

CITY OF CARNATION

MINUTES OF THE REGULAR PLANNING BOARD MEETING

July 28, 2020

CALL TO ORDER: Chairperson Ron Lundeen called the regular meeting of the Carnation Planning Board to order at 7:06 PM in the Council Chambers at Carnation City Hall.

ROLL CALL: Chairperson Ron Lundeen, Vice-Chairperson Nate Johnson, Boardmember Vito Romano, Boardmember Salwa Raphael, Interim City Manager Bob Jean, City Planner Amanda Smeller, City Clerk Mary Madole, Development and Permitting Coordinator Becky Buelna and citizens present. Boardmember Bruce McDonald was absent.

APPROVAL OF MINUTES: MOTION BY BOARDMEMBER LUNDEEN AND SECOND BY BOARDMEMBER RAPHAEL TO APPROVE THE MINUTES OF THE JUNE 23, 2020 REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (4-0).

PUBLIC HEARING: Chairperson Lundeen asked if all persons who wished to be heard during the public hearing had signed-in to speak, described the hearing subject, opened the public hearing at 7:09 PM, and referred to the Rules of Order which were posted at the sign-in sheet and speakers' rostrum.

CHAPTER 15.40 CMC PERMISSIBLE USES, CHAPTER 15.18 CMC LAND USE APPROVALS, CHAPTER 15.64 PART I – FLOODWAYS AND FLOODPLAINS, CHAPTER 15.08 CMC BASIC DEFINITIONS City Planner Smeller delivered an abbreviated staff report and described the proposed amendments to Section 15.40.020 CMC, Permissible Uses. The proposed changes to the Table of Permissible Uses revise the letter P for Permitted to Y for yes, and simplify non-residential uses which will further ensure that development occurs in a manner that is consistent with the goals and policies established for the land use designations and review procedures in the Comprehensive Plan. Chairperson Lundeen called for speakers; none signed up to speak. Chairperson Lundeen called for any additional speakers, staff members or Boardmembers to add anything additional to the hearing.

Chairperson Lundeen closed the public hearing at 7:13 PM.

MOTION BY CHAIRPERSON LUNDEEN AND SECOND BY VICE-CHAIRPERSON JOHNSON TO RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CMC CHAPTER 15.40 (PERMISSIBLE USES); MODIFYING AND REVISING THE TABLE OF PERMISSIBLE USES FOR NON-RESIDENTIAL USES; AND AMENDING SECTION 15.40.020 TO REVIEW THE LETTER THAT REPRESENTS PERMISSIBLE USES.

Chairperson Lundeen briefly described the proposed amendments to Chapter 15.18 CMC Land Use Approvals, Sections 15.18.225 and 15.18.410 as they relate to the review of modifications to approved site development review and design review applications.

MOTION BY CHAIRPERSON LUNDEEN AND SECOND BY VICE-CHAIRPERSON JOHNSON TO RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CMC CHAPTER 15.18 (LAND USE APPROVALS); ADDING SECTIONS 15.18.225 AND 15.18.410 TO ADOPT STANDARDS AND PROCEDURES FOR MODIFICATIONS TO SITE DEVELOPMENT REVIEW AND DESIGN REVIEW PRELIMINARY APPROVALS.

Chairperson Lundeen asked for clarification of the amendments required by FEMA to remain in compliance with the National Flood Insurance Program (NFIP). The city must adopt the latest version of the FEMA NFIP maps by August 19, 2020. Some related definition changes in Chapter 15.08 CMC are also required.

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**PUBLIC HEARING:
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CMC PERMISSIBLE
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USE APPROVALS,
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PART I –
FLOODWAYS AND
FLOODPLAINS,
CHAPTER 15.08
CMC BASIC
DEFINITIONS
(CONTINUED FROM
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MOTION BY CHAIRPERSON LUNDEEN AND SECOND BY BOARDMEMBER ROMANO TO RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 15 RELATED TO ADOPTION OF FEMA’S UPDATED FLOOD INSURANCE RATE MAPS (FIRM’S) AND ADDITIONAL AMENDMENTS AS REQUIRED BY FEMA; AMENDING CMC CHAPTER 15.64 (PART I, FLOODWAYS AND FLOODPLAINS) FOR THE PURPOSE OF ADOPTING THE 2007 FEMA NFIP FIRM’S; AND MAKING ASSOCIATED AMENDMENTS TO CMC CHAPTER 15.08 (BASIC DEFINITIONS).

