



CITY OF CARNATION

PLANNING BOARD REGULAR MEETING

AGENDA

Planning Board

Nate Johnson
Vito Romano
Ron Lundeen
Salwa Raphael
Bruce McDonald

City Staff:

Amy Arrington,
City Manager

Amanda Smeller,
City Planner

Becky Buelna,
*Development &
Permitting
Coordinator*

Mary Madole,
City Clerk

Date: February 25, 2020

Time: 7:00 P.M.

Location: Carnation City Hall - 4621 Tolt Avenue

Planning Board Agenda material is available for public review at City Hall on the Friday prior to the Planning Board meeting. Information regarding specific agenda topics may be obtained from City Hall by 3:00 pm on the Friday preceding the Board meeting. Citizens are encouraged to call the City Planner or City Clerk at (425) 333-4192 if you have any questions concerning Planning Board meetings.

AGENDA ITEMS:

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. January 28, 2020 Regular Meeting
4. Citizen Comments and Requests
5. Unfinished Business
 - a. 2019 Docket for amendments to the Development Regulations
 - i. Review of permissible uses table, CMC 15.40.
6. New Business
 - a. 2020 Docket for amendments to the Development Regulations
 - i. Review of CMC 15.18, Land Use Approvals
7. Other
8. Adjournment

CITY OF CARNATION

MINUTES OF THE REGULAR PLANNING BOARD MEETING

January 28, 2020

CALL TO ORDER: Boardmember Nate Johnson called the regular meeting of the Carnation Planning Board to order at 7:07 PM in the Council Chambers at Carnation City Hall.

ROLL CALL: Boardmember Nate Johnson, Boardmember Vito Romano, Boardmember Salwa Raphael, Boardmember Ron Lundeen, Boardmember Bruce McDonald, City Planner Amanda Smeller, and City Clerk Mary Madole present.

ORGANIZATIONAL MEETING: Election of Chairperson for 2020: Boardmember Johnson requested nominations to elect a Planning Board Chairperson for 2020. BOARDMEMBER ROMANO NOMINATED BOARDMEMBER LUNDEEN TO SERVE AS PLANNING BOARD CHAIRPERSON FOR THE YEAR 2020. No further nominations were offered. Boardmember Johnson called for votes. Five (5) votes were cast for Boardmember Lundeen. BOARDMEMBER RON LUNDEEN WAS ELECTED TO THE POSITION OF PLANNING BOARD CHAIRPERSON FOR 2020.

Election of Vice-Chairperson for 2020: Chairperson Lundeen requested nominations to elect a Planning Board Vice-Chairperson for 2020. BOARDMEMBER ROMANO NOMINATED BOARDMEMBER JOHNSON TO SERVE AS PLANNING BOARD VICE-CHAIRPERSON FOR THE YEAR 2020. No further nominations were offered. Chairperson Lundeen called for votes. Five (5) votes were cast for Boardmember Johnson. BOARDMEMBER NATE JOHNSON WAS ELECTED TO THE POSITION OF PLANNING BOARD VICE-CHAIRPERSON FOR 2020.

APPROVAL OF MINUTES: MOTION BY VICE-CHAIRPERSON JOHNSON AND SECOND BY CHAIRPERSON LUNDEEN TO APPROVE THE MINUTES OF THE NOVEMBER 26, 2019, REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (5-0).

UNFINISHED BUSINESS: Review of Permissible Uses Table, Chapter 15.40 CMC: City Planner Smeller reviewed the nearly final draft of the revised Table of Permissible Uses. Discussion took place about footnote 10 prohibiting unenclosed storage, and when screened outdoor storage would be acceptable for some types of uses. Agreement was reached to create a new note to allow screened outdoor storage. Discussion also took place about food trucks, where they are allowed, and how long they can stay.

NEW BUSINESS: City Planner Smeller reviewed the listing of proposed amendments to the Comprehensive Plan and Land Use Code that were authorized for work by the City Council as part of the 2020 Docket, and briefly described the reason that each item was included on the docket.

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by common consent at 8:30 PM.

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

PLANNING BOARD CHAIRPERSON, RON LUNDEEN

DEVELOPMENT & PERMITTING COORDINANTOR, BECKY BUELNA



Date: February 20, 2020
To: City of Carnation Planning Board
From: Amanda Smeller, City Planner
Re: Amendments to the Permitted Uses Table, CMC 15.40

Attached is the updated permissible use table. I have also included section 15.40.020 updated to reflect the change in letters and what each represents. One remaining item is to complete discussion on the superscript regarding enclosed/screened storage. How does the board want the note to read? We will want to review how the note applies to each use to ensure it makes sense.

Below is the list of remaining superscripts. Some of these belong in other areas of the code and are redundant here. The numbers will change once it is determined which notes will remain, be reworded, or changed.

9. Manufacturing on an artisanal scale as part of a gallery, or retail or educational setting
10. No unenclosed storage on site (how do we want to reword this?)
14. Hours of operation subject to restriction
15. 4,000 GSF maximum
16. Office operations only
18. May not be located on the ground floor along Tolt Avenue
19. May not exceed 2,000 GSF
20. All activities enclosed within structure
23. Must meet all requirements of CMC 15.98 (This is the Wireless Communication Facilities code section; this note is redundant)
24. Must meet all requirements of CMC 15.44.100 (this is the Sexually-oriented businesses and erotic entertainment establishments code section; this note is redundant)
25. Drive-thru access not allowed from Tolt Avenue
26. Must provide parking per CMC 15.72; no exemption for CBD (might be better covered in CMC 15.72, Parking section)
27. Must comply with Design Standards for frontage and screening on Tolt Avenue (covered by Design Guidelines/overlay; this note is redundant)
28. Must meet all requirements of 15.44.130 (this is the pet daycare facilities section; this note is redundant)
29. All bins and open piles of soil, mulch, wood chips, bark dust, sand and similar materials shall be effectively contained through the use of appropriate confinement and/or treatment facilities such as to prevent any on-site and/or off-site migration of sediment from the pile or bin area.

