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## CARNATION PLANNING AND PARKS BOARD Special Meeting Agenda

*Co-Chair Caroline Habell, Co-Chair Ron Lundeen, Vivian Anshell,  
Daniel Enciso, Joe Mellin, Nathan Sherfey, Wayne Wallace*

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**DATE:** June 11, 2024  
**TIME:** 5:00 P.M.  
**LOCATION:** City Hall (4621 Tolt Avenue)

**JOIN ONLINE:**

Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 221 140 971 716

Passcode: PZGNTJ

- 1) **CALL TO ORDER:** Co-Chair Ron Lundeen
- 2) **ROLL CALL:** Beth Offeman
- 3) **APPROVAL OF AGENDA**
- 4) **APPROVAL OF MINUTES:**
  - a) May 28, 2024
- 5) **CITIZEN COMMENT & REQUESTS:** *Comments may be submitted in advance by writing or e-mailing [clerk@carnationwa.gov](mailto:clerk@carnationwa.gov), or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes.*
- 6) **PRESENTATION/DISCUSSION:**
- 7) **NEW BUSINESS:**
  - a) Comprehensive Plan Land Use Element
  - b) Comprehensive Plan Housing Element
  - c) Park Stewards
  - d) Playground Communication Board

**8) COUNCIL NEWS**

- a) Carnation Fund

**9) OLD BUSINESS**

- a) River's Edge Park
- b) Triangle Activation
- c) Summer Camps – **scholarships available**
- d) Summer Fun Community Calendar: <https://www.carnationwa.gov/summer-fun-calendar/>

**10) FUTURE AGENDAS:**

- a) Regular Meeting: July 23, 2024

**11) OTHER**

**12) ADJOURNMENT:** Co-Chair Caroline Habel

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## CARNATION PLANNING AND PARKS BOARD Regular Meeting Minutes 05.28.2024

*Co-Chair Caroline Habell, Co-Chair Ron Lundeen, Vivian Anshell,  
Daniel Enciso, Joe Mellin, Nathan Sherfey, Wayne Wallace*

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- 1) **CALL TO ORDER:** Co-Chair Ron Lundeen  
AT 5:03 P.M.
  
- 2) **ROLL CALL:** Beth Offeman  
**PRESENT:** Co-Chair Lundeen, Board Member Anshell, Board Member Enciso, Board Member Sherfey, Board Member Wallace. Board Member Mellin arrived at 5:15. Special Guest Honorary Parks Consultant Tali.  
**ABSENT:** Co-Chair Habell
  
- 3) **APPROVAL OF AGENDA**  
**MOTION** BY BOARD MEMBER WALLACE SECOND BY BOARD MEMBER SHERFEY TO ADD TREE DISCUSSION TO AGENDA. MOTION PASSED (5-0)
  
- 4) **APPROVAL OF MINUTES:**
  - a) April 23, 2024  
MOTION BY BOARD MEMBER SHERFEY SECOND BY BOARD MEMBER ANSHELL TO APPROVE MINUTES. MOTION PASSED (5-0)
  
- 5) **CITIZEN COMMENT & REQUESTS:** *Comments may be submitted in advance by writing or e-mailing [clerk@carnationwa.gov](mailto:clerk@carnationwa.gov), or made in person, or by telephone or computer connection at the time of the meeting. Individual comments shall be limited to three minutes.*  
NO PUBLIC COMMENT GIVEN
  
- 6) **PRESENTATION/DISCUSSION:**
  - a) Special guest and honorary Parks Consultant Tali presented her ideas for a new park and described her favorite playground equipment, which included hidden spaces, spinning features and a giant domed spiderweb with interior dome. Tali gave a review of the newly designed River's Edge Park.
  
- 7) **NEW BUSINESS:**
  - a) Permit Manager Beth Offeman presented the Screening and Landscaping code and described updates and enhancements. Board expressed desire to clarify

and differentiate Semi-Opaque and Broken Screen landscaping types and to add specific desirable and prohibited plant/tree species to code. Board also expressed desire to require landscape code for new single-family homes.

- b) Deputy City Manager Ender presented the current Street Standards and described updates being considered. Board expressed desire to add bike lane striping to major arterial streets such as Entwistle.
- c) Deputy City Manager Ender updated the Board on new horse and equipment warranty repairs at Fred Hockert Park.
- d) Board Member Wallace expressed his desire to create an official Tree Board that reports to Planning and Parks Board, raise funds for Tree City plans and adopt a City Ordinance around trees. Deputy City Manager Ender will explore next steps for sharing with Council and also pointed out that any group of citizens can form a committee, outside of a City committee. A reminder to be mindful of creating a quorum if Planning and Parks Board members are part of another committee. Ender also assured Planning and Parks Board members that the tree ordinance they recommended will be presented to Council once a tree policy or framework is ready to be presented with it.

## 8) COUNCIL NEWS

Deputy City Manager Ender presented the latest Council news:

- a) Tractor seats are being donated to the Triangle by the Lee Arts Foundation
- b) The Snoqualmie Tribe in cooperation with Lee Arts Foundation is placing a hand-carved bench at Tolt Commons
- c) A parking master plan will be developed in 2025
- d) City Council discussed drafts of transportation, utilities and capital facilities comprehensive plan elements and future land use map
- e) No fees to reserve City parks or facilities; Deputy City Manager Ender to check on insurance requirements for park reservations.

## 9) OLD BUSINESS

- a) Deputy City Manager Ender updated Board on River's Edge Park equipment order and expected installation time
- b) Triangle Activation; grant denied (the City didn't score high enough given our median income and home price) but the City still has plans to move forward
- c) Summer Camps – scholarships available. Deputy City Manager Ender updated Board on enrollment status and announced new drinking fountain/water bottle station/dog watering station installed at Valley Memorial Park.
- d) Summer Fun Community Calendar: <https://www.carnationwa.gov/summer-fun-calendar/>

## 10) FUTURE AGENDAS:

- a) Regular Meeting: June 25, 2024 – CANCELLED
- b) Special Meeting: June 11, 2024

**11) OTHER**

Board Member Enciso noted that a tree at Valley Memorial appeared distressed and in need of an arborist evaluation and trimming.

**12) ADJOURNMENT:** Co-Chair Ron Lundeen  
AT 7:03 P.M

## CHAPTER 3 – LAND USE ELEMENT **DRAFT**

### ***I. INTRODUCTION***

Carnation is located within the pastoral and scenic Snoqualmie River Valley. Established in 1912 as the Town of Tolt, the City historically provided services and housed workers for the surrounding logging and farming enterprises. Today, Carnation primarily provides housing for commuters to the larger employment centers west of the Snoqualmie Valley, and housing has expanded eastward from the original plat in more typical suburban density and style.

The historic downtown commercial area is located along State Route (SR) 203. This downtown core is approximately 4 blocks in size, located along both sides of SR203. A small shopping center built in 1986 anchors the south end of the historic commercial center.

At slightly over one square mile in size, Carnation is compact. Geographic expansion of the City has been limited by its location at the confluence of the Tolt and Snoqualmie Rivers: development to the west and south is limited by these rivers and their associated areas of flood hazard. A steep hillside forms the eastern boundary of the City, and to the north, the floodplain of the Snoqualmie River widens considerably. Circulation within the City is dominated by two north-south facilities. State Route (SR) 203 provides highway access to Carnation from the rest of the Snoqualmie Valley, and the Snoqualmie Valley Trail bisects the City a few blocks to the east of SR203. Once a railway that provided access to Monroe and Everett for farm products, the Trail is now a popular regional recreational facility much used by hikers, bicyclists, and equestrians.

A large portion of the Potential Annexation Areas (PAA) is located to the north of the City. The area known as the “Garden Tracts” is located between NE 55th Street and NE 60th Street and between 316th Avenue and the Snoqualmie Valley Trail. The Garden Tracts were platted in the early twentieth century, at the same time as the original plat of Tolt. Although located within unincorporated King County, the land use is single family residential on suburban sized lots. While these homes are on private septic systems, public water service from the City of Carnation has allowed development at non-rural densities. Between the Garden Tracts and the current city boundary are several large tracts that are currently in agricultural use such as U-Pick berry farms. These tracts are owned by one owner. Other portions of the PAA include a tree farm southwest of the City boundary, and a newly expanded portion of the PAA east of the City boundary along NE 45th Street (Entwistle Street) which is in rural residential use.

## **PURPOSE OF THE LAND USE ELEMENT**

The Washington Growth Management Act (RCW 36.70A) requires cities to prepare a Land Use Element designating the proposed general distribution, location and extent of the uses of land within the Urban Growth Area. RCW 36.70A.070(1) specifies the requirements for this element, including projections of population densities, building intensities, and estimates of future population growth, as well as protection of the quality and quantity of ground water used for public water supplies, consideration of urban planning approaches that promote physical activity, and guidance for drainage, flooding, and storm water run-off to prevent degradation of waters of the state.

## **CONSISTENCY WITH VISION 2050 MULTI-COUNTY PLANNING POLICIES**

The City of Carnation Comprehensive Plan Land Use Element is consistent with the Multi-County Planning Policies (MPPs) as described in VISION 2050 in that it promotes a compact urban form with the most intense land uses centered along SR203. The small size of the UGA (slightly more than 1 square mile) and a system of linked sidewalks and trails allows for a pedestrian oriented community. Development is focused largely within areas already served or easily served with infrastructure and public services.

In keeping with the policies of VISION 2050, Carnation's Town Center consists of the commercial core and surrounding mixed use, higher density residential neighborhoods and industrial area. The Town Center is located between Rutherford and Blanche Streets along SR203, and from Stossel Avenue on the east to Stephens Avenue north of Entwistle and Larson Avenue south of Entwistle on the west. This area includes the existing and proposed highest intensity commercial development as well as the important civic centers such as City Hall, the Senior Center, and Tolt Commons Park. The Town Center has an excellent pedestrian scale and orientation and is walking distance to many of the City's established neighborhoods. While the scale of Carnation is conducive to a pedestrian environment, SR203 (Tolt Avenue) often acts as a barrier for pedestrians; capital improvements within the Town Center that promote pedestrian safety such as traffic calming, and more clearly defined crosswalks will be important to achieve Carnation's goals. Future investments in this area that promote a vibrant local economy are a priority of the City.

## ***II. LAND USE INVENTORY AND DESCRIPTION***

The inventory presented in this Element provides information useful to the planning process. The inventory summarizes the general development of the city and describes existing types of land use in the city.

## PHYSICAL ENVIRONMENT

The following is summarized from a variety of sources, including the Environmental Assessment (EA) for the Carnation Sewer Collection and Conveyance System and Wastewater Treatment Facility, September 2005. The project area identified in the EA includes the Carnation UGA. The City adopted an Environment Element as part of the 2005 Comprehensive Plan Update. Information on the physical environment from the Element is incorporated into this Land Use Element.

The City of Carnation and its UGA are approximately 800 acres (1.25 square miles) in size and roughly centered on State Route (SR) 203 (Tolt Avenue) and Entwistle Street/NE 45th Street in King County, northeast of the confluence of the Tolt and Snoqualmie Rivers. Approximate boundaries of the UGA are the Snoqualmie River to the west, NE 60th Street to the north, the Tolt River and NE 32nd Street to the south, and 338th Avenue NE to the east.

**Climate.** Maritime air masses from the Pacific Ocean influence the climate of the Carnation area and result in moderate temperatures. Carnation receives an average of 57 inches of rainfall annually, with ranges from less than 45 inches to more than 90 inches. Precipitation varies seasonally with approximately 75 percent of the annual precipitation falling between October and March.

**Soils and topography.** Carnation's location within the Snoqualmie River Valley and at the confluence of the Snoqualmie and Tolt Rivers determined the area's predominant flat topography and soil types. The King County Soil Survey (U.S. Soil Conservation Service, 1973) generally classifies soils in the Carnation UGA as part of a group of soils known as the Oridia-Seattle-Woodinville Association (American Engineering, 2000). This soil group occurs in major stream valleys or nearby level areas. Major soil types within this group include Oridia soil, Seattle soil, and Woodinville soil. In general, soils in the Oridia-Seattle-Woodinville Association are well suited for farming and pasture. However, poor drainage and a seasonal high-water table in some parts of the UGA can result in moderate to severe limitations for urban development and make site preparation more costly.

City-wide studies of geological conditions determined that the geology underlying Carnation is composed mostly of relatively thick accumulations of post-glacial and glacial deposits over Tertiary, sedimentary, and igneous rocks (Kleinfelder, 2003; R.W. Beck and Associates, et al., 1991). Existing data on the City's geology indicate that the surface geology is composed of sand and gravel deposited during migration of rivers and streams. Flooding from the adjacent Tolt and Snoqualmie Rivers have left deposits of finer materials and alluvium on top of the sand and gravel. Surface soils were generally



topsoil or forest duff, native silty sands, and gravels or gravel surface course. Subsurface conditions generally consisted of fill and alluvium, which was composed of sands, gravels, and silts with isolated clay lenses.

The elevation of the heart of Carnation is approximately 67 feet above sea level. To the west of the City there are relatively steep slopes, and slopes over 15% (Class II/Moderate Hazard areas) are located outside the city limits to the northeast, adjacent to Tolt Highlands north of Entwistle/Tolt River Road Street. While much of the UGA is characterized by flat topography, there is a substantial hill to the northeast of the City that encroaches into the City limits, primarily affecting some residential areas and some public use.

Low liquefaction potential has been identified within the city limits based on anticipated depth to groundwater and field data collected. In the event of a seismic occurrence, it is anticipated that liquefaction settlement would be less than one inch.

**Surface water.** The major surface water body in the project area is the Snoqualmie River, which generally flows from the southeast to northwest and is located on the western edge of the City. The Snoqualmie River watershed drains more than 700 square miles in King and Snohomish Counties before joining the Skykomish River to form the Snohomish River.

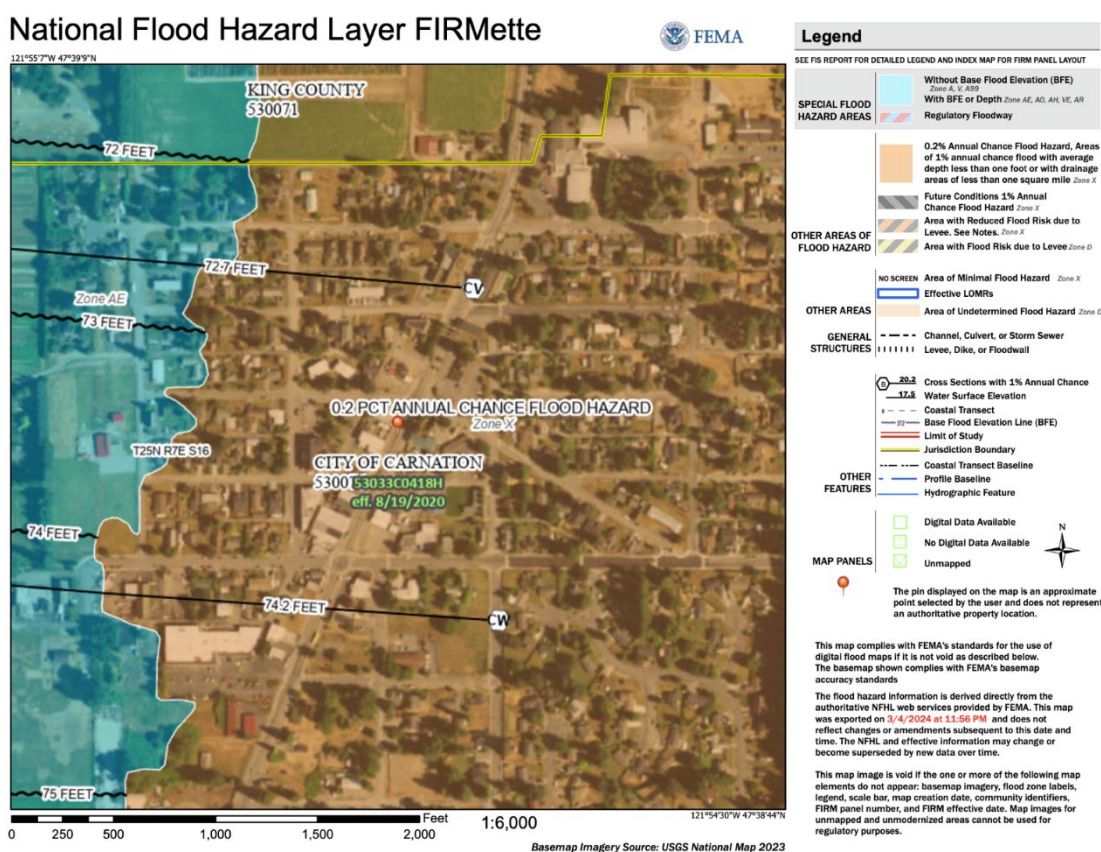
The Tolt River, which drains a 101-square-mile basin, is the largest tributary to the lower Snoqualmie River. The Tolt River enters the Snoqualmie River just south of Carnation at RM 24.9. The land in the upper reaches of the Tolt River watershed is forested.

