.6</i></p>

APPENDIX A - STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)	(44 CFR 60.3(c)7, 8 and 11)
<p>Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones:</p> <ol style="list-style-type: none"> 1. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above* the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified). 2. New construction and substantial improvements of nonresidential structures within AO zones shall either: <ol style="list-style-type: none"> a. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above* the depth number specified on the FIRM (at least two feet if no depth number is specified); or b. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 5.2-2(3). 3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. 4. Recreational vehicles placed on sites within AO zones on the community's FIRM either: <ol style="list-style-type: none"> a. Be on the site for fewer than 180 consecutive days, or b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or c. Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)). 	<p><i>Optional Provision 44 CFR 60.3(c)(7); 44 CFR 60.3(c)(8); 44 CFR 60.3(c)(8)(ii); 44 CFR 60.3(c)(11)</i></p>

APPENDIX B - STANDARDS FOR COASTAL HIGH HAZARD AREAS (V ZONES)	44 CFR 60.3(e)(2-8)
<p>Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as zones V1-30, VE, and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:</p> <ol style="list-style-type: none"> 1. All new construction and substantial improvements in zones V1-30 and VE (V if base flood elevation data is available) on the community's FIRM shall be elevated on pilings and columns so that: <ol style="list-style-type: none"> a) Elevation: <ol style="list-style-type: none"> i) Residential Buildings The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level. ii) Nonresidential buildings The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level or meets the elevation requirements of ASCE 24, whichever is higher; and b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). <p>A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (1)(a)(i) and (2)(a)(ii).</p> 2. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in zones V1-30, VE, and V on the community's FIRM and whether or not such structures contain a basement. The (Floodplain Administrator) shall maintain a record of all such information. 3. All new construction within zones V1-30, VE, and V on the community's FIRM shall be located landward of the reach of mean high tide. 4. Provide that all new construction and substantial improvements within zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the design proposed meets the following conditions: <ol style="list-style-type: none"> a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water 	<p><i>Optional Provision 44 CFR 60.3(e)(4); 44 CFR 60.3(e)(4)(i); 44 CFR 60.3(e)(4)(ii); 44 CFR 60.3(e)(2); 44 CFR 60.3(e)(3); 44 CFR 60.3(e)(5); 44 CFR 60.3(e)(5)(i); 44 CFR 60.3(e)(6); 44 CFR 60.3(e)(7); 44 CFR 60.3(e)(8)(i-iv); 44 CFR 60.3(e)(9)(i-iii)</i></p>

loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

5. Prohibit the use of fill for structural support of buildings within zones V1-30, VE, and V on the community's FIRM.
6. Prohibit man-made alteration of sand dunes within zones V1-30, VE, and V on the community's FIRM which would increase potential flood damage.
7. All manufactured homes to be placed or substantially improved within zones V1-30, V, and VE on the community's FIRM on sites:
 - a) Outside of a manufactured home park or subdivision,
 - b) In a new manufactured home park or subdivision,
 - c) In an expansion to an existing manufactured home park or subdivision, or
 - d) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood; shall meet the standards of paragraphs (1) through (6) of this section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 5.2-3.
8. Recreational vehicles placed on sites within V or VE zones on the community's FIRM shall either:
 - a) Be on the site for fewer than 180 consecutive days, or
 - b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
 - c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2))

15.08.010 - Definitions of basic terms.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this title.

-A-

"Access easement" means an easement dedicated primarily for ingress/egress to one or more lots, although utility lines may also be placed within the easement, and within which the parking of vehicles is prohibited.

"Access tract" means a privately owned tract of land over which an access easement has been dedicated.

"Accessory dwelling units" are defined as a second, subordinate dwelling unit for use as a complete, independent dwelling with permanent provisions for living, sleeping, eating, cooking, and sanitation. Accessory dwelling units may be attached or detached.

Accessory Use. See Section 15.40.050.

Administrator. See Section 15.12.100.

"Adult day care" means the provision of supplemental adult care and supervision for nonrelated adults on a regular basis, for less than twenty-four hours a day, and under license by the Washington State Department of Social and Health Services.

"Adult entertainment" means any exhibition or dance of any type conducted in premises where such exhibition or dance involves the exposure to view of any portion of the breast below the top of the areola or any portion of the pubic hair, anus, buttocks, vulva and/or genitals.

"Adult family home" means a regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by RCW 70.128.010.

"Advertising copy" means any letters, figures, symbols, logos, or trademarks which identify or promote the sign user or any product or service; or which provide information about the sign user, the building, or the products or services available.

"Affordable housing" means housing used as the primary residence of an affordable housing qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than eighty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses. Households with income less than eighty percent of the median annual income, adjusted for household size, may purchase or rent these affordable units.

"Affordable housing, low income" means housing units used as the primary residence of an affordable housing-qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than fifty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses.

"Affordable housing, moderate income" means housing units reserved for use as the primary residence of an affordable housing-qualified household. The price of affordable housing units is based on that amount a household can afford to pay for housing, when household income is less than eighty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses.

"Affordable senior housing" means housing units affordable to and reserved for rental occupancy as a primary residence by low-income senior (i.e., households at least one member of which is fifty-five years of age or older, with a combined income no greater than fifty percent of the median King County family income, adjusted for household size).

"Alley" means a public highway not designed for general travel and used primarily as a means of access to the rear of residences and business establishments.

Alteration of watercourse: Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"American Public Works Association" or "APWA" means the adopted edition of the Washington State Chapter of the American Public Works Association.

"Antenna" means equipment designed to transmit or receive electronic signals.

"Applicant" means a person, partnership, corporation, or other legal entity who applies for any approval under this title and who is an owner of the subject property or the authorized agent of the owner.

"Approval" means the proposed work or completed work conforms to this title in the opinion of the administrator.

"Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area designated AE zone on the FEMA flood insurance rate map (FIRM), this does not mean that actual flooding has or will occur. The base flood depths range from one to three feet.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letter A or V.

"As-graded" means the extent of surface conditions on completion of grading.

"Assisted living" means an establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a nursing home. Such a facility includes individual dwelling units with private bathroom facilities. Such a facility must be licensed by the state of Washington. (Note: Definition from residential design guidelines.)

"Attached accessory dwelling units" means an accessory dwelling unit located within or attached to a single-family residence. To be considered attached the roof and wall of the accessory dwelling unit must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure. (Note: Definition from residential design guidelines.)

"Attached garage" means a garage located within or attached to a single-family residence. To be considered attached, the roof and wall of the garage must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure.

-B-

"Banks, including credit unions + savings institutions" means the office or quarters of an institution for receiving, lending, exchanging and safeguarding money and, in some cases, issuing notes and transacting other financial business. (Note: Definition from Webster's.)

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "one hundred-year flood." Designation on maps always includes the letters A or V.

Base Flood Elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood.

"Basement," for floodplain management purposes, means any area of the building having its floor subgrade (below ground level) on all sides.

"Basin plan" means a plan and all implementing regulations and procedures including but not limited to land use management adopted by ordinance for managing surface and stormwater management facilities and features within individual subbasins.

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electrical vehicles, which meet or exceed any standards, codes and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"Bay window" means a window space elevated from the floor, projecting outward from the main walls of a building, and forming an elevated bay in a room.

"Bedrock" means the more or less solid rock in place either on or beneath the surface of the earth. It may be soft, medium, or hard and have a smooth or irregular surface.

"Bench" means a relatively leveled step excavated into earth material on which fill is to be placed.

"Best available science" means current scientific information derived from a valid scientific process as defined by WAC 365-195-900 through WAC 265-195-925 and applied to the process for designating, protecting, or restoring critical areas.

"Best management practice" or "BMP" means a physical, structural, and/or managerial practice that, when used singly or in combination, prevents or reduces pollution.

"Billboard" means an advertising copy sign that directs attention to businesses, commodities, services, or facilities that are not primarily sold, manufactured, or distributed from the property on which the sign is located. The term "billboard" includes both the structural framework that supports a billboard and any billboard faces attached to the framework.

"Binding site plan" means a drawing to a scale specified in this title which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified herein; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established in this title; and (3) contains provisions making any development be in conformity with the site plan.

"Block" means a group of lots, tracts, or parcels within well defined and fixed boundaries.

"Boarding house" means a residential house consisting of at least one dwelling unit together with more than two rooms that are rented or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units. A rooming house or boarding house is distinguished from a tourist home in that the former is designed to be occupied by longer term residents (at least month-to-month tenants) as opposed to overnight or weekly guests.

"Bond" means a written certificate guaranteeing to pay up to a specified amount of money if specified work is not performed; or any similar mechanism whereby the city has recourse to an identified fund from which to secure performance of specified work.

"Boundary line adjustment" means a division made for the purpose of alteration by adjusting boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division.

"Breakaway wall," for floodplain management purposes, means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Building" means a structure designed to be used as a place of occupancy, storage or shelter.

Building, Accessory. "Accessory building" means a minor building that is located on the same lot as a principal building and that is used incidentally to a principal building or that houses an accessory use.

"Building height" means the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

"Building official" means that person or firm appointed by the city manager to administer the Uniform Building Codes of the city, and to otherwise perform the duties of building official.

Building, Principal. "Principal building" means the primary building on a lot or a building that houses a principal use.

-C-

"Certify." Whenever this title requires that some agency certify the existence of some fact or circumstance to the city, the city may require that such certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration, and without limiting the foregoing, the city may accept certification by telephone from some agency when the circumstances warrant it, or the city may require that the certification be in the form of a letter or other document.

"Changing message center" means an electronically controlled public service time and temperature sign, message center, or reader board where different copy changes of a public service or commercial nature are shown on the same lampbank.

"Child care" means the provision of supplemental parental care and supervision for a nonrelated child or children, on a regular basis, for less than twenty-four hours a day, and under license by the Washington State Department of Social and Health Services. As used in this title, the term is not intended to include babysitting services of a casual, nonrecurring nature or in the child's own home. Likewise, the term is not intended to include cooperative, reciprocal child care by a group of parents in their respective homes.

Child Care Center, Commercial. "Commercial child care center" means any child care arrangement that provides day care on a regular basis for more than twelve children of whom at least one is unrelated to the provider.

"Child care facility" means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods less than twenty-four hours a day. Child day care facilities include family day care homes, child mini-day care centers, and child day care centers as defined and regulated by the Washington State Department of Health and Social Services (RCW 74.15, WAC 388-73-422).

Child Care, In-Home. "In-home child care" means any child care arrangement that provides day care on a regular basis for less than twelve children of whom at least one is unrelated to the provider.

"Circulation area" means that portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Essentially, driveways and other maneuvering areas (other than parking aisles) comprise the circulation area.

"City" means the city of Carnation.

"City engineer" means the person or firm appointed by the city manager to serve as the city engineer.

"City planner" means the person or firm appointed by the manager to serve as the city planner.

"Civil engineer" means a professional engineer licensed in the state of Washington in civil engineering.

"Civil engineering" means the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

"Classic" means an object of recognized value, serving as a standard of excellence.

"Clearing" means the destruction and removal of vegetation by manual, mechanical, or chemical methods.

"Cluster subdivisions" means single-family residential development in which the developer may create lots that are smaller than those that would otherwise be required if the developer complies with certain regulations set forth in this title.

"Combination use" means a use consisting of a combination on one lot of two or more principal uses separately listed in the table of permissible uses, Section 15.40.010. (Under some circumstances, a second principal use may be regarded as accessory to the first, and thus a combination use is not established. See Section 15.40.050 (Accessory uses). In addition, when two or more separately owned or separately operated enterprises occupy the same lot, and all such enterprises fall within the same principal use classification, this shall not constitute a combination use.)

"Commercial agriculture" means those activities conducted on lands defined in RCW 84.34.020(2), and activities involved in the production of crops or livestock for wholesale trade. An activity ceases to be considered commercial agriculture when the area on which it is conducted is proposed for conversion to a nonagricultural use or has lain idle for more than five years, unless the idle land is registered in a federal or state soils conservation program, or unless the activity is maintenance of irrigation ditches, laterals, canals, or drainage ditches related to an existing and ongoing agricultural activity.

"Compaction" means densification of a fill by mechanical means.

"Comprehensive plan" means the city's adopted comprehensive plan conforming to the Washington Growth Management Act (GMA).

"Conditional use permit" means a permit that authorizes the recipient to make use of property in accordance with the requirements of this title as well as any additional requirements imposed by the officer or body approving the permit.

"Convenience store" means a one-story, retail store containing less than two thousand square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "Arco AM/PM" and "7/11" chains.

"Covered entry feature" means a distinct entry feature such as a porch or weather covered entry way with at least thirty-six square feet of weather cover, and a minimum depth of four

"Cottage housing" means small single-family detached dwelling units arranged around a common open space. (Note: Definition from residential design guidelines.)

"Council" means the city council of the city of Carnation.

"County assessor" means as defined in Chapter 36.22 RCW or the office or person assigned such duties under a county charter.

"County treasurer" means as defined in Chapter 36.29 RCW or the office or person assigned such duties under a county charter.

"Critical areas" means any of the following areas or ecosystems and their buffers: wetland, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas as defined by the Growth Management Act (RCW 36.70A.170).

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

-D-

"Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and,

the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

"Detached accessory dwelling units" means a detached accessory dwelling unit located on the same lot as a single-family detached dwelling unit. (Note: Definition from residential design guidelines.)

"Detention" means the release of stormwater runoff from the site at a slower rate than it is collected by the stormwater facility system, the difference being held in temporary storage.

"Detention facility" means an above or below-ground facility such as a pond or tank that temporarily stores stormwater runoff and subsequently releases it at a slower rate than it is collected by the drainage facility system. There is little or no infiltration of stored stormwater.

"Developable" (e.g., land, acres) means land on which development can occur per the regulations of this and other titles of this code.

"Developer" means a person who is responsible for any undertaking that requires a zoning permit, special use permit, conditional use permit, or sign permit.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

"Development agreement" means a written agreement between the city and a person having ownership or control of real property, setting forth the development standards and other provisions that will govern the development and use of said property, and which is processed, approved and executed in accordance with Chapter 15.17 CMC and RCW 36.70B.170 et seq.

"Dimensional nonconformity" means a nonconforming situation that occurs when the height, size, floor space, lot coverage, or other dimensional requirements of a structure or the relationship between an existing building or buildings and other buildings or lot lines does not conform to the regulations applicable to the district in which the property is located.

"Double-faced sign" means a sign that has advertising copy on opposite sides of a single-display surface or sign structure.

"Double frontage lot" means a lot having frontage on two parallel, or approximately parallel, streets.

"Drainage basin" means a geographic and hydrologic subunit of a watershed.

"Driveway" means that portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.

"Duplex" means a two-family residential use in which the dwelling units share a common wall (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.

"Dwelling unit" means an enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

-E-

"Earth materials" means any rock, natural soil or fill and/or any combination thereof.

"Easement" means land which has specific air, surface, or subsurface rights conveyed for use by someone other than the owner of the subject property or to benefit some property other than the subject property.

"Ecology" means the Washington State Department of Ecology.

"Effective date of this chapter." Whenever this title refers to the effective date of the ordinance codified in this chapter, the reference shall be deemed to include the effective date of the chapter as originally adopted, or the effective date of an amendment to it if the amendment creates a nonconforming situation.

"Effective date of this title." Whenever this title refers to the effective date of the ordinance codified in this title, the reference shall be deemed to include the effective date of any amendments to the ordinance codified in this title if the amendment, rather than this title as originally adopted, creates a nonconforming situation.

"Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

"Elevated building" means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Engineering geologists" means a geologist experienced and knowledgeable in engineering geology.

"Engineering geology" means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

"Erosion" means the wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

"Essential public facility" means any public facility or facilities owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides public services as its primary mission, and that is difficult to site. Essential public facilities shall include those facilities listed in RCW 36.70A.200, and any facility that appears on the list maintained by the Washington State Office of Financial Management under RCW 36.70A.200(4).

"Excavation" means the mechanical removal of earth material.

"Existing manufactured home park or subdivision," for floodplain management purposes, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

"Existing site conditions" means:

1. For developed sites with stormwater facilities that have been constructed to meet the standards in the minimum requirements of this manual, existing site conditions shall mean the existing conditions on the site.
2. For developed sites that do not have stormwater facilities that meet the minimum requirements, existing site conditions shall mean the conditions that existed prior to local government adoption of a stormwater management program. If in question, the existing site conditions shall be documented by aerial photograph records, or other appropriate means.
3. For all sites in water quality sensitive areas existing site conditions shall mean undisturbed forest, for the purpose of calculating runoff characteristics.
4. For all undeveloped sites outside of water quality sensitive areas, site conditions shall mean the existing conditions on the site.

"Expansion to an existing manufactured home park or subdivision," for floodplain management purposes, means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Expenditure" means a sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future expenditures, as well as any other substantial changes in position.

"Experimental BMP" means a BMP that has not been tested and evaluated by the Department of Ecology in collaboration with local governments and technical experts.

"Facade" means the entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

"Family" means an individual or two or more persons related by blood or marriage, or two or more persons with functional disabilities as defined herein, or a group of not more than four unrelated persons living together as a housekeeping unit.

"Fence" means a barrier composed of posts or piers connected by boards, rails, panels, wire, or a masonry wall, or natural or cultivated plantings of trees, shrubs, or other opaque natural material(s) that would effectively screen the property which it encloses, designed for the purpose of enclosing space or parcels of land. The term "fence" does not include retaining walls.

"Fill" means a deposit of earth material placed by artificial means.

"Final plat" means the final drawing of the subdivision and dedication prepared for filing for record with the county assessor and containing all elements and requirements set forth in RCW 58.17 and in this title.

"Financial + estate planning, including brokerages" means a business establishment where financial and estate planning services are offered for remuneration.

"Flashing sign" means a sign or portion thereof which changes light intensity or switches on and off in a constant pattern or contains motion or the optical illusion of motion by use of electrical energy. Changing message centers shall not be considered flashing signs.

"Flood" or "flooding" means ~~a general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~— A general~~

~~1) and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~a. The overflow of inland or tidal waters~~

~~b. The unusual and rapid accumulation or runoff of surface waters from any source~~

~~c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.~~

~~2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.~~

~~— 1. The overflow of inland waters; or~~

~~2. The unusual and rapid accumulation or runoff of surface waters from any source.~~

"Flood insurance rate map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood insurance study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

"Floodplain" means any land area susceptible to be inundated by water from the base flood. As used in this title, the term generally refers to that area designated as subject to flooding from the base flood (one hundred-year flood) on the most recently adopted flood insurance rate map prepared by the Federal Emergency Management Agency, a copy of which is on file in the planning department.

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"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than ~~one foot~~ designated height.

"Forest practice" means any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: (1) road and trail construction; (2) harvesting, final and intermediate; (3) pre-commercial thinning; (4) reforestation; (5) fertilization; (6) prevention and suppression of diseases and insects; (7) salvage of trees; or (8) brush control.

Freestanding Sign. See Sign, Freestanding.

"Frequently flooded areas" means the one hundred-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

"Frontage" means the measurement of the length of the property line along the street immediately adjacent to the property.

Functionally dependent use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

-G-

"G.I.S." means geographic information system.

"G.P.S." means global positioning system.

"Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake or other geological events, may not be suited to the siting of commercial, residential or industrial development consistent with public health or safety concerns.

"Grade" means the elevation as measured at the relative ground level in the immediate vicinity of the sign. It also means the slope of a road, channel, or natural ground. The finished surface of a canal bed, roadbed, top of embankment, or bottom of excavation; any surface prepared for the support of construction such as paving or the laying of a conduit.

1. Existing grade means the grade prior to grading;
2. Rough grade means the stage at which the grade approximately conforms to the approved plan;
3. Finish grade means the final grade of the site which conforms to the approved plan.

"(To) grade" means to finish the surface of a canal bed, roadbed, top of embankment or bottom of excavation.

"Gradient terrace" means an earth embankment or a ridge-and-channel constructed with suitable spacing and an acceptable grade to reduce erosion damage by intercepting surface runoff and conducting it to a stable outlet at a stable nonerosive velocity.

"Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

"Groundwater" means water in a saturated zone or stratum beneath the surface of land or a surface water body.

-H-

"Habitable floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or any combination thereof. A floor used only for storage is not a habitable floor.

"Half story" means a story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of such story.

"Halfway house" means a home for not more than nine persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct, together with not more than two persons providing supervision and other services to such persons, eleven of whom live together as a single housekeeping unit.

"Handicapped or infirm home" means a residence within a single dwelling unit for at least six but not more than nine persons who are physically or mentally handicapped or infirm, together with not more than two persons providing care or assistance to such persons, all living together as a single housekeeping unit. Persons residing in such homes, including the aged and disabled, principally need residential care rather than medical treatment.

"Handicapped or infirm facility or institution" means an institutional facility housing and providing care or assistance for more than nine persons who are physically or mentally handicapped or infirm. Persons residing in such homes, including the aged or disabled, principally need residential care rather than medical treatment.

"Harmony" means for the purposes of this title, a project may be found to be in harmony with the area in which it is located in terms of design and use when it meets the following criteria:

1. Harmony of Design. Where a project is subject to the city's development design guidelines or design regulations within this title it is presumed to be in harmony with the neighborhood in terms of design when it is found to be in conformance with those guidelines or regulations, even if it does not resemble existing development, as it is the intent of the city council that neighborhoods should eventually develop or redevelop according to those design specifications. Where a project is not subject to those design guidelines or regulations, it may be found to be in harmony with the neighborhood in terms of design when it generally conforms to the architectural aspects (i.e., those aspects addressed in the development design guidelines) of the existing development.
2. Harmony of Use. A project may be found to be in harmony with the existing uses of a neighborhood if it causes no significant impacts on surrounding uses or, if it could cause significant impacts, that those impacts have been mitigated through project design or by conditioning the permit to restrict or limit certain aspects of the use so as to minimize those impacts.