31. May not be located within 1,000 feet of any elementary or secondary school playground, recreation center or facility, child care center, public park, library, or any other uses set forth in WAC 314-55-045.
32. One off street parking space shall be required for each room for rent (this should be located in CMC 15.72, Parking section)
33. No more than four rooms for rent per residence
34. Property owner must reside on the property
35. Subject to Chapter 15.120 Essential Public Facilities. Notwithstanding any provision of this table, nothing herein shall be applied, interpreted, or enforced in a manner that unlawfully precludes the citing of essential public facilities.
36. Subject to RCW 71.09.285 Transition facility – site police guidelines
- 37 (new): Property owner must provide written permission
- 38 (new): Must not exceed 12 hours out of every 24 hour period.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
11	Agriculture, Forestry, Fishing and Hunting												
111	Crop Production	N	N	N	N	N	N	Y	N	N	Y	N	N
113	Forestry and Logging	C	N	N	N	N	N	N	N	N	N	N	N
115	Support Activities for Agriculture and Forestry	N	N	N	N	N	N	N	N	N	Y	N	N
Prohibited Agriculture/Forestry Uses in all zones: Animal production, Pasture													
22	Utilities												
2211	Electric Power Transmission, Control, and Distribution	N	N	N	N	N	N	N	N	N	N	Y	N
2213	Water Supply and Irrigation Systems Sewage Treatment Facilities	N	N	N	N	N	N	N	N	N	N	C	N
23	Construction												
	Offices for contractors of all construction trades	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{16, 18}	Y	Y	N
31-33	Manufacturing												
311	Food Manufacturing	N	N	N	N	N	N	N	N	N	Y	Y	N
312	Beverage and Tobacco Product Manufacturing	N	N	N	N	N	N	N	N	N	Y	Y	N
313/314 315	Textile & Textile Product Mills Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
321	Wood Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
322	Paper Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
323	Printing and Related Support Activities	N	N	N	N	N	N	N	N	N	N	Y	N
327	Nonmetallic Mineral Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
332	Fabricated Metal Product Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
334	Computer and Electronic Product, Electrical Equipment, Appliance, and Component Manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N
335		N	N	N	N	N	N	N	N	N	N	Y	N
336		N	N	N	N	N	N	N	N	N	N	Y	N
337		N	N	N	N	N	N	N	N	N	N	Y	N
339	Miscellaneous Manufacturing	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Prohibited Manufacturing in All Zones:													
Chemical Manufacturing													
Leather and Allied Product Manufacturing													
Plastics and Rubber Products Manufacturing													
Aerospace Product and Parks Manufacturing													
Primary Metal Manufacturing													
Railroad Rolling Stock Manufacturing													
Boiler, Tank, and Shipping Container Manufacturing													
Battery Manufacturing													
Spring and Wire Manufacturing													
Petroleum and Coal Products Manufacturing													
Machinery Manufacturing													
42	Merchant/Wholesale Trade												
423	Merchant Wholesales, Durable Goods	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N
424	Nondurable goods	N	N	N	N	N	N	N	N	N	Y	Y ¹⁰	N
425	Wholesale electronic markets, agents, and brokers	N	N	N	N	N	N	N	N	N	N	Y	N
44-45	Retail Trade												
441	Motor Vehicle and Parts Dealers	N	N	N	N	N	Y ¹⁵	N	Y ¹⁰	N	N	Y ¹⁰	N
442	Furniture and Home Furnishings Stores	N	N	N	N	N	Y ¹⁰	N	Y ¹⁰	Y	Y	N	N
443	Electronics and Appliance stores	N	N	N	N	N	Y	N	Y	Y	N	N	N
444	Building Materials and Garden Equipment and Supplies Dealers	N	N	N	N	N	N	Y	Y ^{10, 29}	Y ¹⁰	Y	Y	N
445	Food and Beverage Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
446	Health and Personal Care Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
447	Gasoline Stations	N	N	N	N	N	Y	N	Y	N	N	N	N
448	Clothing and Clothing Accessories Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
451	Sporting Goods, Hobby, Book, and Music Stores	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
452	General Merchandise Stores	N	N	N	N	N	Y	N	Y ¹⁵	Y	N	N	N
453	Miscellaneous Store Retailers	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	N
454	Nonstore Retailers	N	N	N	N	N	C ^{16,18}	N	N	N	Y	Y	N
Prohibited Retail Trade Uses in all zones: Motor vehicle and parts dealers, Home centers													
48-49	Transportation and Warehousing												
481	Airport State or regional transportation facilities as defined in RCW 47.06.140	N	N	N	N	N	N	N	N	N	N	C	N
484	Truck Transportation	N	N	N	N	N	N	N	N	N	Y	Y	N
485	Transit and Ground Passenger Transportation	N	N	N	N	N	N	N	N	N	N	Y	N
487	Scenic and Sightseeing Transportation	N	N	N	N	N	Y ¹⁶	N	Y ¹⁶	Y ^{14,16}	Y ¹⁶	Y	N
488	Support Activities for Transportation	N	N	N	N	N	N	N	N	N	N	Y	N
491	Postal Service	N	N	N	N	N	N	N	Y	Y	N	N	N
492	Couriers and Messengers	N	N	N	N	N	Y ¹⁶	N	Y ¹⁶	N	N	Y	N
493	Warehousing and Storage	N	N	N	N	N	N	N	N	Y ^{10,18}	Y	Y	N
Prohibited Transportation and Warehousing Uses in all zones: Rail transportation, Water Transportation, Pipeline Transportation													