ALL OF THE ABOVE RECOMMENDATIONS TO THE CITY COUNCIL ARE BASED ON THE FOLLOWING FINDINGS AND CONCLUSIONS:

THE CARNATION PLANNING BOARD HAS CONSIDERED THE CRITERIA ENUMERATED UNDER CARNATION MUNICIPAL CODE SUBSECTION 15.100.030(E)(1) AND HAS FOUND THAT THE PROPOSED AMENDMENTS SATISFY THE REQUIREMENTS THEREIN; AND THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GROWTH MANAGEMENT ACT (CHAPTER 36.70A RCW); AND

THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN; AND

THE PROPOSED AMENDMENTS ADEQUATELY IMPLEMENT THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN; AND

THE PROPOSED AMENEDMENTS WILL HAVE A BENEFICIAL EFFECT UPON THEHEALTH, SAFETY AND WELFARE OF THE CITY; AND

THERE ARE NO PROBABLE SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS THAT WOULD RESULT FROM THE PROPOSED AMENDMENTS.

**UNFINISHED
BUSINESS: 2020
DOCKET
CHAPTER 15.32
CMC, NON-
CONFORMING
SITUATIONS**

City Planner Smeller reviewed previous discussion about non-conforming situations, and that the municipal code currently provides a 180-day time period for vacant or discontinued non-conforming situations. Because of recent changes to the residential portion of the Permissible Uses Table in the last couple of years, detached residential structures are no longer allowed in the R24 and Mixed Use (MU) zones, and have become non-conforming through no fault of their own. The city would like to extend the time limits for non-conforming situations to give extra time to property owners in case of any changes in circumstance. During the discussion June 23, 2020, the Planning Board suggested that the property be able to renew the 180-day period up to three times for a total of two years. Revised code was provided to the Board for Chapter 15.32.070, adding in the provisions sought by the Board. Discussion took place. The Planning Board directed the City Planner to prepare the matter for the next public hearing to be held August 25, 2020.

**NEW BUSINESS:
2020 DOCKET
REVISIONS TO
CHAPTERS 7 AND 9
OF THE CARNATION
COMPREHENSIVE
PLAN**

City Planner Smeller summarized the discussion item regarding the annual amendments to Chapter 7 – Transportation Element and Chapter 9 – Capital Facilities Element. The annual amendments for 2020 in Chapter 9 will adopt and incorporate by reference the Riverview School District 2020 Capital Facilities Plan and the associated school impact fee. The amendment to Chapter 7 is to adopt and incorporate by reference the city’s 2020 Transportation Improvement Plan (TIP). City Clerk Madole gave a presentation explaining the economic changes that adjusted projects within the Six-Year Transportation Plan. Discussion took place. This matter

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will be before the Planning Board at the next public hearing scheduled for August 25, 2020.

Speakers Amy Biggs of Snoqualmie Valley Transportation and M'Liss Moon, resident of Carnation, spoke on behalf of the need for a regional transportation program in the Snoqualmie Valley that doesn't rely on typical metrics for funding and viability. It was suggested that the city look into the recent changes to the City of Duvall's Comprehensive Plan Transportation Element Goals for an example to begin to align Comprehensive Plan goals and policies among the cities in the Snoqualmie Valley to keep public transportation available and relevant to the residents here. It was noted that the Carnation Comprehensive Plan doesn't focus much on public transit. The speakers invited the Planning Boardmembers to upcoming meetings of the Snoqualmie Valley Transportation Coalition, and to visit www.getaroundthevalley.org for further information.

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by common consent at 8:39 PM.

Approved at the regular meeting of the Carnation Planning Board on August 25, 2020.

PLANNING BOARD CHAIRPERSON, RON LUNDEEN

DEVELOPMENT & PERMITTING COORDINATOR, BECKY BUELNA