"Hearing officer" means the person, or chair of the board, before whom a land use hearing is being held.

"Height" of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

Highest adjacent grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"High-volume traffic generation" means all uses in the 2.000 classification other than low-volume traffic generation uses.

Historic structure: Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a) By an approved state program as determined by the Secretary of the Interior, or

b) Directly by the Secretary of the Interior in states without approved programs.

"Home occupation" means a commercial activity that: (1) is conducted by a person on the same lot (in a residential district) where such person resides, and (2) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use (see Section 15.40.050 Accessory uses), but that can be conducted without any significantly adverse impact on the surrounding neighborhood. See Section 15.44.094.

"Housing for people with functional disabilities" means housing used, or intended for use, by persons with functional disabilities. The term includes, but is not limited to, adult family homes, residential care facilities, and housing for any supported living arrangement, as herein defined.

"Hydroperiod" means the seasonal occurrence of flooding and/or soil saturation; it encompasses depth, frequency, duration, and seasonal pattern of inundation.

-I-

"Illicit discharge" means all nonstormwater discharges to stormwater drainage systems that cause or contribute to a violation of state water quality, sediment quality or groundwater quality standards, including but not limited to sanitary sewer connections, industrial process water, interior floor drains, car washing and greywater systems.

"Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces.

"Individual unit lot" means a lot created through the unit lot subdivision process of Chapter 15.16 CMC and designated for duplex, cottage housing and/or townhouse development.

"Insurance agencies" means business establishments that offer insurance services.

"Interflow" means that portion of rainfall that infiltrates into the soil and moves laterally through the upper soil horizons until intercepted by a stream channel or until it returns to the surface for example, in a wetland, spring or seep.

"Intermediate care facility or institution" means an institutional facility maintained for the purpose of providing accommodations for more than nine persons needing medical care and supervision at a lower level than that provided in a nursing care institution but at a higher level than that provided in institutions for the handicapped or infirm.

"Intermediate care home" means a facility maintained for the purpose of providing accommodations for not more than seven occupants needing medical care and supervision at a lower level than that provided in a nursing care institution but at a higher level than that provided in institutions for the handicapped or infirm.

"Internally illuminated signs" means signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, signs that consist of or contain tubes that: (1) are filled with neon or some other gas that glows when an electric current passes through it; and (2) are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message, shall also be considered internally illuminated signs.

-J-

"Junk" means any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

"Junkyard" means any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk.

-K-

"Kennel" means a commercial operation that: (1) provides food and shelter and care of animals for purposes not primarily related to medical care (a kennel may or may not be run by or associated with a veterinarian); or (2) engages in the breeding of animals for sale.

-L-

"Land clearing" means the cutting, logging, or removal of enough vegetation so that the overall nature of a site's vegetation is altered, except for what would otherwise be considered gardening, landscaping, or yard maintenance on a developed lot or portion of a lot where not all of the lot is developed. For example, selectively logging a few mature trees from many trees would not be considered clearing, while logging all mature trees (even if immature ones are left) so that habitat value or shading is altered, shall be considered clearing. Another example of clearing would be to grub or remove all groundcover (blackberries, etc.) over the area limits specified in the code, while partial grubbing of this area may not be.

"Land disturbing activity" means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to demolition, construction, clearing, grading, filling and excavation.

"Landscaping" means any material used as a decorative feature, such as concrete bases, planter boxes, rockeries, driftwood, pole covers, decorative framing and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but which does not contain advertising copy.

"Large parcel erosion and sediment control plan" or "large parcel ESC plan" means a plan to implement BMPs to control pollution generated during land disturbing activity. Guidance for preparing a large parcel ESC plan is contained in the manual.

"Livestock or poultry merchant wholesalers" means an establishment selling poultry, sheep, cows or other animals or their meat or other products on a wholesale basis.

"Loading and unloading area" means that portion of the vehicle accommodation area used to satisfy the requirements of Section 15.72.100 (Loading and unloading areas).

"Locally sponsored essential public facility" means any essential public facility that is proposed, operated, owned or otherwise sponsored by a proponent other than a state agency, a county, or another regional entity.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private road is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the road so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip shall constitute a separate lot. Subject to Section 15.32.020 (Nonconforming lots), the permit-issuing authority and the owner of two or more contiguous lots may agree to regard the lots as one lot if necessary or convenient to comply with any of the requirements of this title.

"Lot area" means the total area circumscribed by the boundaries of a lot, except that: (1) when the legal instrument creating a lot shows the boundary of the lot extending into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or if the right-of-way line cannot be determined, a line running parallel to and thirty feet from the center of the

traveled portion of the street, and (2) in a residential district, when a private road that serves more than three dwelling units is located along any lot boundary, then the lot boundary for purposes of computing the lot area shall be the inside boundary of the traveled portion of that road.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

"Low-volume traffic generation" means uses such as furniture stores, carpet stores, major appliance stores, etc., that sell items that are large and bulky, that need a relatively large amount of storage or display area for each unit offered for sale, and that therefore generate less customer traffic per square foot of floor space than stores selling smaller items.

-M-

"Mansard roof" means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Marquee" means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof. For purposes of the ordinance codified in this chapter, a freestanding, permanent, roof-like structure providing protection from the elements, such as a service station gas pump island, will also be considered a marquee. The definition also includes an awning and a canopy.

"Master development plan" means a plan for one or more contiguous parcels establishing land use and layout of buildings including site design, transportation and circulation, utilities, recreational and cultural facilities, environmentally sensitive areas, and landscaping.

[Mean Sea Level: For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.](#)

"Mitigation" means any of the following: (1) avoiding the impact altogether by not taking a certain action or part of an action; (2) minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; (3) rectifying the impact by repairing, rehabilitating or restoring the affected environment; (4) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and (5) compensation for the impact by replacing, enhancing, or providing substitute resources or environments.

Mobile Home, Class A. "Class A mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

1. The home has a length not exceeding four times its width;
2. The pitch of the home's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;

4. A continuous, permanent masonry foundation, un-pierced except for required ventilation and access, is installed under the home; and
5. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Mobile Home, Class B. "Class B mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy the criteria necessary to qualify the house as a Class A mobile home.

Mobile Home, Class C. "Class C mobile home" means any mobile home that does not meet the definitional criteria of a Class A or Class B mobile home.

"Mobile home park" means a residential use in which more than one mobile or manufactured home is located on a single lot.

"Mobile or manufactured home" means a dwelling unit that: (1) is not constructed in accordance with the standards set forth in the Uniform Building Code applicable to site-built homes; and (2) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis, and (3) exceeds forty feet in length and eight feet in width.

"Model home" means a single-family residence open to the public for sales promotion to demonstrate the types and finishes of homes available in the subdivision. A model home is constructed in an approved preliminary plat which has not yet received final plat approval.

"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the Uniform Building Code applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a mobile home (except that the modular home meets requirements of the Uniform Building Code applicable to site-built homes), or a series of panels or room sections transported on a truck and erected or joined together on the site.

"Mortgage brokers" means an establishment where mortgages brokers conduct business.

"Movie theaters" means a place where the primary use is to show movies to the public.

"Multiple-building complex" means a group of commercial or industrial structures.

"Multifamily" means a residential use consisting of a building containing three or more dwelling units. For purposes of this definition, a building includes all dwelling units that are enclosed within that building or attached to it by a common floor or wall (even the wall of an attached garage or porch).

"Multiple-tenant building" means a single structure that houses more than one retail business, office or commercial venture, but that does not include residential apartment buildings sharing the same lot, access and/or parking facilities.

-N-

"Natural location" means the location of those channels, scales, and other nonman-made conveyance systems as defined by the first documented topographic contours existing for the subject property, either from maps or photographs, or such other means as appropriate.

"New construction" For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures, means structures for which the "start of construction" commenced on or after the effective date of this chapter.

"New development" means any of the following activities: land disturbing activities, structural development, including construction, installation or expansion of a building or other structure; creation of impervious surfaces; Class IV—General forest practices that are conversions from timber land to other uses; and subdivision and short subdivision of land as defined in RCW 58.17.020. All other forest practices and commercial agriculture are not considered new development.

"New manufactured home park or subdivision," for floodplain management purposes, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

"Nonconforming lot" means a lot existing at the effective date of the ordinance codified in this title (and not created for the purposes of evading the restrictions of this title) that does not meet the minimum area requirement of the district in which the lot is located.

"Nonconforming project" means any structure, development, or undertaking that is incomplete at the effective date of the ordinance codified in this title and would be inconsistent with any regulation applicable to the district in which it is located if completed as proposed or planned.

"Nonconforming situation" means a situation that occurs when, on the effective date of the ordinance codified in this title, any existing lot or structure or use of an existing lot or structure does not conform to one or more of the regulations applicable to the district in which the lot or structure is located. Among other possibilities, a nonconforming situation may arise because a lot does not meet minimum acreage requirements, because structures exceed maximum height limitations, because the relationship between existing buildings and the land (in such matters as density and setback requirements) is not in conformity with this title, or because land or buildings are used for purposes made unlawful by this title. Nonconforming signs shall not be regarded as nonconforming situations for purposes of Chapter 15.32 (Nonconforming Situations).

"Nonconforming use" means a nonconforming situation that occurs when property is used for a purpose or in a manner made unlawful by the use regulations applicable to the district in which the property is located. (For example, a commercial office building in a residential district may be a nonconforming use.) The term also refers to the activity that constitutes the use made of the property. (For example, all the activity associated with operating a retail clothing store in a residentially zoned area constitutes a nonconforming use.)

"Nursing care facility or institution" means an institutional facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital to more than nine persons.

"Nursing care home" means a facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital to not more than nine persons.

-O-

"Off-premises signs" means a sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises on which the sign is located.

On-Premises Sign. See Sign, On-Premises.

"Owner" means all persons, partnerships, corporations, and other legal entities that have an ownership interest (including purchasers and sellers under a real estate contract) in the subject property.

-P-

"Parapet" means a false front or wall extension above the roof line.

"Parent site" means the original property that is subdivided into individual unit lots through the unit lot subdivision process of Chapter 15.16.

"Parking area aisles" means a portion of the vehicle accommodation area consisting of lanes providing access to parking spaces.

"Parking space" means a portion of the vehicle accommodation area set aside for the parking of one vehicle.

"Pasture" means an area covered with grass or other plants used or suitable for the grazing of livestock. (Note: Definition from Webster's.)

"People with functional disabilities" means:

1. A person who, because of recognized chronic physical or mental condition or disease, is functionally disabled to the extent of: (a) needing care, supervision, or monitoring to perform activities of daily living or instrumental activities of daily living; or (b) needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible; or (c) having a physical or mental impairment which substantially limits one or more of such person's major life activities; or (d) having a record of having such an impairment; or
2. Being regarded as having such an impairment, but such term does not include current, illegal use of or active addition to a controlled substance.

"Perimeter" means the boundary of the square or rectangle required to enclose the sign.

"Permanent stormwater quality control (PSQC) plan" means a plan which includes permanent BMPs for the control of pollution from stormwater runoff after construction and/or land disturbing activity has been completed. For small sites, this requirement is met by implementing a small parcel erosion and sediment control plan. Guidance on preparing a PSQC plan is contained in the manual.

"Permit-issuing authority." Wherever this code refers to the "permit-issuing authority" it refers to that person, board, office, or institution having jurisdiction over the permit in question.

"Person" means an individual, firm, partnership, association, corporation, company, institution, or organization.

"Pet daycare facility" means any commercial facility where four or more dogs or other pet animals are left by their owners for periods of supervised social interaction in play groups with other animals of the same species; for the majority of the time the pets are at the facility during the hours the facility is open to the public.

"Planned business district" means commercial development of contiguous properties in conformance with a master development plan.

"Planned residential development" means a development constructed on at least five acres under single application, planned and developed as an integral unit, and consisting of single-family detached residences and may be combined with two-family residences, multifamily residences, public/semi-public amenities (e.g., usable open space, a community center, recreational facilities, etc.), or a combination thereof, all developed in accordance with Section 15.44.020 Planned residential developments.

"Planning jurisdiction" means the area within the city limits as well as any area beyond the city limits within which the city is authorized to plan for and regulate development, as set forth in Section 15.04.030 (Jurisdiction).

"Planning official" means the person appointed by the city manager to serve as the city planner.

Plat, Final. "Final plat" means the final drawing of the subdivision and dedication prepared for filing for record with the county assessor and containing all elements and requirements set forth in this title.

Plat, Preliminary, or Plat, Preliminary Short. "Preliminary plat" or "preliminary short plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, restrictive covenants, and other elements of a subdivision consistent with the requirements of this title. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

"Pollution" means contamination or other alteration of the physical, chemical, or biological properties, of waters of the state, including change in temperature, taste, color, turbidity, or odor of the waters, or such discharge of any liquid, gaseous, solid, radioactive or other substance into any waters of the state as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety or welfare, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

"Premises" means the real estate (as a unit) which is involved by the sign or signs mentioned on this chapter.

"Private road or driveway" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons.

"Public place of adult entertainment" means any exhibition or dance constituting "adult entertainment," as defined in this section, which is for the use or benefit of a member or members of the adult public, or advertised for the use or benefit of a member or members of the adult public, held conducted, operated or maintained for a profit, direct or indirect.

"Public water supply system" means any water supply system furnishing potable water to two or more dwelling units or businesses or any combination thereof.

-R-

"Reader-board" means a sign face consisting of tracks to hold readily changeable letters allowing frequent changes of copy.

"Receive-only earth station" means an antenna and attendant processing equipment for reception of electronic signals from satellites.

[Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.](#)

"Recreational vehicle," for floodplain management purposes, means a vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Redevelopment" means on an already developed site, the creation or addition of impervious surfaces, structural development including construction, installation or expansion of a building or other structure, and/or replacement of impervious surface that is not part of a routine maintenance activity, and land disturbing activities associated with structural or impervious redevelopment.

"Regional retention/detention system" means a stormwater quantity control structure designed to correct existing excess surface water runoff problems of a basin or sub-basin. The area downstream has been previously identified as having existing or predicted significant and regional flooding and/or erosion problems. This term is also used when a detention facility is used to detain stormwater runoff from a number of different businesses, developments or areas within a catchment.

"Religious organizations" (including houses of worship), means a place where people congregate to worship or otherwise participate in religious activities. Includes but is not limited to churches, synagogues, temples and mosques.

"Retention/detention facility (R/D)" means a type of drainage facility designed either to hold water for a considerable length of time and then release it by evaporation, plant transpiration, and/or infiltration into

the ground; or to hold surface and stormwater runoff for a short period of time and then release it to the surface and stormwater management system.

"Reverse frontage lot" is a double frontage lot for which the boundary along one of the streets is established as the rear lot line.

"Riding stables" means a place where horses are lodged and fed and made available for riding.

"Right-of-way (ROW)" means that area of land dedicated for public use or secured by the public for purposes of ingress and egress to abutting property and other public purposes, such as space for utility lines, appurtenances and similar components.

"Road" means all ways used to provide motor vehicle access to: (1) two or more lots, or (2) two or more distinct areas or buildings in unsubdivided developments.

"Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder even though such sidewalk or shoulder is used by persons riding bicycles. In the event a highway includes two or more separated roadways, the term "roadway" shall refer to any such roadway separately but shall not refer to all such roadways collectively.

"Roofline" means the top edge of a roof or parapet or the top line of a building silhouette.

Rooming House. See "Boarding house."

-S-

"Senior housing" means multifamily dwellings specifically designed for occupancy by persons of fifty-five years of age or older and able to live independently. (Note: Definition from residential design guidelines.)

Sensitive areas. See definition for "Critical areas."

"Servient lot" means any lot which has the burden of providing an access easement for use by other lots.

"Setback" means the minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures.

"Shoreline master program" means the city's policies and goals for use of shorelines adopted pursuant to RCW 90.58.

Short Plat. See Plat, Preliminary.

Short Subdivision. See Subdivision, Short.

"Sidewalk" means that property between the curb lines or the lateral lines of a roadway and the adjacent property, set aside and intended for the use of pedestrians or such portion of private property parallel and in proximity to a public highway and dedicated to use by pedestrians.

"Sign" means any visual communication device, structure, or fixture which is visible from any right-of-way and is intended to aid the establishment in question in promoting the sale of products, goods, services, events; or to identify a building using graphics, letters, figures, symbols, trademarks or written copy. Painted wall designs or patterns which do not represent a product, service or registered trademark; or which do not identify the user, shall not be considered signs. If a design or pattern is combined with a sign, only that part of the design or pattern which cannot be distinguished from the sign will be considered as part of the sign.

Sign, Abandoned. "Abandoned sign" means a sign that no longer correctly identifies, exhorts, or advertises any person, business, lesser, owner, product, or activity conducted or available on the premises where such sign is located.

Sign, Advertising. "Advertising sign" means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located, or to which it is affixed.

"Sign area" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included. Sign structure, architectural embellishments, framework and decorative features which contain no written or advertising copy shall not be included. Sign area shall be calculated by measuring the area determined by the perimeter as previously defined in this section.

Sign, Backlit. "Backlit sign" means signs that are artificially illuminated from within or from behind.

Sign, Billboard. "Billboard sign" means a sign or sign structure supported by one or more uprights and braces in the ground or on a building roof upon which general advertising matter is placed, usually by the poster method, erected entirely upon private property.

Sign, Business. "Business sign" means a sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold, or offered upon the premises where such sign is located, or to which it is affixed.

Sign, Changing Message Center. "Changing message center sign" means an electronically controlled public service time and temperature sign, message center, or readerboard where different copy changes of a public service or commercial nature are shown on the same lampbank.

Sign, Construction. "Construction sign" means a temporary sign designating the contractor(s), architect(s), and engineer(s) participating in a construction project underway on the same premises. A construction sign may also include the name of the project.

Sign, Double-Faced. "Double-faced sign" means a sign with two faces.

Sign, Electrical. "Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

Sign, Flashing. "Flashing sign" means an electrical sign or portion thereof that changes light intensity in a sudden transitory burst or that switches on and off in a constant pattern with more than one-third of the light source that is not constant being off at any one time.

Sign, Freestanding. "Freestanding sign" means a sign attached to the ground by a sign structure and supported by uprights placed on or in the ground.

Sign, Garage or Yard Sale. "Garage or yard sale sign" means a sign advertising a private sale of personal household possessions; not for the use of any commercial venture.

"Sign height" means the greater of:

1. The vertical distance measured from the average finished elevation within the sign outline to the highest point of the sign;
2. The vertical distance measured from the highest point of the pre-existing natural elevation within the sign outline to the highest point of the sign.

Sign, Identification. "Identification sign" means a sign of an informational nature that directs attention to certain uses other than businesses, individual private residences or home occupations.

Sign, Incidental. "Incidental sign" means a small, nonelectric information sign two square feet or less in area which pertains to goods, products, services, or facilities which are available on the premises where the sign occurs and which is intended primarily for the convenience of the public while on the premises.

Sign, Nameplate. "Nameplate sign" means a sign designating the name and address of the resident, residence, or its home occupation.

Sign, Nonconforming. "Nonconforming sign" means a sign that, on the effective date of the ordinance codified in this title, does not conform to one or more of the regulations set forth in this title, particularly Chapter 15.68 Signs.

Sign, Off-premises. "Off-premises sign" means a sign relating, through its message and content, to a business activity, use, product, or service not available on the premises on which the sign is erected.

Sign, On-premises. "On-premises sign" means a sign which carries only advertisements and messages strictly applicable to a lawful use of the premises on which it is located.

Sign, On-premises Directional. "On-premises directional sign" means a permanent sign that directs the public to a specific place such as an entrance, exit, or parking or service area, or to a particular aspect of a business establishment.

"Sign permit" means a permit issued by the land-use administrator that authorizes the recipient to erect, move, enlarge, or substantially alter a sign.

Sign, Pole. "Pole sign" means a sign that is attached to a single pole.

Sign, Political. "Political sign" means a sign which exclusively advertises a candidate or candidates for public elective office, a political party, or exclusively promotes a position on a public or ballot issue.

Sign, Portable. "Portable sign" means any sign which is not permanently affixed and is designated for or capable of being moved, except those signs explicitly designed for people to carry on their person.

Sign, Portable Reader Board. "Portable reader board sign" means a lighted or unlighted business sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will, and that is capable of being moved easily or trailer mounted and is not permanently affixed to the ground, structure or building.

Sign, Principal. "Principal sign" means a business sign which may be freestanding, wall mounted, or projecting, and is lighted or unlighted, and does not exceed eighty square feet in area.

Sign, Projecting. "Projecting sign" means a sign which is attached to and projects more than one foot from a structure, building face or marquee.

Sign, Real Estate. "Real estate sign" means a temporary sign erected by the owner, or his/her agent, that advertises the real estate upon which the sign is located for rent, lease or sale, or directing people to the property.

Sign, Revolving. "Revolving sign" means a sign which rotates or turns in motion in a circular pattern.

Sign, Roof. "Roof sign" means a sign fully supported by and erected on and above a roof of a building or structure. (Shall not include a sign erected on the face of a mansard roof.)