Anadromous fish use the length of the Snoqualmie River below Snoqualmie Falls and many tributaries including the Tolt River. See below for a discussion of endangered species in the subsection on Wildlife Habitat.

**Floodplain.** The City is located at the confluence of the Tolt and Snoqualmie Rivers, both of which have mapped floodplain areas. Floodplains and other areas subject to flooding, collectively referred to as “frequently flooded areas,” perform important hydrologic functions (WAC 365-190-080(3)). The Federal Emergency Management Agency (FEMA) designates and classifies frequently flooded areas on their Flood Insurance Rate Maps. Below is FEMA’s officially adopted flood map for the Snoqualmie River.



floodplains. Channel migration can occur gradually, as a river erodes one bank and deposits sediment along the other. Channel migration can also occur as an abrupt shift of the channel to a new location, called an avulsion, which may happen during a single flood event. King County provides maps of channel migration zones (CMZs) which provide information on where the river has been and where it may go due to channel migration. Channel migration zones were identified along the Tolt River mainly east of the Carnation UGA. There is a section of CMZ mapped along the Tolt River within the Carnation UGA, although most of the Tolt and Snoqualmie river channels bordering Carnation are fixed.

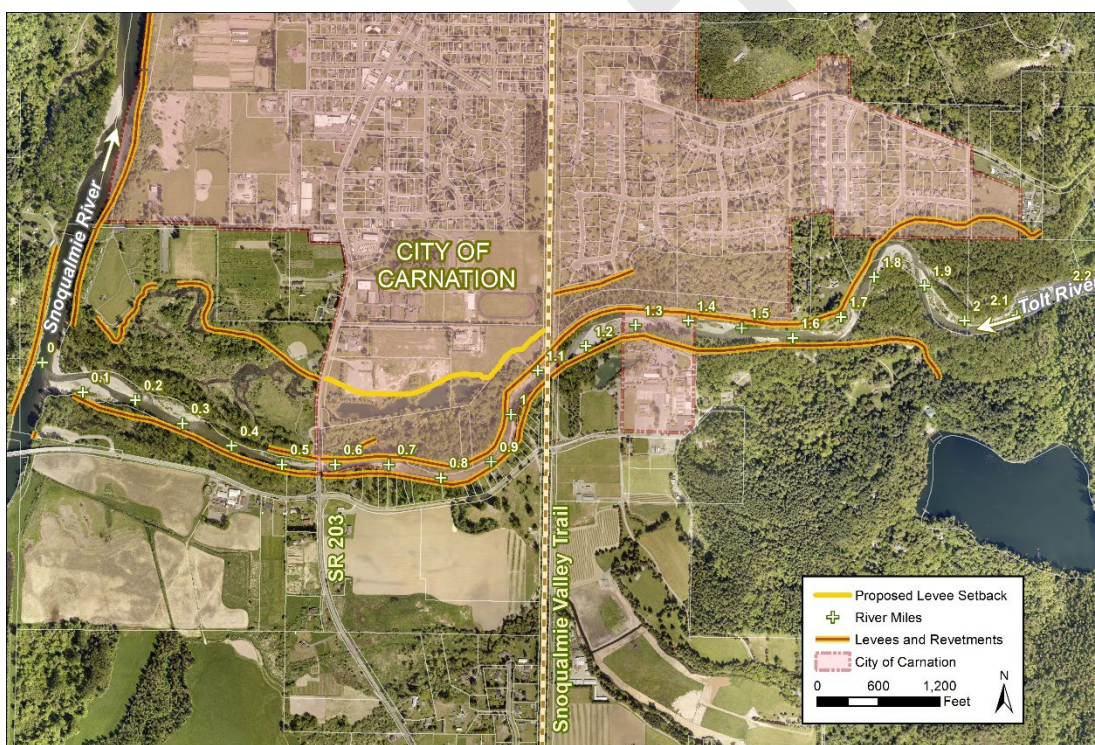


To address flood hazards, revetments and levees have been constructed along both rivers since the 1930's to protect surrounding farm and city lands. In more recent years, King County constructed a setback of the levee at the confluence of the two rivers, just outside of the City's UGA. King County is conducting a study of flood hazard reduction options on the Tolt River from its confluence with the Snoqualmie to about River Mile 6. The Carnation UGA abuts approximately River Mile 0.5 through River Mile 2.

This study is also known as the Lower Frew Levee Setback project. In this project, King County plans to remove the existing Lower Frew Levee and construct a new levee farther away from the river (King County, 2024). Moving this levee further down will reconnect the river to 34 acres of floodplain. This will aid in flood and riverbank erosion reduction, salmon recovery, and improved recreation at Tolt MacDonald Park.

The project has three phases; Collecting data and information, design and permitting, and construction. The project is currently undergoing the design and permitting phase, which ends in 2025. It is projected to be under construction from 2026 to 2027. Below is an aerial view of where the new Lower Frew Levee Setback project will take place.

### Lower Frew Levee Setback Project Location



**Groundwater.** The project area is located in the East King County Ground Water Management Area (East King County Ground Water Advisory Committee, 1998a). The UGA and most of the valley surrounding the City of Carnation is designated as a critical aquifer recharge area. The City operates a single drinking-water well inside the city limits (depth of about 110 feet) and a spring source that furnishes approximately 90 percent of the City’s drinking water (East King County Ground Water Advisory Committee, 1998b). The City provides water to over 1,000 water customers both inside and outside current city limits.

The groundwater table is reported to be fairly shallow, generally within 5 to 10 feet below ground surface (Bgs). The King County Soil Survey (U.S. Soil Conservation Service, 1973) indicates that seasonally high-water tables in the floodplain in the Carnation area are approximately 1 to 3 feet Bgs. A geological study was conducted by Kleinfelder, Inc. in December 2003 for the *City of Carnation Sewer Comprehensive Plan*. The study reported that groundwater was encountered at only one test pit location, at 6 feet Bgs. Groundwater was not encountered at other test sites throughout the project area at depths of 7 feet.

**Critical areas and wildlife habitat.** Landau Associates conducted a study in 2004 to investigate the presence of wetlands, streams, and sensitive areas in the vicinity of the proposed City sewer system alignment, which is generally located throughout the City limits. In general, wetlands have been preliminarily identified along the Tolt River within the mapped floodway but have not been field delineated. Several areas of habitat were observed during the study, including the forested habitat of Loutsis Park and the forested corridor in the King County Snoqualmie Valley Trail Park. Although these areas are partially developed with walkways and are used regularly for recreation, the trees provide a habitat for birds. Bird species observed in these parks include dark-eyed junco, rufous-sided towhee, common bushtit, golden-crowned kinglet, stellar jay, and American crow. Pacific tree frog vocalizations were also noted along the Snoqualmie Valley Trail. The Snoqualmie Valley Trail is expected to serve as a migration route for birds, small mammals, and deer traveling to and from the Tolt River and its adjacent riparian habitat.

Here is the list of Endangered Species Act (ESA)-regulated fish and wildlife that may be present in the Carnation UGA. The National Oceanic and Atmospheric Administration (NOAA) Fisheries and U.S Fish and Wildlife Service indicated that the general range of the species listed in Table 3-1 may be present.

**Table 3-1. Threatened Species**

<b>Common Name</b>	<b>Scientific Name</b>	<b>ESA Status*</b>
Chinook salmon	<i>Onchorhynchus tshawytscha</i>	Threatened
Bald eagle	<i>Haliaeetus leucocephalus</i>	Threatened
Bull trout	<i>Salvelinus confluentus</i>	Threatened
Canada lynx	<i>Lynx canadensis</i>	Threatened

Gray wolf	<i>Canis lupus</i>	Threatened
Grizzly bear	<i>Ursus arctos</i>	Threatened
Marbled murrelet	<i>Brachyramphus marmoratus</i>	Threatened
Northern spotted owl	<i>Strix occidentalis caurina</i>	Threatened
Marsh sandwort	<i>Arenaria paludicola</i>	Threatened
Golden paintbrush	<i>Castilleja levisecta</i>	Threatened

\***Threatened:** Species are likely to become endangered within the foreseeable future.

Wetlands are areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include marshy areas along shorelines, inland swamps, and seasonal watercourses. Wetlands are typified by a water table that usually is at or near the surface. Wetlands perform various habitat, erosion control, water quality and flood control functions. The extensive root systems of wetland vegetation stabilize streambanks. Water quality is improved by decreasing the velocity of water flow, resulting in the physical interception and filtering of waterborne sediments, excess nutrients, heavy metals, and other pollutants. Wetlands also provide food and shelter, essential breeding, spawning, nesting and wintering habitats for fish and wildlife, including migratory birds, anadromous fish, and other commercially and recreationally valuable species.

The City has mapped wetlands within City limits as part of the environmental permitting for the sewer system and later with funds from King Conservation district. Maps of wetlands in the UGA indicate small water bodies at the city's north and south ends, primarily within Tolt and Snoqualmie River riparian areas, drainage channels, depressions and low-lying drainage areas. In general, there is little evidence of wetlands in the upland portion of the UGA, although there may be additional wetlands within the UGA that have not been identified. If there is evidence of wetlands on property that is subject to development, a critical areas report is required as part of the permit application.

**Summary.** Carnation's physical environment has been determined largely by its location at the confluence of the Snoqualmie and Tolt Rivers. Primarily flat in topography apart from the steep slopes that affect the northeastern area, the southern

and western portions of the City contain areas of special flood hazard and some potential wetlands. The central portion of the City is relatively unconstrained by physical limitations. The physical environment limits the potential of the City to expand, and therefore creates impetus for a compact and walkable community.

## **EXISTING LAND USE**

The oldest and most intensive development within Carnation is concentrated along SR203 from NE 40th Street to Bagwell Street and between Stewart Avenue and the Snoqualmie Valley Trail. This area is the approximate location of the original early twentieth century plat of the City. Various public uses that serve the community (schools, library, cemetery and fire station) are located both to the south and north. Industrial uses are located south and west of the original plat. To the east are residential developments at lower densities and lands still in rural residential use. Another residential area platted in the early twentieth century is in the northerly portion of the Potential Annexation Area. This area, known as the Garden Tracts, has not developed to the same density as within City limits. Agricultural uses are in the northern part of the UGA as well as in the southwestern portion of the UGA. Parks are located along the southern and western boundaries, including portions of a very large King County Park, and several city-owned parks.

Figures 3-2a and 3-2b show a map of existing land use and existing zoning within the City of Carnation UGA. Existing Land uses were grouped into the following categories:

- Agriculture
- Rural residential (generally densities of one unit or less per acre)
- Low density residential (densities of two or three units per acre)
- Medium density (single family residential at approximately 4 units per acre or greater)
- Mobile homes
- Multi-family, which includes apartments and duplexes
- Low intensity commercial, including offices, storage, and horticultural commercial uses
- Commercial
- Industrial
- Churches and houses of worship
- Park lands
- Other public lands
- Vacant (generally lands with no buildings or current uses)

Figure 3-2a: Existing Land Use Map (2018)

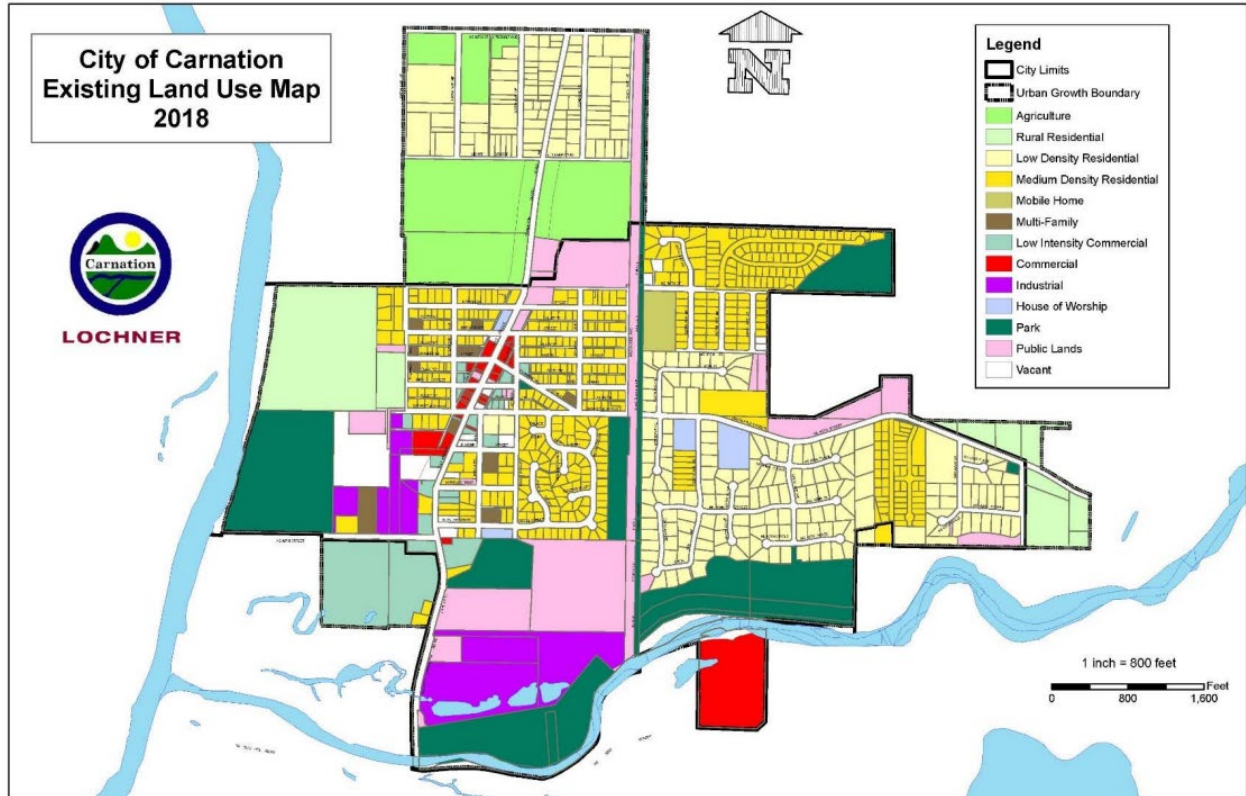
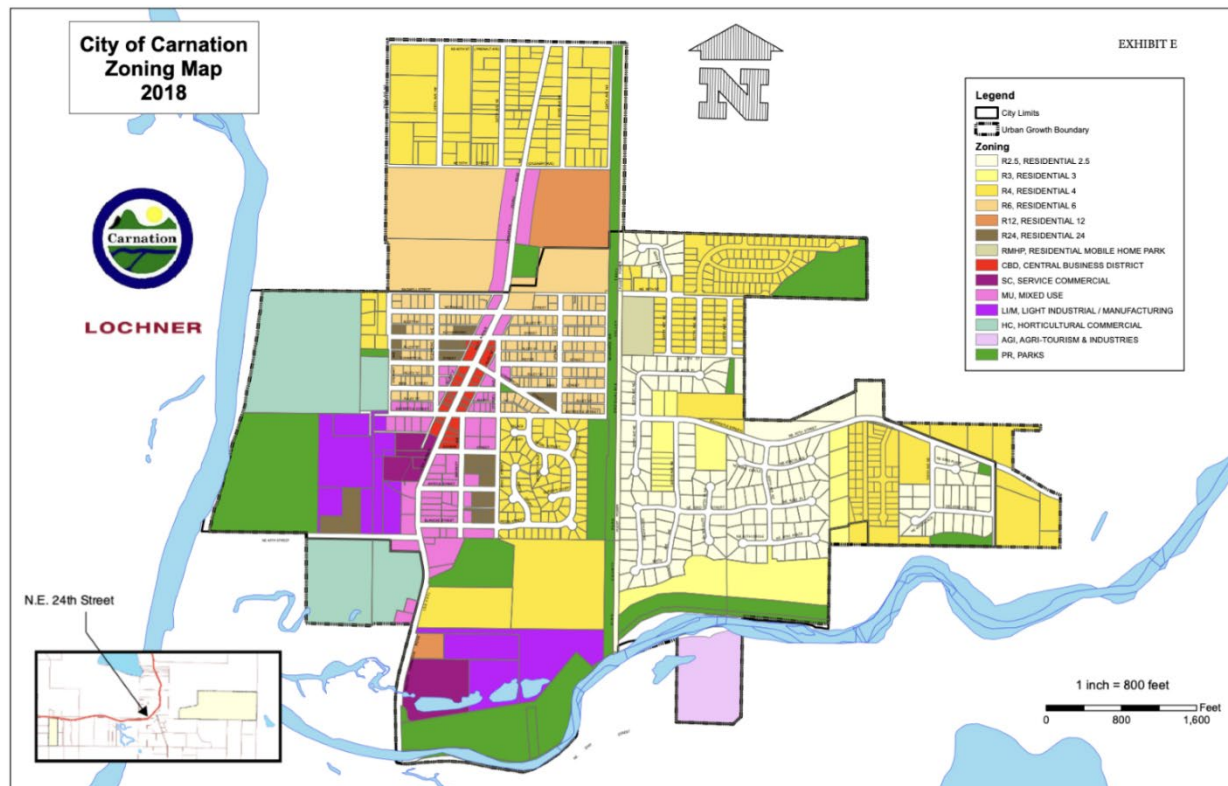