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
51	Information												
511	Publishing Industries (except internet)	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	Y	N
512	Motion Picture and Sound Recording Industries	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	Y	Y	N
512131	Motion Picture Theaters (except drive-ins)	N	N	N	N	N	Y	N	Y	S ¹⁴	N	N	N
515	Broadcasting (except internet)	N	N	N	N	N	C	N	N	C	C ²³	C	N
515	Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per CMC 15.98	N	N	N	N	N	Y	N	N	Y	Y	N	N
516	Internet Publishing and Broadcasting	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	Y	N	N
517	Telecommunications	N	N	N	N	N	N	N	N	Y ^{14, 16}	C ²³	C ²³	N
517312	Wireless Telecommunications Carriers (except satellite)	N	N	N	N	N	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³
518	Internet Service Providers, Web Search Portals, and Data Processing Services	N	N	N	N	N	Y ^{16, 18}	Y	Y	Y ^{14, 16}	Y	N	N
519	Other Information Services	N	N	N	N	N	Y	N	N	Y ¹⁴	Y	N	N
51920	Libraries and Archives	N	N	N	N	N	Y	N	Y	Y	N	N	N
52	Finance and Insurance												
522	Credit Intermediation and Related Activities	N	N	N	N	N	Y	N	Y	Y	N	N	N
524	Insurance Carriers and related activities	N	N	N	N	N	Y	N	Y	Y	N	N	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
53	Real Estate and Rental and Leasing												
531	Real Estate	N	N	N	N	N	Y	N	N	Y ¹⁴	Y	N	N
53113	Self-Storage	N	N	N	N	N	N	N	N	N	Y	Y	N
532	Rental and Leasing Services	N	N	N	N	N	N	N	N	N	Y	Y	N
5322	Consumer Goods Rental	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
54	Professional, Technical, and Scientific Services												
541	Professional, Technical, and Scientific services	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N
5417	Scientific design and research	N	N	N	N	N	C ¹⁸	N	N	C ¹⁴	N	N	N
54194	Veterinary services	N	N	N	N	N	N	Y	Y	C ¹⁴	Y	N	N
56	Administrative and Support and Waste Management and Remediation Services												
5611	Office administrative services	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N
5614	Business support services	N	N	N	N	N	N	N	N	N	Y	Y	N
5612	Facilities Support Services	N	N	N	N	N	Y ¹⁸	N	Y	Y ¹⁴	Y	N	N
5613	Employment Services	N	N	N	N	N	Y	N	Y	Y ¹⁴	Y	N	N
561431	Private Mail Centers (including copy shops)	N	N	N	N	N							
56144	Collection agencies	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	N	N
56145	Credit Bureaus	N	N	N	N	N							
561491	Repossession services	N	N	N	N	N	N	N	N	Y ^{14, 16}	N	N	N
561499	Other business support services	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	N	N	N
5615	Travel arrangement and reservation services	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
5616	Investigation and security services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	N	Y	N
561622	Locksmiths	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
56171	Exterminating and pest control services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	Y	Y	N
56173	Landscaping services	N	N	N	N	N	Y ^{16, 18}	Y	N	Y ¹⁴	Y	Y	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
56174	Carpet and upholstery cleaning services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	N	Y	N
56191	Packaging and labeling services	N	N	N	N	N	N	N	N	N	Y	Y	N
56192	Convention and trade show organizers	N	N	N	N	N	Y ¹⁸	N	N	Y ¹⁴	Y	Y	N
562	Waste Management and Remediation Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y	N	N	N
61	Educational Services												
6111	Preschool and elementary schools	N	Y	N	N	N	N	N	N	Y ^{14, 19}	Y	N	N
6111	Secondary schools	N	N	N	Y	N	N	N	N	N	N	N	N
6112	Junior Colleges	N	N	N	N	N	N	N	N	Y ¹⁴	N	N	N
6113	Colleges, universities, professional schools	N	N	N	N	N	N	N	N	Y ¹⁴	N	N	N
6114	Business schools and computer and management training	N	N	N	N	N	N	N	N	C ^{14, 19}	N	N	N
6115	Technical and trade schools												
61161	Arts & Crafts Schools/Studios	N	N	N	N	N	Y ¹⁹	N	Y	C ^{14, 19}	Y	N	N
61162	Sports and Recreation Instruction	N	N	N	N	N	Y ¹⁹	N	N	Y ^{14, 19}	Y	Y	N
61163	Language schools												
611691	Exam prep & tutoring	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	N
6117	Education support services												
611692	Automobile driving schools	N	N	N	N	N	Y ^{16, 18}	N	N	Y ¹⁴	N	N	N
	State education facilities	N	N	N	N	N	N	N	C ³⁵	C ³⁵	N	N	N
62	Health Care and Social Assistance												
621	Offices of Physicians, Dentists, Other health care practitioners	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
62141	Family Planning Centers	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
62142	Outpatient Mental Health and Substance Abuse Centers	N	N	N	N	N	Y	N	Y	Y ^{14, 19}	N	N	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
62149	Other Outpatient Care Centers	N	N	N	N	N	N	N	Y	N	N	N	N
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	Y ¹⁸	N	Y	Y	N	Y	N
6216	Home Health Care Services	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 19}	Y	N	N
62191	Ambulance Services	N	N	N	N	N	N	N	N	N	N	Y	N
623	Nursing and residential care facilities	C ¹⁵	C ¹⁵	N	N	C	N	N	N	C ¹⁵	N	N	N
6241	Social assistance, nonresidential	N	N	N	N	N	Y	N	N	Y	N	N	N
6242	Social assistance, including shelter	N	N	N	N	N	C ^{16, 18}	N	N	C ¹⁴	N	N	N
6244	Child Day Care Services	N	N	N	N	N	N	N	Y	Y ¹⁴	Y	N	N
	In-patient facilities including substance abuse facilities, mental health facilities, group homes	N	N	N	N	N	N	N	N	C ³⁵	N	N	N
Prohibited Health Care and Social Assistance uses in all zones: Hospitals, All Other Ambulatory Care Services (not listed above)													
71	Arts, Entertainment, Recreation												
711	Performing Arts, Spectator Sports, and related industries	N	N	N	N	N	N	N	N	N	Y	N	N
7111	Performing arts companies	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	N	S
7112	Spectator sports, including teams and clubs	N	N	N	N	N	N	N	N	N	Y	N	S
711212	Racetracks	N	N	N	N	N	N	N	N	N	N	C	N
7113 7114	Promoters, Agents, Managers	N	N	N	N	N	Y ¹⁸	N	N	Y	Y	N	N
7115	Independent artists, writers, and performers	N	N	N	N	N	Y ⁹	N	N	Y ¹⁴	Y	Y	N
712	Museums, historical sites, and similar institutions	N	N	N	N	N	Y	Y	N	Y ¹⁴	Y	N	S
712130	Botanical Gardens	N	N	N	N	N	N	N	Y	N	N	Y ²⁴	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
71311	Amusement and theme parks	N	N	N	N	N	N	C	N	N	Y	N	N
71312	Amusement arcades	N	N	N	N	N	Y	N	Y	N	Y	N	N
7132	Gambling industries	N	N	N	N	N	N	N	N	N	Y	N	N
71394	Fitness and recreational sports centers	N	N	N	N	N	Y ^{19, 26}	N	Y ¹⁵	Y ^{14, 19}	Y	Y	N
71395	Bowling centers	N	N	N	N	N	N	N	Y	N	N	Y	N
71399	Horseback riding stables, recreational	N	N	N	N	N	N	S	N	N	P	N	N
	Adult entertainment establishments	N	N	N	N	N	N	N	N	N	N	Y ²⁴	N
72	Accommodation and Food Services												
72111	Hotels (except casino hotels) and motels	N	N	N	N	N	Y	N	Y	N	Y	N	N
721191	Bed and Breakfast Inns	S ^{32, 33, 34}	S ^{32, 33, 34}	N	N	N	S ³²	Y ³²	N	Y ³²	Y ³²	N	N
7212	Recreational vehicle parks and recreational camps	N	N	N	N	N	N	N	N	N	Y	N	N
7213	Rooming and boarding houses	C	C	N	N	N	N	N	N	C	N	N	N
7221	Full-service restaurants	N	N	N	N	N	Y	Y	Y	Y ¹⁴	Y	Y	N
	Drive thru espresso stands	N	N	N	N	N	S ²⁵	N	S ²⁵	S ²⁵	Y	S ²⁵	N
722310	Food service Contractors/caterers	N	N	N	N	N	Y ²²	N	N	Y	Y	Y	N
72233	Mobile food services	N	N	N	N	N	Y ^{37, 38}	Y	Y	Y	Y	Y	N
7224	Drinking places (alcoholic beverages)	N	N	N	N	N	Y	S ²²	Y	Y ¹⁴	Y	N	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
81	Other Services (Except Public Administration)												
8111	Automotive Repair and Maintenance	N	N	N	N	N	C ^{10, 20}	N	Y ^{10, 20}	C ^{10, 20}	N	Y	N
811211	Consumer electronics repair and maintenance												
811212	Computer and office repair and maintenance	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	Y	Y	N
811213	Communication Equipment repair and Maintenance												
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) repair and maintenance	N	N	N	N	N	N	N	N	N	Y	Y	N
8114	Personal and Household Goods Repair and Maintenance												
81143	Footwear and leather goods repair	N	N	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 16}	N	Y	N
811490	Bicycle, jewelry, watches, musical instruments repair, clothing alterations	N	N	N	N	N	Y ¹⁰	N	N	Y ^{10, 14}	N	N	N
8121	Personal care services	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	Y	N
81221	Funeral homes and funeral services	N	N	N	N	N	N	N	N	Y	N	N	N
8123	Dry cleaning and laundry services	N	N	N	N	N	N	N	Y	Y	N	N	N
812332	Industrial laundrers	N	N	N	N	N	N	N	N	N	N	Y	N
81291	Pet daycare and boarding	N	N	N	N	N	N	N	N	C ²⁸	Y ²⁸	Y ²⁸	N
812910	Pet grooming and training services												
81292	Photofinishing	N	N	N	N	N	Y	N	Y	Y ¹⁴	N	N	N
81293	Parking lots and garages	N	N	N	N	N	Y ²⁷	N	Y ²⁷	N	N	N	N
813	Religious, grantmaking, civic, professional, and similar organizations	C ¹⁵	C ¹⁵	N	N	N	Y ^{16, 18}	N	N	Y ^{14, 15}	Y	N	N