Sign, Secondary. "Secondary sign" means a business sign which may be projecting, portable, or wall mounted and does not exceed twenty square feet in area.

Sign, Standing. "Standing sign" means a freestanding sign attached to two or more supports above ground, as distinct from a monument freestanding sign. Typically made of wood.

"Sign structure" means any structure which supports or is designed to support any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building.

Sign, Temporary. "Temporary sign" means a sign that: (1) is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (2) is intended to remain on the location where it is erected or placed for a period of not more than fifteen days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary. It also means any real estate, special event, garage sale, construction, or political sign displayed for a limited period of time.

Sign, Traffic/Directional. "Traffic/directional sign" means a sign that is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits and service areas.

Sign, Under-Marquee. "Under-marquee sign" means a sign attached to and suspended from the underside of a marquee or canopy.

Sign, Wall. "Wall sign" means a sign attached or erected parallel to and extending not more than one foot from the facade or face of any building to which it is attached and supported throughout its entire

length, with the exposed face of the sign parallel to the plane of the wall or facade. Signs incorporated into mansard roofs, marquees or canopies shall be treated as wall signs.

Sign, Wall Mounted. "Wall mounted sign" means a sign attached or erected parallel to and extending not more than eighteen inches from the facade or wall of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. A sign painted on the wall of a building or a sign painted or attached to a marquee shall be considered a wall mounted sign.

Sign, Window. "Window sign" means a sign painted on, affixed to or otherwise displayed within a window.

Significant Tree(s). See Tree(s), Significant.

"Single-family detached, one dwelling unit per lot" means a residential use consisting of a single detached building containing one dwelling unit and located on a lot containing no other dwelling units.

"Site" means the portion of a piece of property which is directly subject to development.

"Slope" means the degree of deviation of a surface from the horizontal; measured as a numerical ratio, percent, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as two is to one. A two is to one slope is a fifty percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a ninety degree slope being vertical (maximum) and forty-five degree being a one is to one or one hundred percent slope.

"Small parcel erosion and sediment control plan," or "small parcel ESC plan" means a plan for small sites to implement temporary BMPs to control pollution generated during the construction phase only, primarily erosion and sediment.

"Social and fraternal clubs, lodges" means places where club members may congregate and where food and drink may be provided.

"Soil" means the unconsolidated mineral and organic material on the immediate surface of the earth that serves as a natural medium for the growth of land plants.

"Source control BMP" means a BMP that is intended to prevent pollutants from entering stormwater. A few examples of source control BMPs are: erosion control practices, maintenance of stormwater facilities, constructing roofs over storage and working areas, and directing wash water and similar discharges to the sanitary sewer or a dead-end sump.

"Special events" means circuses, fairs, carnivals, festivals, or other types of special events held on private property that: (1) run for longer than one day but not longer than two weeks; (2) are intended to or likely to attract substantial crowds; and (3) are unlike the customary or usual activities generally associated with the property where the special event is to be located.

"Special needs child care home" means a home for not more than nine orphaned, abandoned, dependent, abused, or neglected children, together with not more than two adults who supervise such children, all of whom live together as a single housekeeping unit.

"Special use permit" means a permit issued by the city planner that authorizes the recipient to make use of property in accordance with the requirements of this title as well as any additional requirements imposed by the city planner.

"Standard record of survey" means a record of survey form approved by the city and in accordance with RCW 58.09.

"Start of construction" means and includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or

walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "actual start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State or regionally sponsored essential public facility" means any essential public facility that is proposed, operated, owned or otherwise sponsored by a state agency, a county, or another regional entity.

"Stormwater" means that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels or pipes into a defined surface water channel, or a constructed infiltration facility.

"Stormwater drainage system" means constructed and natural features which function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat or filter stormwater.

"Stormwater facility" means a constructed component of a stormwater drainage system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, scales, ditches, culverts, street gutters, detention basins, retention basins, constructed wetlands, infiltration devices, catchbasins, oil/water separators, sediment basins and modular pavement.

"Stormwater site plan" means a plan which includes an erosion and sediment control (ESC) plan and a permanent stormwater quality control plan (PSQCP). For small sites, this plan is the equivalent of a small parcel erosion and sediment control plan.

"Street" means a public way open to public use, including an avenue, place, drive, boulevard, parkway, highway, roadway, or any similar way, except an alley. It also means a public street or a street with respect to which an offer of dedication has been made.

Street, Arterial. "Arterial street" means a major street in the city's street system that serves as an avenue for the circulation of traffic onto, out, or around the city and carries high volumes of traffic.

Street, Collector. "Collector street" means a street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties. It serves or is designed to serve, directly or indirectly, more than two hundred dwelling units and is designed to be used or is used to carry more than one thousand six hundred trips per day.

Street, Cul-de-Sac. "Cul-de-sac street" means a street that terminates in a vehicular turnaround.

Street, Local. "Local street" means a street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least fifteen but not more than seventy-five dwelling units and is expected to or does handle up to six hundred trips per day.

Street, Marginal Access. "Marginal access street" means a street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties.

Street, Minor. "Minor street" means a street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than fifteen dwelling units and is expected to or does handle up to one hundred twenty-five trips per day.

Street, Sub-collector. "Sub-collector street" means a street whose principal function is to provide access to abutting properties but is also designed to be used or is used to connect minor and local streets with collector or arterial streets. Including residences indirectly served through connecting streets, it serves or is designed to serve at least fifty but not more than two hundred dwelling units and is expected to or does handle between four hundred and one thousand trips per day.

"Structure" means anything constructed or erected. [For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.](#)

"Subdivision" means the division or redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership; but the following shall not be included within this definition nor be subject to the regulations of this title applicable strictly to subdivisions: the public acquisition by purchase or dedication of strips of land for widening or opening streets.

Subdivision, Architecturally Integrated. "Architecturally integrated subdivision" means a subdivision in which approval is obtained not only for the division of land into lots but also for a configuration of principal buildings to be located on such lots. The plans for an architecturally integrated subdivision shall show the dimensions, height, and location of all such buildings to the extent necessary to comply with the purpose and intent of architecturally integrated subdivisions as set forth in Section 15.48.080.

Subdivision, Formal. "Formal subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Subdivision, Major. "Major subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Subdivision, Short. "Short subdivision" means the division or redivision of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Substantial damage," for floodplain management purposes, means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:
 - (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - (b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Supported living arrangement" means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance.

-T-

"Temporary emergency, construction, or repair residence" means a residence (which may be a mobile home) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster, or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed, or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site.

Temporary Sign. See Sign, Temporary.

"Toe of slope" means a point or line of slope in an excavation or cut where the lower surface changes to horizontal or meets the exiting ground slope.

"Top of slope" means a point or line on the upper surface of a slope where it changes to horizontal or meets the original surface.

"Tourist home" means a single-family structure in which rooms are rented by the day or week.

"Tower" means any structure whose principal function is to support an antenna.

"Townhouses" means a single-family dwelling attached in a row of at least two dwelling units. Each unit has its own and front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical, wholly opaque, common fire-resistant walls having no doors or windows.

"Tract" means a lot (see definition in this section). The term "tract" is used interchangeably with the term lot, particularly in the context of subdivisions, where one "tract" is subdivided into several "lots."

"Travel trailer" means a structure that: (1) is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (2) is designed for temporary use as sleeping quarters but that does not satisfy one or more of the definitional criteria of a mobile home.

"Treatment BMP" means a BMP that is intended to remove pollutants from stormwater. A few examples of treatment BMPs are detention ponds, oil/water separators, biofiltration scales and constructed wetlands.

"Tree" means a self-supporting woody plant characterized by one main trunk or, for certain species, multiple trunks, that is recognized as a tree in the nursery and arboricultural industries.

Tree(s), Significant. "Significant tree(s)" means any viable tree twelve inches or greater caliper measured at d.b.h. (diameter breast height, four and one-half feet from the ground), except that trees of any size of the following species shall not be considered significant:

Black Locust (*Robinia pseudoacacia*)

Black cottonwood (*Populus trichocarpa*)

Cottonwood (*Populus freemontii*)

Native alder (Native *Alnus* only)

Native willow (Native *Salix* only)

Lombardy poplar (*Populus nigra*)

"Tree, viable" means a significant tree that a certified arborist has determined to be in good health, with a low risk of failure due to structural defects, is relatively windfirm if isolated or exposed, and is a species that is suitable for its location.

-U-

"Unstable slopes" means those sloping areas of land which have in the past exhibited, are currently exhibiting, or will likely in the future exhibit, mass movement of earth.

"Urban growth area" means that portion of the city's planning jurisdiction that lies outside the corporate limits of the city and within the urban growth boundary.

"Use" means the activity or function that actually takes place or is intended to take place on a lot.

Use, Principal. "Principal use" means a use listed in the table of permissible uses.

"Utility facilities" means any above ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a

governmental entity, a nonprofit organization, a corporation, or any entity defined as a public utility for any purpose by RCW 80.04.015 and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals. Excepted from this definition are utility lines and supporting structures listed in subsection 151(2).

Utility Facilities, Community or Regional. "Community or regional utility facilities" means all utility facilities other than neighborhood facilities.

Utility Facilities, Neighborhood. "Neighborhood utility facilities" means utility facilities that are designed to serve the immediately surrounding neighborhood and that must, for reasons associated with the purpose of the utility in question, be located above ground in or near the neighborhood where such facilities are proposed to be located.

-V-

"Variance" means a grant of permission by the city that authorizes the recipient to do that which, according to the strict letter of this title, he could not otherwise legally do.

"Vegetation" means all organic plant life growing on the surface of the earth.

"Vehicle accommodation area" means that portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

"Vehicular access easement or tract" means a privately owned right-of-way.

"Vintage" means an object of old, recognized and enduring interest, importance or quality.

-W-

"Water body" means surface waters including rivers, streams, lakes, marine waters, estuaries, and wetlands.

"Water dependent structure" means a structure for commerce, industry, flood hazard reduction, or habitat enhancement which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

"Watershed" means a geographic region within which water drains into a particular river, stream, or body of water as identified and numbered by the state of Washington Water Resource Inventory Areas (WRIAs) as defined in Chapter 173-500 WAC.

"Wetland" means as defined by RCW 36.70 or as hereafter amended, those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

"Wholesale sales" means on-premises sales of goods primarily to customers engaged in the business of reselling the goods.

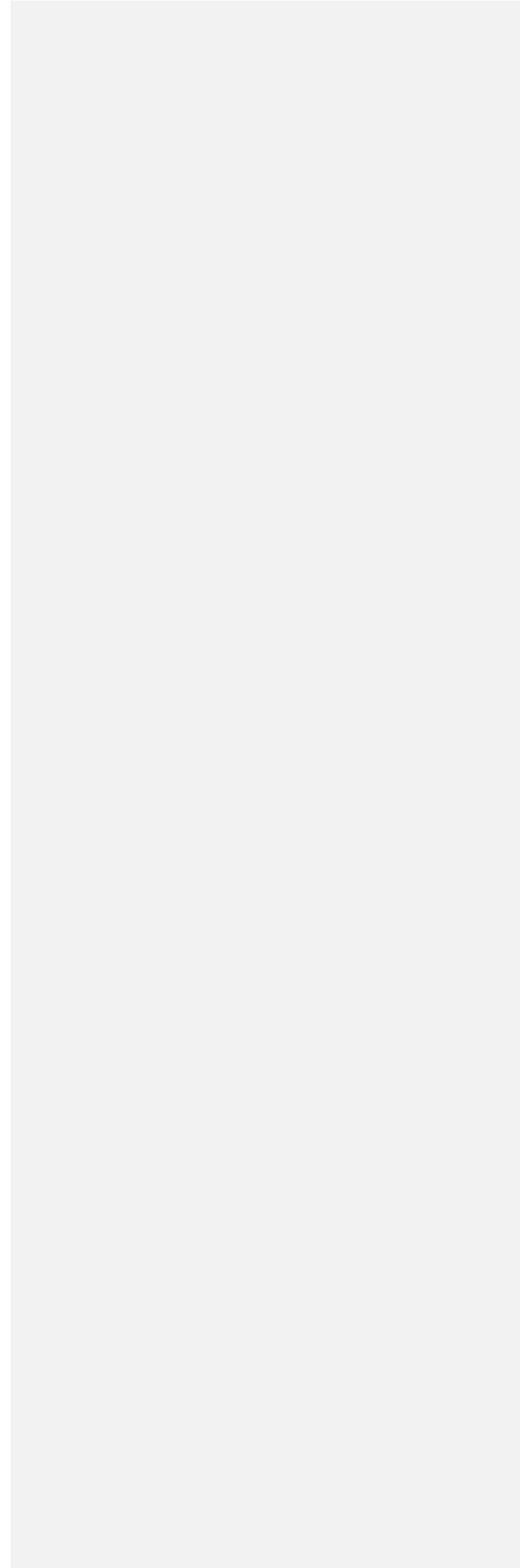
"Wooded area" means an area of contiguous wooded vegetation where trees are at a density of at least one six-inch or greater caliper tree per three hundred twenty-five square feet of land and where the branches and leaves form a contiguous canopy.

-Y-

"Year-round driving surface" means a minimum of two inches of asphalt concrete pavement atop a properly prepared base and sub-base. The city engineer may require this standard to be increased depending on specific circumstances.

(Ord. 745 § 4, 2008; Ord. 729 § 3 (Exh. C), 2008; Ord. 712 § 3, 2007; Ord. 700 § 5 (Exh. E), 2006; Ord. 684 § 1, 2005; Ord. 681 § 3, 2005; Ord. 679 § 3, 2005; Ord. 670 § 3 (Exh. C), 2005; Ord. 634 § 2, 2001; Ord. 610 § 1 (Attach. A) (part), 2000; Ord. 592 § 85, 1999)

(Ord. No. 782, § 3(Exh. B), 7-20-2010; Ord. No. 788, § 4, 12-7-2010; Ord. No. 854, § 2, 12-2-2014; Ord. No. 863, § 3, 8-4-2015; Ord. No. 866, § 3(Exh.B), 8-4-2015; Ord. No. 889, § 3, 8-15-2017; Ord. No. 890, § 4, 10-17-2017; Ord. No. 908, § 2, 10-16-2018; Ord. No. 909, § 2(Exh. A), 10-16-2018)



Chapter 15.64 - FLOODWAYS, FLOODPLAINS, DRAINAGE, AND EROSION

Part I. - Floodways and Floodplains

15.64.010 - Findings—Purpose—Flood loss reduction.

Commented [HB1]: All comments in this section are suggestions – not mandatory.

- A. Findings. The flood hazard areas of the ~~city~~ City of Carnation are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.
- B. Purpose. It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:
- (1) To protect human life and health;
 - (2) To minimize expenditure of public money and costly flood control projects;
 - (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (4) To minimize prolonged business interruptions;
 - (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
 - (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
 - (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and
 - (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
 - (9) To ensure that development within the special flood hazard area complies with applicable local, state and federal regulations.
- (10) Participate in and maintain eligibility for flood insurance and disaster relief.
- C. Flood loss reduction. In order to accomplish its purposes, this ordinance includes methods and provisions for:
- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
 - (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
 - (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and
 - (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or may increase flood hazards in other areas.

(Ord. 634 § 4, 2001)

(Ord. No. 864, § 2, 8-4-2015)

15.64.015 - General provisions.

- A. Applicability. The floodplain management regulations set forth in this chapter shall apply to all areas of special flood hazard within the jurisdiction of ~~city~~ the City of Carnation.
- B. Basis ~~f~~For Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for King County and Incorporated Areas" (FIS) dated ~~December 6, 2001~~ August 19, 2020, and ~~letter of map revision (LOMR) dated May 1, 2002~~, and any revisions thereto, with an accompanying flood insurance rate map (FIRM), dated August 19, 2020, and any revisions thereto, are adopted by reference and declared to be a part of this chapter. The ~~flood insurance study (FIS)~~ and the FIRM are on file at the city and available for public inspection and copying. The best available information for flood hazard area identification as outlined in CMC Section 15.64.020(D)(4) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under CMC Section 15.64.020(D)(4).
- C. Penalties. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than one thousand dollars or imprisoned for not more than ninety days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.
- D. Abrogation and greater restrictions. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- E. Interpretation. In the interpretation and application of this chapter, all provisions shall be:
 - (1) Considered as minimum requirements;
 - (2) Liberally construed in favor of the governing body; and
 - (3) Deemed neither to limit nor repeal any other powers granted under state statutes.
- F. Warning and disclaimer of liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

Commented [HB2]: Suggestion.

Commented [HB3]: Please be more specific as to location of records.

(Ord. 684 § 2, 2005; Ord. 634 § 5, 2001)

15.64.020 - Administration.

- A. Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in CMC 15.64.015(B). The

permit shall be for all structures including manufactured homes, as set forth in CMC 15.08.010 and for all development including fill and other activities, also defined in CMC 15.08.010.

B. Application for Development Permit. Application for a development permit shall be made on forms furnished by the city and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which any structure has been floodproofed;
3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in CMC 15.64.035(B); and
4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.
5. A Floodplain Habitat Assessment as required by 44 C.F.R. 60. Assessment of the potential impacts of any development on the critical habitat of threatened and endangered salmon to ensure compliance with the Endangered Species Act (ESA) per the 2008 Biological Opinion on the implementation of the NFIP in the Puget Sound Region.
6. Where development is proposed in the floodway, an engineering analysis indicating no rise of the base flood elevation
7. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

C. Designation of local administrator. The building official is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

D. Duties and responsibilities of local administrator. The duties of the building official under this chapter shall include, but not be limited to:

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;
2. Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required;
3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of CMC 15.64.040 are met;
4. When base flood elevation data has not been provided (A or V zone) in accordance with CMC Section 15.64.015(B), the building official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer CMC Sections 15.64.035 and 15.64.040;
5. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in CMC 15.64.020(D)(4), obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement;
6. For all new or substantially improved flood-proofed nonresidential structures where base flood elevation data is provided through the flood insurance study, FIRM, or as required in subsection (D)(4) of this section:
 - a. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed; and

Commented [HB4]: Suggested rewrite. Having language like this is highly recommended but it should refer to the BiOp, not to CFR.

Commented [HB5]: #6 and #7 are required additions.

Commented [HB6]: See ordinance checklist 4.3-1 for required additions #3 (reasonable safe from flooding) and #5 (notification of FEMA)

Commented [HB7]: Please see ordinance checklist 4.3-3 for missing language. Additions are required.

- b. Maintain the floodproofing certifications required in CMC 15.64.020(B);
- 7. Maintain for public inspection all records pertaining to the provisions of this chapter;
- 8. Notify adjacent communities and the department of ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration;
- 9. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished; and
- 10. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in CMC 15.64.025.

(Ord. 684 §§ 3, 4, 2005; Ord. 634 § 6, 2001)

(Ord. No. 864, § 3, 8-4-2015)

15.64.025 - Appeals and variances.

- A. The hearing examiner shall hear and decide appeals and requests for variances from the requirements of this chapter. The hearing examiner shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the building official in the enforcement or administration of this ordinance. Those aggrieved by the decision of the building official, or any taxpayer, may appeal such decision to the hearing examiner, as provided in Chapter 15.11 of the CMC.
- B. In passing upon such applications, the hearing examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
 - 1. The danger that materials may be swept onto other lands to the injury of others;
 - 2. The danger to life and property due to flooding or erosion damage;
 - 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - 4. The importance of the services provided by the proposed facility to the community;
 - 5. The necessity to the facility of a waterfront location, where applicable;
 - 6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - 7. The compatibility of the proposed use with existing and anticipated development;
 - 8. The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 - 9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - 10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
 - 11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- C. Upon consideration of the factors of CMC 15.64.025(B) and the purposes of this chapter, the hearing examiner may attach such conditions to the granting of variances as it deems necessary to

further the purposes of this chapter. The hearing examiner shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

D. Conditions for Variances.

1. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (1-11) in CMC 15.64.025(B) have been fully considered. As the lot size increases the technical justification required for issuing the variance increases;
2. Variances may be issued for the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure; for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section;
3. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result;
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
5. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

Commented [HB8]: 6.1(3)

Commented [HB9]: 6.1(1)(b)

Commented [HB10]: 6.1(2)

Commented [HB11]: 6.1(1)(c)

Commented [HB12]: 6.1(1)(d)

Commented [HB13]: 6.1(1)(e)

Commented [HB14]: 6.1(1)(a)

E. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

~~F. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except CMC 15.64.025(D)(1), and otherwise complies with CMC 15.64.030(A), (C), and (D).~~

G. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(Ord. 634 § 7, 2001)

15.64.030 - General standards.

In all areas of special flood hazards, the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement

of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy; and

2. All manufactured homes shall be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
- B. AH Zone Drainage. Adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.
- C. Construction Materials and Methods.
1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage; and
 3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- D. Utilities.
1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
 2. A water well shall be located on high ground that is not in the floodway (WAC 173-160-171);
 3. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters; and
 4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- E. Subdivision Proposals.
1. All subdivision proposals shall be consistent with the need to minimize flood damage;
 2. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
 3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
 4. For subdivision proposals and other proposed developments which contain at least fifty lots or five acres (whichever is less), base flood elevation data shall be included with the proposal. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated by the project proponent.
- F. Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

(Ord. 684 §§ 5, 6, 2005; Ord. 634 § 8, 2001)

15.64.035 - Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in CMC 15.64.015(B) or CMC 15.64.020(D)(4), the following provisions are required:

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the ~~base flood elevation~~BFE. Mechanical equipment and utilities shall be waterproof or elevated at least one foot above the BFE.;
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. ~~Designs for meeting this requirement must either be certified by a registered professional engineer or architect or~~ must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - b. The bottom of all openings shall be no higher than one foot above grade; and,
 - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
 - d. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

B. ~~Nonresidential Construction.~~ New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the building official as set forth in CMC 15.64.020(D)(6);
4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in CMC 15.64.035(A)(2); and,
5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below).

C. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved on sites ~~shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement:~~

Commented [HB15]: Please see 5.2-2 on the checklist for language that must be updated to match.

Commented [HB16]: See checklist 5.2-3.

- a. Outside of a manufactured home park or subdivision;
 - b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or,
 - d. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, ~~and shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.~~
2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:
- a. The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation; or,
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty six inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.
- D. Recreational vehicles. Recreational vehicles, if otherwise permitted by this title, are required to either:
1. Be on the site for fewer than one hundred eighty consecutive days;
 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 3. Meet the requirements of CMC 15.64.035(C) and the elevation and anchoring requirements for manufactured homes.

(Ord. 634 § 9, 2001)

15.64.040 - Floodways.

Located within areas of special flood hazard established in CMC 15.64.015(B) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Encroachments, including fill, new construction, substantial improvements, and other development are prohibited within the designated floodway unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:
 - (1) Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;
 - (2) Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure either: (a) before the repair, or reconstruction is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred;

- (3) Repairs or reconstruction of a substantially damaged residential structure as provided in RCW 86.16.041 as said section presently exists or is hereafter amended; and
 - (4) Repairs, reconstruction, or replacement of existing farmhouses in designated floodways as provided in RCW 86.16.041 as said section presently exists or is hereafter amended. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or any projects for improvements to structures identified as historic places shall not be included in the fifty percent.
- C. If CMC 15.64.040(A) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of CMC 15.64.030, 15.64.035, 15.64.040, 15.64.045, and 15.64.050.
- D. Excavation in the designated floodway is prohibited, except: (1) as otherwise required by law; (2) as part of a government funded or sponsored wildlife habitat enhancement project.

(Ord. 684 § 7, 2005; Ord. 634 § 10, 2001)

15.64.045 - Standards for shallow flooding areas (AO Zones).

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

- A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest adjacent grade to the structure, one foot or more above the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified);
- B. New construction and substantial improvements of nonresidential structures within AO zones shall either:
 - 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
 - 2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in CMC 15.64.035(B)(3).
- C. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- D. Recreational vehicles placed on sites within AO Zones on the community's FIRM either:
 - 1. Be on the site for fewer than one hundred eighty consecutive days;
 - 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or,
 - 3. Meet the requirements of CMC 15.64.045(A) and (C) and the anchoring requirements for manufactured homes set forth in CMC 15.64.030(A)(2).

(Ord. 634 § 11, 2001)

15.64.050 - Critical facility.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (one hundred year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or to the height of the five hundred year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

(Ord. 634 § 12, 2001)

~~Part II.—Drainage, Erosion Control, Stormwater Management¹⁷~~

~~Footnotes:~~

~~— (7) —~~

~~Editor's note — Ord. No. 781, § 2(Exh. A), adopted July 20, 2010, amended Ch. 15.64, part II, to read as set out here. Former Ch. 15.64, part II, pertained to similar subject matter.~~

~~15.64.160 — Purpose; intent.~~

~~The purpose of this part is to establish drainage standards governing the development and redevelopment of land within the city. The city of Carnation does not own or operate a stormwater utility or any other comprehensive system for the collection and treatment of storm runoff. As such, insuring adequate drainage of storm runoff must be accomplished exclusively through on-site retention and/or infiltration. The primary component of these standards is the requirement that the rate of stormwater discharge resulting from new development or redevelopment sites will not exceed the predeveloped condition rate of stormwater discharge. Another critical aspect of the following regulations is to place the financial and legal responsibility for the design, maintenance, operation and repair of private drainage facilities exclusively upon the owner(s) of the underlying property. Unless otherwise expressly provided in this part, the following provisions shall be interpreted in furtherance of these objectives.~~

~~(Ord. No. 781, § 2(Exh. A), 7-20-2010; Ord. No. 816, § 2, 10-2-2012)~~

~~15.64.165 — Definitions.~~

~~A. — "Predeveloped condition" shall mean the existing condition prior to submission of development application.~~

15.08.010 - Definitions of basic terms.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this title.

-A-

"Access easement" means an easement dedicated primarily for ingress/egress to one or more lots, although utility lines may also be placed within the easement, and within which the parking of vehicles is prohibited.

"Access tract" means a privately owned tract of land over which an access easement has been dedicated.

"Accessory dwelling units" are defined as a second, subordinate dwelling unit for use as a complete, independent dwelling with permanent provisions for living, sleeping, eating, cooking, and sanitation. Accessory dwelling units may be attached or detached.

Accessory Use. See Section 15.40.050.

Administrator. See Section 15.12.100.

"Adult day care" means the provision of supplemental adult care and supervision for nonrelated adults on a regular basis, for less than twenty-four hours a day, and under license by the Washington State Department of Social and Health Services.

"Adult entertainment" means any exhibition or dance of any type conducted in premises where such exhibition or dance involves the exposure to view of any portion of the breast below the top of the areola or any portion of the pubic hair, anus, buttocks, vulva and/or genitals.

"Adult family home" means a regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by RCW 70.128.010.

"Advertising copy" means any letters, figures, symbols, logos, or trademarks which identify or promote the sign user or any product or service; or which provide information about the sign user, the building, or the products or services available.

"Affordable housing" means housing used as the primary residence of an affordable housing qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than eighty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses. Households with income less than eighty percent of the median annual income, adjusted for household size, may purchase or rent these affordable units.

"Affordable housing, low income" means housing units used as the primary residence of an affordable housing-qualified household. The price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than fifty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses.

"Affordable housing, moderate income" means housing units reserved for use as the primary residence of an affordable housing-qualified household. The price of affordable housing units is based on that amount a household can afford to pay for housing, when household income is less than eighty percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than thirty percent of household income for housing expenses.

"Affordable senior housing" means housing units affordable to and reserved for rental occupancy as a primary residence by low-income senior (i.e., households at least one member of which is fifty-five years of age or older, with a combined income no greater than fifty percent of the median King County family income, adjusted for household size).

"Alley" means a public highway not designed for general travel and used primarily as a means of access to the rear of residences and business establishments.

Alteration of watercourse: Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

"American Public Works Association" or "APWA" means the adopted edition of the Washington State Chapter of the American Public Works Association.

"Antenna" means equipment designed to transmit or receive electronic signals.

"Applicant" means a person, partnership, corporation, or other legal entity who applies for any approval under this title and who is an owner of the subject property or the authorized agent of the owner.

"Approval" means the proposed work or completed work conforms to this title in the opinion of the administrator.

"Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

"Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letter A or V.

"As-graded" means the extent of surface conditions on completion of grading.

"Assisted living" means an establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a nursing home. Such a facility includes individual dwelling units with private bathroom facilities. Such a facility must be licensed by the state of Washington. (Note: Definition from residential design guidelines.)

"Attached accessory dwelling units" means an accessory dwelling unit located within or attached to a single-family residence. To be considered attached the roof and wall of the accessory dwelling unit must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure. (Note: Definition from residential design guidelines.)

"Attached garage" means a garage located within or attached to a single-family residence. To be considered attached, the roof and wall of the garage must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure.

-B-

"Banks, including credit unions + savings institutions" means the office or quarters of an institution for receiving, lending, exchanging and safeguarding money and, in some cases, issuing notes and transacting other financial business. (Note: Definition from Webster's.)

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "one hundred-year flood." Designation on maps always includes the letters A or V.

Base Flood Elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood.

"Basement," for floodplain management purposes, means any area of the building having its floor subgrade (below ground level) on all sides.

"Basin plan" means a plan and all implementing regulations and procedures including but not limited to land use management adopted by ordinance for managing surface and stormwater management facilities and features within individual subbasins.

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electrical vehicles, which meet or exceed any standards, codes and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"Bay window" means a window space elevated from the floor, projecting outward from the main walls of a building, and forming an elevated bay in a room.

"Bedrock" means the more or less solid rock in place either on or beneath the surface of the earth. It may be soft, medium, or hard and have a smooth or irregular surface.

"Bench" means a relatively leveled step excavated into earth material on which fill is to be placed.

"Best available science" means current scientific information derived from a valid scientific process as defined by WAC 365-195-900 through WAC 265-195-925 and applied to the process for designating, protecting, or restoring critical areas.

"Best management practice" or "BMP" means a physical, structural, and/or managerial practice that, when used singly or in combination, prevents or reduces pollution.

"Billboard" means an advertising copy sign that directs attention to businesses, commodities, services, or facilities that are not primarily sold, manufactured, or distributed from the property on which the sign is located. The term "billboard" includes both the structural framework that supports a billboard and any billboard faces attached to the framework.

"Binding site plan" means a drawing to a scale specified in this title which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified herein; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established in this title; and (3) contains provisions making any development be in conformity with the site plan.

"Block" means a group of lots, tracts, or parcels within well defined and fixed boundaries.

"Boarding house" means a residential house consisting of at least one dwelling unit together with more than two rooms that are rented or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units. A rooming house or boarding house is distinguished from a tourist home in that the former is designed to be occupied by longer term residents (at least month-to-month tenants) as opposed to overnight or weekly guests.

"Bond" means a written certificate guaranteeing to pay up to a specified amount of money if specified work is not performed; or any similar mechanism whereby the city has recourse to an identified fund from which to secure performance of specified work.

"Boundary line adjustment" means a division made for the purpose of alteration by adjusting boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division.

"Breakaway wall," for floodplain management purposes, means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Building" means a structure designed to be used as a place of occupancy, storage or shelter.

Building, Accessory. "Accessory building" means a minor building that is located on the same lot as a principal building and that is used incidentally to a principal building or that houses an accessory use.

"Building height" means the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

"Building official" means that person or firm appointed by the city manager to administer the Uniform Building Codes of the city, and to otherwise perform the duties of building official.

Building, Principal. "Principal building" means the primary building on a lot or a building that houses a principal use.

-C-

"Certify." Whenever this title requires that some agency certify the existence of some fact or circumstance to the city, the city may require that such certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration, and without limiting the foregoing, the city may accept certification by telephone from some agency when the circumstances warrant it, or the city may require that the certification be in the form of a letter or other document.

"Changing message center" means an electronically controlled public service time and temperature sign, message center, or reader board where different copy changes of a public service or commercial nature are shown on the same lampbank.

"Child care" means the provision of supplemental parental care and supervision for a nonrelated child or children, on a regular basis, for less than twenty-four hours a day, and under license by the Washington State Department of Social and Health Services. As used in this title, the term is not intended to include babysitting services of a casual, nonrecurring nature or in the child's own home. Likewise, the term is not intended to include cooperative, reciprocative child care by a group of parents in their respective homes.

Child Care Center, Commercial. "Commercial child care center" means any child care arrangement that provides day care on a regular basis for more than twelve children of whom at least one is unrelated to the provider.

"Child care facility" means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods less than twenty-four hours a day. Child day care facilities include family day care homes, child mini-day care centers, and child day care centers as defined and regulated by the Washington State Department of Health and Social Services (RCW 74.15, WAC 388-73-422).

Child Care, In-Home. "In-home child care" means any child care arrangement that provides day care on a regular basis for less than twelve children of whom at least one is unrelated to the provider.

"Circulation area" means that portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Essentially, driveways and other maneuvering areas (other than parking aisles) comprise the circulation area.

"City" means the city of Carnation.

"City engineer" means the person or firm appointed by the city manager to serve as the city engineer.

"City planner" means the person or firm appointed by the manager to serve as the city planner.

"Civil engineer" means a professional engineer licensed in the state of Washington in civil engineering.

"Civil engineering" means the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

"Classic" means an object of recognized value, serving as a standard of excellence.

"Clearing" means the destruction and removal of vegetation by manual, mechanical, or chemical methods.

"Cluster subdivisions" means single-family residential development in which the developer may create lots that are smaller than those that would otherwise be required if the developer complies with certain regulations set forth in this title.

"Combination use" means a use consisting of a combination on one lot of two or more principal uses separately listed in the table of permissible uses, Section 15.40.010. (Under some circumstances, a second principal use may be regarded as accessory to the first, and thus a combination use is not established. See Section 15.40.050 (Accessory uses). In addition, when two or more separately owned or separately operated enterprises occupy the same lot, and all such enterprises fall within the same principal use classification, this shall not constitute a combination use.)

"Commercial agriculture" means those activities conducted on lands defined in RCW 84.34.020(2), and activities involved in the production of crops or livestock for wholesale trade. An activity ceases to be considered commercial agriculture when the area on which it is conducted is proposed for conversion to a nonagricultural use or has lain idle for more than five years, unless the idle land is registered in a federal or state soils conservation program, or unless the activity is maintenance of irrigation ditches, laterals, canals, or drainage ditches related to an existing and ongoing agricultural activity.

"Compaction" means densification of a fill by mechanical means.

"Comprehensive plan" means the city's adopted comprehensive plan conforming to the Washington Growth Management Act (GMA).

"Conditional use permit" means a permit that authorizes the recipient to make use of property in accordance with the requirements of this title as well as any additional requirements imposed by the officer or body approving the permit.

"Convenience store" means a one-story, retail store containing less than two thousand square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "Arco AM/PM" and "7/11" chains.

"Covered entry feature" means a distinct entry feature such as a porch or weather covered entry way with at least thirty-six square feet of weather cover, and a minimum depth of four

"Cottage housing" means small single-family detached dwelling units arranged around a common open space. (Note: Definition from residential design guidelines.)

"Council" means the city council of the city of Carnation.

"County assessor" means as defined in Chapter 36.22 RCW or the office or person assigned such duties under a county charter.

"County treasurer" means as defined in Chapter 36.29 RCW or the office or person assigned such duties under a county charter.

"Critical areas" means any of the following areas or ecosystems and their buffers: wetland, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas as defined by the Growth Management Act (RCW 36.70A.170).

"Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

-D-

"Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

"Detached accessory dwelling units" means a detached accessory dwelling unit located on the same lot as a single-family detached dwelling unit. (Note: Definition from residential design guidelines.)

"Detention" means the release of stormwater runoff from the site at a slower rate than it is collected by the stormwater facility system, the difference being held in temporary storage.

"Detention facility" means an above or below-ground facility such as a pond or tank that temporarily stores stormwater runoff and subsequently releases it at a slower rate than it is collected by the drainage facility system. There is little or no infiltration of stored stormwater.

"Developable" (e.g., land, acres) means land on which development can occur per the regulations of this and other titles of this code.

"Developer" means a person who is responsible for any undertaking that requires a zoning permit, special use permit, conditional use permit, or sign permit.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

"Development agreement" means a written agreement between the city and a person having ownership or control of real property, setting forth the development standards and other provisions that will govern the development and use of said property, and which is processed, approved and executed in accordance with Chapter 15.17 CMC and RCW 36.70B.170 et seq.

"Dimensional nonconformity" means a nonconforming situation that occurs when the height, size, floor space, lot coverage, or other dimensional requirements of a structure or the relationship between an existing building or buildings and other buildings or lot lines does not conform to the regulations applicable to the district in which the property is located.

"Double-faced sign" means a sign that has advertising copy on opposite sides of a single-display surface or sign structure.

"Double frontage lot" means a lot having frontage on two parallel, or approximately parallel, streets.

"Drainage basin" means a geographic and hydrologic subunit of a watershed.

"Driveway" means that portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.

"Duplex" means a two-family residential use in which the dwelling units share a common wall (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.

"Dwelling unit" means an enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

-E-

"Earth materials" means any rock, natural soil or fill and/or any combination thereof.

"Easement" means land which has specific air, surface, or subsurface rights conveyed for use by someone other than the owner of the subject property or to benefit some property other than the subject property.

"Ecology" means the Washington State Department of Ecology.

"Effective date of this chapter." Whenever this title refers to the effective date of the ordinance codified in this chapter, the reference shall be deemed to include the effective date of the chapter as originally adopted, or the effective date of an amendment to it if the amendment creates a nonconforming situation.

"Effective date of this title." Whenever this title refers to the effective date of the ordinance codified in this title, the reference shall be deemed to include the effective date of any amendments to the ordinance

codified in this title if the amendment, rather than this title as originally adopted, creates a nonconforming situation.

"Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

"Elevated building" means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

"Engineering geologists" means a geologist experienced and knowledgeable in engineering geology.

"Engineering geology" means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

"Erosion" means the wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

"Essential public facility" means any public facility or facilities owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides public services as its primary mission, and that is difficult to site. Essential public facilities shall include those facilities listed in RCW 36.70A.200, and any facility that appears on the list maintained by the Washington State Office of Financial Management under RCW 36.70A.200(4).

"Excavation" means the mechanical removal of earth material.

"Existing manufactured home park or subdivision," for floodplain management purposes, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

"Existing site conditions" means:

1. For developed sites with stormwater facilities that have been constructed to meet the standards in the minimum requirements of this manual, existing site conditions shall mean the existing conditions on the site.
2. For developed sites that do not have stormwater facilities that meet the minimum requirements, existing site conditions shall mean the conditions that existed prior to local government adoption of a stormwater management program. If in question, the existing site conditions shall be documented by aerial photograph records, or other appropriate means.
3. For all sites in water quality sensitive areas existing site conditions shall mean undisturbed forest, for the purpose of calculating runoff characteristics.
4. For all undeveloped sites outside of water quality sensitive areas, site conditions shall mean the existing conditions on the site.

"Expansion to an existing manufactured home park or subdivision," for floodplain management purposes, means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Expenditure" means a sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future expenditures, as well as any other substantial changes in position.

"Experimental BMP" means a BMP that has not been tested and evaluated by the Department of Ecology in collaboration with local governments and technical experts.

"Facade" means the entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

"Family" means an individual or two or more persons related by blood or marriage, or two or more persons with functional disabilities as defined herein, or a group of not more than four unrelated persons living together as a housekeeping unit.

"Fence" means a barrier composed of posts or piers connected by boards, rails, panels, wire, or a masonry wall, or natural or cultivated plantings of trees, shrubs, or other opaque natural material(s) that would effectively screen the property which it encloses, designed for the purpose of enclosing space or parcels of land. The term "fence" does not include retaining walls.

"Fill" means a deposit of earth material placed by artificial means.

"Final plat" means the final drawing of the subdivision and dedication prepared for filing for record with the county assessor and containing all elements and requirements set forth in RCW 58.17 and in this title.

"Financial + estate planning, including brokerages" means a business establishment where financial and estate planning services are offered for remuneration.

"Flashing sign" means a sign or portion thereof which changes light intensity or switches on and off in a constant pattern or contains motion or the optical illusion of motion by use of electrical energy. Changing message centers shall not be considered flashing signs.

"Flood" or "flooding" means

- 1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters
 - b. The unusual and rapid accumulation or runoff of surface waters from any source
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- 2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood insurance study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

"Floodplain" means any land area susceptible to be inundated by water from the base flood. As used in this title, the term generally refers to that area designated as subject to flooding from the base flood (one hundred-year flood) on the most recently adopted flood insurance rate map prepared by the Federal Emergency Management Agency, a copy of which is on file in the planning department.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Forest practice" means any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: (1) road and trail construction; (2) harvesting, final and intermediate; (3) pre-commercial thinning; (4) reforestation; (5) fertilization; (6) prevention and suppression of diseases and insects; (7) salvage of trees; or (8) brush control.

Freestanding Sign. See Sign, Freestanding.

"Frequently flooded areas" means the one hundred-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

"Frontage" means the measurement of the length of the property line along the street immediately adjacent to the property.

Functionally dependent use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

-G-

"G.I.S." means geographic information system.

"G.P.S." means global positioning system.

"Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake or other geological events, may not be suited to the siting of commercial, residential or industrial development consistent with public health or safety concerns.

"Grade" means the elevation as measured at the relative ground level in the immediate vicinity of the sign. It also means the slope of a road, channel, or natural ground. The finished surface of a canal bed, roadbed, top of embankment, or bottom of excavation; any surface prepared for the support of construction such as paving or the laying of a conduit.

1. Existing grade means the grade prior to grading;
2. Rough grade means the stage at which the grade approximately conforms to the approved plan;
3. Finish grade means the final grade of the site which conforms to the approved plan.

"(To) grade" means to finish the surface of a canal bed, roadbed, top of embankment or bottom of excavation.

"Gradient terrace" means an earth embankment or a ridge-and-channel constructed with suitable spacing and an acceptable grade to reduce erosion damage by intercepting surface runoff and conducting it to a stable outlet at a stable nonerosive velocity.

"Gross floor area" means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

"Groundwater" means water in a saturated zone or stratum beneath the surface of land or a surface water body.

-H-

"Habitable floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or any combination thereof. A floor used only for storage is not a habitable floor.

"Half story" means a story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of such story.

"Halfway house" means a home for not more than nine persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct, together with not more than two persons providing supervision and other services to such persons, eleven of whom live together as a single housekeeping unit.

"Handicapped or infirm home" means a residence within a single dwelling unit for at least six but not more than nine persons who are physically or mentally handicapped or infirm, together with not more than two persons providing care or assistance to such persons, all living together as a single housekeeping unit. Persons residing in such homes, including the aged and disabled, principally need residential care rather than medical treatment.