Figure 3-2b: Existing Zoning Map (2018)



**Residential Land Use.** Approximately 61% of the land within the City and its UGA is devoted to residential use. The housing stock within the City and Potential Annexation Area is predominantly single-family with a few duplex and multi-family units and a mobile home park. Multi-family and the mobile home park account for 1% each of the total UGA land area. Current development projects will increase the duplex and townhome housing stock.

Most of the homes built within the original city plat are on small lots of approximately 5,000 (two 25 X 100 sq. ft. lots) to 10,000 square feet (four 25 X 100 sq. ft. lots). The original plat consists of a grid street pattern with lots served by alleys. Two subdivisions were developed in the 1960's and 1970's, one of which is characterized by a grid pattern but without alleys, and the other a more typical pattern characterized by *cul de sacs*. Subdivisions built in the 1990's were typically built on larger lots, as required by Seattle and King County Public Health Department regulations for houses served by septic systems. These subdivisions are also typical of that period, with a street pattern that maximizes *cul de sacs* rather than a grid system. The predominant land use east of the Snoqualmie Valley Trail is single family residential.

The multi-family uses within the city are small apartment buildings and duplexes. These are in small areas within the original plat, on NE 40th Street. A mobile home park is located just east of the Trail along NE 50<sup>th</sup> Street.

Development from 2000 to 2013 was limited to very few new homes, due to lack of infrastructure until 2008 when the sewer system became operational, and then because of the significant downturn in the economy that left little demand for new housing for several years.

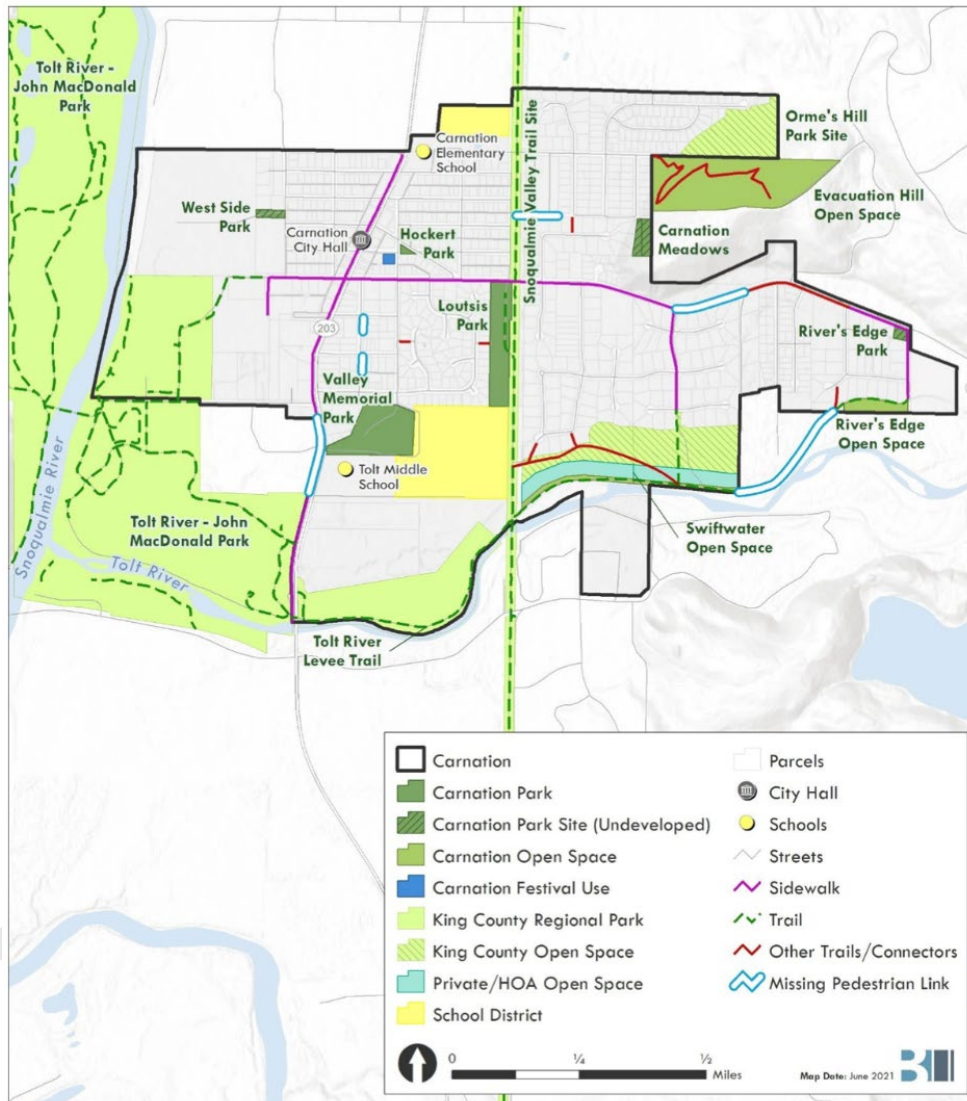
Since 2014, new development has made up about 11% of Carnation's housing stock. From January 2019 to June 2023, the City has permitted 223 net new units. Current projects in progress include Tolt River Terrace, Tolt Place, Sno-Valley Senior Housing and 85 Degrees as well as a few smaller projects. This new construction will change the statistics on the age of the housing stock (City of Carnation, Housing Element, 2024).

**Commercial/Retail Land Use.** Approximately nineteen percent (19%) of the total land within the City and its UGA is in commercial uses. Low and medium intensity commercial make up 18% of this, with high intensity commercial only contributing 1%. Low intensity uses include offices, storage facilities, and horticultural commercial uses. Most of the city's retail development is located along SR 203 between Rutherford and Eugene Streets, and consists of specialty retail, office uses, restaurants, and a supermarket. Remlinger Farms south of the Tolt River are a mix of Agri-tourism and related industries.

**Light Industrial/Manufacturing.** There are just over 22 acres (3% of the UGA) in light industrial land use within the current city limits, primarily in the southwest portion of the City. Major industrial activity in the city consists of a landscape, construction and asphalt company.

**Parks/Open Space Lands.** Park lands account for 11% of the Carnation UGA. City owned parks include Valley Memorial, Loutsis, Fred Hockert, West Side and River's Edge Parks. In addition, a small portion of Tolt MacDonald Park, a regional park owned and operated by King County, is within the City limits. There are also areas of open space along the Tolt River south of the Swiftwater subdivision and the evacuation hill site.

## City of Carnation Park System



Sources: City of Carnation, 2020; BERK, 2020.

**Agricultural Land Use.** Existing agricultural lands are located within the Potential Annexation Area, and account for 9% of the UGA total land area. The Growth Management Act calls for urban land use within urban areas; therefore, it is to be expected that these lands will be developed for non-agricultural uses once they annex into the City. It should be noted that the surrounding Snoqualmie Valley is an agricultural production area characterized by many small farm operations. The City has significant establishments both within City limits and in the Potential Annexation Area that while commercial in nature, are based on horticulture and can be characterized as

agri-tourism. Examples include a Christmas tree farm and Remlinger Farms. These uses were counted as “Low Intensity Commercial” for this analysis of existing land use.

**Public/Community Facility.** There are several public and community land uses in the City of Carnation. These uses comprise about 11% of the total land in the UGA. Public uses owned and operated by the City include City Hall, a historic house, City maintenance shops, the Carnation cemetery, and utilities such as the sewer system vacuum station and water reservoir, as well as storm water facilities. The Riverview School District, which serves the City as well as Duvall and the area of King County between the two cities, owns and operates the Tolt Middle School, the Carnation Elementary School, and a newly constructed Alternative Learning Center. Finally, Eastside Fire and Rescue owns and operates the Carnation Fire Station.

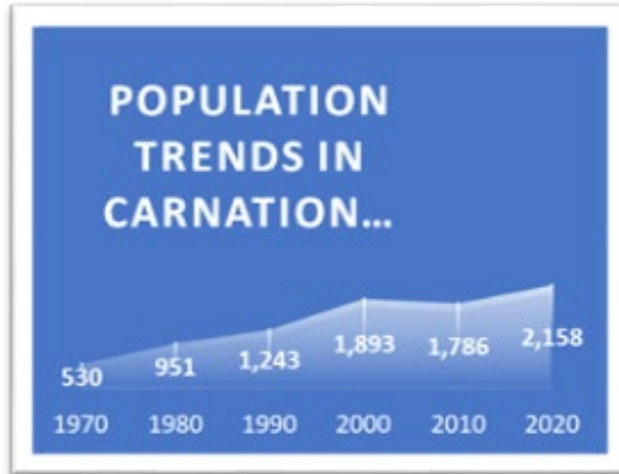
**Vacant Lands.** Currently approximately 7% of the total UGA is vacant. For the most part, this figure does not include vacant existing buildings or areas that could re-develop either upon annexation or as market forces make such development attractive.

**Houses of Worship.** There are several churches in Carnation, including several that have relatively large lots. This category of land use accounts for approximately 1% of the UGA.

### **III. FUTURE NEEDS AND ALTERNATIVES**

**Recent Population Trends and Growth Projections.** Population data from the US Census and projections from the State of Washington Office of Financial Management provide data on population trends and projections. The US Census is performed every decade, and data from the 2020 Census has recently become available.

**Table 3-3. POPULATION TRENDS - CARNATION AND KING COUNTY**



	1970	1980	1990	2000	2010	2020
Carnation	530	951	1,243	1,893	1,786	2,158
King County	1,159,587	1,269,898	1,507,319	1,737,034	1,931,249	2,269,675
Carnation as a % of County	0.05%	0.07%	0.08%	0.10%	0.09%	<b>0.09%</b>

*Source: U.S. Bureau of the Census*

Carnation's population increased seventy-nine percent (79%) from 1970 to 1980. It grew 31% from 1980 to 1990, and 52.3% from 1990 to 2000. While a new public sewer system was completed in 2008 that would enable increased density of development, a downturn in the economy that began in 2009 decreased the demand for new housing and the projected growth did not occur. The population fell by 5.6% between 2000 and 2010, most likely due to the prevalence of housing foreclosures adding to increased vacancies within the City. From 2010 to 2020, Carnation's population grew by 20.8%. Currently there are approximately 230 housing units in development, which includes single family, townhomes, duplexes and an affordable senior housing community. As a

result of new housing, the population will continue to grow in Carnation.

The City's capacity for new households, population and employment were projected based on the proposed Future Land Use Map (see Figure 3-5 below). Capacity for new employment is a function of the capacity of the City's Future Land Use Map for those zones that allow for commercial and industrial lands. Capacity for new households is based on land zoned for residential use and includes parcels of land that can be subdivided for new growth and opportunities for infill development in older neighborhoods.

Projections were based on developable lands in each of the zones, with estimates made for lands that may be constrained by critical areas and/or regulatory floodplains. For new development, reduction in developable land was taken to account for infrastructure, such as new roadways, stormwater management, etc. In addition, not all lands will be built to the maximum density or intensity allowed, so a market factor was also applied based on local knowledge.

The projections of capacity for new households, population and employment were used to determine whether the City would have adequate infrastructure to serve the proposed growth without deterioration of service below adopted levels of service. As such, these projections form the basis for capital improvement plans identified in the Utilities, Transportation and Capital Facilities Elements. The City of Carnation has noted in these elements the need for support from county and state partners for major infrastructure improvements including a round-about at SR203 and Tolt Hill Road.

Carnation's flexible approach to residential zoning allows multi-family, townhouse, duplex, cottage housing and single family in several zones. While this flexibility helps provide a range of housing products, it is more difficult to accurately project future households. To be conservative in evaluating infrastructure demand, projections of new households were based on higher densities than may actually be developed. Population growth projected in Carnation for the twenty year horizon is based on several factors, including demand for housing within the greater Seattle region, demand for new housing development in the rural cities to the east of the King County Urban Growth Area, the relative affordability of housing in Carnation, and the City's capacity for new growth as identified in the Future Land Use Map. Table 3-4 shows an estimate of population growth that is projected based on the Zoning Map. Population was projected based on the average persons per household of 2.77 in the 2020 US Census.

**Table 3-4. Population Growth Potential 2020 – 2044**

<b>2020 Population (US Census)</b>	
Carnation City Limits	2,158
PAA	225
<b>Total</b>	<b>2,383</b>
<b>Estimated Population with Present Use &amp; Proposed Future Zoning</b>	
Carnation City Limits	2,795
PAA	1,047
Total	3,842

\*Based on 2024 proposed future zoning map and assuming 2.77 persons per household.

NOTE: STILL REVISING ESTIMATES.