NAICS	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PR
92	Public Administration												
921	Executive, Legislative, and Other General Government Support	N	N	N	N	N	Y	N	N	Y ¹⁴	N	N	N
922	Justice, Public Order, Safety Activities	N	N	N	N	N	Y	N	N	N	N	N	N
92214	Correctional Institutions, state and local	N	N	N	N	N	N	N	N	N	N	N	N
92216	Fire Protection	N	N	N	Y	N	N	N	N	N	N	Y	N
	Licensing services	N	N	N	N	N	N	N	Y	Y ¹⁴	N	N	N
	Secure community transition facilities	N	N	N	N	N	N	N	N	N	N	C ^{35, 36}	N
	Cannabis and/or marijuana-related uses as defined by Chapter 15.110 CMC												
	Marijuana Producers, state licensed												
	Marijuana Processors, state licensed	N	N	N	N	N	N	Y ³¹	N	N	N	N	N
	Marijuana Retailers, state licensed												
	Prohibited Cannabis/Marijuana Uses in all zones: Collective gardens												

15.40.020- Use of the designations YP, S, and C, and X in table of permissible uses.

Subject to Section 15.40.030, when used in connection with a particular use in the Table of Permissible Uses (Section 15.40.010), the letter "YP" means that the use is permissible in the indicated zone. The letter "S" means a special use permit must be obtained from the city planner, and the letter "C" means a conditional use permit must be obtained from the hearing examiner, both of which are subject to the criteria and requirements of CMC Section 15.16.130 and 15.18.040. ~~If neither a P, S, nor C is indicated for a particular use in the Table of Permissible Uses, the use is prohibited in that zoning district. The letter "X" means that the use is not permissible in that zoning district.~~



Date: February 20, 2020
To: City of Carnation Planning Board
From: Amanda Smeller, City Planner
Re: CMC 15.18, Land Use Approvals

There is currently no prescribed method in Carnation Municipal Code for modification of an approved Site Development Review or a Design Review. In the past 6 months, I have received two modification requests after preliminary approval has been granted. One was for just a Design Review (changing location of a few windows and adding doors instead of windows on two occasions) and the other was for both a Site Development Review and Design Review (adding a second story to previously approved one story addition). Staff determined the best course of action would be to review the proposed changes utilizing the same process that was done for the initial full project review. For the revisions, a new Notice of Modified Application was issued, with a 14-day comment period. A new Notice of Decision was issued after the close of the 14-day comment period which reviewed and decided on the revisions only. No additional fee was collected for this additional review.

Staff would like to add language to CMC 15.18 that outlines the review process should a revision be requested after preliminary approval has been granted. Do we want to review the modifications the same way that we review the original plan, as we have done the past two times? Do we want to allow some flexibility for modification based on a change threshold (ex: major/minor)?

Here are some examples from other Washington state jurisdictions:

City of Bainbridge Island (BIMC 2.16.040(H)):

1. Minor adjustments to an approved site plan and design review may be made after review and approval by the director. Minor adjustments are those that include minor changes in dimensions or siting of structures or the location of public amenities, but do not include changes to the intensity or character of the use. Minor adjustments are processed through a written request from the applicant and a written response from department staff. The city response is placed in the project file and is effective to modify the approval as described in the response.
2. Adjustments other than minor adjustments to an approved site plan and design review require a new or amended application as determined by the director.

Major adjustments are those that change the basic design, intensity, density, or character of the use.

City of Oak Harbor (OHMC 19.48.090 & 19.48.100):

19.48.090 – Minor modifications to an approved site plan.

Minor modifications may be permitted by the director. To be considered a minor modification, the amendment must not:

1. Involve more than a 10 percent increase in area or scale of the development in the approved site plan; or
2. Have a significantly greater impact on the environment and facilities than the approved plan; or
3. Change the boundaries of the originally approved plan.