"Handicapped or infirm facility or institution" means an institutional facility housing and providing care or assistance for more than nine persons who are physically or mentally handicapped or infirm. Persons residing in such homes, including the aged or disabled, principally need residential care rather than medical treatment.

"Harmony" means for the purposes of this title, a project may be found to be in harmony with the area in which it is located in terms of design and use when it meets the following criteria:

1. Harmony of Design. Where a project is subject to the city's development design guidelines or design regulations within this title it is presumed to be in harmony with the neighborhood in terms of design when it is found to be in conformance with those guidelines or regulations, even if it does not resemble existing development, as it is the intent of the city council that neighborhoods should eventually develop or redevelop according to those design specifications. Where a project is not subject to those design guidelines or regulations, it may be found to be in harmony with the neighborhood in terms of design when it generally conforms to the architectural aspects (i.e., those aspects addressed in the development design guidelines) of the existing development.
2. Harmony of Use. A project may be found to be in harmony with the existing uses of a neighborhood if it causes no significant impacts on surrounding uses or, if it could cause significant impacts, that those impacts have been mitigated through project design or by conditioning the permit to restrict or limit certain aspects of the use so as to minimize those impacts.

"Hearing officer" means the person, or chair of the board, before whom a land use hearing is being held.

"Height" of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

Highest adjacent grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"High-volume traffic generation" means all uses in the 2.000 classification other than low-volume traffic generation uses.

Historic structure: Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a) By an approved state program as determined by the Secretary of the Interior, or
 - b) Directly by the Secretary of the Interior in states without approved programs.

"Home occupation" means a commercial activity that: (1) is conducted by a person on the same lot (in a residential district) where such person resides, and (2) is not so insubstantial or incidental or is not

so commonly associated with the residential use as to be regarded as an accessory use (see Section 15.40.050 Accessory uses), but that can be conducted without any significantly adverse impact on the surrounding neighborhood. See Section 15.44.094.

"Housing for people with functional disabilities" means housing used, or intended for use, by persons with functional disabilities. The term includes, but is not limited to, adult family homes, residential care facilities, and housing for any supported living arrangement, as herein defined.

"Hydroperiod" means the seasonal occurrence of flooding and/or soil saturation; it encompasses depth, frequency, duration, and seasonal pattern of inundation.

-I-

"Illicit discharge" means all nonstormwater discharges to stormwater drainage systems that cause or contribute to a violation of state water quality, sediment quality or groundwater quality standards, including but not limited to sanitary sewer connections, industrial process water, interior floor drains, car washing and greywater systems.

"Impervious surface" means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces.

"Individual unit lot" means a lot created through the unit lot subdivision process of Chapter 15.16 CMC and designated for duplex, cottage housing and/or townhouse development.

"Insurance agencies" means business establishments that offer insurance services.

"Interflow" means that portion of rainfall that infiltrates into the soil and moves laterally through the upper soil horizons until intercepted by a stream channel or until it returns to the sumacs for example, in a wetland, spring or seep.

"Intermediate care facility or institution" means an institutional facility maintained for the purpose of providing accommodations for more than nine persons needing medical care and supervision at a lower level than that provided in a nursing care institution but at a higher level than that provided in institutions for the handicapped or infirm.

"Intermediate care home" means a facility maintained for the purpose of providing accommodations for not more than seven occupants needing medical care and supervision at a lower level than that provided in a nursing care institution but at a higher level than that provided in institutions for the handicapped or infirm.

"Internally illuminated signs" means signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, signs that consist of or contain tubes that: (1) are filled with neon or some other gas that glows when an electric current passes through it; and (2) are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message, shall also be considered internally illuminated signs.

-J-

"Junk" means any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

"Junkyard" means any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk.

-K-

"Kennel" means a commercial operation that: (1) provides food and shelter and care of animals for purposes not primarily related to medical care (a kennel may or may not be run by or associated with a veterinarian); or (2) engages in the breeding of animals for sale.

-L-

"Land clearing" means the cutting, logging, or removal of enough vegetation so that the overall nature of a site's vegetation is altered, except for what would otherwise be considered gardening, landscaping, or yard maintenance on a developed lot or portion of a lot where not all of the lot is developed. For example, selectively logging a few mature trees from many trees would not be considered clearing, while logging all mature trees (even if immature ones are left) so that habitat value or shading is altered, shall be considered clearing. Another example of clearing would be to grub or remove all groundcover (blackberries, etc.) over the area limits specified in the code, while partial grubbing of this area may not be.

"Land disturbing activity" means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to demolition, construction, clearing, grading, filling and excavation.

"Landscaping" means any material used as a decorative feature, such as concrete bases, planter boxes, rockeries, driftwood, pole covers, decorative framing and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but which does not contain advertising copy.

"Large parcel erosion and sediment control plan" or "large parcel ESC plan" means a plan to implement BMPs to control pollution generated during land disturbing activity. Guidance for preparing a large parcel ESC plan is contained in the manual.

"Livestock or poultry merchant wholesalers" means an establishment selling poultry, sheep, cows or other animals or their meat or other products on a wholesale basis.

"Loading and unloading area" means that portion of the vehicle accommodation area used to satisfy the requirements of Section 15.72.100 (Loading and unloading areas).

"Locally sponsored essential public facility" means any essential public facility that is proposed, operated, owned or otherwise sponsored by a proponent other than a state agency, a county, or another regional entity.

"Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private road is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the road so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip shall constitute a separate lot. Subject to Section 15.32.020 (Nonconforming lots), the permit-issuing authority and the owner of two or more contiguous lots may agree to regard the lots as one lot if necessary or convenient to comply with any of the requirements of this title.

"Lot area" means the total area circumscribed by the boundaries of a lot, except that: (1) when the legal instrument creating a lot shows the boundary of the lot extending into a public street right-of-way, then the lot boundary for purposes of computing the lot area shall be the street right-of-way line, or if the right-of-way line cannot be determined, a line running parallel to and thirty feet from the center of the traveled portion of the street, and (2) in a residential district, when a private road that serves more than three dwelling units is located along any lot boundary, then the lot boundary for purposes of computing the lot area shall be the inside boundary of the traveled portion of that road.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such

enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

"Low-volume traffic generation" means uses such as furniture stores, carpet stores, major appliance stores, etc., that sell items that are large and bulky, that need a relatively large amount of storage or display area for each unit offered for sale, and that therefore generate less customer traffic per square foot of floor space than stores selling smaller items.

-M-

"Mansard roof" means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Marquee" means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof. For purposes of the ordinance codified in this chapter, a freestanding, permanent, roof-like structure providing protection from the elements, such as a service station gas pump island, will also be considered a marquee. The definition also includes an awning and a canopy.

"Master development plan" means a plan for one or more contiguous parcels establishing land use and layout of buildings including site design, transportation and circulation, utilities, recreational and cultural facilities, environmentally sensitive areas, and landscaping.

Mean Sea Level: For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"Mitigation" means any of the following: (1) avoiding the impact altogether by not taking a certain action or part of an action; (2) minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; (3) rectifying the impact by repairing, rehabilitating or restoring the affected environment; (4) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and (5) compensation for the impact by replacing, enhancing, or providing substitute resources or environments.

Mobile Home, Class A. "Class A mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

1. The home has a length not exceeding four times its width;
2. The pitch of the home's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
3. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;
4. A continuous, permanent masonry foundation, un-pierced except for required ventilation and access, is installed under the home; and
5. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Mobile Home, Class B. "Class B mobile home" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and

Urban Development that were in effect at the time of construction but that does not satisfy the criteria necessary to qualify the house as a Class A mobile home.

Mobile Home, Class C. "Class C mobile home" means any mobile home that does not meet the definitional criteria of a Class A or Class B mobile home.

"Mobile home park" means a residential use in which more than one mobile or manufactured home is located on a single lot.

"Mobile or manufactured home" means a dwelling unit that: (1) is not constructed in accordance with the standards set forth in the Uniform Building Code applicable to site-built homes; and (2) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis, and (3) exceeds forty feet in length and eight feet in width.

"Model home" means a single-family residence open to the public for sales promotion to demonstrate the types and finishes of homes available in the subdivision. A model home is constructed in an approved preliminary plat which has not yet received final plat approval.

"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the Uniform Building Code applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a mobile home (except that the modular home meets requirements of the Uniform Building Code applicable to site-built homes), or a series of panels or room sections transported on a truck and erected or joined together on the site.

"Mortgage brokers" means an establishment where mortgages brokers conduct business.

"Movie theaters" means a place where the primary use is to show movies to the public.

"Multiple-building complex" means a group of commercial or industrial structures.

"Multifamily" means a residential use consisting of a building containing three or more dwelling units. For purposes of this definition, a building includes all dwelling units that are enclosed within that building or attached to it by a common floor or wall (even the wall of an attached garage or porch).

"Multiple-tenant building" means a single structure that houses more than one retail business, office or commercial venture, but that does not include residential apartment buildings sharing the same lot, access and/or parking facilities.

-N-

"Natural location" means the location of those channels, scales, and other nonman-made conveyance systems as defined by the first documented topographic contours existing for the subject property, either from maps or photographs, or such other means as appropriate.

"New construction" For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"New development" means any of the following activities: land disturbing activities, structural development, including construction, installation or expansion of a building or other structure; creation of impervious surfaces; Class IV—General forest practices that are conversions from timber land to other uses; and subdivision and short subdivision of land as defined in RCW 58.17.020. All other forest practices and commercial agriculture are not considered new development.

"New manufactured home park or subdivision," for floodplain management purposes, means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the

construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

"Nonconforming lot" means a lot existing at the effective date of the ordinance codified in this title (and not created for the purposes of evading the restrictions of this title) that does not meet the minimum area requirement of the district in which the lot is located.

"Nonconforming project" means any structure, development, or undertaking that is incomplete at the effective date of the ordinance codified in this title and would be inconsistent with any regulation applicable to the district in which it is located if completed as proposed or planned.

"Nonconforming situation" means a situation that occurs when, on the effective date of the ordinance codified in this title, any existing lot or structure or use of an existing lot or structure does not conform to one or more of the regulations applicable to the district in which the lot or structure is located. Among other possibilities, a nonconforming situation may arise because a lot does not meet minimum acreage requirements, because structures exceed maximum height limitations, because the relationship between existing buildings and the land (in such matters as density and setback requirements) is not in conformity with this title, or because land or buildings are used for purposes made unlawful by this title. Nonconforming signs shall not be regarded as nonconforming situations for purposes of Chapter 15.32 (Nonconforming Situations).

"Nonconforming use" means a nonconforming situation that occurs when property is used for a purpose or in a manner made unlawful by the use regulations applicable to the district in which the property is located. (For example, a commercial office building in a residential district may be a nonconforming use.) The term also refers to the activity that constitutes the use made of the property. (For example, all the activity associated with operating a retail clothing store in a residentially zoned area constitutes a nonconforming use.)

"Nursing care facility or institution" means an institutional facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital to more than nine persons.

"Nursing care home" means a facility maintained for the purpose of providing skilled nursing care and medical supervision at a lower level than that available in a hospital to not more than nine persons.

-O-

"Off-premises signs" means a sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises on which the sign is located.

On-Premises Sign. See Sign, On-Premises.

"Owner" means all persons, partnerships, corporations, and other legal entities that have an ownership interest (including purchasers and sellers under a real estate contract) in the subject property.

-P-

"Parapet" means a false front or wall extension above the roof line.

"Parent site" means the original property that is subdivided into individual unit lots through the unit lot subdivision process of Chapter 15.16.

"Parking area aisles" means a portion of the vehicle accommodation area consisting of lanes providing access to parking spaces.

"Parking space" means a portion of the vehicle accommodation area set aside for the parking of one vehicle.

"Pasture" means an area covered with grass or other plants used or suitable for the grazing of livestock. (Note: Definition from Webster's.)

"People with functional disabilities" means:

1. A person who, because of recognized chronic physical or mental condition or disease, is functionally disabled to the extent of: (a) needing care, supervision, or monitoring to perform activities of daily living or instrumental activities of daily living; or (b) needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible; or (c) having a physical or mental impairment which substantially limits one or more of such person's major life activities; or (d) having a record of having such an impairment; or
2. Being regarded as having such an impairment, but such term does not include current, illegal use of or active addition to a controlled substance.

"Perimeter" means the boundary of the square or rectangle required to enclose the sign.

"Permanent stormwater quality control (PSQC) plan" means a plan which includes permanent BMPs for the control of pollution from stormwater runoff after construction and/or land disturbing activity has been completed. For small sites, this requirement is met by implementing a small parcel erosion and sediment control plan. Guidance on preparing a PSQC plan is contained in the manual.

"Permit-issuing authority." Wherever this code refers to the "permit-issuing authority" it refers to that person, board, office, or institution having jurisdiction over the permit in question.

"Person" means an individual, firm, partnership, association, corporation, company, institution, or organization.

"Pet daycare facility" means any commercial facility where four or more dogs or other pet animals are left by their owners for periods of supervised social interaction in play groups with other animals of the same species; for the majority of the time the pets are at the facility during the hours the facility is open to the public.

"Planned business district" means commercial development of contiguous properties in conformance with a master development plan.

"Planned residential development" means a development constructed on at least five acres under single application, planned and developed as an integral unit, and consisting of single-family detached residences and may be combined with two-family residences, multifamily residences, public/semi-public amenities (e.g., usable open space, a community center, recreational facilities, etc.), or a combination thereof, all developed in accordance with Section 15.44.020 Planned residential developments.

"Planning jurisdiction" means the area within the city limits as well as any area beyond the city limits within which the city is authorized to plan for and regulate development, as set forth in Section 15.04.030 (Jurisdiction).

"Planning official" means the person appointed by the city manager to serve as the city planner.

Plat, Final. "Final plat" means the final drawing of the subdivision and dedication prepared for filing for record with the county assessor and containing all elements and requirements set forth in this title.

Plat, Preliminary, or Plat, Preliminary Short. "Preliminary plat" or "preliminary short plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, restrictive covenants, and other elements of a subdivision consistent with the requirements of this title. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

"Pollution" means contamination or other alteration of the physical, chemical, or biological properties, of waters of the state, including change in temperature, taste, color, turbidity, or odor of the waters, or such discharge of any liquid, gaseous, solid, radioactive or other substance into any waters of the state as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety or welfare, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

"Premises" means the real estate (as a unit) which is involved by the sign or signs mentioned on this chapter.

"Private road or driveway" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons.

"Public place of adult entertainment" means any exhibition or dance constituting "adult entertainment," as defined in this section, which is for the use or benefit of a member or members of the adult public, or advertised for the use or benefit of a member or members of the adult public, held conducted, operated or maintained for a profit, direct or indirect.

"Public water supply system" means any water supply system furnishing potable water to two or more dwelling units or businesses or any combination thereof.

-R-

"Reader-board" means a sign face consisting of tracks to hold readily changeable letters allowing frequent changes of copy.

"Receive-only earth station" means an antenna and attendant processing equipment for reception of electronic signals from satellites.

Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

"Recreational vehicle," for floodplain management purposes, means a vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Redevelopment" means on an already developed site, the creation or addition of impervious surfaces, structural development including construction, installation or expansion of a building or other structure, and/or replacement of impervious surface that is not part of a routine maintenance activity, and land disturbing activities associated with structural or impervious redevelopment.

"Regional retention/detention system" means a stormwater quantity control structure designed to correct existing excess surface water runoff problems of a basin or sub-basin. The area downstream has been previously identified as having existing or predicted significant and regional flooding and/or erosion problems. This term is also used when a detention facility is used to detain stormwater runoff from a number of different businesses, developments or areas within a catchment.

"Religious organizations" (including houses of worship), means a place where people congregate to worship or otherwise participate in religious activities. Includes but is not limited to churches, synagogues, temples and mosques.

"Retention/detention facility (R/D)" means a type of drainage facility designed either to hold water for a considerable length of time and then release it by evaporation, plant transpiration, and/or infiltration into the ground; or to hold surface and stormwater runoff for a short period of time and then release it to the surface and stormwater management system.

"Reverse frontage lot" is a double frontage lot for which the boundary along one of the streets is established as the rear lot line.

"Riding stables" means a place where horses are lodged and fed and made available for riding.

"Right-of-way (ROW)" means that area of land dedicated for public use or secured by the public for purposes of ingress and egress to abutting property and other public purposes, such as space for utility lines, appurtenances and similar components.

"Road" means all ways used to provide motor vehicle access to: (1) two or more lots, or (2) two or more distinct areas or buildings in unsubdivided developments.

"Roadway" means that portion of a highway improved, designed, or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder even though such sidewalk or shoulder is used by persons riding bicycles. In the event a highway includes two or more separated roadways, the term "roadway" shall refer to any such roadway separately but shall not refer to all such roadways collectively.

"Roofline" means the top edge of a roof or parapet or the top line of a building silhouette.

Rooming House. See "Boarding house."

-S-

"Senior housing" means multifamily dwellings specifically designed for occupancy by persons of fifty-five years of age or older and able to live independently. (Note: Definition from residential design guidelines.)

Sensitive areas. See definition for "Critical areas."

"Servient lot" means any lot which has the burden of providing an access easement for use by other lots.

"Setback" means the minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures.

"Shoreline master program" means the city's policies and goals for use of shorelines adopted pursuant to RCW 90.58.

Short Plat. See Plat, Preliminary.

Short Subdivision. See Subdivision, Short.

"Sidewalk" means that property between the curb lines or the lateral lines of a roadway and the adjacent property, set aside and intended for the use of pedestrians or such portion of private property parallel and in proximity to a public highway and dedicated to use by pedestrians.

"Sign" means any visual communication device, structure, or fixture which is visible from any right-of-way and is intended to aid the establishment in question in promoting the sale of products, goods, services, events; or to identify a building using graphics, letters, figures, symbols, trademarks or written copy. Painted wall designs or patterns which do not represent a product, service or registered trademark; or which do not identify the user, shall not be considered signs. If a design or pattern is combined with a sign, only that part of the design or pattern which cannot be distinguished from the sign will be considered as part of the sign.

Sign, Abandoned. "Abandoned sign" means a sign that no longer correctly identifies, exhorts, or advertises any person, business, lesser, owner, product, or activity conducted or available on the premises where such sign is located.

Sign, Advertising. "Advertising sign" means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located, or to which it is affixed.

"Sign area" means the entire area of a sign on which copy is to be placed. Only one side of a double-faced sign shall be included. Sign structure, architectural embellishments, framework and decorative features which contain no written or advertising copy shall not be included. Sign area shall be calculated by measuring the area determined by the perimeter as previously defined in this section.

Sign, Backlit. "Backlit sign" means signs that are artificially illuminated from within or from behind.

Sign, Billboard. "Billboard sign" means a sign or sign structure supported by one or more uprights and braces in the ground or on a building roof upon which general advertising matter is placed, usually by the poster method, erected entirely upon private property.

Sign, Business. "Business sign" means a sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold, or offered upon the premises where such sign is located, or to which it is affixed.

Sign, Changing Message Center. "Changing message center sign" means an electronically controlled public service time and temperature sign, message center, or readerboard where different copy changes of a public service or commercial nature are shown on the same lampbank.

Sign, Construction. "Construction sign" means a temporary sign designating the contractor(s), architect(s), and engineer(s) participating in a construction project underway on the same premises. A construction sign may also include the name of the project.

Sign, Double-Faced. "Double-faced sign" means a sign with two faces.

Sign, Electrical. "Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

Sign, Flashing. "Flashing sign" means an electrical sign or portion thereof that changes light intensity in a sudden transitory burst or that switches on and off in a constant pattern with more than one-third of the light source that is not constant being off at any one time.

Sign, Freestanding. "Freestanding sign" means a sign attached to the ground by a sign structure and supported by uprights placed on or in the ground.

Sign, Garage or Yard Sale. "Garage or yard sale sign" means a sign advertising a private sale of personal household possessions; not for the use of any commercial venture.

"Sign height" means the greater of:

1. The vertical distance measured from the average finished elevation within the sign outline to the highest point of the sign;
2. The vertical distance measured from the highest point of the pre-existing natural elevation within the sign outline to the highest point of the sign.

Sign, Identification. "Identification sign" means a sign of an informational nature that directs attention to certain uses other than businesses, individual private residences or home occupations.

Sign, Incidental. "Incidental sign" means a small, nonelectric information sign two square feet or less in area which pertains to goods, products, services, or facilities which are available on the premises where the sign occurs and which is intended primarily for the convenience of the public while on the premises.

Sign, Nameplate. "Nameplate sign" means a sign designating the name and address of the resident, residence, or its home occupation.

Sign, Nonconforming. "Nonconforming sign" means a sign that, on the effective date of the ordinance codified in this title, does not conform to one or more of the regulations set forth in this title, particularly Chapter 15.68 Signs.

Sign, Off-premises. "Off-premises sign" means a sign relating, through its message and content, to a business activity, use, product, or service not available on the premises on which the sign is erected.

Sign, On-premises. "On-premises sign" means a sign which carries only advertisements and messages strictly applicable to a lawful use of the premises on which it is located.

Sign, On-premises Directional. "On-premises directional sign" means a permanent sign that directs the public to a specific place such as an entrance, exit, or parking or service area, or to a particular aspect of a business establishment.

"Sign permit" means a permit issued by the land-use administrator that authorizes the recipient to erect, move, enlarge, or substantially alter a sign.