## **ECONOMIC OUTLOOK**

At its inception, Carnation's economic base was natural resource based, primarily logging and agricultural activities. As the national and regional economies shifted to high tech, retail and service sectors, Carnation's economic outlook also changed. Recent decades saw increased population growth within the rural cities of the Snoqualmie Valley to provide housing for employment centers within commute distance. While Carnation's population grew from approximately 500 to its present size of almost 2,200, Carnation's growth has not kept pace with its Valley neighbors, due to the lack of a public sewer system and less land capacity. Opportunities for local manufacturing and other value-added industries to locate within Carnation have also been limited by the lack of access to interstate highways. As retail and service sectors are in general tied to population growth, Carnation's relatively small population base has resulted in less new commercial development than experienced by its neighboring cities within the Valley. In general, employment opportunities in Carnation are limited, with the School District, Remlinger Farms and a few local manufacturing establishments the primary employers.

The successful installation of a public sanitary sewer system in 2008 has enabled new development especially in the last ten years as the economy rebounded. An Economic Development Strategy was first adopted by the City Council in 2007 and expanded upon in 2022 to help the City make the most of its potential for economic development. The Strategy emphasizes actions the City and its partners can take to maximize its advantages. For example, there are successful Agri-tourism establishments such as Remlinger Farms and the U-pick berry farms north of the City that draw many visitors to the Carnation area, as well as the regional draw of recreation opportunities afforded by Tolt McDonald Park and the Snoqualmie Valley Trail. Carnation has also expanded its music offerings, making it a destination for large concerts and smaller music events. Signage, visitor maps, advertising and community-sponsored events that are designed to draw visitors to Carnation's downtown are an important strategy for the City to take advantage of regional tourism.

Similarly, the strategy identifies efforts the City can take to retain existing businesses and attract new enterprises, such as making sure that development regulations do not prevent business expansion or establishment. As of 2023, this strategy has included opening a Community Economic Development Department. The Department works in tandem with Public Works, primarily focusing on planning, code enforcement, permitting, and economic development within the City (City of Carnation, 2024).



The strategy also calls for the City to provide on-going outreach to the business community to see how the local businesses can be supported. By enacting these and other strategies, the City of Carnation hopes to achieve its goals of increasing economic vitality and employment opportunities.

## **FUTURE LAND USE**

Figure 3-5 shows the Future Zoning Map for the City of Carnation UGA. This Future Zoning Map reflects Carnation's land use goals for an attractive, human scale, pedestrian oriented Town Center, with retail, community and public services within a half mile of many of the city's residences. Residential development is proposed such that medium and higher density residential areas are located closest to these activities, in keeping with a small-town center. Less dense residential development is not quite as close, but as the entire UGA is approximately 1.3 square miles in size, even the less densely zoned portions east of the Snoqualmie Valley Trail are still within relative proximity.

As required by the GMA, King County conducted a Buildable Lands analysis to determine the capacities of the cities within the County to accommodate projected new growth. The capacity was compared with adopted growth targets that stemmed from Washington State OFM forecasts and Vision 2050's Regional Growth Strategy. The targets for households and employment were adopted as part of the King County Countywide Planning Policies (CPPs). The City of Carnation was assigned a 2019 to 2044 growth target of 799 additional households. Actual growth in the 20-year planning horizon to 2044 is projected to be behind this established target. In order for Carnation to reach its housing target, it needs support from regional and state partners for infrastructure improvements including roads, medical facilities, schools, emergency preparedness and other vital services.

Since the City's public sewer system became operational in 2008, zoning code amendments have increased allowable densities in several zones; this has promoted walkability as the increased density is within walking distance to the City's center. In addition, in recent years the City amended the Future Land Use and Zoning Maps to change some parcels from commercial to residential use. This change in the land use designations was based on a market analysis that indicated commercial capacity within the UGA was excessive, and far exceeded what could be supported by the City's market area. All this potential housing capacity remains within the compact urban area of the UGA and maintains the City's character as a walkable community anchored by a small but viable commercial center.

The primary goal of the increased household capacity within the UGA has been for economic development and fiscal survival. While Carnation's setting in the Snoqualmie Valley certainly provides incentive for visitors, the City's location is not on a major highway

such as I-90 or US Route 2. The viability of Carnation's commercial center depends on a customer base primarily supplied by the local population. As shown in Table 3-4 above, the existing population in the UGA is not adequate enough to support a local commercial center. Nearby rural population in some cases supports local businesses but may be lured to larger commercial centers.

Recent subdivision activity will help provide new customers, and in fact some local businesses have shared that they are keeping their doors open in Carnation because of the new growth. The current residential Mainvue and Pulte developments will provide 185 new households within walking distance of the downtown core. Much of the City's additional residential capacity is in the Potential Annexation Area in several large parcels owned by one family; annexation may well occur in the twenty-year horizon.

Any proposed expansion of the UGA is limited by Carnation's physical location. With rivers on the southerly and westerly boundaries, a large and steep hill to the east and expanded floodplain to the north, Carnation has very limited opportunity to expand geographically. Even with increased density and changes in land use designation from nonresidential to residential uses, the City's population will remain under 5,000 people, the smallest and most compact of the Snoqualmie Valley cities. Growth concentrated within Carnation reduces the pressure for growth within the rural unincorporated areas, in keeping with the Countywide Policies and Vision 2050.

Carnation continues to follow these Countywide Policies and Vision 2050. In 2015 an amendment to the comprehensive plan was made that rezoned a 33.75 acre property to High Density Residential, or R12. Today, this property is better known as the Tolt River Terrace development of 141 single family, duplex and townhomes.

Figure 3-5. Proposed Future Zoning Map

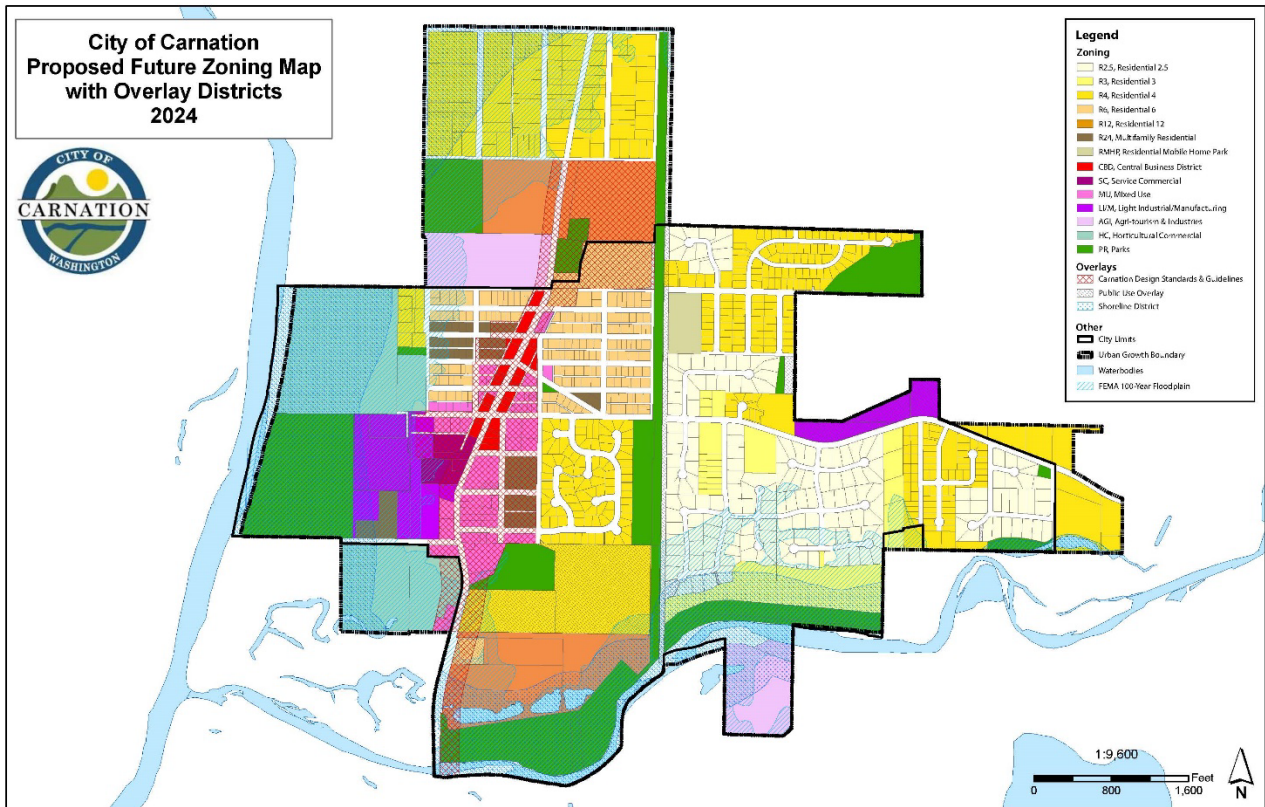


Table 3-6 shows the acreage and percentage of the UGA for the following categories of future land use:

- Low density residential (R2.5)
- Medium density residential (R3, R4 and R6)
- High density residential (RMHP, R12 and R24)
- Low Intensity commercial (Horticultural Commercial)
- Medium intensity commercial (Mixed Use and Agri-tourism and Industries)
- High intensity commercial (CBD and Service Commercial)
- Industrial (Light industrial/manufacturing)
- Public Land

LAND USE DESIGNATION	ZONES	ACREAGE			
		WITHIN CITY	WITHIN UGA	TOTAL	% OF TOTAL
Low Density Residential	R2.5	86.64	0	86.64	12%
Medium Density Residential	R3, R4, R6	181.22	81.52	262.73	37%
High Density Residential	RMHP, R12, R24	52.7	30.7	83.4	12%
Low Intensity Commercial	Horticultural Commercial	38.54	23.1	61.64	9%
Medium Intensity Commercial	Mixed Use and AGI	35.78	17.46	53.24	7%
High Intensity Commercial	CBD, Service Commercial	10.82	0	10.82	1%
Industrial	Light Industrial/Manufacturing	33.03	0	33.03	5%
Public Land	Parks	105	13.96	118.96	17%
<b>TOTAL</b>		<b>543.73</b>	<b>166.74</b>	<b>710.47</b>	

**TABLE 3-6: Future Land Use Capacity**

\*Numbers derived from future zoning map.

*Note: The acreage shown in this table does not include the City's watershed, the landfill, the vacant fire district land adjacent to the landfill, street rights-of-way or lands under water.*

**Residential.** Residential land uses are and will remain the predominant land use in terms of area, comprising approximately 61% of the UGA. This does not include the Mixed-Use zone, which also allows residential uses. Low-density residential uses consist of the existing lower-density neighborhoods created in the 1990's when the requirements for septic system drain fields resulted in larger lots. These neighborhoods are almost completely built out, with very little capacity for more lots. The medium density single family zones encompass the most land area. These include both existing neighborhoods with relatively little new capacity, as well as existing neighborhoods where infill development has the potential to provide significant new development. High density residential land uses include a zone that would provide for high-density single-family development such as cottage housing at approximately 12 units per acre, and a zone that provides for multi-family developments (apartments/condominiums) but would also allow cottage or townhouse higher density single family residential development. In general, higher density zones are within a half mile of downtown and service areas, and less dense residential zones are further away, mainly to the east.

**Medium Intensity Commercial.** This would include both the Mixed Use and the Agri-tourism and Industries zones. The Mixed-Use zones allow residential and commercial uses, including office and retail. The mixed-use zone creates a buffer between commercial and residential areas. In the Potential Annexation Area, mixed use provides a buffer between SR203 and residential development. South of Eugene and east of SR203, the Mixed-Use parcels have enough depth from SR203 to provide adequate parking if these areas develop for retail use. The Agri-tourism and Industries zone would allow for a range of activities related to Agri-tourism and supporting industries, including both the retail and tourist activities themselves and the industries that would support them, such as processing, wholesaling, etc. The Medium Intensity Commercial designation accounts for approximately 7% of the UGA.

**Low Intensity Commercial.** This land use is represented by the Horticultural Commercial Zone, a unique zone reflecting the economic potential of the agricultural heritage of Carnation in modern day Agri-tourism. Approximately 9% of the UGA is zoned for this use.

**Retail.** Retail development is centered on SR203, centered on slightly less than 5 acres zoned Service Commercial located opposite Eugene Street, and including the Tolt Town Center and several properties abutting to the south. This area of Service Commercial allows for expansion of service oriented larger scale retail, including but not limited to a grocery store, pharmacy, etc. These uses are generally considered "anchors" for commercial development. The size and depth of the parcels allows for

adequate parking, which is essential to the success of this type of retail.

The historic Central Business District (CBD) encompasses four blocks to the north of the anchor. This area is characterized by shallow (100' from SR203) parcels that are quite limited for parking. Many of the existing buildings are historic, and are well suited to restaurants, shops, and other retail uses. The High Intensity Commercial designation, including both the CBD and Service Commercial zones, accounts for approximately 1% of the UGA.

**Industrial.** Without direct access to I-90, Carnation's potential for larger scale industrial development has been limited, although there has been a recent increased interest in light industrial/manufacturing space due to demand and lack of available land in nearby cities. Industrial lands are especially important in providing employment and help create a more sustainable local economy; therefore, attracting light industrial will continue to be a priority for the City. Approximately 5% of the UGA is currently zoned for industrial use.

**Public Land.** Future needs for public use will be determined by the need for more infrastructure. Public and semi-public institutional uses are allowed in nearly all of the city's zoning districts on lands that are designated by the public use overlay district. While the City has substantial parklands within the UGA, future parks may be needed when new lands are annexed, in order to serve neighborhoods that will develop in the future. Approximately 17% of the UGA is public land. The 2022 PROS Plan has more details on the need for future parklands and is incorporated by reference here.

## **HOUSING AND EMPLOYMENT TARGETS**

The King County Countywide Planning Policies (CPPs) as amended in June 2021 provide growth targets for housing and employment for all of the cities within King County through 2044. The target for the City of Carnation is to have enough land capacity to add 799 new households and 450 new jobs between 2019 and 2044. However, this target is inconsistent with historical trends, infrastructure improvements needed, and character of our rural community.

The GMA's housing target of 799 units by 2044, with an average of 2.77 people occupying each unit, would mean a population growth of an additional 2,213 people. This would bring the population of Carnation to 4,380, which nearly doubles the current population of 2,158.

In order to reach the target of 799 housing units by 2044, it requires infrastructure improvements through partnership with regional and state partners. Infrastructure needed to support growth is necessary in transportation, utilities, transit, medical services, education and public safety. A critical safety improvement is a round-about at

SR203 and Tolt Hill Road.

This is why the City of Carnation proposes and embraces a more realistic alternative, consistent with the character the Carnation community wishes to preserve. We propose a base of 361 homes as a precursor to the 799. This would add an additional 1,000 people to the current Carnation population. Carnation's complete Housing Action Plan (HAP) has more detailed information. (City of Carnation, Housing Action Plan, 2024).

## **PROCESS FOR SITING ESSENTIAL PUBLIC FACILITIES**

The City will adopt, through its land use development regulations, a process for identifying and siting essential public facilities as required by RCW 36.70A.200. The City's regulations shall ensure that the siting of essential public facilities will not be precluded in violation of applicable state law. The City's process for identifying essential public facilities shall consider whether and to what extent the facility in question: (i) provides, or is necessary to provide, a public service, and (ii) is objectively difficult to site. The City's process for review and siting essential public facilities shall utilize a conditional use permit procedure or similar approval mechanism that enables the relevant City decision-maker(s) to thoroughly evaluate and reasonably mitigate the community and environmental impacts of such facilities. However, such procedure shall be formatted to ensure that essential public facilities will not be unlawfully precluded and shall further ensure that applications for state or regionally sponsored essential public facilities may not be denied. The review and evaluation process for essential public facilities shall include meaningful public notice and opportunity for public comment.