19.48.100 – Major modifications to an approved site plan.

Major modifications to an approved site plan require a new application. The review and approval shall rest with the approval body which approved the original site plan. Major modifications involve a substantial change in the basic design plan, intensity, density, use, and the like generally involving more than a 10 percent change in area or scale.

City of Woodland (WMC 19.10.090):

No approved site plan shall be modified or amended except after reapplication for site plan review and approval. The determination of the application type (Type I or Type II site plan review) for site plan modifications will be based upon the criteria in WMC 19.10.040.

Recommendation:

Staff recommends a change threshold to determine the appropriate review process. While a review should be done, and documentation of the change should be placed in the file, with a minor revision we don't necessarily need to provide additional public comment and notification along with a formal Notice of Decision. For the window change, staff could have reviewed the proposed change and ensured the code was still met with no significant impact on the original approval. For the second story addition, this is more major, so it would make sense to notify the public of this change and allow for additional input.

Part III. - Site Development Review

15.18.150 - Purpose.

The purpose of site development review is to establish a permit process to review the conceptual plan for the development of property for residential (other than single detached), recreational/cultural, general services, business services, retail, manufacturing, and regional land uses where a division of property is not proposed under this title. Site development review precedes approval of a building permit or other construction permits, in order to ascertain that the general lay out of the development will conform to the requirements of this title, including but not limited to dimensional standards, streets and sidewalks, parking, landscaping and protection of critical areas.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.160 - Applicability.

A. Site Development Review.

1. Applicability: Site development review shall be required for any of the following:

- a. New construction of four thousand or more square feet, excluding single-family dwellings.
- b. Expansions involving the addition of four thousand square feet or more to an existing building or structure, except: (i) where the size of the addition is equal to fifteen percent or less of the building or structure's existing gross floor area, and (ii) expansions to single-family dwellings.
- c. Any multi-family building that will create five or more new dwelling units, regardless of size.

2. Site development review permits shall be a Type 2 permit.

B. Minor Site Development Review.

1. Applicability: Minor site development review shall be required for any of the following:

- a. Any new construction of less than four thousand square feet for which a building permit is required, excluding single-family dwellings.
- b. Any multi-family building that will create four or less new dwelling units, regardless of size.
- c. Reconfiguration of a parking area, means of ingress or egress or site circulation, regardless of whether a building permit is required, unless the small size of the proposed use or other factor(s) justify a waiver in the sole discretion of the city planner.

2. A minor site development review shall be a Type 1 permit.

3. A minor site development review shall meet all of the approval criteria set forth in this chapter.

4. Applicants may not utilize successive minor site development review permits to avoid the threshold requirements for undergoing regular site development review pursuant to subsection (A). Where a minor site development review permit has been issued for a site, any additional minor site development review requested during the following two years shall be processed as a regular site development review permit in accordance with subsection (A).

C. The site that is being reviewed pursuant to this chapter shall consist of all lots accommodating the development project.

(Ord. 748 § 2 (Exh. A) (part), 2008)

(Ord. No. 807, § 2(Exh. A), 2-7-2012)

15.18.170 - Administration.

The city planner is authorized to develop and adopt administrative rules and regulations for the purpose of implementing and enforcing the provisions and requirements of this part.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.180- Complete application.

- A. Applications shall be on forms prescribed by the city planner and shall include such information as deemed necessary to establish compliance with this section.
- B. Applications for development plans shall be signed by all property owners or their authorized agents, with supporting documents as required below and which contain sufficient information to determine compliance with adopted rules and regulations including, but not limited to, Chapter 43.21C RCW; SEPA as implemented by Chapter 197-11 WAC; CMC Title 12, Streets, Sidewalks and Public Places; CMC Title 13, Public Services; Chapter 14.04 CMC, Environmental Policy Act; CMC Title 15, Zoning; city comprehensive plan; utility comprehensive plans; the city of Carnation street and storm sewer system standards, water and sewer standards and administrative rules adopted to implement any such code or ordinance provisions.
- C. The proposed development plan shall be prepared by a professional land surveyor or engineer licensed in the state of Washington. The proposed site development plan shall include:
 1. The location, layout and size of all proposed improvements, including buildings, parking, etc.;
 2. Proposed and existing structures including elevations and floor plans as known (plans which show building envelopes rather than footprints must include postconstruction treatment of unoccupied areas of the building envelopes);
 3. The legal description of the lot(s);
 4. The name and address of the developer;
 5. The name, address and seal of the registered engineer or land surveyor;
 6. The scale, date and northpoint;
 7. The building setback lines for all lots;
 8. All proposed and existing uses, zoning and property boundaries within one hundred feet of any boundary of the site;
 9. The location and identification of critical areas within five hundred feet of any boundary of the site;
 10. The location, widths and names of all existing or prior platted streets, public ways, utility rights-of-way, parks and other recreation spaces within or adjacent to the site;
 11. The location and size of utility trunks serving the site;
 12. The location and size of water bodies and drainage features, both natural and manmade, within five hundred feet of any boundary of the site;
 13. Stormwater management plans as required by the adopted DOE Stormwater Management Manual in accordance with CMC Section 15.64.230;
 14. The location of any significant trees or significant stands of trees as defined by Chapter 15.08 CMC;

15. A conceptual grading plan showing proposed clearing and existing and proposed topography, detailed to five-foot contours, unless smaller contours are otherwise requested;
16. A layout of sewers and proposed water distribution system;
17. The layout of streets, their names and widths of easements. The names of the streets shall conform to the names of corresponding streets and to the general system of naming used by the city;
18. A complete environmental checklist, if the proposed action is not exempt from SEPA per Chapter 14.04 CMC;
19. Certificates of water and sewer availability;
20. Copies of all easements, deed restrictions or other encumbrances restricting the use of the subject property;
21. A list of all property owners within three hundred feet of any boundary of the site;
22. A copy of the most current assessor's map obtained from the King County department of assessments;
23. Documentation of the date and method of segregation for the subject property verifying that the lot or lots were not created in violation of the short subdivision or subdivision laws in effect at the time of creation;
24. A phasing plan and time schedule, if the site is intended to be developed in phases or if all building permits will not be submitted within three years;
25. A list of any other development permits or permit applications having been filed for the site;
26. Payment of any application fees and development deposits established by city council resolution.

D. The city planner may waive specific submittal requirements determined to be reasonably unnecessary for the evaluation of the permit in light of relevant factors and circumstances including but not necessarily limited to the size, complexity and/or location of the proposed binding site plan.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.190 - Additional requirements.