Sign, Pole. "Pole sign" means a sign that is attached to a single pole.

Sign, Political. "Political sign" means a sign which exclusively advertises a candidate or candidates for public elective office, a political party, or exclusively promotes a position on a public or ballot issue.

Sign, Portable. "Portable sign" means any sign which is not permanently affixed and is designated for or capable of being moved, except those signs explicitly designed for people to carry on their person.

Sign, Portable Reader Board. "Portable reader board sign" means a lighted or unlighted business sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will, and that is capable of being moved easily or trailer mounted and is not permanently affixed to the ground, structure or building.

Sign, Principal. "Principal sign" means a business sign which may be freestanding, wall mounted, or projecting, and is lighted or unlighted, and does not exceed eighty square feet in area.

Sign, Projecting. "Projecting sign" means a sign which is attached to and projects more than one foot from a structure, building face or marquee.

Sign, Real Estate. "Real estate sign" means a temporary sign erected by the owner, or his/her agent, that advertises the real estate upon which the sign is located for rent, lease or sale, or directing people to the property.

Sign, Revolving. "Revolving sign" means a sign which rotates or turns in motion in a circular pattern.

Sign, Roof. "Roof sign" means a sign fully supported by and erected on and above a roof of a building or structure. (Shall not include a sign erected on the face of a mansard roof.)

Sign, Secondary. "Secondary sign" means a business sign which may be projecting, portable, or wall mounted and does not exceed twenty square feet in area.

Sign, Standing. "Standing sign" means a freestanding sign attached to two or more supports above ground, as distinct from a monument freestanding sign. Typically made of wood.

"Sign structure" means any structure which supports or is designed to support any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building.

Sign, Temporary. "Temporary sign" means a sign that: (1) is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (2) is intended to remain on the location where it is erected or placed for a period of not more than fifteen days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary. It also means any real estate, special event, garage sale, construction, or political sign displayed for a limited period of time.

Sign, Traffic/Directional. "Traffic/directional sign" means a sign that is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits and service areas.

Sign, Under-Marquee. "Under-marquee sign" means a sign attached to and suspended from the underside of a marquee or canopy.

Sign, Wall. "Wall sign" means a sign attached or erected parallel to and extending not more than one foot from the facade or face of any building to which it is attached and supported throughout its entire length, with the exposed face of the sign parallel to the plane of the wall or facade. Signs incorporated into mansard roofs, marquees or canopies shall be treated as wall signs.

Sign, Wall Mounted. "Wall mounted sign" means a sign attached or erected parallel to and extending not more than eighteen inches from the facade or wall of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. A sign painted on the wall of a building or a sign painted or attached to a marquee shall be considered a wall mounted sign.

Sign, Window. "Window sign" means a sign painted on, affixed to or otherwise displayed within a window.

Significant Tree(s). See Tree(s), Significant.

"Single-family detached, one dwelling unit per lot" means a residential use consisting of a single detached building containing one dwelling unit and located on a lot containing no other dwelling units.

"Site" means the portion of a piece of property which is directly subject to development.

"Slope" means the degree of deviation of a surface from the horizontal; measured as a numerical ratio, percent, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as two is to one. A two is to one slope is a fifty percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a ninety degree slope being vertical (maximum) and forty-five degree being a one is to one or one hundred percent slope.

"Small parcel erosion and sediment control plan," or "small parcel ESC plan" means a plan for small sites to implement temporary BMPs to control pollution generated during the construction phase only, primarily erosion and sediment.

"Social and fraternal clubs, lodges" means places where club members may congregate and where food and drink may be provided.

"Soil" means the unconsolidated mineral and organic material on the immediate surface of the earth that serves as a natural medium for the growth of land plants.

"Source control BMP" means a BMP that is intended to prevent pollutants from entering stormwater. A few examples of source control BMPs are: erosion control practices, maintenance of stormwater facilities, constructing roofs over storage and working areas, and directing wash water and similar discharges to the sanitary sewer or a dead-end sump.

"Special events" means circuses, fairs, carnivals, festivals, or other types of special events held on private property that: (1) run for longer than one day but not longer than two weeks; (2) are intended to or likely to attract substantial crowds; and (3) are unlike the customary or usual activities generally associated with the property where the special event is to be located.

"Special needs child care home" means a home for not more than nine orphaned, abandoned, dependent, abused, or neglected children, together with not more than two adults who supervise such children, all of whom live together as a single housekeeping unit.

"Special use permit" means a permit issued by the city planner that authorizes the recipient to make use of property in accordance with the requirements of this title as well as any additional requirements imposed by the city planner.

"Standard record of survey" means a record of survey form approved by the city and in accordance with RCW 58.09.

"Start of construction" means and includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "actual start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State or regionally sponsored essential public facility" means any essential public facility that is proposed, operated, owned or otherwise sponsored by a state agency, a county, or another regional entity.

"Stormwater" means that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels or pipes into a defined surface water channel, or a constructed infiltration facility.

"Stormwater drainage system" means constructed and natural features which function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat or filter stormwater.

"Stormwater facility" means a constructed component of a stormwater drainage system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, scales, ditches, culverts, street gutters, detention basins, retention basins, constructed wetlands, infiltration devices, catchbasins, oil/water separators, sediment basins and modular pavement.

"Stormwater site plan" means a plan which includes an erosion and sediment control (ESC) plan and a permanent stormwater quality control plan (PSQCP). For small sites, this plan is the equivalent of a small parcel erosion and sediment control plan.

"Street" means a public way open to public use, including an avenue, place, drive, boulevard, parkway, highway, roadway, or any similar way, except an alley. It also means a public street or a street with respect to which an offer of dedication has been made.

Street, Arterial. "Arterial street" means a major street in the city's street system that serves as an avenue for the circulation of traffic onto, out, or around the city and carries high volumes of traffic.

Street, Collector. "Collector street" means a street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties. It serves or is designed to serve, directly or indirectly, more than two hundred dwelling units and is designed to be used or is used to carry more than one thousand six hundred trips per day.

Street, Cul-de-Sac. "Cul-de-sac street" means a street that terminates in a vehicular turnaround.

Street, Local. "Local street" means a street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least fifteen but not more than seventy-five dwelling units and is expected to or does handle up to six hundred trips per day.

Street, Marginal Access. "Marginal access street" means a street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties.

Street, Minor. "Minor street" means a street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than fifteen dwelling units and is expected to or does handle up to one hundred twenty-five trips per day.

Street, Sub-collector. "Sub-collector street" means a street whose principal function is to provide access to abutting properties but is also designed to be used or is used to connect minor and local streets with collector or arterial streets. Including residences indirectly served through connecting streets, it serves or is designed to serve at least fifty but not more than two hundred dwelling units and is expected to or does handle between four hundred and one thousand trips per day.

"Structure" means anything constructed or erected. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Subdivision" means the division or redivision of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership; but the following shall not be included within this definition nor be subject to the regulations of this title applicable strictly to subdivisions: the public acquisition by purchase or dedication of strips of land for widening or opening streets.

Subdivision, Architecturally Integrated. "Architecturally integrated subdivision" means a subdivision in which approval is obtained not only for the division of land into lots but also for a configuration of principal buildings to be located on such lots. The plans for an architecturally integrated subdivision shall show the

dimensions, height, and location of all such buildings to the extent necessary to comply with the purpose and intent of architecturally integrated subdivisions as set forth in Section 15.48.080.

Subdivision, Formal. "Formal subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Subdivision, Major. "Major subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Subdivision, Short. "Short subdivision" means the division or redivision of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Substantial damage," for floodplain management purposes, means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:
 - (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - (b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

"Supported living arrangement" means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance.

-T-

"Temporary emergency, construction, or repair residence" means a residence (which may be a mobile home) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster, or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed, or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site.

Temporary Sign. See Sign, Temporary.

"Toe of slope" means a point or line of slope in an excavation or cut where the lower surface changes to horizontal or meets the exiting ground slope.

"Top of slope" means a point or line on the upper surface of a slope where it changes to horizontal or meets the original surface.

"Tourist home" means a single-family structure in which rooms are rented by the day or week.

"Tower" means any structure whose principal function is to support an antenna.

"Townhouses" means a single-family dwelling attached in a row of at least two dwelling units. Each unit has its own and front and rear access to the outside, no unit is located over another unit, and each

unit is separated from any other unit by one or more vertical, wholly opaque, common fire-resistant walls having no doors or windows.

"Tract" means a lot (see definition in this section). The term "tract" is used interchangeably with the term lot, particularly in the context of subdivisions, where one "tract" is subdivided into several "lots."

"Travel trailer" means a structure that: (1) is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (2) is designed for temporary use as sleeping quarters but that does not satisfy one or more of the definitional criteria of a mobile home.

"Treatment BMP" means a BMP that is intended to remove pollutants from stormwater. A few examples of treatment BMPs are detention ponds, oil/water separators, biofiltration scales and constructed wetlands.

"Tree" means a self-supporting woody plant characterized by one main trunk or, for certain species, multiple trunks, that is recognized as a tree in the nursery and arboricultural industries.

Tree(s), Significant. "Significant tree(s)" means any viable tree twelve inches or greater caliper measured at d.b.h. (diameter breast height, four and one-half feet from the ground), except that trees of any size of the following species shall not be considered significant:

Black Locust (*Robinia pseudoacacia*)

Black cottonwood (*Populus trichocarpa*)

Cottonwood (*Populus freemontii*)

Native alder (Native *Alnus* only)

Native willow (Native *Salix* only)

Lombardy poplar (*Populus nigra*)

"Tree, viable" means a significant tree that a certified arborist has determined to be in good health, with a low risk of failure due to structural defects, is relatively windfirm if isolated or exposed, and is a species that is suitable for its location.

-U-

"Unstable slopes" means those sloping areas of land which have in the past exhibited, are currently exhibiting, or will likely in the future exhibit, mass movement of earth.

"Urban growth area" means that portion of the city's planning jurisdiction that lies outside the corporate limits of the city and within the urban growth boundary.

"Use" means the activity or function that actually takes place or is intended to take place on a lot.

Use, Principal. "Principal use" means a use listed in the table of permissible uses.

"Utility facilities" means any above ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, a corporation, or any entity defined as a public utility for any purpose by RCW 80.04.015 and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals. Excepted from this definition are utility lines and supporting structures listed in subsection 151(2).

Utility Facilities, Community or Regional. "Community or regional utility facilities" means all utility facilities other than neighborhood facilities.

Utility Facilities, Neighborhood. "Neighborhood utility facilities" means utility facilities that are designed to serve the immediately surrounding neighborhood and that must, for reasons associated with

the purpose of the utility in question, be located above ground in or near the neighborhood where such facilities are proposed to be located.

-V-

"Variance" means a grant of permission by the city that authorizes the recipient to do that which, according to the strict letter of this title, he could not otherwise legally do.

"Vegetation" means all organic plant life growing on the surface of the earth.

"Vehicle accommodation area" means that portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

"Vehicular access easement or tract" means a privately owned right-of-way.

"Vintage" means an object of old, recognized and enduring interest, importance or quality.

-W-

"Water body" means surface waters including rivers, streams, lakes, marine waters, estuaries, and wetlands.

"Water dependent structure" means a structure for commerce, industry, flood hazard reduction, or habitat enhancement which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

"Watershed" means a geographic region within which water drains into a particular river, stream, or body of water as identified and numbered by the state of Washington Water Resource Inventory Areas (WRIAs) as defined in Chapter 173-500 WAC.

"Wetland" means as defined by RCW 36.70 or as hereafter amended, those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

"Wholesale sales" means on-premises sales of goods primarily to customers engaged in the business of reselling the goods.

"Wooded area" means an area of contiguous wooded vegetation where trees are at a density of at least one six-inch or greater caliper tree per three hundred twenty-five square feet of land and where the branches and leaves form a contiguous canopy.

-Y-

"Year-round driving surface" means a minimum of two inches of asphalt concrete pavement atop a properly prepared base and sub-base. The city engineer may require this standard to be increased depending on specific circumstances.

(Ord. 745 § 4, 2008; Ord. 729 § 3 (Exh. C), 2008; Ord. 712 § 3, 2007; Ord. 700 § 5 (Exh. E), 2006; Ord. 684 § 1, 2005; Ord. 681 § 3, 2005; Ord. 679 § 3, 2005; Ord. 670 § 3 (Exh. C), 2005; Ord. 634 § 2, 2001; Ord. 610 § 1 (Attach. A) (part), 2000; Ord. 592 § 85, 1999)

(Ord. No. 782, § 3(Exh. B), 7-20-2010; Ord. No. 788, § 4, 12-7-2010; Ord. No. 854, § 2, 12-2-2014; Ord. No. 863, § 3, 8-4-2015; Ord. No. 866, § 3(Exh.B), 8-4-2015; Ord. No. 889, § 3, 8-15-

2017; Ord. No. 890, § 4, 10-17-2017; Ord. No. 908, § 2, 10-16-2018; Ord. No. 909, § 2(Exh. A), 10-16-2018)

Chapter 15.64 - FLOODWAYS, FLOODPLAINS, DRAINAGE, AND EROSION

Part I. - Floodways and Floodplains

15.64.010 - Findings—Purpose—Flood loss reduction.

- A. Findings. The flood hazard areas of the City of Carnation are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.
- B. Purpose. It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:
- (1) To protect human life and health;
 - (2) To minimize expenditure of public money and costly flood control projects;
 - (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (4) To minimize prolonged business interruptions;
 - (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
 - (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
 - (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and
 - (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
 - (9) To ensure that development within the special flood hazard area complies with applicable local, state and federal regulations.
 - (10) Participate in and maintain eligibility for flood insurance and disaster relief.
- C. Flood loss reduction. In order to accomplish its purposes, this ordinance includes methods and provisions for:
- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or may increase flood hazards in other areas.

(Ord. 634 § 4, 2001)

(Ord. No. 864, § 2, 8-4-2015)

15.64.015 - General provisions.

- A. Applicability. The floodplain management regulations set forth in this chapter shall apply to all areas of special flood hazard within the jurisdiction of the City of Carnation.
- B. Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for King County and Incorporated Areas" (FIS) dated August 19, 2020, and any revisions thereto, with an accompanying flood insurance rate map (FIRM), dated August 19, 2020, and any revisions thereto, are adopted by reference and declared to be a part of this chapter. The (FIS) and the FIRM are on file at the city and available for public inspection and copying. The best available information for flood hazard area identification as outlined in CMC Section 15.64.020(D)(4) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under CMC Section 15.64.020(D)(4).
- C. Penalties. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than one thousand dollars or imprisoned for not more than ninety days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.
- D. Abrogation and greater restrictions. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- E. Interpretation. In the interpretation and application of this chapter, all provisions shall be:
 - (1) Considered as minimum requirements;
 - (2) Liberally construed in favor of the governing body; and
 - (3) Deemed neither to limit nor repeal any other powers granted under state statutes.
- F. Warning and disclaimer of liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, or the Federal

Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(Ord. 684 § 2, 2005; Ord. 634 § 5, 2001)

15.64.020 - Administration.

- A. Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in CMC 15.64.015(B). The permit shall be for all structures including manufactured homes, as set forth in CMC 15.08.010 and for all development including fill and other activities, also defined in CMC 15.08.010.
- B. Application for Development Permit. Application for a development permit shall be made on forms furnished by the city and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:
 - 1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
 - 2. Elevation in relation to mean sea level to which any structure has been floodproofed;
 - 3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in CMC 15.64.035(B); and
 - 4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.
 - 5. Assessment of the potential impacts of any development on the critical habitat of threatened and endangered salmon to ensure compliance with the Endangered Species Act (ESA) per the 2008 Biological Opinion on the implementation of the NFIP in the Puget Sound Region.
 - 6. Where development is proposed in the floodway, an engineering analysis indicating no rise of the base flood elevation
 - 7. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.
- C. Designation of local administrator. The building official is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.
- D. Duties and responsibilities of local administrator. The duties of the building official under this chapter shall include, but not be limited to:
 - 1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;
 - 2. Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required;
 - 3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of CMC 15.64.040 are met;
 - 4. When base flood elevation data has not been provided (A or V zone) in accordance with CMC Section 15.64.015(B), the building official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer CMC Sections 15.64.035 and 15.64.040;
 - 5. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in CMC 15.64.020(D)(4), obtain and record the actual elevation (in relation to mean

sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement;

6. For all new or substantially improved flood-proofed nonresidential structures where base flood elevation data is provided through the flood insurance study, FIRM, or as required in subsection (D)(4) of this section:
 - a. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed; and
 - b. Maintain the floodproofing certifications required in CMC 15.64.020(B);
7. Maintain for public inspection all records pertaining to the provisions of this chapter;
8. Notify adjacent communities and the department of ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration;
9. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished; and
10. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in CMC 15.64.025.

(Ord. 684 §§ 3, 4, 2005; Ord. 634 § 6, 2001)

(Ord. No. 864, § 3, 8-4-2015)

15.64.025 - Appeals and variances.

- A. The hearing examiner shall hear and decide appeals and requests for variances from the requirements of this chapter. The hearing examiner shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the building official in the enforcement or administration of this ordinance. Those aggrieved by the decision of the building official, or any taxpayer, may appeal such decision to the hearing examiner, as provided in Chapter 15.11 of the CMC.
- B. In passing upon such applications, the hearing examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
 1. The danger that materials may be swept onto other lands to the injury of others;
 2. The danger to life and property due to flooding or erosion damage;
 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity to the facility of a waterfront location, where applicable;
 6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 7. The compatibility of the proposed use with existing and anticipated development;
 8. The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 9. The safety of access to the property in times of flood for ordinary and emergency vehicles;

10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
 11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- C. Upon consideration of the factors of CMC 15.64.025(B) and the purposes of this chapter, the hearing examiner may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. The hearing examiner shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.
- D. Conditions for Variances.
1. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (1-11) in CMC 15.64.025(B) have been fully considered. As the lot size increases the technical justification required for issuing the variance increases;
 2. Variances may be issued for the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
 3. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result;
 4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
 5. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- E. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- G. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(Ord. 634 § 7, 2001)

15.64.030 - General standards.

In all areas of special flood hazards, the following standards are required:

- A. Anchoring.

1. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy; and
 2. All manufactured homes shall be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
- B. AH Zone Drainage. Adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.
- C. Construction Materials and Methods.
1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage; and
 3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- D. Utilities.
1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
 2. A water well shall be located on high ground that is not in the floodway (WAC 173-160-171);
 3. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters; and
 4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- E. Subdivision Proposals.
1. All subdivision proposals shall be consistent with the need to minimize flood damage;
 2. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
 3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
 4. For subdivision proposals and other proposed developments which contain at least fifty lots or five acres (whichever is less), base flood elevation data shall be included with the proposal. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated by the project proponent.
- F. Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

(Ord. 684 §§ 5, 6, 2005; Ord. 634 § 8, 2001)

15.64.035 - Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in CMC 15.64.015(B) or CMC 15.64.020(D)(4), the following provisions are required:

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproof or elevated at least one foot above the BFE.
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - b. The bottom of all openings shall be no higher than one foot above grade; and,
 - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
 - d. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the building official as set forth in CMC 15.64.020(D)(6);
4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in CMC 15.64.035(A)(2); and,
5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below).

C. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement:
 - a. Outside of a manufactured home park or subdivision;

- b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or,
 - d. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, and
2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:
- a. The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation; or,
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty six inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.
- D. Recreational vehicles. Recreational vehicles, if otherwise permitted by this title, are required to either:
- 1. Be on the site for fewer than one hundred eighty consecutive days;
 - 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - 3. Meet the requirements of CMC 15.64.035(C) and the elevation and anchoring requirements for manufactured homes.

(Ord. 634 § 9, 2001)

15.64.040 - Floodways.

Located within areas of special flood hazard established in CMC 15.64.015(B) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Encroachments, including fill, new construction, substantial improvements, and other development are prohibited within the designated floodway unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:
 - (1) Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;
 - (2) Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure either: (a) before the repair, or reconstruction is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred;
 - (3) Repairs or reconstruction of a substantially damaged residential structure as provided in RCW 86.16.041 as said section presently exists or is hereafter amended; and
 - (4) Repairs, reconstruction, or replacement of existing farmhouses in designated floodways as provided in RCW 86.16.041 as said section presently exists or is hereafter amended.

Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or any projects for improvements to structures identified as historic places shall not be included in the fifty percent.

- C. If CMC 15.64.040(A) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of CMC 15.64.030, 15.64.035, 15.64.040, 15.64.045, and 15.64.050.
- D. Excavation in the designated floodway is prohibited, except: (1) as otherwise required by law; (2) as part of a government funded or sponsored wildlife habitat enhancement project.

(Ord. 684 § 7, 2005; Ord. 634 § 10, 2001)

15.64.045 - Standards for shallow flooding areas (AO Zones).