The City will use its website, social media such as Facebook<sup>®</sup> as well as timely press releases, public notices, and public meetings to notify citizens of a proposal and to solicit input. The city will also notify adjacent jurisdictions which may be affected and invite their comment on the proposal.

## **GROUNDWATER PROTECTION AND STORMWATER MANAGEMENT**

Carnation and the surrounding area are in a Critical Aquifer Recharge Area (CARA), so groundwater protection is of first importance. The City has adopted the 2005 Department of Ecology Manual for Stormwater Management in Western Washington and its amendments through 2014. The manual continues to include low impact development related techniques for stormwater management and other revisions.

All new development is required to treat and infiltrate stormwater on-site. As parts have poorly drained soil and may also experience seasonal high-water table, stormwater management is a very costly part of development, and in some cases has the potential to preclude development. This is especially a concern in the downtown, where soil with

poor drainage and limited area have required recent developments to provide costly retention vaults.

In 2022, the City of Carnation created a stormwater utility. Stormwater from impervious surfaces must be infiltrated on-site as mentioned, which can sometimes be difficult to achieve given localized areas of poorly drained soils and/or seasonal high-water tables. Local drainage facilities that collect and convey surface water runoff consist of open channels and roadside ditches, bioswales, wetlands, infiltration systems and detention ponds. The Snoqualmie and Tolt rivers ultimately serve as receiving waters.

### **SHORELINE MASTER PLAN**

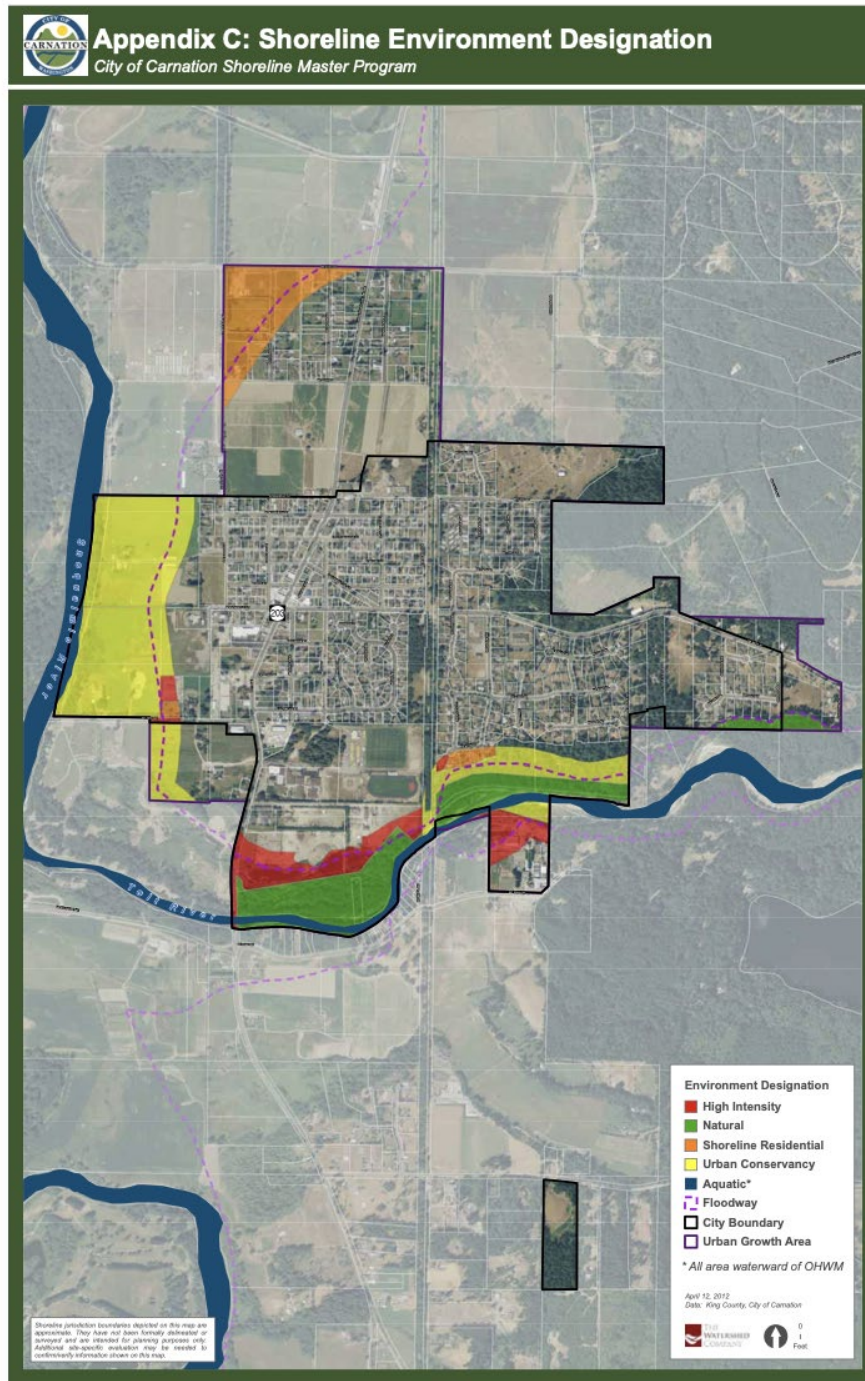
In 2019, the City updated its Shoreline Master Program (SMP) in accordance with WAC 173-26 and with a grant from the Department of Ecology. A map of shoreline jurisdiction is shown in Figure 3-7.

The City's Shoreline Master Program codified at Chapter 14.06 CMC addresses floodplain lands along the Snoqualmie and Tolt Rivers and protects those shorelines and floodplains from inappropriate development. Pursuant to RCW 36.70A.480, the Goals and Policies set forth in Sections I through IV of the City's Shoreline Master Program, including any future amendments thereto, are hereby adopted and incorporated by reference into the Carnation Comprehensive Plan as if set forth in full.

An update to the City's Shoreline Master Program is due in 2027.



Figure 3-7. Shoreline Environmental Designation



**The National Flood Insurance Program (NFIP).** As described above, Carnation has areas of special flood hazard as designated by the Flood Insurance Rate Maps (FIRMs) for both the Tolt and Snoqualmie Rivers. The City participates in the National Flood Insurance Program (NFIP) and therefore must meet NFIP criteria for regulating development within these areas. The City's floodplain regulations are found in Chapter 15.64 CMC Part I Floodways and Floodplain. Development within the floodway portions of the special flood hazard areas is restricted, and some development, such as residential construction, is prohibited within the floodway. New construction or substantial improvements of structures within the remainder of the special flood hazard areas (typically called as the "100-year floodplain") have specific standards to ensure that they are not subject to damage from flooding, such as elevating the lowest floor above the base flood elevation (BFE). No filling, grading, dredging or other actions that would increase flood damage for other properties within the flood hazard area are allowed under the City's regulations. NFIP participation allows Carnation residents located within areas of special flood hazard to purchase floodplain insurance subsidized by the federal government.

In 2008, the National Marine Fisheries Service (NMFS) issued a Biological Opinion (BiOp) that implementation of the NFIP in the Puget Sound area adversely affects endangered salmon species. As a result of the BiOp, local jurisdictions must meet the requirements of the Endangered Species Act (ESA) as well as the existing NFIP regulations for any development in the floodplain or floodway. There are 3 ways that local jurisdictions can meet all their requirements under both NFIP and ESA:

1. Adopt a Model Ordinance developed by FEMA that meets or exceeds all of the requirements of both the NFIP and the ESA;
2. Show how existing local regulations provide the minimum protections of both federal regulations (local regulations may require amendments to meet these minimum protections); or
3. Enforce the requirements on a permit-by-permit basis, which will generally entail that applicants for a floodplain development permit evaluate the habitat of the project area and may in some cases require that they submit the permit for review to the National Marine Fisheries Service.

**Summary of the Biological Opinion (BiOp).** According to the BiOp, the areas of special flood hazard, called the *Regulatory Floodplain*, consist of the following:

- *Special Flood Hazard Area (SFHA)* – the land subject to inundation by the base flood, which is the flood that has a 1% chance of being equaled or exceeded in any given year (commonly referred to as the “100-year floodplain”)
- *Riparian Buffer Zone* (called the *Protected Area* by FEMA) – lands that are within the furthest reach from Ordinary High-Water Mark (OHWM) of the river for any of these 3 areas:
  1. Floodway – the channel of a watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a minimum of 1 foot at any point.
  2. Riparian habitat zone – the water body and adjacent land areas that are likely to support aquatic and riparian habitat. For Type S streams (shorelines of the state) this is 250’ from OHWM. A smaller riparian habitat zone may be established based on Best Available Science.
  3. Channel migration zone – the area within the lateral extent of the likely stream channel movement due to stream bank destabilization and erosion, rapid stream incision, aggradation, avulsions and shifts in location of stream channels, plus 50’.

The BiOp sets forth “Minimum Criteria for Development” within the Regulatory Floodplain. Development is restricted within the Riparian Buffer Zone (or “Protected Area”). This area is a “no disturbance zone” other than for activities that will not adversely affect habitat function. For many if not all of the floodway areas within Carnation, existing regulations such as the Critical Areas regulations (Chapter 15.88 CMC) already prohibit development.

Prior to the issuance of the BiOp, the City’s regulations allowed development within the 100-year floodplain outside the floodway or identified critical areas, if the development met the standards for flood hazard reduction. The BiOp allows some development within the 100-year floodplain, but any development must protect fish habitat and flood storage as well as meeting requirements that reduce flood hazard to buildings. Local jurisdictions have the option to prohibit development within this area, or if development is allowed, it is subject to the following restrictions:

- Zoning is to be low density (5 acre lots or greater).
- New impervious surface shall be no more than 10% of the surface area of the lot in floodplain unless mitigation is provided.
- Removal of native vegetation must leave 65% of the surface area of the lot in floodplain in an undeveloped state.
- If a lot is partially within the floodplain, structures must be located on the

portion of the lot located outside the floodplain. If the lot is fully in floodplain, structures must be located as far from the river as possible, on the highest land and oriented parallel to flow rather than perpendicular.

- All structures must be setback at least 15' from the RBZ and as close to the 100-year floodplain boundary as possible.
- Cluster development, density transfer, and other techniques to reduce development within the regulatory floodplain are to be employed wherever possible
- Expansion of existing buildings is limited to no more than 10% of the existing footprint unless mitigation of any adverse effects to floodplain habitat is provided.

***City of Carnation response to the BiOp.*** In order to assist jurisdictions in evaluating the habitat value of areas within the regulatory floodplain, the Federal Emergency Management Agency (FEMA) has developed a guidance document on how to prepare a Habitat Assessment. The City will require any development in the regulatory floodplain to provide a Habitat Assessment prepared by qualified professionals as part of the development permitting process.

## **URBAN FORM AND PROMOTING PHYSICAL ACTIVITY**

Carnation's urban form and small size promote non-motorized access within the City. The UGA is approximately 1.3 square miles in size. Carnation's Town Center includes retail uses in the Central Business District along the spine of SR203, and anchored by Service Commercial retail zoning where the grocery store is located. The Town Center includes the City's most dense residential areas, which are within ½ mile of SR203. Many City residents are within walking or bicycling distance of the grocery store and other shops and restaurants, schools, the library, City Hall and the Senior Center. While many goods and services are within walking distance for many residents, options for non-motorized trips to work are somewhat limited by Carnation's small industrial base and distance from employment opportunities. Many residents commute to employment centers to the west, but the most realistic transit options for commuting currently are to travel to Park and Ride facilities to the west or elsewhere in the Valley.

While City morphology is conducive to physical activity, and there are pedestrian facilities including sidewalks on most arterials and collectors, not all neighborhoods have pedestrian facilities that link to the downtown. For example, Entwistle Street, the major east-west arterial, has a sidewalk and curb that do not reach all the way to the River's Edge neighborhood. The completion of pedestrian access for River's Edge is included in the Six-Year Transportation Improvement Plan (STIP).

Carnation's oldest neighborhoods do not tend to have curbs, gutters and sidewalks within their rights-of-way. As these are established neighborhoods, requiring in-fill development to provide frontage improvements would not result in a cohesive system of sidewalk improvements. In addition, there is some concern that grade separated sidewalks would not be in keeping with the "small town" feel of these areas. The City has developed a street standard for the old part of town that includes non-grade separated pathways or trails. The historic nature of these neighborhoods with gravel parking strips will be retained, unless improvements in drainage or safety are needed. Where infrastructure improvements are needed, a complete street of sidewalk, curb and gutter will be installed along with the necessary infrastructure.

SR203 can be a major barrier to pedestrian access between residential neighborhoods and the Town Center. The City has one traffic signal at the Entwistle and SR203 intersection. In addition, there is a crosswalk at SR203 and Morrison Avenue that was developed as part of a Safe Routes to School grant and two flashing beacon crosswalks. The city completed a Rural Corridors Study for Tolt Avenue that is specifically designed to enhance pedestrian and bicycle safety. The Tolt Avenue Action Plan included corridor improvements for pedestrian access, especially across SR203, as well as facilities for bicyclists, provisions for signage, street furniture, lighting, storm drainage, etc.

Recreation based physical activity is well provided for in Carnation by park and trail facilities owned by the City and by others. The King County-owned Snoqualmie Valley Trail bisects the UGA, and links Carnation to the rest of the Snoqualmie Valley. Access to the Trail for Carnation's residents is excellent - all of Carnation's neighborhoods are within one-half mile of the trail, and many are closer still. This trail is well used by pedestrians, bicyclists and equestrians, both residents and visitors to the City. King County-owned Tolt McDonald Park provides scenic trails well used by hikers, mountain bikers, ballfields and play structures. Other parks and facilities in or near the City provide play structures for young children, as well as a skateboard bowl, a BMX track, disc golf course and tennis/pickleball courts. Carnation's future goal is to have City owned park land within a 10-minute walk of all residents and to balance active and passive recreation facilities to meet community needs. In 2022, after Carnation asked for residents' feedback, they proposed four priority parks improvements. These are included in Carnation's Six Year Capital Improvement Program. The four parks identified as priorities include River's Edge, Valley Memorial, Tolt Commons Plaza, and with the help of Seattle Public Utilities, improvements to Evacuation Hill.

## SUSTAINABILITY

Sustainable land use relates to how a community can “meet the needs of a growing population while considering the needs of residents,” (Puget Sound Regional Council Multi- County Planning Policies). Sustainable development minimizes its impact on the natural environment while also minimizing use of resources through efficient use of water, energy, etc. The City is taking steps to increase its sustainability through the development of a green logic model in 2024. Current strategies include a feasibility study on solar use at City facilities, increasing recycling and compost options throughout Carnation, the development of a tree ordinance, enhanced landscape and tree screening code and other green principles. The City is also starting a Climate Resilience Comprehensive Plan Element in 2025, with a completion due date of 2029. The dialogue on how Carnation can respond to the needs for a more sustainable future is reflected in Goal LU6 and in ten policies to promote sustainable land use development.