The city planner may require the submittal of additional information, including but not limited to soil and geological studies, wetland assessments, or traffic studies, prior to processing a site development review application if it is determined that such information is necessary for the accurate review of such applications. The city planner may also set reasonable deadlines for the supplemental submittal of such information if it is found to be necessary subsequent to the initial application submittal. Failure to meet such deadlines shall cause the application to be deemed withdrawn, and plans or other data previously submitted for review may thereafter be returned to the applicant together with any unexpended portion of the application review fee. In no case shall an application be processed until it is complete in terms of the type or amount of information necessary for accurate review.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.200 - Material errors.

Applications found to contain and be based on material errors shall be deemed withdrawn and subsequent resubmittals shall be treated as new applications.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.210 - Reserved.

15.18.220- Decision.

- A. A written record of decision shall be prepared in each case. The record may be in the form of a staff report or other written document and shall indicate whether the application is approved, approved with conditions or denied. The city planner's decision shall include any reasonable conditions to ensure consistency with the city's development regulations based upon, but not limited to, the following:
 - 1. Conformance of the proposed site development plan with any conditions on a portion of the site, and with any applicable codes and ordinances of the state of Washington and the city;
 - 2. A finding that the site plan makes appropriate provisions for, but not limited to, the public health, safety, and general welfare related to dedication of rights-of-way or recreation space, and tracts, easements, or limitations which may be proposed or required for utilities, access, drainage controls, sanitation and water supply;
 - 3. A finding that the site plan complies with all applicable provisions of this title, and all other applicable adopted administrative rules and regulations.
- B. Additional documents shall be submitted as necessary for review and approval such as a plat certificate, boundary survey, agreements, easements, and covenants.
- C. The decision of the city planner shall be final.
- D. The decision shall become effective ten calendar days after the decision has been mailed, or if an appeal is filed under Chapter 15.11 CMC, upon final resolution of the appeal.
- E. A site development plan approval automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion within twenty-four months of the effective date of the site plan approval. "Substantial progress" includes the following: completion of grading and the installation of major utilities. The city planner may grant a single extension of up to ninety days.
- F. All construction and site development activities related to the site development plan review are prohibited until the decision becomes effective and until authorized by any subsequent required permits.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.230 - Appeals.

The city planner's decision regarding site development plan review may be appealed by any aggrieved person with legal standing pursuant to Chapter 15.11 CMC.

(Ord. 748 § 2 (Exh. A) (part), 2008)

Part IV. - Design Review

15.18.240 - Purpose and adoption of design guidelines.

The document entitled Design Standards and Guidelines ("Design Standards") are adopted by reference and incorporated by this reference as if set forth in full. The design standards are intended to provide clear objectives for those embarking on planning and design of commercial and multifamily projects in Carnation, to increase awareness of design

considerations among the citizens of Carnation and to maintain and enhance property values within Carnation.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.250- Applicability and process.

- A. The design standards apply to all nonsingle-family development in the following zones: central business district, mixed use, service commercial and multifamily residential zones, and in the public use zone where the property abuts Tolt Avenue. The design standards also apply to all properties located within two hundred feet of Tolt Avenue from the mixed use zone south to the city limits.
- B. Within the zoning districts identified in subsection A of this section, the design standards apply only to the following:
 - 1. New construction, except for single-family detached housing;
 - 2. Major exterior remodels, defined as all remodels within a three-year period whose value exceeds fifty percent of the value of the existing structure, as determined by city of Carnation valuation methods, except as provided in CMC Section 15.18.270;
 - 3. Minor exterior remodels, defined as all remodels within a three-year period with value of fifty percent of the valuation or less.
- C. The design standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.260 - Administration.

The city planner is authorized to develop and adopt administrative rules and regulations for the purpose of implementing and enforcing the provisions and requirements of this chapter.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.270 - Major exterior remodels.

Major exterior remodels shall be exempt from any provision of the design standards that would require repositioning of the building or reconfiguration of the site. New construction and major exterior remodels shall be processed as a Type II land use permit in accordance with Chapter 15.09 CMC.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.280 - Complete application for major exterior remodels or new construction.

- A. Applications shall be on forms prescribed by the city planner and shall include such information as deemed necessary to establish compliance with this section.
- B. Applications for design review shall be signed by all property owners or their authorized agents, with supporting documents as required below and which contain sufficient information to determine compliance with adopted rules and regulations including, but not limited to, the city of Carnation design standards and guidelines, CMC Title 15, Zoning; the city of Carnation comprehensive plan; the city of Carnation Street and Storm Sewer System Standards, and any administrative rules adopted to implement any such code or ordinance provisions.
- C. Proposed elevations of any proposed new buildings or remodels from all directions that clearly show architectural details, prepared by a professional architect. In addition,

examples of materials and colors that have been clearly called out on the elevations shall also be submitted.

- D. Proposed or existing site plan prepared by a professional architect, land surveyor or engineer licensed in the state of Washington. The proposed site plan shall include:
1. The location, layout and size of all proposed improvements, including buildings, parking, etc.;
 2. The legal description of the lot(s);
 3. The name and address of the developer;
 4. The name, address and seal of the registered engineer or land surveyor;
 5. The scale, date and northpoint;
 6. All proposed and existing uses, zoning and property boundaries within one hundred feet of any boundary of the site;
 7. The location and identification of critical areas within five hundred feet of any boundary of the site;
 8. The location, widths and names of all existing or prior platted streets, public ways, utility rights-of-way, parks and other recreation spaces within or adjacent to the site;
 9. The location and size of utility trunks serving the site;
 10. The location and size of water bodies and drainage features, both natural and manmade, within five hundred feet of any boundary of the site;
 11. The location of any significant trees or significant stands of trees as defined by Chapter 15.08 CMC;
 12. The layout of streets, their names and widths of easements. The names of the streets shall conform to the names of corresponding streets and to the general system of naming used by the city;
 13. A list of all property owners within three hundred feet of any boundary of the site;
 14. A copy of the most current assessor's map obtained from the King County department of assessments;
 15. Documentation of the date and method of segregation for the subject property verifying that the lot or lots were not created in violation of the short subdivision or subdivision laws in effect at the time of creation;
 16. A phasing plan and time schedule, if the site is intended to be developed in phases or if all building permits will not be submitted within three years;
 17. A list of any other development permits or permit applications having been filed for the site;
 18. Payment of any application fees and development deposits imposed by the city.
- E. Landscape plan illustrating compliance with the requirements of the design standards and Chapter 15.76 CMC (Screening, Landscaping and Trees), at a scale that clearly illustrates the location of proposed plantings. The landscape plan shall include all species to be planted by Latin and common names, and shall include any planting details.
- F. The city planner may waive specific submittal requirements where determined to be reasonably unnecessary under the circumstances.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.290 - Additional requirements.