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

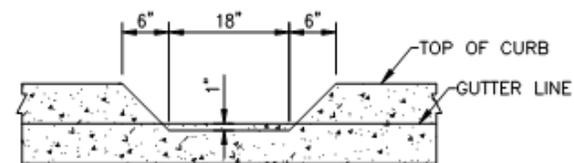
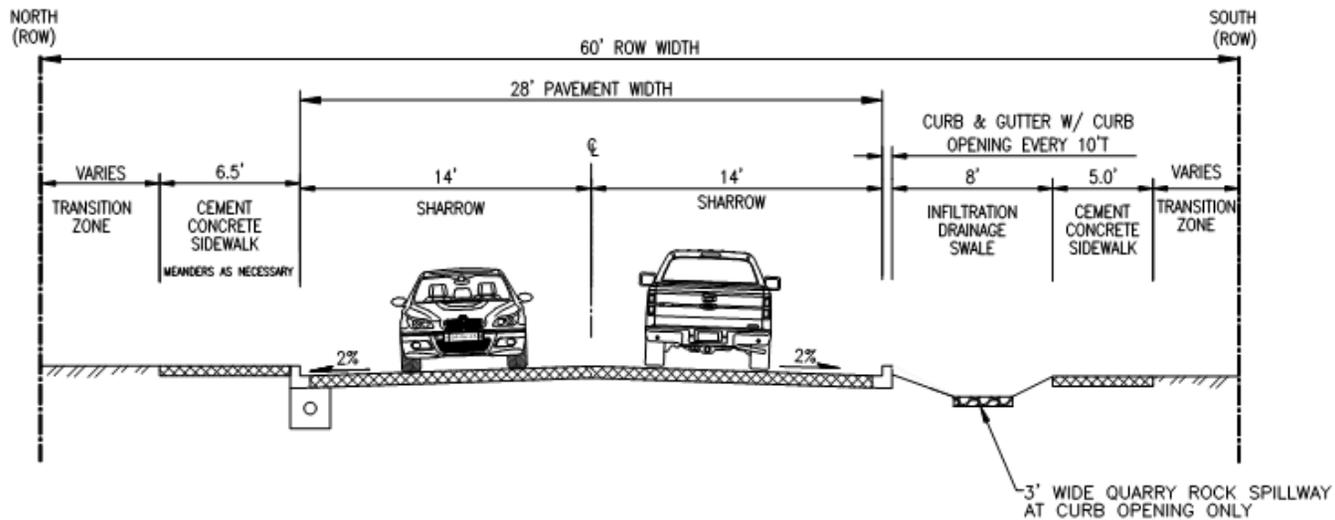
- A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest adjacent grade to the structure, one foot or more above the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified);
- B. New construction and substantial improvements of nonresidential structures within AO zones shall either:
 - 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
 - 2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in CMC 15.64.035(B)(3).
- C. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- D. Recreational vehicles placed on sites within AO Zones on the community's FIRM either:
 - 1. Be on the site for fewer than one hundred eighty consecutive days;
 - 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or,
 - 3. Meet the requirements of CMC 15.64.045(A) and (C) and the anchoring requirements for manufactured homes set forth in CMC 15.64.030(A)(2).

(Ord. 634 § 11, 2001)

15.64.050 - Critical facility.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (one hundred year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or to the height of the five hundred year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

(Ord. 634 § 12, 2001)



CURB OPENING DETAIL
N/S

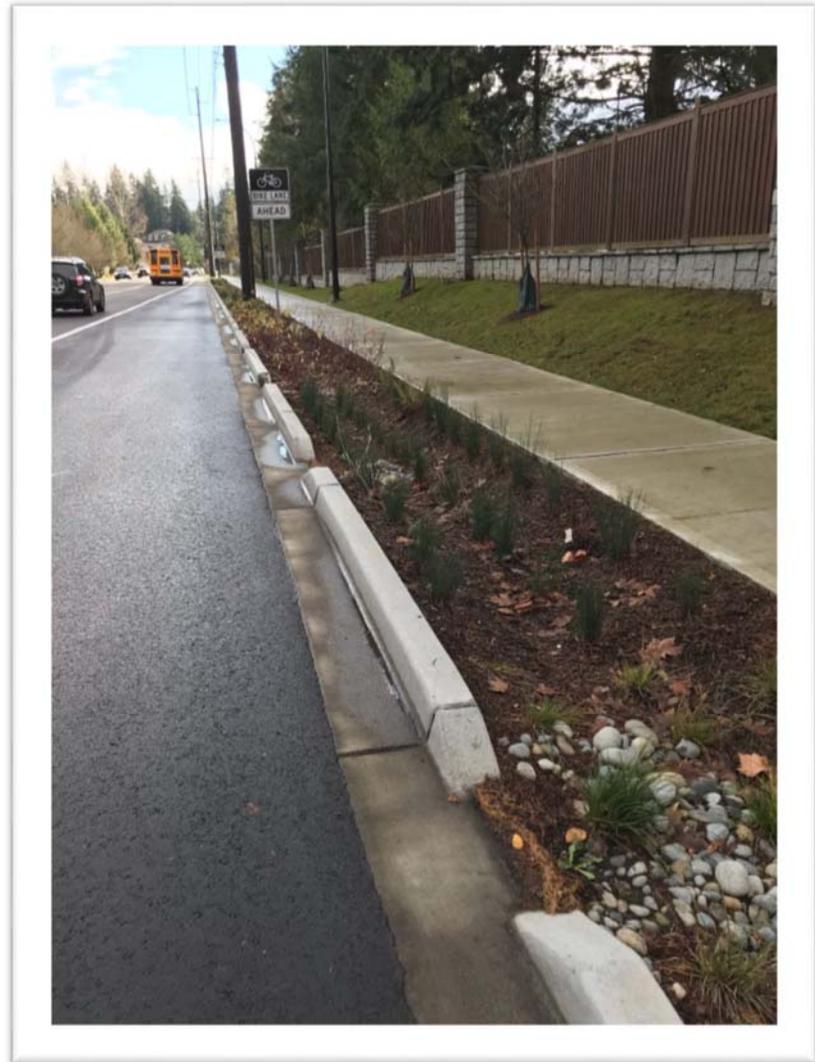
NOTES:

1. PARKING LANE AND SIDEWALK ARE REQUIRED ON BOTH SIDES OF THE STREET AT THE DISCRETION OF THE CITY.
2. A PARKING LANE MAY BE REPLACED WITH TWO BICYCLE LANES OR A SHARROW LANE MAY BE INCORPORATED AT THE DISCRETION OF THE CITY.
3. STORM DRAINAGE WATER QUALITY & INFILTRATION FACILITIES ARE REQUIRED- ACTUAL REQUIREMENTS WILL BE DETERMINED ON A CASE BY CASE BASIS.

NOTE TO BE ADDED: CURB ADJACENT TO DRAINAGE SWALE TO BE FINISHED ON THE BIOSWALE SIDE IN ADDITION TO THE STREET-FACING SIDE.

City of Carnation
Right of Way Standards
 2018
 ENTWISTLE ST/45TH ST
 BETWEEN 329TH AVE NE & 334TH AVE NE





Example photos of a curb between pavement and drainage swale.



CARNATION CITY COUNCIL DISCUSSION ITEM

Subject: Draft 2021-2026 Six-Year Transportation Improvement Program (STIP)

Origin: Bob Jean, Interim City Manager

Author: Mary Madole, City Clerk

Date Submitted: 07/01/2020

Agenda Date: 07/07/2020

Attached for Council's review is the first draft of the Project List and Financial Analysis for the 2021 Transportation Improvement Plan (TIP), which also creates the Six Year Transportation Improvement Program (STIP) 2021-2026. The STIP must be filed with WSDOT each year. A project must be included on the STIP to be eligible for state or federal grant funds.

Changes from the current TIP & STIP include:

- Tolt Avenue CBD Improvement Project cost estimate updated
- McKinley Sidewalk Project moved to 2022 due to absence of the TIB Small City Sidewalk grant for the 2021 fiscal year.
- REET (301 Fund) and TIF (109 Fund) revenue forecasts updated, and corresponding adjustments made to project timing:
 - Larson Ave/NE 40th construction moved to 2026
 - All Tier II Street Improvement and Tier III Street Repair projects moved out one year. Bird "Festival" Street moved two years.

The STIP projects are shown on the next page, listed by year of anticipated construction. Timing of the prioritized projects is subject to availability of the local funding source and the targeted grant program. All projects assume grant funding.

PROPOSED STIP PROJECTS 2021-2026

CN Year	Priority	PCR	Project	Local Funding	Comment
2021	1		Tolt Ave CBD Improvements	REET, TIF, General Fund	Construction Phase only.
2022	2		East Entwistle Sidewalk	TIF	Moved from 2021
2023	3		McKinley Avenue Sidewalk	TIF	Moved from 2021
	7	36	East Bird Street Reconstruction	REET	Moved from 2022
	8	52	West Bird Street Overlay	REET	Moved from 2022
	9	54	West Commercial Overlay	REET	Moved from 2022
	10	60	Myrtle Street Overlay	REET	Moved from 2022
2024	11	40	West Rutherford Reconstruction	REET	Moved from 2023
	12	52	Stossel Avenue Overlay	REET	Moved from 2023
2025	13	40	East Reitze Reconstruction	REET	Moved from 2024
	14	45-54	Regal Glen Cul-de-Sacs	REET	Moved from 2024
2026	4		Larson Avenue Construction	TIF	Moved from 2025
	5	48	NE 40 th Arterial Reconstruction	REET	Moved from 2025
	6	44	NE 40 th Overlay	REET	Moved from 2025
	16	54	East Entwistle Overlay (Spilman to 329 th)	REET	Moved from 2025
	17	54-68	Stephens Avenue Overlay	REET	Moved from 2025 <i>(Design Phase only)</i>

Bird Street “Festival Street” moved Beyond 2026.

Staff is seeking authorization to include a public hearing regarding the 2021-2026 STIP on the agenda for the July 21st regular meeting.

- Attachments:
- Draft TIP Project List 2021
 - Draft STIP Financial Forecast 2021-2026

Table T-5: Transportation Improvement Projects List

Type	Project No.	STIP Priority	PCR Score	Project Name	Actual Prior Years	Estimated 2020	2021	2022	2023	2024	2025	2026	Six-Year Period Total	Beyond 2026	Project Total	Total Grant Funds	Total Local Funds
Tier I CAPACITY/LOS (CP)	CP1	1		Tolt Ave (SR203) Central Business District (CBD) Improvements (Eugene to Rutherford)	\$ 1,190,157	\$ 641,492	\$ 7,505,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,505,443	\$ -	\$ 9,337,092	\$ 5,317,441	\$ 4,019,651
	CP2	4		Larson Avenue Connector (NE 40th to Entwistle St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,325	\$ 1,411,625	\$ 1,987,950	\$ -	\$ 1,987,950	\$ 1,490,963	\$ 496,988
	CP3			Tolt Ave (SR 203) - South Greenway (East side: Bridge to Entwistle)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,758,300	\$ 4,758,300	\$ 3,549,975	\$ 1,208,325
	CP4			Tolt Ave (SR 203) - South Entry (West side: Tolt McDonald Pk to Eugene)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,339,000	\$ 1,339,000	\$ 1,004,250	\$ 334,750
	CP5			Milwaukee Avenue Connector (NE 50th to 55th St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,835,500	\$ 1,835,500	\$ 917,750	\$ 917,750
	CP6			316th (Stewart) Avenue Connector (Morrison to NE 55th St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,115,000	\$ 2,115,000	\$ 1,057,500	\$ 1,057,500
	CP7			Tolt Ave (SR203) and Morrison St. Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644,000	\$ 644,000	\$ 483,000	\$ 161,000
	CP8			Tolt Ave (SR203) and Blanche St. Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,884,969	\$ 1,884,969	\$ 1,413,727	\$ 471,242
	Project No.	STIP Priority	PCR Score	SUBTOTAL CAPACITY PROJECTS			\$ 1,190,157	\$ 641,492	\$ 7,505,443	\$ -	\$ -	\$ 576,325	\$ 1,411,625	\$ 9,493,393	\$ 12,576,769	\$ 23,901,811	\$ 15,234,605
Tier II STREET IMPROVEMENT (SI)	SI1	5	48	NE 40th St. Arterial Reconstruction (Tolt to Larson Ave)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,800	\$ 749,800	\$ 847,600	\$ -	\$ 847,600	\$ 741,650	\$ 105,950
	SI2	7	36	E Bird St. Reconstruction (Commercial to Milwaukee - 950 LF)	\$ -	\$ -	\$ -	\$ 60,990	\$ 467,590	\$ -	\$ -	\$ -	\$ 528,580	\$ -	\$ 528,580	\$ 462,508	\$ 66,073
	SI4	11	40	W Rutherford St. Reconstruction (Tolt to Stewart - 1,050 LF)	\$ -	\$ -	\$ -	\$ -	\$ 67,410	\$ 516,810	\$ -	\$ -	\$ 584,220	\$ -	\$ 584,220	\$ 511,193	\$ 73,028
	SI3	13	40	E Reitze St. Reconstruction (Milwaukee to Stossel - 1,150 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,830	\$ 566,030	\$ -	\$ 639,860	\$ -	\$ 639,860	\$ 559,878	\$ 79,983
	SI7	15	50	E Bird "Festival Street" Reconstruction (Stossel to Stephens - 575 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508,000	\$ 1,508,000	\$ 1,131,000	\$ 377,000
	SI5			Tolt Ave (SR 203) North Greenway (East side: Rutherford to NE 55th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,652,000	\$ 2,652,000	\$ 1,989,000	\$ 663,000
	SI6			Tolt Ave (SR 203) North Entry (West side: Rutherford to NE 55th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,190,100	\$ 2,190,100	\$ 1,586,325	\$ 603,775
	Project No.	STIP Priority	PCR Score	SUBTOTAL STREET IMPROVEMENT PROJECTS			\$ -	\$ -	\$ 60,990	\$ 535,000	\$ 590,640	\$ 663,830	\$ 749,800	\$ 2,600,260	\$ 6,350,100	\$ 8,950,360	\$ 6,981,553
Tier III STREET REPAIR (SR)	SR1	6	44	NE 40th St. Overlay (Larson Ave to Park Entry - 1,150 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ 80,500	\$ 91,000	\$ -	\$ 91,000	\$ 79,625	\$ 11,375
	SR2	8	52	W Bird St. Chip Seal (Tolt to Stephens Ave - 280 LF)	\$ -	\$ -	\$ -	\$ 1,605	\$ 12,305	\$ -	\$ -	\$ -	\$ 13,910	\$ -	\$ 13,910	\$ 12,171	\$ 1,739
	SR3	9	54	W Commercial St. Overlay (Tolt to Stephens Ave - 400 LF)	\$ -	\$ -	\$ -	\$ 7,050	\$ 51,700	\$ -	\$ -	\$ -	\$ 58,750	\$ -	\$ 58,750	\$ 51,406	\$ 7,344
	SR4	10	60	Myrtle St. Overlay (Tolt to King/Stossel Ave - 820 LF)	\$ -	\$ -	\$ -	\$ 14,475	\$ 106,150	\$ -	\$ -	\$ -	\$ 120,625	\$ -	\$ 120,625	\$ 105,547	\$ 15,078
	SR5	12	52	Stossel Ave. Overlay (Entwistle to Rutherford - 1,180 LF)	\$ -	\$ -	\$ -	\$ -	\$ 16,050	\$ 123,050	\$ -	\$ -	\$ 139,100	\$ -	\$ 139,100	\$ 121,713	\$ 17,388
	SR6	14	45-54	Regal Glen Cul-de-Sacs Overlay (1,531 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,400	\$ 172,700	\$ -	\$ 204,100	\$ -	\$ 204,100	\$ 178,588	\$ 25,513
	SR7	16	54	E Entwistle St. Overlay (Spilman to 329th - 2,325 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,600	\$ 376,000	\$ 413,600	\$ -	\$ 413,600	\$ 361,900	\$ 51,700
	SR8	17	54 & 63	Stephens Ave. Overlay (W Entwistle to Morrison - 1,825 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,500	\$ 21,500	\$ 232,200	\$ 253,700	\$ 221,988	\$ 31,713
SUBTOTAL STREET PAVEMENT PRESERVATION PROJECTS					\$ -	\$ -	\$ -	\$ 23,130	\$ 186,205	\$ 154,450	\$ 220,800	\$ 478,000	\$ 1,062,585	\$ 232,200	\$ 1,294,785	\$ 1,132,937	\$ 161,848
Tier IV MAINTENANCE (SM)				Preventative Street Repair & Maintenance (crack sealing, pothole filling)	\$ 10,800	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000			
SUBTOTAL PREVENTATIVE STREET REPAIR & MAINTENANCE PROJECTS					\$ 10,800	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ -				
NON-MOTO PROJECTS (NM)	NM1	2		E Entwistle Sidewalk (329th to 332nd Ave - 910 LF)	\$ -	\$ -	\$ -	\$ 401,830	\$ -	\$ -	\$ -	\$ -	\$ 401,830	\$ -	\$ 401,830	\$ 301,373	\$ 100,458
	NM2	3		McKinley Ave. Sidewalk (Eugene to Blanche St.)	\$ -	\$ -	\$ -	\$ -	\$ 383,410	\$ -	\$ -	\$ -	\$ 383,410	\$ -	\$ 383,410	\$ 335,484	\$ 47,926
	*			City Wayfinding Signage Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	\$ 190,000	\$ 142,500	\$ 47,500
SUBTOTAL NON-MOTORIZED IMPROVEMENT PROJECTS					\$ -	\$ -	\$ -	\$ 401,830	\$ 383,410	\$ -	\$ -	\$ -	\$ 785,240	\$ 190,000	\$ 975,240	\$ 779,356	\$ 195,884
JOINT-AGENCY PROJECTS (JA)	JA1			Tolt Ave. (SR 203) - Garden Tracts Walkway (55th to 60th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,000	\$ 377,000	\$ 282,750	\$ 94,250
	JA2			Tolt Hill Road/SR 203 Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670,000	\$ 670,000	\$ -	\$ -
	JA3			Tolt River Bridge Painting and Walkway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540,000	\$ 1,540,000	\$ -	\$ -
SUBTOTAL JOINT-AGENCY PROJECTS					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,587,000	\$ 2,587,000	\$ 282,750	\$ 94,250	
TOTAL ALL PROJECTS					\$ 1,200,957	\$ 653,492	\$ 7,517,443	\$ 497,950	\$ 1,116,615	\$ 757,090	\$ 1,472,955	\$ 2,651,425	\$ 13,941,478	\$ 21,936,069	\$ 37,709,196	\$ 24,411,201	\$ 11,087,995



Six Year Transportation Improvement Program (STIP) 2021-26 Financial Forecast and Analysis