***Minimizing impacts on the natural environment.*** Carnation is a small city located within an area designated as rural under the GMA. Geographically the City is a very small proportion of the Snoqualmie Watershed, which is primarily rural and is forested or in agricultural use. It is also a small proportion of the Tolt Watershed which is forested and mostly undeveloped. Nonetheless, the City’s location at the confluence of these river systems requires that land use policies and development regulations provide protection of water resources and habitat for endangered species. The current and proposed future pattern of development locates higher density land uses upland from the shorelines of the two rivers, but some areas of existing and permitted development are located within close proximity to the shorelines. Through its regulations of stormwater, critical areas, management of shoreline resources and the requirements to comply with the Endangered Species Act in areas of special flood hazard, the City is committed to providing protection of environmental resources as it develops in the future. As better science and more knowledge of effective techniques become available, the City will amend its regulations as necessary to maximize environmental protection.

***Promoting development that minimizes use of scarce resources.*** As discussed above, Carnation’s urban form promotes sustainable development by encouraging compact development within a Town Center that includes retail, industrial, mixed use and higher density residential development. This land use pattern encourages non-motorized trips, thereby reducing greenhouse gas emissions from vehicles. The City is committed to increasing the availability of local goods and services as well as creating local employment through economic development. However, as the majority of the city’s workers are commuting outside the City and often outside the Valley, better transit service would go far in reducing vehicle miles traveled by City residents.

As reflected in Policies under Goal LU6, the City can encourage new developments to utilize some of the programs that encourage building practices to minimize impacts to the environment and resource use, such as the Leadership in Energy & Environmental Design (LEED) and Built Green certification of new construction, and the use of Low Impact Development (LID) techniques to reduce storm water impacts. While the City cannot require that new development use these techniques and programs, the City can commit to evaluating its land use codes and permitting processes to make sure they are encouraging the use of sustainable building practices. For example, all recent residential developments within the city are required to use low-impact techniques for stormwater management.

Finally, Carnation is located within a food production area that is of growing importance to the region. Land use codes that allow for food production in residential areas as accessory uses can be evaluated, keeping in mind that protection from potential nuisance odors and noise will be important as well. Finally, the City is home to a very popular Farmer's Market where nearby farms can sell their produce to city residents and visitors alike, and many of the local retail establishments make a point of selling locally produced goods.

#### ***IV. GOALS AND POLICIES***

This section discusses Carnation's land use goals and policies. An analysis of existing conditions and projected needs in the previous section highlights the areas of concern and opportunities for Carnation. The community's needs and desires combined with the inventory and analysis contained in this Element were used to create a strategy to achieve the city's goals considering the existing conditions in the city. The following goals and policies provide guidelines and positive actions.

##### **GOAL LU1**

**To create a balanced community by providing for responsible growth that enhances the character of the community and values and protects property owners' rights.**

**Policy LU1.1** In its long-range land use management, the City will guide future growth in order to achieve the goals of the Comprehensive Plan.

**Policy LU1.2** The City will enact development regulations that mitigate adverse impacts on the community.

**Policy LU1.3** The City may select inter-jurisdictional programs which are consistent with the Comprehensive Plan to address problems or issues that affect the City and larger geographic areas.

**Policy LU1.4** The City will adopt zoning designations and an official Zoning Map to establish the distribution, extent, and location of land uses.

**Policy LU1.5** The City will strive to assure that basic community values and aspirations are reflected in the City's land use decisions, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

## **GOAL LU2**

**To enhance the character of existing neighborhoods and encourage the development of new residential neighborhoods consistent with the values and goals contained in this plan.**

**Policy LU2.1** Encourage new development that provides a variety of housing densities, types, sizes, costs, and locations to meet future demand for a full range of housing options, including housing that is more affordable.

**Policy LU2.2** Where appropriate, require new residential development to connect with adjacent existing neighborhoods using streets, sidewalks, trails, or alleys.

**Policy LU2.3** Coordinate new residential development with the provision of an adequate level of services and facilities, such as schools, water, streets and parks, as established in the Capital Facilities Element.

**Policy LU2.4** Protect existing and proposed residential areas from intrusion of incompatible land uses.

## **GOAL LU3**

**To promote an active, diverse, integrated, and pedestrian oriented town center including the central business district and mixed-use zone along the SR203 corridor that provides goods and services attractive to residents and visitors alike.**

**Policy LU3.1** Land use regulations and decisions should support the business community's ability to provide the types of economic activities which best meet the needs and desires of the community.

**Policy LU3.2** Promote the establishment of diverse and compatible mixed uses, i.e.



retail, office, and multi-family and high-density single family residential development, within and around a walkable downtown area, as part of Carnation's Town Center.

**Policy LU3.3** Encourage shared parking opportunities to increase available parking spaces to serve downtown activities.

**Policy LU3.4** Encourage activities on the part of the business community and provide infrastructure that supports an appealing downtown corridor that expresses Carnation's unique sense of place. To the extent possible, public infrastructure should support attractive gathering places within the downtown area.

**Policy LU3.5** Ensure the safety and free flow of pedestrian movement by providing non-motorized pathways throughout the City that connect neighborhoods to the downtown area.

**Policy LU3.6** Encourage appropriate levels of landscaping for all development in the service commercial, central business district and mixed-use zones to buffer parking areas from the street, buffer incompatible uses and/or to provide shade and shelter along the street for pedestrians.

**Policy LU3.7** Establish development regulations that, to the extent possible, encourage an attractive mix of commercial uses within the downtown and provide for residential uses within walking distance.

**Policy LU3.8** Promote compatibility of future development with adjacent land uses.

#### **GOAL LU4**

**To enhance and maintain the character of the City by guiding land uses, development, services and facilities consistent with this plan and to promote orderly and efficient land use.**

**Policy LU4.1** Ensure that new developments do not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new developments to occur only when and where adequate facilities exist or will be provided.

**Policy LU4.2** The City shall evaluate proposed development plans to determine whether existing public facilities have capacity to serve the development, or whether the developer will need to provide additional public facilities.

**Policy LU4.3** Ensure buffering between uses whenever new commercial or industrial uses abut residential neighborhoods.

**Policy LU4.4** Coordinate future land uses with the other elements of the Comprehensive Plan.

**Policy LU4.5** Encourage growth through infill and subdivision in accordance with urban services.

**Policy LU4.6** Use population projections based on land use to plan for adequate public services and infrastructure to serve the city in the future.

**Policy LU4.7** The City shall take reasonable measures to ensure that new development within the PAA is consistent with the zoning and other development standards of the City. Measures to ensure consistency may include, but are not limited to:

- A. Conditioning water and/or sewer service on development compliance with City development standards as determined by the City; and
- B. Joint land use planning with King County within the PAA; and
- C. Coordinated permit review with King County for development within the PAA; and
- D. Requests to modify PAA boundaries as necessary to include compatible development and exclude incompatible development.

**Policy LU4.8** The City shall review annexation of lands within the PAA at the earliest opportunity, to the extent the King County Boundary Review Board would not deny annexation. In order to facilitate annexation, the City shall require developers to sign annexation no protest agreements as a condition of the extension of sewer or water service.

**Policy LU4.9** The City shall take all reasonable and legal measures available to require connection to the City's sewer system.

**Policy LU4.10** The planning area shall include all lands within the current city limits and sufficient land contiguous to the city limits as established by King County to be able to support Carnation's growth through the year 2044 without major adverse environmental impacts.

**Policy LU4.11** Annexations of property within the Potential Annexation Area shall take place only using methods permitted by state law.

**Policy LU4.12** Participate with King County in the Planned Annexation Agreement (PAA) process to come to agreement with the County on the annexation, financing, public improvement, and development issues in Carnation's PAA.

**Policy LU4.13** The City will process land use permits in a consistent and timely manner, in accordance with state and local laws and regulations.

## **GOAL LU5**

**To preserve and promote Carnation's historical small-town character.**

**Policy LU5.1** Coordinate with the County to control and mitigate development impacts outside of the designated PAA. Support the County-wide planning policies that limit or prevent development of forests, farms, and mineral resources areas in adjacent areas of unincorporated King County.

**Policy LU5.2** Promote commercial uses like Agri-tourism enhanced by the city's horticultural heritage.

**Policy LU5.3** Promote architecture that is pedestrian friendly and conducive to human interaction.

**Policy LU5.4** Provide for subdivision design that is pedestrian friendly and promotes connectivity throughout the City via through-streets, walkways and pathways that connect neighborhoods.

**Policy LU5.5** Continue to develop and update land use regulations that preserve and promote Carnation's historical small-town character.

## **GOAL LU6**

**To promote land use that minimizes impacts to the natural environment and maximizes efficient use of resources through energy and water conservation.**

**Policy LU6.1** Promote commercial and industrial districts that allow for the growth of employment opportunities while maintaining the small-town character of Carnation. More employment opportunities for residents can reduce the need for commuting to employment centers outside of the city.

**Policy LU6.2** Promote a compact and walkable city form by concentrating dense residential land uses in and around the business center, promoting pedestrian and bicycle access from neighborhoods to businesses and services, and working towards a system of linked pedestrian and bicycle trails throughout the City.

**Policy LU6.3** As City resources allow, promote green building practices and policies that are sensitive to environmental impacts and promote effective use of resources, including but not limited to Leadership in Energy & Environmental Design (LEED) and Built Green certification of new construction, and the use of Low Impact Development (LID) techniques to reduce storm water impacts.

**Policy LU6.4** The City may utilize systems such as LEED or Built Green certification to ascertain the level of environmental protection and energy efficiency achieved.

**Policy LU6.5** Development regulations should allow for food production as accessory uses while protecting neighboring properties from noise, odors or other impacts.

**Policy LU6.6** To promote land use decisions that will reduce the production of greenhouse gases by reducing vehicular miles traveled, retaining and expanding tree canopy, and reducing energy use.

**Policy LU6.7** Development regulations shall protect the quality and quantity of groundwater used for public water supplies and prevent discharges of pollutants into the state waters.

**Policy LU 6.8** Evaluate the feasibility of adopting a Night Sky initiative to reduce light pollution and reduce energy use. Examples include LED lights and fixtures that prevent light spills and discouraging the use of up-lighting in non-essential areas.

**Policy LU 6.9** Develop a tree ordinance and update landscape standards for the protection, retention and care of City trees.

**Policy LU 6.10** Give special consideration to achieving environmental justice, including efforts to avoid creating or worsening environmental health disparities.

## **GOAL LU7**

### **Protect, preserve and enhance those features of the natural environment which are most sensitive to human activities**

**Policy LU7.1** The City of Carnation shall map and designate critical areas as defined in the city's development regulations and shall require new development to delineate critical areas on properties to be developed, to evaluate potential impacts and to provide mitigation of impacts of development to critical areas, in accordance with the city's development regulations.

**Policy LU7.2** Provide incentives such as density credits for preservation of open space for habitat protection, hazard reduction and recreation.

**Policy LU7.3** The City shall, in cooperation with appropriate county, state and federal agencies, participate in restoration practices in critical areas when possible.

**Policy LU7.4** Any development in the floodplain or floodway shall meet the requirements of the National Flood Insurance Program (NFIP) regulations to ensure projects do not negatively impact or increase flood hazards or impact species listed under the Endangered Species Act (ESA).

**Policy LU7.5** Collaborate with the local Snoqualmie Tribe in promoting and protecting Carnation's various historic cultural resources.

## **GOAL LU8**

**To promote a healthy community through land use development that allows residents to walk or bicycle for recreation and to access goods and services.**

**Policy LU8.1** The City's land use decisions shall create a built environment that promotes and encourages physical activity through compact development and a looped system of safe and attractive pedestrian and bicycle accessways that link neighborhoods to each other and to the business district.

**Policy LU8.2** As part of its economic development strategy, the City will promote retention and expansion of existing businesses, and establishment of new businesses, in order to provide employment, goods and services within walking or bicycling distance to many City residents.

DRAFT

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## CHAPTER 5 – HOUSING ELEMENT **DRAFT**

### ***I. INTRODUCTION***

A Housing Element is one of the required elements of a Comprehensive Plan that cities must prepare in accordance with the Growth Management Act (GMA), codified at RCW 36.70A. Goal 4 of the GMA is for communities to “encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock” (RCW 36.70A.020.4). The Housing Element is the basis for ensuring new housing is available to accommodate increases in the population over the next twenty years, including housing opportunities for the full range of households.

**The Carnation Housing Needs Assessment (HNA) and Housing Action Plan (HAP) both completed in 2023 provide a more detailed analysis and strategies for Carnation’s housing. The 2023 HNA and 2023 HAP are adopted by reference into this Element.**

### **AFFORDABLE HOUSING**

Housing is defined as *affordable* if its occupants pay no more than 30% of their income for rent or mortgage payments plus utility costs. Households that pay more than 30% of their income on housing are considered “cost-burdened”, and households that pay more than 50% are considered “severely cost-burdened”. In evaluating housing affordability, the cost of housing is compared to the Area Median Income (AMI) of three segments of the population:

1. Moderate income households – those earning from 50% to 80% of the AMI. Typically these households can afford rentals without cost burden, but may have difficulty purchasing a home.
2. Low income households – those households who earn up to 50% of the AMI. Even rental housing may create cost burden for these households.
3. Very low income households – these households earn up to 30% of the AMI, and may be severely cost burdened by the price of housing.

The average household income in the City of Carnation has increased at a rate much lower than the rate of average rent and home cost. Carnation’s median household income of \$112,000 per year is lower than the other cities in the region. The median home sales price index was just above \$1,000,000 in 2022.

Providing housing at costs that do not burden these households is a great challenge to communities. New housing is often priced beyond the affordability of these households, for a variety of reasons, such as limited land availability, the cost of construction, expensive utility and land development costs, etc. Land use and building code regulations can also add to the cost of new housing. Jurisdictions have

undertaken a wide range of actions to promote affordable housing, including increases in density, allowing innovative housing types, fee waivers, incentive zoning, etc.

Perhaps the most significant action taken by the City to create opportunities for diversified housing was the installation of a public sewer system. The sewer system allows development to achieve the densities identified in the Comprehensive Plan and Zoning Map.

Preservation of existing housing stock is another way to ensure that a range of housing types can be provided. This is especially true for Carnation, where much of the existing older housing stock has traditionally been a source of affordable housing for moderate and low income households. Strategies that preserve the affordability and safety of existing housing stock, including the Mobile Home Park, are important to Carnation in meeting its housing affordability goals.

## **VITALITY AND CHARACTER OF EXISTING NEIGHBORHOODS**

The requirements for the housing element as outlined in RCW 36.70A.070.2 include “ensuring the vitality and character of established residential neighborhoods”. The Carnation community takes great pride in its “small town” character, including the wealth of nearby open space and recreation opportunities, the scale and walkability of the community, views of the rural areas which surround the City, and the residential design characteristic of the original historic plat of the City. In addition to the Housing Element, other elements of the Comprehensive Plan identify and seek to preserve the desired qualities of Carnation while allowing for future growth consistent with this Plan. Goals and policies of the Housing Element will incorporate actions that preserve the community by:

- Providing for open spaces and natural landscapes that enhance the built environment;
- Minimizing conversion of undeveloped land into sprawling, low density housing
- Providing residential development at a scale that promotes non-vehicular access between neighborhoods and the commercial center;
- Preserving vistas;
- Maintaining compatibility between wildlife habitat and residential development;
- Protecting areas that have a higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments;
- Create equitable development initiatives, inclusionary zoning, tenant protections, land disposition policies, and consideration of land that may be used for affordable housing;
- Providing adequate housing facilities for Carnation’s increasing senior citizen community.

While Carnation will grow and is, in fact, an “urban” area, the City’s adopted vision is a rural scale “small town” farm community that integrates residential neighborhoods with the city’s commercial area and civic institutions. The City will encourage infill housing development that is compatible with the older parts of town and that seeks to preserve Carnation’s identity. Carnation’s housing goals seek to maintain and strengthen its neighborhoods as closely-knit places where people can know their neighbors and feel that they have a degree of control over their surroundings.