The city planner may require the submittal of additional information prior to processing a design review application if it is determined that such information is necessary for the accurate review of such applications. The city planner may also set reasonable deadlines for the supplemental submittal of such information if it is found to be necessary subsequent to the

initial application submittal. Failure to meet such deadlines shall cause the application to be deemed withdrawn, and plans or other data previously submitted for review may thereafter be returned to the applicant together with any unexpended portion of the application review fee. In no case shall an application be processed until it is complete in terms of the type or amount of information necessary for accurate review.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.320- Decision.

- A. A written record of decision shall be prepared in each case. The record may be in the form of a staff report or other written document and shall indicate whether the application shall be approved, approved with conditions or denied. The city planner's decision shall include any conditions to ensure consistency with the city's development regulations based on, but not limited to, the following:
 - 1. Conformance of the proposed design with an approved site plan, building permit, any conditions on a portion of the site, and with any applicable codes and ordinances of the state of Washington and the city;
 - 2. A finding that the design of new or remodeled buildings and site plan meet the requirements of the design standards;
 - 3. A finding that the site plan complies with all applicable provisions of this title, and all other applicable administrative rules and regulations.
- B. Additional documents shall be submitted as necessary for review and approval such as a plat certificate, boundary survey, agreements, easements, and covenants.
- C. The decision of the city planner shall be final.
- D. The decision shall become effective ten calendar days after the decision has been mailed, or if an appeal is filed under Chapter 15.11 CMC, upon final resolution of the appeal.
- E. A design approval automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion within twenty-four months of the effective date of the site plan approval. "Substantial progress" includes the following: completion of grading and the installation of major utilities. The city planner may grant a single extension of up to ninety days.
- F. All construction and site development activities related to the design review are prohibited until the decision becomes effective and until authorized by any subsequent required permits.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.330 - Appeals.

The director's decision regarding site plan review may be appealed by any aggrieved person with legal standing pursuant to Chapter 15.11 CMC.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.340 - Minor exterior remodels.

Minor exterior remodels must satisfy the design standards for those features of the facade that will be altered, and that any alterations do not lead to further nonconformance with the design standards. For example, if a project includes replacing a building facade's siding, then the siding shall meet that applicable exterior building material and color standards and/or guidelines, but elements such as building modulation would not be required. Minor exterior

remodels shall be processed as a Type I land use process in accordance with Chapter 15.09 CMC.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.350- Complete application for minor exterior remodels.

- A. Applications shall be on forms prescribed by the city planner and shall include such information as deemed necessary to establish compliance with this section.
- B. Applications for design review shall be signed by all property owners or their authorized agents, with supporting documents as required below and which contain sufficient information to determine compliance with the city of Carnation design standards and guidelines.
- C. Proposed elevations illustrating the proposed remodeled facade, that clearly show architectural details that will be changed from existing conditions. Such illustrations do not have to be prepared by a professional architect. If the minor exterior remodel includes a change in materials or exterior color, examples of materials and colors that have been clearly called out on the elevations shall also be submitted.
- D. If changes are proposed to the site, a site plan illustrating the proposed changes shall also be included. Such site plans do not have to be prepared by a professional architect, land surveyor or engineer licensed in the state of Washington.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.360 - Additional requirements.

The city planner may require the submittal of additional information prior to processing a minor design review application if it is determined that such information is necessary for the accurate review of such applications. The city planner may also set reasonable deadlines for the supplemental submittal of such information if it is found to be necessary subsequent to the initial application submittal. Failure to meet such deadlines shall cause the application to be deemed withdrawn, and plans or other data previously submitted for review may thereafter be returned to the applicant together with any unexpended portion of the application review fee. In no case shall an application be processed until it is complete in terms of the type or amount of information necessary for accurate review.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.390- Decision.

- A. The signed application shall serve as a written record of decision.
- B. The decision of the city planner shall be final.
- C. A design approval automatically expires and is void if the applicant fails to complete the work as approved by the application or fails to make substantial progress towards completion within twenty-four months of the effective date of the site plan approval.

(Ord. 748 § 2 (Exh. A) (part), 2008)

15.18.400 - Appeals.

The city planner's decision regarding design plan review may be appealed by any aggrieved person with legal standing pursuant to Chapter 15.11 CMC.



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.

2/25/2020 Planning Board

NEW BUSINESS

DISCUSSION Review proposed amendments to Chapter 15.18 CMC "Land Use Approvals".
Origin: Council of the Whole *Staff:* City Planner *Firm Date?*

3/3/2020 City Council

AGENDA BILLS

MOTION Accepting the Q4-2019 Financial Report.
Origin: Finance & Operations *Staff:* Treasurer *Firm Date?*

MOTION Appointing members to the Parks Advisory Board.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

ORDINANCE Implementing SHB 1406 Affordable Housing Sales Tax Credit
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

OTHER BUSINESS

DISCUSSION AWC Youth Scholarship candidate selection.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

DISCUSSION 2020 Budget Amendment.
Origin: City Manager *Staff:* Treasurer *Firm Date?*

PUBLIC HEARING

DISCUSSION Potential sale of the Old Maintenance Shop. (also needs reso to approve terms of sale)
Origin: City Manager *Staff:* City Manager *Firm Date?*

PRESENTATION

DISCUSSION Sound Cities Association, by Deanna Dawson.
Origin: City Manager *Staff:* City Manager *Firm Date?*

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

3/17/2020 City Council

AGENDA BILLS

ORDINANCE 2020 Budget Amendment.
Origin: Finance & Operations *Staff:* Treasurer *Firm Date?*

RESOLUTION Approving Terms of Sale for the Old Maintenance Shop. (also needs public hearing for sale)
Origin: City Manager *Staff:* City Manager *Firm Date?*

OTHER BUSINESS

DISCUSSION Review of draft 2021 TIP and 2021-2026 STIP.
Origin: City Manager *Staff:* City Clerk *Firm Date?*

3/24/2020 Planning Board

UNFINISHED BUSINESS

DISCUSSION Continued review of proposed amendments to Chapter 15.18 CMC "Land Use Approvals".
Origin: Council of the Whole *Staff:* City Planner *Firm Date?*

4/7/2020 City Council

OTHER BUSINESS

DISCUSSION ILA with King County for District Court Services.