301 CAPITAL IMPROVEMENT FUND	Actual 2015-19	Estimated 2020	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Six-Year Period Total	Beyond 2026
			2021	2022	2023	2024	2025	2026		
Available Cash Balance - 301 Fund		\$ 1,754,828	\$ 1,292,723	\$ 63,945	\$ 151,430	\$ 159,280	\$ 164,143	\$ 151,565		
Revenues - 301 Fund			\$ 2,000,000							
REET (1 & 2)	\$ 856,321	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000	
IFT: 001/002 Fund	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer-In: 109 Fund	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Tolt Ave CBD PSRC TAP CAR-8 (PE)	\$ 686,142	\$ 49,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tolt Ave CBD DOE EAGL SW (PE/CN)	\$ 153,526	\$ -	\$ 675,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,849	\$ -
Tolt Ave CBD PSE Schedule 74 (CN)	\$ -	\$ -	\$ 354,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,166	\$ -
Tolt Ave CBD WSDOT Partner Commitment (CN)	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -
Tolt Ave CBD DOC WA Cap Budget (CN)	\$ -	\$ -	\$ 1,498,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,498,650	\$ -
Tolt Ave CBD TIB SCAP (CN)	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Tolt Ave CBD TIB Complete Streets (CN)	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tolt Ave CBD PSRC RTCC (CN)	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ -
NE 40th St. Arterial Reconstruction (Tolt to Larson Ave)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,575	\$ 656,075	\$ 741,650	\$ -
NE 40th St. Overlay (Larson Ave to Park Entry - 1,150 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,188	\$ 70,438	\$ 79,625	\$ -
E Bird St. Reconstruction (Commercial to Milwaukee - 950 LF)	\$ -	\$ -	\$ -	\$ 53,366	\$ 409,141	\$ -	\$ -	\$ -	\$ 462,508	\$ -
W Bird St. Chip Seal (Tolt to Stephens Ave - 280 LF)	\$ -	\$ -	\$ -	\$ 1,404	\$ 10,767	\$ -	\$ -	\$ -	\$ 12,171	\$ -
W Commercial St. Overlay (Tolt to Stephens Ave - 400 LF)	\$ -	\$ -	\$ -	\$ 6,169	\$ 45,238	\$ -	\$ -	\$ -	\$ 51,406	\$ -
Myrtle St. Overlay (Tolt to King/Stossel Ave - 820 LF)	\$ -	\$ -	\$ -	\$ 12,666	\$ 92,881	\$ -	\$ -	\$ -	\$ 105,547	\$ -
W Rutherford St. Reconstruction (Tolt to Stewart - 1,050 LF)	\$ -	\$ -	\$ -	\$ -	\$ 58,984	\$ 452,209	\$ -	\$ -	\$ 511,193	\$ -
Stossel Ave. Overlay (Entwistle to Rutherford - 1,180 LF)	\$ -	\$ -	\$ -	\$ -	\$ 14,044	\$ 107,669	\$ -	\$ -	\$ 121,713	\$ -
E Reitze St. Reconstruction (Milwaukee to Stossel - 1,150 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,601	\$ 495,276	\$ -	\$ 559,878	\$ -
Regal Glen Cul-de-Sacs Overlay (1,531 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,475	\$ 151,113	\$ -	\$ 178,588	\$ -
Bird "Festival Street" Reconstruction (Stossel to Stephens - 575 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,131,000
E Entwistle St. Overlay (Spilman to 329th - 2,325 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,900	\$ 329,000	\$ 361,900	\$ -
Stephens Ave. Overlay (W Entwistle to Morrison - 1,825 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,813	\$ 18,813	\$ 203,175
Tolt Ave (SR 203) North Greenway (East side: Rutherford to NE 55th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989,000
Tolt Ave (SR 203) North Entry (West side: Rutherford to NE 55th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,586,325
Morrison Street Improvements TIB SCAP (PE & CN)	\$ 773,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Entwistle Overlay (Stossel to Spilman - 580 LF) TIB	\$ 121,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Port of Seattle ED Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Relight Washington TIB	\$ 141,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Rutherford Reconstruction TIB	\$ 302,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spilman Pathway SRTS	\$ 290,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (Investment & Bond Interest)	\$ 27,651	\$ 1,100	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 6,000	\$ -
Total Revenues		\$ 150,208	\$ 6,279,665	\$ 174,605	\$ 732,054	\$ 752,954	\$ 875,051	\$ 1,175,325	\$ 7,989,654	\$ 4,909,500
Expenses - 301 Fund										
Tolt Ave. CBD Improvements (PE)	\$ (817,542)	\$ (449,413)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tolt Ave. CBD (PE Phase Prof Svcs)	\$ (39,350)	\$ (60,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tolt Ave. CBD Stormwater (PE & CN)	\$ (157,134)	\$ -	\$ (910,966)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (910,966)	\$ -
Tolt Ave. CBD Underground Conv. (PE & CN)	\$ (7,718)	\$ -	\$ (968,323)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (968,323)	\$ -
Tolt Ave. CBD Improvements (CM & CN)	\$ (7,760)	\$ (100,000)	\$ (5,626,154)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,626,154)	\$ -
NE 40th St. Arterial Reconstruction (Tolt to Larson Ave)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (97,800)	\$ (749,800)	\$ (847,600)	\$ -
NE 40th St. Overlay (Larson Ave to Park Entry - 1,150 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,500)	\$ (80,500)	\$ (91,000)	\$ -
E Bird St. Reconstruction (Commercial to Milwaukee - 950 LF)	\$ -	\$ -	\$ -	\$ (60,990)	\$ (467,590)	\$ -	\$ -	\$ -	\$ (528,580)	\$ -
W Bird St. Chip Seal (Tolt to Stephens Ave - 280 LF)	\$ -	\$ -	\$ -	\$ (1,605)	\$ (12,305)	\$ -	\$ -	\$ -	\$ (13,910)	\$ -
W Commercial St. Overlay (Tolt to Stephens Ave - 400 LF)	\$ -	\$ -	\$ -	\$ (7,050)	\$ (51,700)	\$ -	\$ -	\$ -	\$ (58,750)	\$ -
Myrtle St. Overlay (Tolt to King/Stossel Ave - 820 LF)	\$ -	\$ -	\$ -	\$ (14,475)	\$ (106,150)	\$ -	\$ -	\$ -	\$ (120,625)	\$ -
W Rutherford St. Reconstruction (Tolt to Stewart - 1,050 LF)	\$ -	\$ -	\$ -	\$ -	\$ (67,410)	\$ (516,810)	\$ -	\$ -	\$ (584,220)	\$ -
Stossel Ave. Overlay (Entwistle to Rutherford - 1,180 LF)	\$ -	\$ -	\$ -	\$ -	\$ (16,050)	\$ (123,050)	\$ -	\$ -	\$ (139,100)	\$ -
E Reitze St. Reconstruction (Milwaukee to Stossel - 1,150 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (73,830)	\$ (566,030)	\$ -	\$ (639,860)	\$ -
Regal Glen Cul-de-Sacs Overlay (1,531 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (31,400)	\$ (172,700)	\$ -	\$ (204,100)	\$ -
Bird "Festival Street" Reconstruction (Stossel to Stephens - 575 LF)	\$ (6,959)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,508,000)
E Entwistle St. Overlay (Spilman to 329th - 2,325 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (37,600)	\$ (376,000)	\$ (413,600)	\$ -
Stephens Ave. Overlay (W Entwistle to Morrison - 1,825 LF)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (21,500)	\$ (21,500)	\$ (232,200)
Tolt Ave (SR 203) North Greenway (East side: Rutherford to NE 55th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,652,000)
Tolt Ave (SR 203) North Entry (West side: Rutherford to NE 55th)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,190,100)
Morrison Street Improvements (PE & CN)	\$ (849,094)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Entwistle Overlay (Stossel to Spilman - 580 LF) (PE & CN)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tolt Commons Gateway Poles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spilman Avenue Pathway (PE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spilman Avenue Pathway (CN)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Speed Radar Sign, south end	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Rutherford Construction (PE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
East Rutherford Construction (CN)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LED Street Light Conversion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (Bond Fees, Prof Svcs)	\$ (26,184)	\$ (2,900)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (18,000)	\$ -
Total Expenses		\$ (612,313)	\$ (7,508,443)	\$ (87,120)	\$ (724,205)	\$ (748,090)	\$ (887,630)	\$ (1,230,800)	\$ (11,186,288)	\$ (6,582,300)
Ending Cash Balance - 301 Capital Improvement		\$ 1,292,723	\$ 63,945	\$ 151,430	\$ 159,280	\$ 164,143	\$ 151,565	\$ 96,090		

109 TRAFFIC IMPACT FEE FUND	Actual 2015-19	Estimated 2020	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Six-Year Period Total	Beyond 2026
			2021	2022	2023	2024	2025	2026		
Beginning Cash: 109 Fund		\$ 214,972	\$ 223,193	\$ 23,618	\$ 48,586	\$ 126,084	\$ 251,509	\$ 232,853		\$ 251,509
Revenues - 109 Fund										
Traffic Impact Fees	\$ 403,302	\$ 37,500	\$ 50,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 675,000	\$ 980,000
Larson Avenue Connector (NE 40th to Entwistle St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,244	\$ 1,058,719	\$ 1,490,963	\$ -
E Entwistle Sidewalk (329th to 332nd Ave - 910 LF)	\$ -	\$ -	\$ -	\$ 301,373	\$ -	\$ -	\$ -	\$ -	\$ 301,373	\$ -
McKinley Ave. Sidewalk (Eugene to Blanche St.)	\$ -	\$ -	\$ -	\$ -	\$ 335,484	\$ -	\$ -	\$ -	\$ 335,484	\$ -
Tolt Ave. South Greenway (Bridge to Entwistle)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,549,975
Tolt Ave. South Entry (Park to Eugene)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,004,250
Milwaukee Avenue Connector (NE 50th to 55th St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 917,750
316th (Stewart) Avenue Connector (Morrison to NE 55th St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,057,500
Blanche Intersection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,413,727
Morrison Intersection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483,000
Other (Investment & Bond Interest)	\$ 6,311	\$ 2,800	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 425	\$ 2,550	\$ 5,950
Total Revenues	\$ 409,614	\$ 40,300	\$ 50,425	\$ 426,798	\$ 460,909	\$ 125,425	\$ 557,669	\$ 1,184,144	\$ 2,805,369	\$ 9,412,152
Expenses - 109 Fund										
Tolt Ave CBD Improvements (RW)	\$ (160,653)	\$ (32,079)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer-Out to 301: Tolt Ave CBD Improvements (CN)	\$ -	\$ -	\$ (250,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (250,000)	\$ -
Larson Avenue Connector (NE 40th to Entwistle St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (576,325)	\$ (1,411,625)	\$ (1,987,950)	\$ -
E Entwistle Sidewalk (329th to 332nd Ave - 910 LF)	\$ -	\$ -	\$ -	\$ (401,830)	\$ -	\$ -	\$ -	\$ -	\$ (401,830)	\$ -
McKinley Ave. Sidewalk (Eugene to Blanche St.)	\$ -	\$ -	\$ -	\$ -	\$ (383,410)	\$ -	\$ -	\$ -	\$ (383,410)	\$ -
Total Expenses	\$ (160,653)	\$ (32,079)	\$ (250,000)	\$ (401,830)	\$ (383,410)	\$ -	\$ (576,325)	\$ (1,411,625)	\$ (3,023,190)	\$ (12,576,769)
Ending Cash Balance - 109 Traffic Impact		\$ 223,193	\$ 23,618	\$ 48,586	\$ 126,084	\$ 251,509	\$ 232,853	\$ 5,372		



City of Carnation Meeting Calendar and Preliminary Agendas

This list is intended to be used for planning purposes only. Agenda items and dates may change.

7/13/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting
Origin: *Staff:* City Planner *Firm Date?*

7/14/2020 Communications Committee

DISCUSSION 6:00 PM Communications Task Team
Origin: *Staff:* City Manager *Firm Date?*

7/18/2020 City Council

RETREAT

DISCUSSION Council-Manager Retreat, 9:00 AM - 3:00 PM
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

7/21/2020 City Council

AGENDA BILLS

MOTION Accepting Second Quarter 2020 Financial Report.
Origin: Finance & Operations *Staff:* City Manager *Firm Date?*

RESOLUTION Approving Terms of Sale for the Old Maintenance Shop.
Origin: City Manager *Staff:* City Manager *Firm Date?*

RESOLUTION Adopting 2021 TIP and 2021-2026 STIP
Origin: City Manager *Staff:* City Clerk *Firm Date?*

PUBLIC HEARING

DISCUSSION 2021-2026 STIP.
Origin: City Manager *Staff:* City Clerk *Firm Date?*

5:30 WORKSHOP

DISCUSSION LI/M Economic Development Proposal
Origin: City Manager *Staff:* City Manager *Firm Date?*

DISCUSSION Summer/Fall Calendar
Origin: City Manager *Staff:* City Manager *Firm Date?*

DISCUSSION PROS Budget Amendment
Origin: City Manager *Staff:* City Manager *Firm Date?*

DISCUSSION PB proposed amendments to Land Use Code Chapters 15.64 Floodplains, 15.40 Permissible Uses, 15.18 Land Use Approvals.
Origin: City Manager *Staff:* City Planner *Firm Date?*

7/22/2020 Hearing Examiner

PUBLIC HEARING

Preliminary Plat - Tolt River Terrace (MainVue Homes)
Origin: City Manager *Staff:* City Planner *Firm Date?*

7/28/2020 Planning Board**PUBLIC HEARING**

Proposed amendments to Land Use Code Chapters 15.64 Floodplains, Ch 15.40 Permissible Uses, Ch 15.18 Land Use Approvals.

Origin: 2020 Docket

Staff: City Planner

Firm Date?

NEW BUSINESS**DISCUSSION**

Review proposed amendments to Comp Plan Chapters 7 & 9

Origin: 2020 Docket

Staff: City Planner

Firm Date?

RECOMMENDATION**MOTION**

Recommendation to City Council re amendments to Land Use Code Chapters 15.64 Floodplains, Ch 15.40 Permissible Uses, Ch 15.18 Land Use Approvals.

Origin: 2020 Docket

Staff: City Planner

Firm Date?

7/29/2020 Hearing Examiner**PUBLIC HEARING**

Preliminary Plat Clarification - Tolt Meadows 2 (John Day Homes)

Origin: City Manager

Staff: City Planner

Firm Date?

8/4/2020 City Council**AGENDA BILLS****ORDINANCE**

Amending Ch 15.64 CMC to adopt 2007 FEMA NFIP FIRM (effective date 08/19/2020)

Origin: City Manager

Staff: City Planner

Firm Date?

OTHER BUSINESS**DISCUSSION**

2018 Washington Building Codes (adoption due before 02/01/2021)

Origin: City Manager

Staff: City Clerk

Firm Date?

PUBLIC HEARING

Recommended amendments to Land Use Code Ch 15.64 Floodplains to adopt 2007 FEMA NFIP FIRM.

Origin: City Manager

Staff: City Planner

Firm Date?

8/10/2020 Parks Board**DISCUSSION**

7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

8/18/2020 City Council**AGENDA BILLS****ORDINANCE**

Adopting the 2018 Washington State Building Codes. (adoption due before 11/01/2020)

Origin: City Manager

Staff: City Clerk

Firm Date?

RESOLUTION

Adopt revised Fire Fees.

Origin: City Manager

Staff: City Clerk

Firm Date?

RESOLUTION

Tolt Meadows 2 Final Plat

Origin: City Manager

Staff: City Planner

Firm Date?

PUBLIC HEARING

Recommended amendments to Land Use Code Chapters 15.40 Permissible Uses, & 15.18 Land Use Approvals.

Origin: City Manager

Staff: City Planner

Firm Date?

PRESENTATION**DISCUSSION**

2020-Q2 Police Report

Origin: City Manager

Staff: Deputy Davis & Major McSwai

Firm Date?

5:30 WORKSHOP**DISCUSSION**

5:30 Workshop prior to regular meeting, third Tuesday of each month.

Origin: Council of the Whole

Staff: City Manager

Firm Date?

DISCUSSION

Recology solid waste contract amendment and extension.

Origin: City Manager

Staff: City Manager

Firm Date?

8/22/2020	City Council			
WORKSHOP				
DISCUSSION	(10:00 AM - 3:00 PM) 2021 Finance & Budget Workshop			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i>	<input type="checkbox"/>
8/25/2020	Planning Board			
PUBLIC HEARING				
DISCUSSION	Proposed 2020 Amendments to Comprehensive Plan Chapters 7 & 9, and CMC Ch 15.32 Non-Conforming Situations.			
	<i>Origin:</i> 2020 Docket	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
RECOMMENDATION				
MOTION	Recommendation to City Council regarding 2020 Amendments to Comprehensive Plan Chapters 7 & 9, and CMC Ch 15.32 Non-Conforming Situations.			
	<i>Origin:</i> 2020 Docket	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
8/31/2020	Hearing Examiner			
PUBLIC HEARING				
	Appeal, Anderson Apartments (Actual date to be determined)			
	<i>Origin:</i>	<i>Staff:</i>	<i>Firm Date?</i>	<input type="checkbox"/>
9/1/2020	City Council			
AGENDA BILLS				
MOTION	Approval of Recology contract amendment and extension.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i>	<input type="checkbox"/>
OTHER BUSINESS				
DISCUSSION	Review of the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December)			
	<i>Origin:</i> Public Health & Safety	<i>Staff:</i> City Manager	<i>Firm Date?</i>	<input type="checkbox"/>
DISCUSSION	Review of Planning Board recommendation for 2020 Amendments to Comprehensive Plan Chapters 7 & 9, and and CMC Ch 15.32 Non-Conforming Situations.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
9/14/2020	Parks Board			
DISCUSSION	7:00 PM Parks Advisory Board meeting			
	<i>Origin:</i>	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
9/15/2020	City Council			
AGENDA BILLS				
ORDINANCE	Adoption of recommended amendments to Comprehensive Plan Chapters 7 & 9, and and CMC Ch 15.32 Non-Conforming Situations.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
RESOLUTION	Adopting the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December)			
	<i>Origin:</i> Public Health & Safety	<i>Staff:</i> City Manager	<i>Firm Date?</i>	<input type="checkbox"/>
PUBLIC HEARING				
DISCUSSION	Recommended amendments to Comprehensive Plan Chapters 7 & 9, and and CMC Ch 15.32 Non-Conforming Situations.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Planner	<i>Firm Date?</i>	<input type="checkbox"/>
5:30 WORKSHOP				
DISCUSSION	Financial Forecast and 2021 Budget Preview.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Manager	<i>Firm Date?</i>	<input type="checkbox"/>

9/22/2020 Planning Board**NEW BUSINESS**

DISCUSSION Proposed amendments to Chapter 15.48 CMC "Density & Dimensions" related to garage setbacks in MU zone.

Origin: 2020 Docket

Staff: City Planner

Firm Date?

DISCUSSION Proposed amendments to Chapter 15.76 CMC "Screening, Landscaping, and Trees"

Origin: 2020 Docket

Staff: City Planner

Firm Date?

10/6/2020 City Council**OTHER BUSINESS**

DISCUSSION 2021 Preliminary Budget Proposal/Budget Message

Origin: City Manager

Staff: City Manager

Firm Date?

10/12/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

10/20/2020 City Council**OTHER BUSINESS**

DISCUSSION Continued review of 2021 Proposed Preliminary Budget.

Origin: City Manager

Staff: City Manager

Firm Date?

5:30 WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, third Tuesday of each month.

Origin: Council of the Whole

Staff: City Manager

Firm Date?

10/27/2020 Planning Board**UNFINISHED BUSINESS**

DISCUSSION Continued review of proposed amendments to Chapter 15.76 CMC "Screening, Landscaping, and Trees".

Origin: 2020 Docket

Staff: City Planner

Firm Date?

DISCUSSION Continued review of proposed amendments to Chapter 15.48 CMC "Density & Dimensions" related to garage setbacks in MU zone.

Origin: 2020 Docket

Staff: City Planner

Firm Date?

11/3/2020 City Council**PUBLIC HEARING**

DISCUSSION 2021 Preliminary Budget & Revenue Sources.

Origin: City Manager

Staff: City Manager

Firm Date?

11/9/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

11/17/2020 City Council**AGENDA BILLS**

ORDINANCE Adopting 2021 Property Tax Levy.

Origin: City Manager

Staff: City Clerk

Firm Date?

RESOLUTION Certifying the budget for the 2021 Property Tax Levy.

Origin: City Manager

Staff: City Clerk

Firm Date?

PUBLIC HEARING

DISCUSSION 2021 Budget.

Origin: City Manager

Staff: City Manager

Firm Date?

5:30 WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, third Tuesday of each month.

Origin: Council of the Whole

Staff: City Manager

Firm Date?

11/24/2020 Planning Board**PUBLIC HEARING**

DISCUSSION Proposed amendments to Land Use Code Chapters 15.48 & 15.76.

Origin: 2020 Docket*Staff:* City Planner*Firm Date?* **RECOMMENDATION**

MOTION Recommendation to City Council regarding amendments to Land Use Code Chapters 15.48 & 15.76.

Origin: 2020 Docket*Staff:**Firm Date?*

12/1/2020 City Council**AGENDA BILLS**

ORDINANCE Amending 2020 Budget.

Origin: City Manager*Staff:* Treasurer*Firm Date?*

ORDINANCE Adopting 2021 Budget.

Origin: City Manager*Staff:* City Manager*Firm Date?*

12/14/2020 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

*Origin:**Staff:* City Planner*Firm Date?*

12/15/2020 City Council

Regular meeting.

*Origin:**Staff:**Firm Date?* **5:30 WORKSHOP**

DISCUSSION 5:30 Workshop prior to regular meeting, third Tuesday of each month.

Origin: Council of the Whole*Staff:* City Manager*Firm Date?*

12/22/2020 Planning Board

Regular meeting.

*Origin:**Staff:* City Planner*Firm Date?*

1/5/2021 City Council**ORGANIZATIONAL MEETING**

Elect Deputy Mayor, make appointments to Council Committee and Liaisons.

Origin: Rules of Procedure*Staff:* City Clerk*Firm Date?*

1/11/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

*Origin:**Staff:* City Planner*Firm Date?*

1/19/2021 City Council

Authorize 2021 Docket for amendments to the Comprehensive Plan and Land Use Code

Origin: CMC*Staff:* City Planner*Firm Date?* **5:30 WORKSHOP***Origin:**Staff:**Firm Date?*

1/26/2021 Planning Board**NEW BUSINESS**

DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket*Staff:* City Planner*Firm Date?*

2/2/2021 City Council**OTHER BUSINESS**

DISCUSSION ILA with King County for District Court Services (expires 12/31/2021)

Origin: City Manager*Staff:* City Manager*Firm Date?*

2/8/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

2/16/2021 City Council

AGENDA BILLS

MOTION Approving ILA with King County for District Court Services (expires 12/31/2021)

Origin: City Manager

Staff: City Manager

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

2/23/2021 Planning Board

UNFINISHED BUSINESS

DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

3/2/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

3/8/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

3/16/2021 City Council

OTHER BUSINESS

DISCUSSION Review draft 2022 TIP and 2022-2027 STIP

Origin: City Manager

Staff: City Clerk

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

3/23/2021 Planning Board

UNFINISHED BUSINESS

DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

4/6/2021 City Council

PUBLIC HEARING

2022 TIP and 2022-2027 STIP

Origin: City Manager

Staff: City Clerk

Firm Date?

4/12/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

4/20/2021 City Council

AGENDA BILLS

RESOLUTION Adopt 2022 TIP and 2022-2027 STIP

Origin: City Manager

Staff: City Clerk

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

4/27/2021 Planning Board

UNFINISHED BUSINESS

DISCUSSION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

5/4/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

5/10/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

5/18/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

5/25/2021 Planning Board

PUBLIC HEARING

2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

RECOMMENDATION

MOTION 2021 Docket for amendments to Comprehensive Plan and Land Use Code.

Origin: 2021 Docket

Staff: City Planner

Firm Date?

6/1/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

6/14/2021 Parks Board

DISCUSSION 7:00 PM Parks Advisory Board meeting

Origin:

Staff: City Planner

Firm Date?

6/15/2021 City Council

Regular Meeting

Origin:

Staff:

Firm Date?

5:30 WORKSHOP

Origin:

Staff:

Firm Date?

6/22/2021 Planning Board

Regular Meeting

Origin:

Staff: City Planner

Firm Date?

9/6/2022 City Council

OTHER BUSINESS

DISCUSSION CaTV Tax 5.04.030(F)&(H).

Origin: Ordinance 914

Staff: City Manager

Firm Date?