At present there is a small supply of vacant land within the city limits available for residential development. Future growth within the City will consist of infill development, relatively small residential subdivisions, and the redevelopment of parcels not built currently to capacity.

This section addresses the requirements of the Growth Management Act as they pertain to the Housing Element of the Comprehensive Plan. The Growth Management Act (RCW 36.70A.070) states that the housing element of the Comprehensive Plan must recognize “the vitality and character of established neighborhoods that:

- (a) includes an inventory and analysis of existing and projected housing needs;
- (b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing;
- (c) identifies sufficient land for housing, including, but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.”

### **CONSISTENCY WITH MULTI-COUNTY AND COUNTY PLANNING POLICIES**

The Growth Management Act requires counties to create planning policies in cooperation with the cities located within them, and the cities’ comprehensive plans are required to be consistent with the adopted Countywide Planning Policies (CPPs). Similarly, Multi-county Planning Policies (MPPs) are required to be developed by two or more counties with contiguous urban populations. In our region, the Puget Sound Regional Council (PSRC) created VISION 2050, the MPPs for the Puget Sound region, in cooperation with the counties and cities. Both the King County CPPs and the PSRC MPPs have policies related to housing, especially affordable housing.



VISION 2050, in its chapter on housing, identifies the responsibilities of local jurisdictions to "...preserve, improve, and expand housing stock in the region and to make a range of affordable, accessible, healthy, and safe housing choices available to every resident and to promote fair and equal access to housing for all people." As they possess the regulatory control over new housing development, local jurisdictions can also promote affordable housing by allowing for a wider array of housing densities and types, by streamlining permitting processes and reducing the costs of development as much as possible, by providing for adequate infrastructure, and "...by encouraging the reexamination of residential zoning to create more places for multifamily and middle density housing and to reform single family zoning to increase flexibility and opportunities."

In its Comprehensive Plan and Development Regulations, Carnation is complying with these policies by increasing lands zoned for a variety of housing densities and types, by working to reduce the costs of development through efficient infrastructure provision and permitting processes, and by providing density bonuses and subsidizing impact fees for housing that meets the definition of "affordable" over the long term for low and moderate income households. Carnation's zoning provides increased densities and various housing types within close proximity to the identified center and to transit service on SR203.

In terms of jobs/housing balance, a key concept in VISION 2050, is that Carnation "is meeting the housing needs of all households at a range of income levels in order to create a region that is livable for all residents and economically prosperous." Economic development strategies on the part of the City seek to expand local economic opportunities; however, proximity to regional job centers in Redmond, Issaquah and elsewhere in east King County may make provision of improved transit service a more efficient way to provide for employment opportunities. Transit service to Carnation and within the Snoqualmie Valley is somewhat limited, but Carnation is committed to working with other Valley cities, the Snoqualmie Tribe, Snoqualmie Valley Transportation, Hopelink and King County Metro to improve transit service for the Snoqualmie Valley as a whole.

Green practices through the re-use of recycled materials or universal design are encouraged. Current city policies allow permit applicants maximum flexibility within the regulatory framework of the adopted technical codes (International Building, Fire codes, etc.) and the 2012 Department of Ecology Stormwater Manual. Stormwater management in Carnation is low impact and requires on-site infiltration.

One way to promote green practices as well as provide affordable housing is to maintain existing housing stock where possible. Carnation's existing housing stock is aging and can benefit from regional providers of assistance to home-owners. The City provides information to citizens on such programs as the King County Housing Repair Programs and the Home Repair Program provided by Habitat for Humanity.

However, individual property owners will make the decision whether to remodel or retrofit existing housing, and in many cases the condition of the existing housing may not lend itself to preservation.

The King County chapter on housing in the CPPs identifies an unmet need in the County for housing that is affordable to households earning less than 80% of the Area Median Income (AMI). Cities within King County are encouraged to develop strategies to increase the amount of affordable housing provided in the future, as well as to preserve existing affordable housing.

Policy H-1 of Puget Sound Regional Council’s CPPs call for the cities within King County to work together to address the countywide need for affordable housing by percentage of AMI, as reflected in the following projected housing needs:

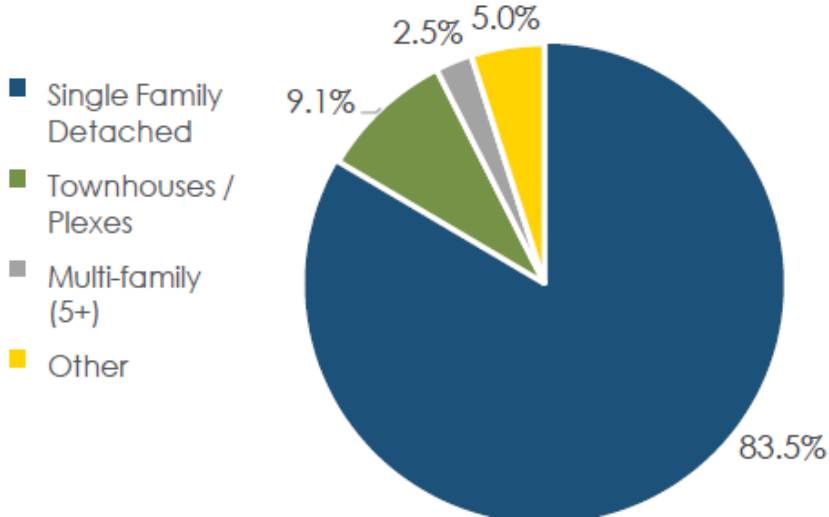
50 – 80% AMI (moderate)	16% of total housing supply
30 – 50% AMI (low)	12% of total housing supply
30% and below AMI (very low)	12% of total housing supply

As stated in the CPP’s, “[m]eeting the county’s affordable housing needs will require actions by a wide range of private for profit, non-profit and government entities, including substantial resources from federal, state and local levels.” In concert with the CPPs, local jurisdictions are required to provide zoning capacity for a range of housing types and densities, to meet housing targets and to promote housing development within designated centers and within proximity to employment opportunities, and to preserve existing affordable housing units. The CPPs call for cities to “plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating, and by reducing exposure to harmful environments”. As stated above, Carnation’s zoning provides for a range of zoning densities and housing types. The Parks and Trails plan, the scale of the City, and adopted policies that promote non-motorized access in the Transportation Element provide excellent opportunities for residents to walk and bicycle. Carnation’s location within an agriculturally rich valley and u-pick farms also provides access to healthy eating, as well as a very active local Farmer’s Market is held weekly during summer months.

**II. INVENTORY AND ANALYSIS**

**HOUSING SUPPLY**

The existing housing stock in Carnation consists predominantly of single-family homes. Mobile homes, multi-family duplexes and apartments make up the remaining portion of the housing stock in Carnation. Within the current city limits, there are approximately 792 dwelling units. 83.5 percent are single-family homes, 9.1 percent are two-to-four-unit townhouses/plexes, 2.5 percent are 5 or more-unit multifamily dwellings, and 5 percent are mobile homes or another type. Moreover, of all units, more than 75 percent of units have either 3, 4, or 5 bedrooms (City of Carnation Housing Action Plan, 2023). The multi-family dwellings are located primarily within the older neighborhoods that are within a few blocks of SR203 (Tolt Avenue). The Mobile Home Park is located in the northeastern portion of the City, just east of the Snoqualmie Valley Trail. The rest of the City’s neighborhoods are predominantly single family, especially east of the Snoqualmie Valley Trail.



As identified in Table H-1, the majority of Carnation’s households (85 percent) are owner occupied. This is higher than the overall figure for the state (69 percent).

**Table H-1  
Owner Occupied vs. Renter Occupied in City Limits**

Housing Type	Units	% of Total
Owner Occupied	664	85%
Renter Occupied	167	15%

Source: U.S. Bureau of the Census, 2020.

Carnation's housing stock is aging, with the majority of houses built before 2000 (84%) (City of Carnation Housing Action Plan, 2023). Approximately 16% of Carnation's housing was built prior to 1960, and another 20% between 1960 and 1980. After this, about 30% was built in the 1990s, including the Swiftwater and River's Edge subdivisions, as well as several smaller developments such as Cascade View, Carnation Meadows, and the Tallman subdivision. Development from 2000 to 2013 was limited to very few new homes, due to lack of infrastructure until 2008 when the sewer system became operational, and then as a result of the significant downturn in the economy that left little demand for new housing for several years.

Since 2014, new development has made up about 11% of Carnation's housing stock. From January 2019 to March 2024, the City has permitted 223 net new units. Current projects in progress include Tolt River Terrace, Tolt Place, Sno-Valley Senior Housing and 85 Degrees. This new construction will change the statistics on the age of the housing stock.

While Carnations' homes tend to be larger than the King County average, housing size varies within the city. The older neighborhoods tend to have smaller homes, especially the original plat near SR203. Homes in that neighborhood were built over a one hundred year period, and are quite varied as to size, design, etc. The newer neighborhoods tend to be larger and have more modern amenities.

The vacancy rate provided by the Selected Housing Characteristics table from the 2020 Census is 3.0%. King County vacancy rate is given as 5.5% in the same table. Vacancy rates have likely varied over the past few years, with higher vacancy rates in evidence during economic downturns while lower vacancy rates accompany economic booms. Currently, there appear to be a few homes for sale and/or rent within city limits, so it can be assumed that the vacancy rate is low at this time which also reflects the recent housing boom.

**Refer to the Housing Market section of the Carnation Housing Needs Assessment created in 2023 for a more detailed description of the housing supply.**

Table H-2 shows the distribution of rental prices in the City according to the 2020 Census. The median monthly cash rent in Carnation is shown as \$1,426. King County median monthly cash rental is \$1,695.

**Table H-2  
Monthly Cash Rent for Rental Units - 2020**

CASH RENT	# OF UNITS	% OF TOTAL
\$500 - \$749	14	9.1%
\$750 - \$999	76	49.4%
\$1,000 - \$1,499	32	20.8%
\$1,500 or more	32	20.8%
Total Occupied Units	118	
MEDIAN RENT		\$1,426

Source: U.S. Bureau of the Census, 2020. Selected Housing Characteristics .

**HOUSING NEEDS**

As described above, Carnation’s 2022 population of 2,160 represents an increase from the 2010 population, due most likely to the booming housing market and new development within the area. The average household size is 2.77 persons per household according to the 2020 Census. This is significantly higher than the King County average household size of 2.44 and is likely due to the prevalence of families with young children.

In general, Carnation neighborhoods are great places for families with children. Of Carnation’s households, 31% have household members 18 years or younger. For all households in King County, 19.8% have household members 18 or younger.

In addition, Carnation also has a growing senior citizen population, with approximately 45% of the population at (11% ages 65+) or nearing (34% ages 50-64) “retirement age” (City of Carnation Housing Action Plan, 2023). With the increasing aging population, Carnation will continue to look at ways to enable seniors to age in place. The commitment to making it easier to build ADUs and preservation of existing housing stock are ways Carnation is addressing this issue. Additionally, the Sno Valley Senior Housing project will provide 15 affordable senior housing units. This project is slated for completion in Summer 2024. Carnation will need to continue to be innovative in meeting the housing needs of its aging population.

At this time, there are no group housing facilities in Carnation.

The below table shows households by income level relative to median family income.

FY 2022 Income Limit Area	Median Family Income	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Seattle- Bellevue, WA HUD Metro FMR Area	\$134,600	Very Low (50%) Income Limits (\$)	45,300	51,800	58,250	64,700	69,900	75,100	80,250	85,450
		Extremely Low Income Limits*	27,200	31,050	34,950	38,800	41,950	45,050	48,150	51,250
		Low (80%) Income Limits (\$)	66,750	76,250	85,800	95,300	102,950	110,550	118,200	125,800

***The Affordable Housing Gap: Current Housing Costs Compared with Income***

Many of Carnation’s households are burdened by the cost of their housing and pay more than a third of their annual income towards the cost of their housing. For instance, as of 2019 (the latest year for which detailed estimates are available), approximately 25 percent (197 households) of Carnation’s 782 households were cost burdened. Of these cost burdened households, renter households are much more likely to pay more than a third of their income toward housing, with 53 percent of renter households being cost burdened, compared to 20 percent of households who live in owner-occupied units.

Using the more stringent “severe cost burden” threshold (households paying more than 50 percent of their income in rent or housing costs), 14 renter households (all making 50 percent or less of the median family income) and 39 owner households are severely cost burdened. This is a total of 53 households, or about 7 percent of the city’s households.

**III. FUTURE HOUSING NEEDS**

**POPULATION TRENDS**

The population of Carnation from 2022 (2,160 people) represents a slight increase from 2010 (2,081 people). An upward trend is expected to continue in future years, as new developments occur in Carnation. The population projections contained in the Land Use Element form the basis for the projections in the Housing Element. Future population growth was projected by estimating the number of new dwelling units that can be built over the next twenty years based on the Zoning Map adopted by the City in 2018, multiplied by the average number of persons per household.

While future projections that are specific to Carnation are not available for specific demographic groups, it is safe to assume that Carnation will continue to attract families with young children. Similarly, given the general aging of the population, and Carnation's attractive qualities of rural scale, walkability and the presence of the Sno-Valley Senior Center, households with senior's present will continue to be an important segment of Carnation's population. The City will continue to ensure its policies encourage development of housing and neighborhoods that are healthy and sustainable for both young families and seniors.

Future growth within the City also depends upon economic conditions. While there are not that many employment opportunities within the City, a strong local economy and job centers within a close commute support future housing development within Carnation. Retirees who do not need to be within commuting distance to a job may also find Carnation an attractive location to live, given its amenities and services that are well suited to seniors.

## **RESIDENTIAL CAPACITY**

The Growth Management Act (GMA) requires that local jurisdictions' comprehensive plans be consistent with targets for new households developed by counties and adopted in countywide planning policies (CPPs). The King County CPPs include a target for new residential development that is assigned to each city.

The GMA has given the City of Carnation a housing target of 799 units by 2044. With an average of 2.77 people occupying each unit, this translates to a population growth of an additional 2,213 people. This would bring the population of Carnation to 4,373, which doubles the current population of 2,160.

The City of Carnation proposes and embraces a more realistic alternative, consistent with the character the Carnation community wishes to preserve. We propose a base of 361 homes as a precursor to the 799. This would add an additional 1,000 people to the current Carnation population.

In order to reach the target of 799 housing units by 2044, it requires infrastructure improvements through partnership with regional and state partners. Infrastructure needed to support growth is necessary in transportation, utilities, transit, medical services, education and public safety. Of particular importance is infrastructure improvements to Carnation ingress and egress in the event of evacuation due to Tolt Dam failure and improving safety at SR203 and Tolt Hill Road. A traffic circle at SR203 and Tolt Hill Road has been identified as a priority safety infrastructure improvement to accommodate the current and future population of Carnation.

With the exception of the mobile home park zone, the high-density residential designation zones allow single family, multi-family, townhouses or cottage housing

developments, at densities ranging from 8 to 24 units per acre. Carnation's flexible approach to higher density residential development provides for a variety of housing products. This variety of housing types coupled with higher density will help meet a wide range of housing demand, in terms of cost, size and housing product.

### **Specific Housing Action Strategies for the Short-Term**

- Encourage a wide variety of housing types by making it easier to build ADUs.
- Encourage development that increases housing diversity.
- Improve the regulatory environment for permits by considering SEPA exemption options.
- Prevent and mitigate displacement by preserving existing affordable housing and help people stay in their homes.
- Strengthen protections for Mobile Home Park residents through zoning and other regulations.