Origin: City Manager

Staff: City Manager

Firm Date?

PUBLIC HEARING

DISCUSSION 2021-2026 STIP.

Origin: City Manager

Staff: City Clerk

Firm Date?

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.

Origin: Council of the Whole

Staff: City Manager

Firm Date?

4/21/2020 City Council

AGENDA BILLS

MOTION Approving ILA with King County for District Court Services.

Origin: City Manager

Staff: City Manager

Firm Date?

RESOLUTION Adopting 2021 TIP and 2021-2026 STIP.

Origin: City Manager

Staff: City Clerk

Firm Date?

PRESENTATION

DISCUSSION Police Services Report. (Q1-2020)

Origin: Public Health & Safety

Staff: City Manager

Firm Date?

4/28/2020 Planning Board

UNFINISHED BUSINESS

DISCUSSION Review proposed amendments to Comp Plan Chapters 7 & 9.

Origin: City Manager

Staff: City Planner

Firm Date?

5/5/2020 City Council

OTHER BUSINESS

DISCUSSION 2018 Washington Building Codes (adoption before 07/01/2020)

Origin: City Manager

Staff: City Clerk

Firm Date?

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.

Origin: Council of the Whole

Staff: City Manager

Firm Date?

5/19/2020 City Council

Regular meeting.

Origin:

Staff:

Firm Date?

5/26/2020 Planning Board

PUBLIC HEARING

DISCUSSION 2020 Amendments to Comprehensive Plan (Chapters 7 & 9)

Origin:

Staff: City Planner

Firm Date?

RECOMMENDATION

MOTION Recommendation to City Council regarding 2020 Amendments to Comprehensive Plan (Chapters 7 & 9)

Origin:

Staff: City Planner

Firm Date?

6/2/2020 City Council

AGENDA BILLS

ORDINANCE Adopting the 2018 Washington State Building Codes.
Origin: City Manager *Staff:* City Manager *Firm Date?*

RESOLUTION Adopt revised Fire Fees.
Origin: City Manager *Staff:* City Manager *Firm Date?*

OTHER BUSINESS

DISCUSSION Review of Planning Board recommendation for 2020 Amendments to Comprehensive Plan (Chapters 7 & 9).
Origin: City Manager *Staff:* City Planner *Firm Date?*

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

6/16/2020 City Council

WORKSHOP

DISCUSSION 2021 Budget goals and funding priorities.
Origin: City Manager *Staff:* City Manager *Firm Date?*

6/23/2020 Planning Board

Regular meeting.
Origin: *Staff:* City Planner *Firm Date?*

7/7/2020 City Council

OTHER BUSINESS

DISCUSSION Review of the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December?)
Origin: *Staff:* City Manager *Firm Date?*

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

7/21/2020 City Council

AGENDA BILLS

RESOLUTION Adopting the 2020 Update to the Carnation Comprehensive Emergency Management Plan. (due in December?)
Origin: *Staff:* City Manager *Firm Date?*

7/28/2020 Planning Board

Regular meeting.
Origin: *Staff:* City Planner *Firm Date?*

8/4/2020 City Council

Regular meeting.
Origin: *Staff:* *Firm Date?*

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

8/18/2020 City Council

Regular meeting.
Origin: *Staff:* *Firm Date?*

8/25/2020	Planning Board			
	Regular meeting.			
	<i>Origin:</i>	<i>Staff:</i> City Planner		<i>Firm Date?</i> <input type="checkbox"/>
9/1/2020	City Council			
	Regular meeting.			
	<i>Origin:</i>	<i>Staff:</i>		<i>Firm Date?</i> <input type="checkbox"/>
	WORKSHOP			
DISCUSSION	5:30 Workshop prior to regular meeting, first Tuesday of each month.			
	<i>Origin:</i> Council of the Whole	<i>Staff:</i> City Manager		<i>Firm Date?</i> <input type="checkbox"/>
9/15/2020	City Council			
	Regular meeting.			
	<i>Origin:</i>	<i>Staff:</i>		<i>Firm Date?</i> <input type="checkbox"/>
9/22/2020	Planning Board			
	Regular meeting.			
	<i>Origin:</i>	<i>Staff:</i> City Planner		<i>Firm Date?</i> <input type="checkbox"/>
10/6/2020	City Council			
	OTHER BUSINESS			
DISCUSSION	Review of 2021 Proposed Preliminary Budget.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Manager		<i>Firm Date?</i> <input type="checkbox"/>
	WORKSHOP			
DISCUSSION	5:30 Workshop prior to regular meeting, first Tuesday of each month.			
	<i>Origin:</i> Council of the Whole	<i>Staff:</i> City Manager		<i>Firm Date?</i> <input type="checkbox"/>
10/20/2020	City Council			
	OTHER BUSINESS			
DISCUSSION	Continued review of 2021 Proposed Preliminary Budget.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Manager		<i>Firm Date?</i> <input type="checkbox"/>
10/27/2020	Planning Board			
	Regular meeting.			
	<i>Origin:</i>	<i>Staff:</i> City Planner		<i>Firm Date?</i> <input type="checkbox"/>
11/3/2020	City Council			
	PUBLIC HEARING			
DISCUSSION	2021 Preliminary Budget & Revenue Sources.			
	<i>Origin:</i> City Manager	<i>Staff:</i> City Manager		<i>Firm Date?</i> <input type="checkbox"/>
	WORKSHOP			
DISCUSSION	5:30 Workshop prior to regular meeting, first Tuesday of each month.			
	<i>Origin:</i> Council of the Whole	<i>Staff:</i> City Manager		<i>Firm Date?</i> <input type="checkbox"/>

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?*

11/24/2020 Planning Board

Regular meeting.
Origin: *Staff:* City Planner *Firm Date?*

12/1/2020 City Council

AGENDA BILLS

ORDINANCE Adopting 2021 Budget.
Origin: City Manager *Staff:* Treasurer *Firm Date?*

WORKSHOP

DISCUSSION 5:30 Workshop prior to regular meeting, first Tuesday of each month.
Origin: Council of the Whole *Staff:* City Manager *Firm Date?*

12/15/2020 City Council

Regular meeting.
Origin: *Staff:* *Firm Date?*

12/22/2020 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?*