**The complete 2023 Housing Action Plan (HAP) should be referenced for more detailed information.**



## **AFFORDABLE HOUSING**

The Growth Management Act, Vision 2050 (the Multi-County Planning Policies developed by the Puget Sound Regional Council), the King County Countywide Planning Policies and the City of Carnation housing policies all require the City to provide zoning for a range of housing to serve all segments of the future population. Carnation has taken action in a variety of ways to comply with this policy directive, including providing infrastructure to support future housing growth, providing zoning for a range of housing densities and types, reducing costs of infrastructure where possible, and providing incentives for affordable housing.

In 2008, Carnation was able to install a public sewer system to serve the City limits, thus allowing development at the densities identified in the city's Zoning Map. Carnation provides both water and sewer to its residents. Both water and sewer systems have adequate capacity to serve future growth.

Currently the majority of Carnation's housing is provided in single family neighborhoods with allowed densities ranging from 2.5 units per acre to 6 units per acre. Future development allowed by the Zoning Map provides a significant increase in capacity in both non-single family housing types as well as single family development at higher densities. The R12 zone allows densities at approximately 12 units per acre, which supports cottage housing, townhouse development, duplexes, multi-family and assisted living. The R24 zone allows housing at a maximum density of 24 units per acre, and allows apartments and townhouse development in addition to single family detached housing on small lots.

The R6 zone, which allows housing with a minimum lot size of 5,000 square feet, could provide housing affordable to those in the moderate income bracket. While there is no method of guaranteeing that housing at any of these densities will meet the definition of affordable to low or moderate income households, it does give opportunities for a more diverse array of housing options.

In addition to increased densities, Carnation also supports a variety of housing types. The city's development regulations allow for apartments, townhomes, small lot single family detached housing (similar to cottage housing) and accessory dwelling units, which are also allowed in all single family zones. A density bonus is available for housing that meets the definition of affordable to low and moderate income households.

Two current developments in construction, 85 Degrees and Tolt River Terrace, are building a diverse array of housing. 85 degrees is a townhome development and Tolt River Terrace includes townhomes and duplexes in addition to single family dwellings. Additionally, a 24-unit apartment complex was constructed in 2022 and a 5-unit apartment complex will be constructed in 2024. While not guaranteed to be affordable, these developments offer diversity of housing types.

The CPPs identify the countywide needs for affordable housing as follows: 16% of the City's housing capacity should be affordable for moderate income households; 12% for low income and another 12% for very low income households.

Although the City supports affordable housing options and offers density bonuses for housing that meets the definition of affordable, it requires public or private providers to build housing affordable to low and very low income households. The City's density bonus for affordable housing makes this type of development more feasible for builders and developers.

In summary, Carnation's zoning, regulations and policies combined with localized housing market conditions may be effective at lowering housing costs. Housing for low and very low income households is more of a challenge and requires a developer who wants to develop affordable housing in Carnation.

#### ***IV. GOALS AND POLICIES***

An analysis of existing housing and projected needs in the previous sections highlighted the areas of concern and opportunities for Carnation. The inventory and analysis contained in the Element provides information from which to develop goals and policies to achieve the City's housing needs.

##### **GOAL H1**

**Ensure adequate housing for all current and future residents of Carnation by achieving and maintaining a high quality residential housing stock.**

Policy H1.1 Encourage a mixture of dwelling unit types in appropriate areas.

Policy H1.2 Preserve the city's existing housing stock through code enforcement, appropriate zoning, and participation in rehabilitation programs.

Policy H1.3 Encourage the installation of appropriate supporting infrastructure including transit service in areas that are designated for higher density housing.

Policy H1.4 Endorse efforts by others such as the Senior Center to secure federal and/or state funds to provide housing for elderly and disabled citizens.

Policy H1.5 Work with preservation partners for the protection of historically significant housing sites and structures, including structures that are significant examples of the architectural design of their period.

Policy H1.6 Promote a jobs-housing balance by providing housing choices that are

available to workers.

## **GOAL H2**

**Encourage the provision of housing in a wide range of costs, with primary emphasis on housing units provided to low and moderate-income households.**

Policy H2.1 Review residential development regulations and revise as necessary to encourage a variety of housing densities and types including middle housing and workforce housing.

Policy H2.2 Encourage new residential development in and near the downtown area.

Policy H2.3 Encourage multi-family development where it can serve as a buffer between higher density uses and surrounding low-density residential development.

Policy H2.4 Encourage Accessory Dwelling Units in single-family residential zones.

Policy H2.5 Compile, and make available, housing and housing agency services information to assist both low- and moderate-income families in finding housing rehabilitation programs and to assist non-profit developers in locating suitable sites for affordable housing.

Policy H2.7 Encourage public, private and non-profit associations and joint public-private partnerships to enter the low and moderate-income housing market.

Policy H2.8 Enact local development standards and regulations which are in keeping with the city's vision, but do not unnecessarily add to housing costs.

Policy H2.9 Encourage local participation in public and private programs that facilitate home ownership by low and moderate-income families.

Policy H2.10 Continue to offer a density bonus for housing that meets the definition of affordable to low and moderate income households.

## **GOAL H3**

**Encourage residential design and development that strengthens the Carnation community and its rural city identity.**

Policy H3.1 Encourage infill development that is consistent with traditional structural design and building materials.

Policy H3.2 Encourage preservation of visual landscapes.

Policy H3.3 Maintain compatibility between wildlife habitat and residential development.

Policy H3.4 Encourage neighborhood design that promotes connectivity between neighborhoods and links residential development to the downtown in a walkable community.

Policy H3.5 Encourage sustainable building practices.

Policy H3.6 Preserve and enhance the City's tree canopy through landscape code and community engagement efforts.



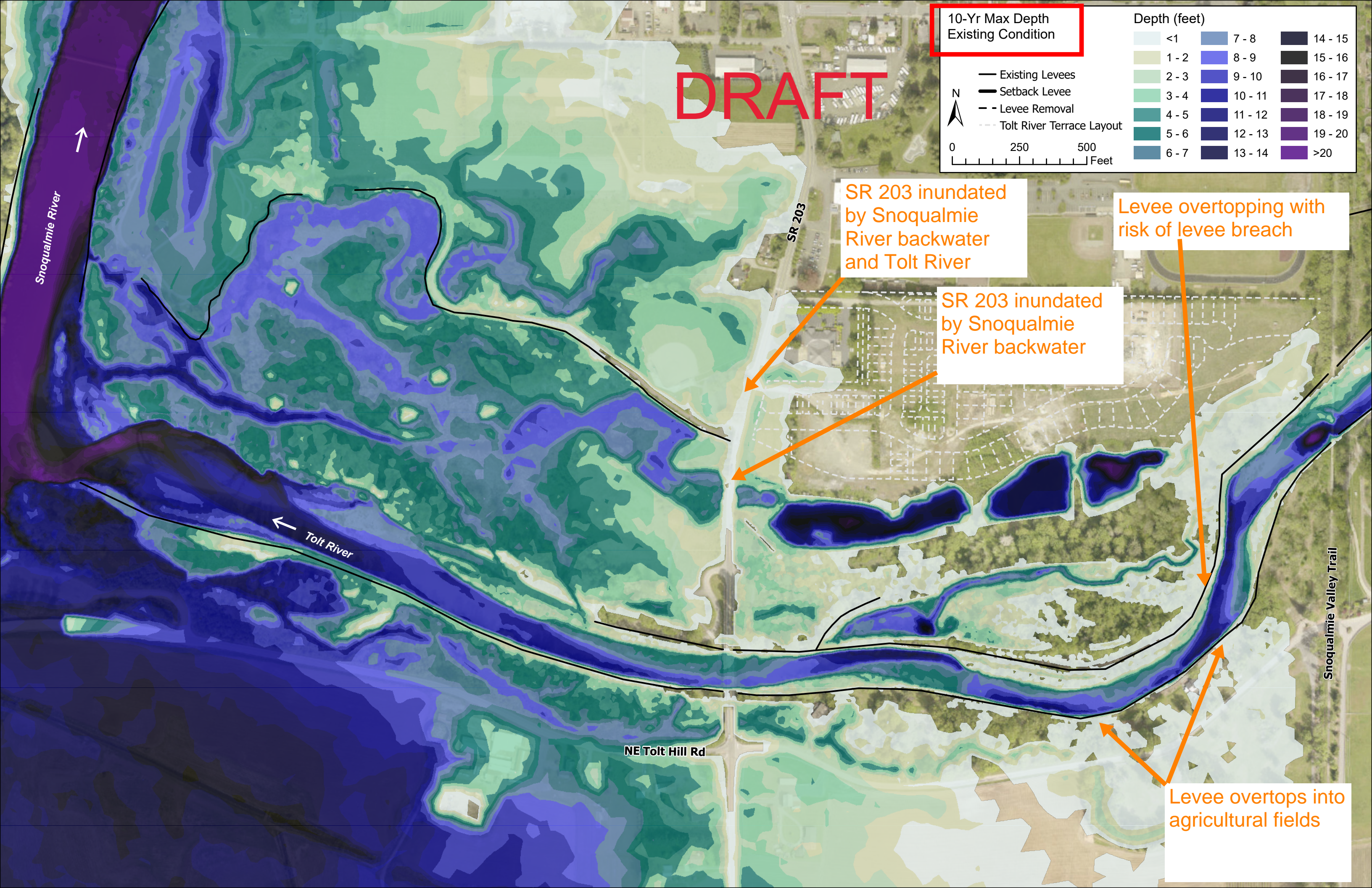
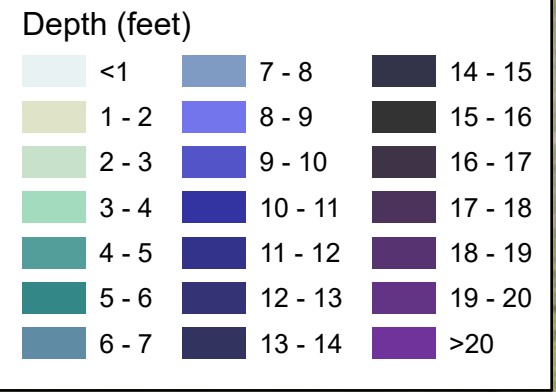
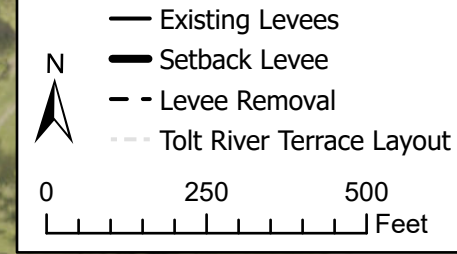
\$650.00 – \$1,290.00

## Communication Board Frame for Smarty Symbols Communication Boards

- (2) 7' Structural Grade Posts ( 3 and 4 inches options available)
- All necessary hardware
- (2) Standard Flat Caps

# DRAFT

10-Yr Max Depth  
Existing Condition

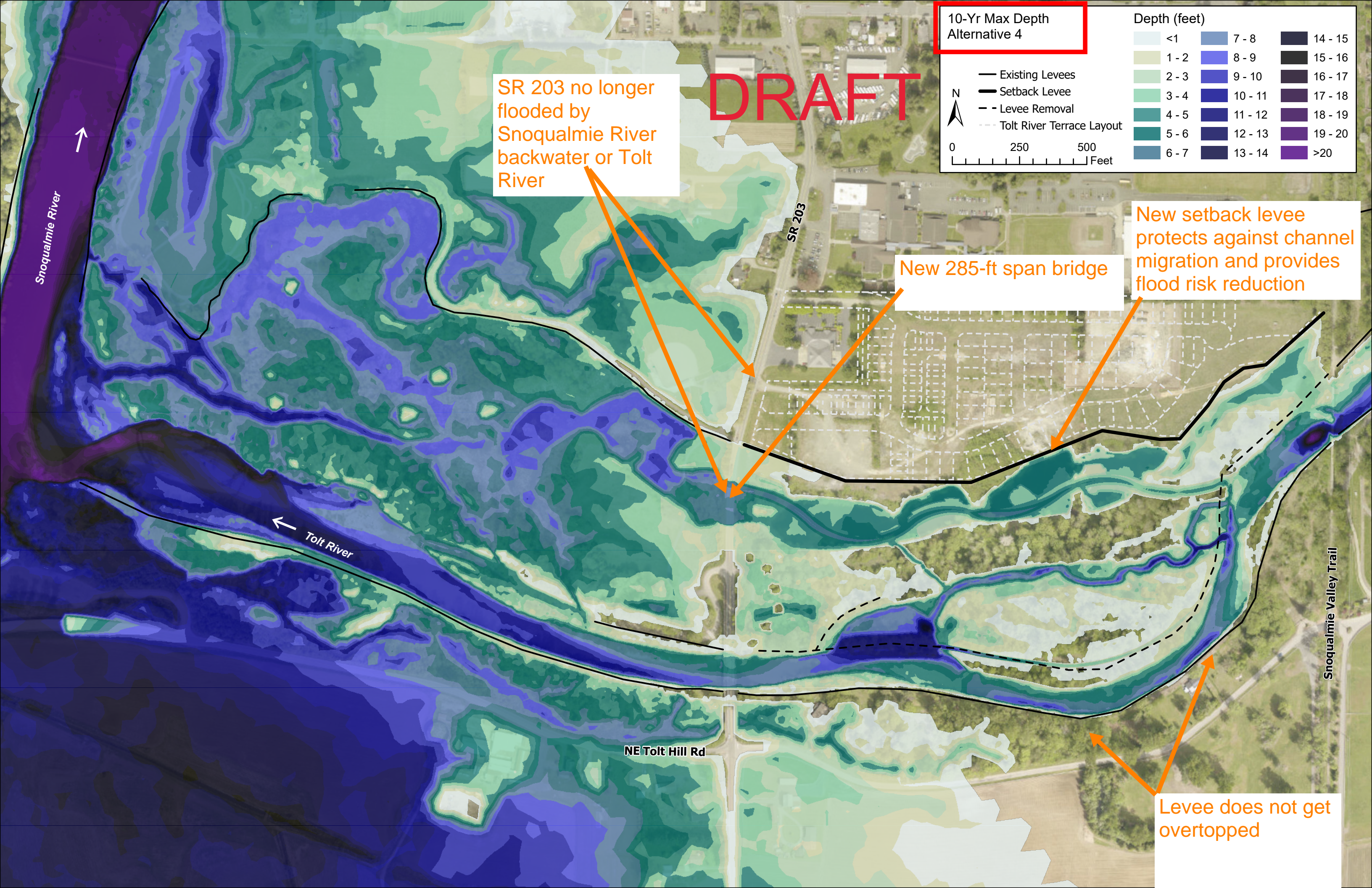


SR 203 inundated by Snoqualmie River backwater and Tolt River

SR 203 inundated by Snoqualmie River backwater

Levee overtopping with risk of levee breach

Levee overtops into agricultural fields



**10-Yr Max Depth  
Alternative 4**

Depth (feet)		
<1	7 - 8	14 - 15
1 - 2	8 - 9	15 - 16
2 - 3	9 - 10	16 - 17
3 - 4	10 - 11	17 - 18
4 - 5	11 - 12	18 - 19
5 - 6	12 - 13	19 - 20
6 - 7	13 - 14	>20

— Existing Levees  
 — Setback Levee  
 - - Levee Removal  
 - - - Tolt River Terrace Layout

N  
 0 250 500 Feet

**DRAFT**

SR 203 no longer flooded by Snoqualmie River backwater or Tolt River

New 285-ft span bridge

New setback levee protects against channel migration and provides flood risk reduction

Levee does not get overtopped

Snoqualmie River

Tolt River

SR 203

NE Tolt Hill Rd

Snoqualmie Valley Trail